

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, L'Atreum IV, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as L'Atreum Unit IV Phase C and,

WHEREAS, the Owner and Mortgagee have dedicated certain roads, streets, easements, rights-of-way or other areas as shown on the subdivision plat for the uses and purposes thereon stated,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount of \$ 139,557 and shall be submitted to the Clerk of Courts for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of \$ N/A and the record title owner has agreed that it will, upon request, provide such Bond.

Section 5. The Clerk is instructed to file the title OPINION.

Section 6. The approval described in Section #1 and the Acceptance described in Section #2 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department or Office
- e) Clerk of Courts

The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond, unless waived, has been delivered to the Clerk and approved by him. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval and acceptance shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 13th day of June, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Wald
Its

ATTEST: Rosemary Jones
Deputy Clerk

BARON L. BARTLETT, P. A.

ATTORNEY AND COUNSELOR AT LAW
615 HIGHWAY A1A, SUITE 101
PONTE VEDRA BEACH, FLORIDA 32082

(904) 285-5299
June 6, 1989

Board of County Commissioners
St. Johns County
St. Augustine, FL

Re: L'Atrium IV - Phase C

Gentlemen:

Please be advised that I have examined the title to the legal description attached as Exhibit "A" hereto on behalf of my clients, L'Atrium IV, a Florida Joint Venture. In so doing, I have determined that title is vested in L'Atrium IV Joint Venture, Baita/Landtec Associates, Limited, Fiddler's Marsh Associates, Ltd., R. N.M. Investments (U.S.A.) Inc., and Willowville Investments (U.S.A.) Inc.

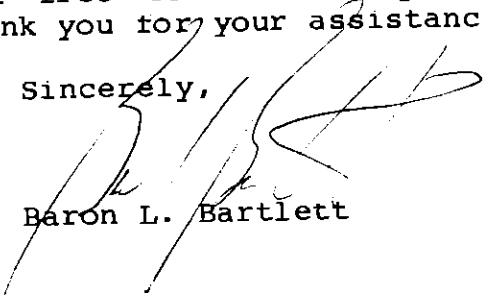
Although the effective date of my search of the county records is May 30, 1989, 5PM, I have no personal knowledge of any adverse liens or encumbrances as counsel for L'Atrium IV, and the following exceptions apply:

1. Taxes for the year 1988 are paid and 1989 taxes are accruing.
2. A construction and development loan from L'Atrium IV to Amerifirst Federal Savings and Loan, now d/b/a Amerifirst Savings Bank, a Federal Savings Bank, in the amount of \$3,320,000.00, dated September 6, 1985, recorded September 19, 1985, under Clerk's number 85-19612.
3. Any and all riparian rights to title on any portion of the property lying below the Mean High Water Mark, any marsh and/or bodies of water lying adjacent to said property.
4. Easements of record which may effect the property for purposes of utilities and/or drainage as recorded in Official Records Book 716, page 827, and any other easements, overlaps, or encroachments that may be shown by an accurate and up to date survey.
5. Any liens, or rights to liens, for services, labor, materials furnished on the property as imposed by law and not shown on the public records.

Board of County Commissioners
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It is my understanding that this opinion letter is to be utilized in the recordation of the formal plat of subdivision lots for Phase C of said project. No other matter of adversity or encumbrances exist. Please feel free to direct any and all inquiries to the undersigned. Thank you for your assistance.

