

A RESOLUTION MODIFYING RESOLUTIONS 90-97 AND 90-98 AND SUBSTITUTING DEEDS DATED MAY 23, 1990 FOR THE DEEDS DATED MAY 21, 1990 THAT WERE PART OF SAID RESOLUTIONS.

Whereas, St. Johns County resolutions 90-97 and 90-98 each incorporated a deed dated May 21, 1990 that contained unacceptable reverter provisions; and

Whereas, 800 Acre Investment Partnership has tendered deeds dated May 23, 1990 in substitution therefor

Now Therefore Be It Resolved By the Board of County Commissioners of St. Johns County, Florida as follows:

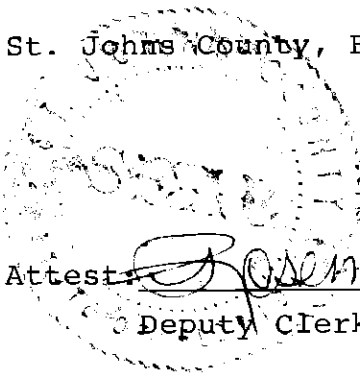
Section 1. The two deeds dated May 23, 1990, copies of which are attached hereto are hereby substituted for the deeds dated May 21, 1990 attached to St. Johns County resolutions 90-97 and 90-98.

Section 2. The County Attorney is authorized to return the May 21, 1990 deeds described in Resolutions 90-97 and 90-98 to the grantor or its designee.

Section 3. The Clerk is instructed to record the May 23, 1990 deeds upon the closing of the School Boards closing of the lands for the Ponte Vedra Middle School described in Resolutions 90-97 and 90-98.

Section 4. St. Johns County resolutions 90-97 and 90-98, as modified hereby, shall remain in full force.

Passed and Adopted by the Board of County Commissioners of St. Johns County, Florida this 24th day of July, 1990.

Attest:  Rosemary Jones
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Hagwood
Its Chairman

WARRANTY DEED

THIS INDENTURE, made this 13th day of May, 1990, between **800 ACRE INVESTMENT PARTNERSHIP**, a Florida general partnership, grantor, and **THE COUNTY OF ST. JOHNS, FLORIDA**, grantee, whose address is Clerk of Circuit Court, St. Johns County, Florida;

W I T N E S S E T H:

That the said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said grantee, its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Said property to be used for drainage, utility and public road purposes. If any part of the property herein conveyed shall be used for any other purpose inconsistent with such purposes, then all the right, title, and interest in and to the property and to the improvements thereon, shall revert to and revest in grantor, or its heirs or assigns, as fully and completely as if this instrument had not been executed.

Subject to easements, covenants and restrictions of record and ad valorem property taxes accruing subsequent to December 31, 1989.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Property Appraiser's Parcel I.D. # 068390, 067270, 068440

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its General Partner the day and year first above written.

Signed, sealed and delivered in the presence of:

800 ACRE INVESTMENT PARTNERSHIP, a Florida general partnership, by and through its general partner:

BY: Florida Title Group, Inc., a Florida corporation

BY: W.M. Brannen
W.M. Brannen, Vice President

[Signature]
Joyce L. Gray

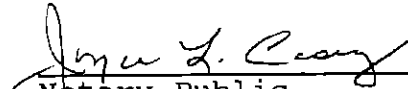
(CORPORATE SEAL)

PREPARED BY AND RETURN TO:
DOUGLAS A. WARD
ROGERS, TOWERS, BAILEY, JONES & GAY
ATTORNEYS AT LAW
1300 GULF LIFE DRIVE
JACKSONVILLE, FLORIDA 32207

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing was acknowledged before me this 23rd day of May, 1990, by W.M. Brannnen, the Vice President of Florida Title Group, Inc., a Florida corporation, the general partner of 800 ACRE INVESTMENT PARTNERSHIP, a Florida general partnership, on behalf of the corporation and general partnership.


Notary Public

Notary Public, State of Florida
My Commission Expires Sept. 6, 1991

My Commission Expires: _____

EXHIBIT "A"

A parcel of land being a portion of Section 16, Section 42, the Andres Pappy Grant, Section 43, the Joseph S. Sanchez Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida TOGETHER WITH a portion of Tract 1 as shown on the plat of Palm Valley Gardens Unit Two as recorded in Map Book 5, Page 65 of the Public Records of said St. Johns County, Florida, said parcel being more particularly described as follows:

