

RESOLUTION NO. 94- 228

Fee - 900
Sur - 150
- Bill Co -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE "AMENDMENT AND ASSIGNMENT OF EASEMENT" FOR ST. JOHNS COUNTY RELATING TO MARSH CREEK COUNTRY CLUB.

WHEREAS, Marsh Creek and the County, on behalf of Anastasia Sanitary District, entered into that certain Easement-Spray Irrigation Contract recorded in Official Records Book 886, page 1020 of the public records of St. Johns County, Florida, as partially released in Release of Land Easement-Spray Irrigation Contract recorded in Official Records Book 960, page 1859, (which are jointly referred to herein as "Contract"); and

WHEREAS, Marsh Creek has entered into a Ground Lease with Operator wherein Operator has agreed to operate and maintain the golf course on the land described in the Contract as "Parcel One" and Marsh Creek has retained fee simple title to Parcel One as "Lessor". The parties hereby desire to amend the Contract to evidence the respective obligations of the parties under the Contract and under the Ground Lease; and

WHEREAS, further the Contract provides for the modification of the legal description of said Parcel One and the parties hereby desire to specifically set forth the legal description

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

The St. Johns County Administrator is hereby authorized to execute for the Board of County Commissioners of St. Johns

Jacklet - Y. Carter

County, that Amendment and Assignment of Easement-Spray Irrigation Contract" attached hereto and incorporated herein by reference, after it has been executed by other parties thereto.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 13th day of December, 1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward
Its Chairman

ATTEST: CARL "BUD" MARKEL, Clerk

By: Janice Buehler
Deputy Clerk

Prepared by and ~~return to~~
Linda Connor Kane, Esquire
Holland & Knight
50 North Laura Street, Suite 3900
Jacksonville, Florida 32202

Janet - Y. Carter

**AMENDMENT AND ASSIGNMENT
EASEMENT-SPRAY IRRIGATION CONTRACT**

27 Dec - 109.00
 Jan 14.00
- Bill Co -

Recorded in Public Records St. Johns County, FL
Clerk # 95000595 O.R. 1090 PG 918 03:24PM 01-09-95
Recording 109.00 Surcharge 14.00

THIS AMENDMENT AND ASSIGNMENT is made this 6th day of July, 1994, by and among **MARSH CREEK PARTNERSHIP**, a Florida general partnership, whose address is 250 King of Prussia Road, Radnor, Pennsylvania 19087, ("Marsh Creek"), **MARSH CREEK CLUB CORPORATION**, a Florida corporation, whose address is 9250 Baymeadows Road, Suite 200, Jacksonville, Florida 32256, ("Operator") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision, whose address is P. O. Box 1749, St. Augustine, Florida 32085, ("County").

RECITALS

WHEREAS, Marsh Creek and the County, on behalf of Anastatia Sanitary District, entered into that certain Easement-Spray Irrigation Contract recorded in Official Records Book 886, page 1020 of the public records of St. Johns County, Florida, as partially released in Release of Land Easement-Spray Irrigation Contract recorded in Official Records Book 960, page 859, (which are jointly referred to herein as "Contract").

WHEREAS, Marsh Creek has entered into a Ground Lease with Operator wherein Operator has agreed to operate and maintain the golf course on the land described in the Contract as "Parcel One" and Marsh Creek has retained fee simple title to Parcel One as "Lessor". The parties hereby desire to amend the Contract to evidence the respective obligations of the parties under the Contract and under the Ground Lease.

WHEREAS, further the Contract provides for the modification of the legal description of Parcel One on certain terms and conditions and the parties hereby desire to specifically set forth the revised legal description.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Marsh Creek hereby assigns, transfers and conveys onto Operator all of its right, title and interest in the Contract together with all rights, privileges, obligations and duties set forth thereunder. Provided however, such assignment shall automatically terminate and shall be of no further force and effect upon the termination of the Ground Lease, unless Operator purchases the title to Parcel One.

2. For so long as the Ground Lease is in effect and thereafter if Operator purchases the Parcel One Land, Operator hereby assumes and agrees to pay all amounts due and owing to the County pursuant to the provisions of paragraph 4.

3. Pursuant to the provisions of paragraph 11, the parties hereby confirm that the description of Parcel One consisting of the Marsh Creek Golf Course is set forth in Exhibit A attached hereto and made a part hereof and accordingly all references to Parcel One, as set forth in the Easement-Spray Irrigation Contract shall mean and refer to the land described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned set their hands and seals as of the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name ANG M. MIGLIORICO
[Signature]
Print Name SANDRA J. TINDALE

MARSH CREEK PARTNERSHIP
By and Through its Managing General
Partner
PARC Group Communities

By and Through its Operating Venturer
FM Southeast, Inc.

By: *[Signature]*
Print Name Arthur W. Muller
Its President

(Corporate Seal)

[Signature]
Print Name Linda Connor Kane
[Signature]
Print Name Marsha Estan

MARSH CREEK CLUB CORPORATION

By: *[Signature]*
Print Name Roger M. O'Steen
Its President

(Corporate Seal)

ST. JOHNS COUNTY, FLORIDA
By and Through its
Board of County Commissioners

Attest: Carl "Bud" Markel, Clerk

Irma Paetta
Deputy Clerk

By: Barbara Ward
Print Name Barbara Ward
Its Chairman

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this ___ day of ___, 1994,
by _____, the _____ President of FM Southeast,
Inc., a Florida corporation, operating venturer of PARC Group Communities, a Florida joint
venture, managing general partner of Marsh Creek Partnership, a Florida joint venture, on
behalf of the joint venture, who is personally know to me or who produced
_____ as identification.