Sincerely,



Baron L. Bartlett

BLB/ec

cc: David Owen

L'ATRIUM UNIT FOUR

PHASE C

PART OF SECTION 44, TOWNSHIP 3 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 44, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 44; THENCE SOUTH 15°37'30" WEST, ALONG A LINE DIVIDING SAID SECTION 44 FROM SECTION 46, A DISTANCE OF 835.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°22'30" EAST, ALONG THE SOUTH LINE OF AN 80 FOOT DRAINAGE EASEMENT, A DISTANCE OF 833.48 FEET; THENCE SOUTH 12°46'07" WEST, A DISTANCE OF 21.65 FEET; THENCE SOUTH 23°43'59" WEST, A DISTANCE OF 16.38 FEET; THENCE SOUTH 03°21'29" WEST, A DISTANCE OF 42.92 FEET; THENCE SOUTH 31°48'17" EAST, A DISTANCE OF 35.12 FEET; THENCE SOUTH 41°36'46" EAST, A DISTANCE OF 52.99 FEET; THENCE SOUTH 09°02'55" WEST, A DISTANCE OF 42.85 FEET; THENCE SOUTH 24°44'33" EAST, A DISTANCE OF 22.54 FEET; THENCE SOUTH 63°37'08" WEST, A DISTANCE OF 32.97 FEET; THENCE SOUTH 33°55'31" EAST, A DISTANCE OF 26.28 FEET; THENCE SOUTH 46°49'22" WEST, A DISTANCE OF 40.05 FEET; THENCE SOUTH 57°11'57" WEST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 23°06'42" WEST, A DISTANCE OF 38.72 FEET; THENCE NORTH 82°04'56" EAST, A DISTANCE OF 179.22 FEET; THENCE NORTH 70°22'02" EAST, A DISTANCE OF 29.15 FEET; THENCE NORTH 06°40'33" EAST, A DISTANCE OF 17.98 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 27.10 FEET; THENCE NORTH 53°29'41" WEST, A DISTANCE OF 25.17 FEET; THENCE NORTH 22°43'45" WEST, A DISTANCE OF 18.72 FEET; THENCE NORTH 31°20'58" EAST, A DISTANCE OF 26.14 FEET; THENCE NORTH 76°11'13" EAST, A DISTANCE OF 46.38 FEET; THENCE NORTH 04°40'16" EAST, A DISTANCE OF 33.69 FEET; THENCE NORTH 55°10'37" EAST, A DISTANCE OF 41.03 FEET; THENCE SOUTH 68°01'17" EAST, A DISTANCE OF 36.98 FEET; THENCE SOUTH 06°29'53" EAST, A DISTANCE OF 24.05 FEET; THENCE SOUTH 13°29'17" EAST, A DISTANCE OF 28.55 FEET; THENCE SOUTH 35°53'22" WEST, A DISTANCE OF 27.22 FEET; THENCE SOUTH 41°58'30" WEST, A DISTANCE OF 10.97 FEET; THENCE SOUTH 30°15'42" WEST, A DISTANCE OF 16.51 FEET; THENCE SOUTH 20°52'14" EAST, A DISTANCE OF 25.58 FEET; THENCE NORTH 58°47'19" EAST, A DISTANCE OF 31.50 FEET; THENCE NORTH 87°08'03" EAST, A DISTANCE OF 22.47 FEET; THENCE SOUTH 02°59'45" WEST, A DISTANCE OF 36.10 FEET; THENCE SOUTH 15°27'00" WEST, A DISTANCE OF 10.55 FEET; THENCE SOUTH 21°55'08" WEST, A DISTANCE OF 23.61 FEET TO A POINT LYING ON THE NORTH LINE OF L'ATRIUM UNIT IV, PHASE "A" AS RECORDED IN MAP BOOK 19, PAGES 23-27 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE ALONG SAID NORTH LINE THE FOLLOWING TEN (10) COURSES: [COURSE No. 1] THENCE SOUTH 84°22'30" WEST, A DISTANCE OF 140.71 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 355.88 FEET; [COURSE No. 2] THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.31 FEET, MAKING A CENTRAL ANGLE OF 13°44'05" AND HAVING A CHORD BEARING OF SOUTH 14°14'50" EAST AND A CHORD DISTANCE OF 85.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 62.50 FEET; [COURSE No. 3] THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.28 FEET, MAKING A CENTRAL ANGLE OF 49°45'36", AND HAVING A CHORD BEARING OF SOUTH 03°45'50" WEST, AND A CHORD DISTANCE OF 52.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 12.50 FEET; [COURSE No. 4] THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.12 FEET, MAKING A CENTRAL ANGLE OF 87°38'27", AND HAVING A CHORD BEARING OF SOUTH 72°27'52" WEST, AND A CHORD DISTANCE OF 17.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 170.00 FEET; [COURSE No. 5] THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.84 FEET, MAKING A CENTRAL ANGLE OF 57°14'25", AND HAVING A CHORD BEARING OF SOUTH 87°39'57" WEST, AND A CHORD DISTANCE OF 162.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; [COURSE No. 6] THENCE SOUTH 59°02'42" WEST, A DISTANCE OF 144.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 690.00 FEET; [COURSE No. 7] THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 342.08 FEET, MAKING A CENTRAL ANGLE OF 28°24'20" AND HAVING A CHORD BEARING OF SOUTH 73°14'52" WEST, AND A CHORD DISTANCE OF 338.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; [COURSE No. 8] THENCE SOUTH 87°27'02" WEST, A DISTANCE OF 141.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 896.65 FEET; [COURSE No. 9] THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.70 FEET, MAKING A CENTRAL ANGLE OF 03°56'33", AND HAVING A CHORD BEARING OF SOUTH 85°28'46" WEST, AND A CHORD DISTANCE OF 61.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; [COURSE No. 10] THENCE SOUTH 83°30'30" WEST, A DISTANCE OF 7.02 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 44; THENCE NORTH 15°37'30" WEST, ALONG SAID WEST LINE OF SECTION 44, A DISTANCE OF 596.86 FEET TO THE POINT OF BEGINNING.