COMMENCE at an intersection of said Sections 9, 42, and 16; thence South 30°12'44" East, 5.91 feet to the POINT OF BEGINNING; thence North 87°25'45" East, 543.85 feet to an intersection with the West right-of-way line of County Road No. C-210 (A variable width right-of-way, also known as Old Palm Valley Road); thence South 06°49'15" East, along the last said line, 100.28 feet; thence South 87°25'45" West, 581.28 feet to the point of curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 485.00 feet, an arc distance of 465.57 feet, said arc being subtended by a chord bearing and distance of South 59°55'45" West, 447.90 feet to the point of tangency of said curve; thence South 32°25'45" West, 302.12 feet to the point of curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly, having a radius of 452.50 feet, an arc distance of 478.63 feet, said arc being subtended by a chord bearing and distance of South 62°43'54" West, 456.63 feet to the point of reverse curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 830.00 feet, an arc distance of 224.54 feet, said arc being subtended by a chord bearing and distance of South 85°17'04" West, 223.85 feet to the point of tangency of said curve; thence South 77°32'02" West, 1513.47 feet to an intersection with the Easterly right-of-way line of Rosco Road (a 60 foot public right-of-way); thence North 12°09'23" West, along the last said line, 100.00 feet; thence North 77°32'02" East, 1512.93 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly, having a radius of 930.00 feet, an arc distance of 251.89 feet, said arc being subtended by a chord bearing and distance of North 85°17'04" East, 250.82 feet to the point of reverse curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Northwesterly, having a radius of 352.50 feet, an arc distance of 372.86 feet, said arc being subtended by a chord bearing and distance of North 62°43'54" East, 355.72 feet to the point of tangency of said curve; thence North 32°25'45" East, 302.12 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly, having a radius of 585.00 feet, an arc distance of 561.56 feet, said arc being subtended by a chord bearing and distance of North 59°55'45" East, 540.24 feet; thence North 87°25'45" East, 30.00 feet to the POINT OF BEGINNING.
Containing 8.19 acres more or less.

WARRANTY DEED

THIS INDENTURE, made this 23rd day of May, 1990, between **800 ACRE INVESTMENT PARTNERSHIP**, a Florida general partnership, grantor, and **THE COUNTY OF ST. JOHNS, FLORIDA**, grantee, whose address is Clerk of Circuit Court, St. Johns County, Florida;

W I T N E S S E T H:

That the said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said grantee, its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Said property to be used for public recreational park purposes. If any part be used for any other purpose inconsistent with such purposes, then all the right, title, and interest in and to the property and to the improvements thereon, shall revert to and revest in grantor, or its heirs or assigns, as fully and completely as if this instrument had not been executed.

Subject to easements, covenants and restrictions of record and ad valorem property taxes accruing subsequent to December 31, 1989.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Property Appraiser's Parcel I.D. # 068390

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its General Partner the day and year first above written.

Signed, sealed and delivered in the presence of:

800 ACRE INVESTMENT PARTNERSHIP, a Florida general partnership, by and through its general partner:

BY: Florida Title Group, Inc., a Florida corporation

By: W.M. Brannen
W.M. Brannen, Vice President

[Signature]
Joyce L. [Signature]

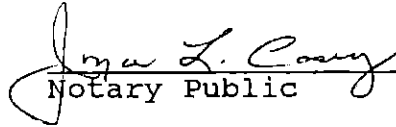
(CORPORATE SEAL)

PREPARED BY AND RETURN TO:
DOUGLAS A. WARD
ROGERS, TOWERS, BAILEY, JONES & GAY
ATTORNEYS AT LAW
1300 GULF LIFE DRIVE
JACKSONVILLE, FLORIDA 32207

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing was acknowledged before me this 23rd day of May, 1990, by W.M. Brannen, the Vice President of Florida Title Group, Inc., a Florida corporation, the general partner of 800 ACRE INVESTMENT PARTNERSHIP, a Florida general partnership, on behalf of the corporation and general partnership.


Notary Public

Notary Public, State of Florida
My Commission Expires Sept. 6, 1991

My Commission Expires: _____

PARCEL A

A parcel of land being a Section of 42, The Andres Papy Grant, Township 4 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the intersection of Sections 9, 16 and 42, of said Township 4 South, Range 29 East; thence North 30°12'44" West, 905.87 feet to the POINT OF BEGINNING; thence continue North 30°12'44" West, 860.82 feet to an intersection with the North line of said Section 42 (also being the South line of Palm Valley Gardens Unit Five, as recorded in Map Book 5, Page 72 of the Public Records of St. Johns County, Florida); thence South 85°29'59" West, along last said line, a distance of 806.87 feet, to an intersection with the East line Palm Valley Wood Estates, as recorded in Map Book 13, Pages 27 and 28 of said Public Records; thence South 12°09'23" East, along last said line, a distance of 298.00 feet; thence North 85°29'59" East, 444.93 feet; thence South 51°38'36" East, 436.88 feet; thence South 30°00'17" East, 342.11 feet; thence North 56°39'04" East, 80.03 feet; thence South 12°09'23" East, 407.34 feet; thence North 77°50'37" East, 30.00 feet; thence North 04°08'57" East, 492.38 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less in area