Notary Public, State of


Print Name
My commission expires:
My commission no.:

[Notarial Seal]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of July, 1994,
by Roger M. O'Steen, the President of Marsh Creek Development Corporation, a Florida
corporation, on behalf of the corporation, who is personally know to me or who produced
_____ as identification.

Marsha Isham
Notary Public, State of
Marsha Isham
Print Name
My commission expires:
My commission no.:

 MARSHA ISHAM
Notary Public, State of Florida
My Comm. Exp. Nov. 3, 1995
Comm. No. CC157411

[Notarial Seal]

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF Delaware)

On this, the 6th day of July, 1994, before me, a Notary Public, personally appeared ARTHUR W. MULLIN, who acknowledged himself to be the President of FM Southeast Inc., the Operating Venturer of Parc Group Communities, the Managing General Partner of Marsh Creek Partnership, a Florida joint venture, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal the day and year first above written.

Joanna A. Majewski
Notary Public

My Commission Expires: 2-13-97

Notarial Seal
Joanna A. Majewski, Notary Public
Radnor Twp., Delaware County
My Commission Expires Feb. 13, 1997
Member, Pennsylvania Association of Notaries

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 15 day of Dec, 1994, by Barbara Ward, the Chairman of the Board of County Commissioners of St. Johns County, Florida, and attested to by Irma Pacetti, Deputy Clerk of the Circuit Court, a political subdivision, on behalf of St. Johns County, who are personally know to me or who produced _____ as identification.

Patricia DeGrande

Notary Public, State of Florida

Patricia DeGrande

Print Name

My commission expires: 1-26-96

My commission no.: 175632

[Notarial Seal]



PATRICIA DEGRANDE
MY COMMISSION # CC 175632 EXPIRES
January 26, 1996
BONDED THRU TROY FAIR INSURANCE, INC.

GOLF COURSE PARCEL A

A portion of Government Lot 7, TOGETHER WITH a portion of Government Lot 8, all in Section 4, Township 8 South, Range 30 East, TOGETHER WITH a portion of Government Lot 1, Section 9, said Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the most Easterly corner of Lot 185, as shown on the plat of Marsh Creek Unit One, as recorded in Map Book 20, Pages 72 through 92, inclusive of the Public Records of said St. Johns County, Florida; thence North 49°49'07" West, along the Northeasterly line of said Lot 185, 100.00 feet, to the Northeasterly line Lot of 184, said Marsh Creek Unit One; thence North 10°47'14" West, along last said line, 48.22 feet, to the Easterly line of Lot 183, said Marsh Creek Unit One; thence North 20°01'28" East, along last said line, 60.00 feet, to the Northerly line of said Lot 183; thence North 65°02'49" West, along last said line, 119.22 feet, to the Easterly right-of-way line of Turnberry Lane (a 60 foot right-of-way as now established), and the arc of a curve; thence along said Easterly right-of-way line, and along and around the arc of said curve, concave Northwesterly, having a radius of 406.38 feet, an arc distance of 30.02 feet, said arc being subtended by a chord bearing and distance of North 24°38'40" East, 30.01 feet, to the Southerly line of Lot 182, said Marsh Creek Unit One; thence South 65°02'49" East, along last said line, 116.80 feet, to the Easterly line of said Lot 182; thence Northeasterly, Northwesterly, and Southwesterly, along the Easterly, Northeasterly, and Northerly lines of Lots 182, 181, 180, 179, 178, 177, 176, 175, 174, and 167, said Marsh Creek Unit One, run the following eight (8) courses and distances: COURSE NO. 1: North 20°01'28" East, 226.33 feet; COURSE NO. 2: thence North 46°24'16" East, 341.15 feet; COURSE NO. 3: thence North 05°42'50" East, 101.64 feet; COURSE NO. 4: thence North 08°36'28" West, 112.53 feet; COURSE NO. 5: thence North 87°01'20" West, 90.00 feet; COURSE NO. 6: thence North 38°30'25" West, 100.00 feet; COURSE NO. 7: thence South 72°00'52" West, 75.89 feet; COURSE NO. 8: thence North 14°23'23" West, 187.97 feet, to the Southeasterly right-of-way line of said Turnberry Lane; thence North 58°22'20" East, along said Southeasterly right-of-way line, 124.39 feet, to the Southwesterly line of Lot 166, said Marsh Creek Unit One; thence Southeasterly, Northeasterly, Northwesterly, and Southwesterly, along the Southwesterly, Southeasterly, Northeasterly, Northwesterly, and Westerly lines of Lots 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, said Marsh Creek Unit One, run the following thirteen (13) courses and distances: COURSE NO. 1: thence South 29°21'24" East, 90.00 feet; COURSE NO. 2: thence South 73°27'33" East, 49.89 feet; COURSE NO. 3: thence North 60°38'36" East, 130.00 feet; COURSE NO. 4: thence North 29°18'40" East, 70.94 feet; COURSE NO. 5: thence North 08°42'39" West, 232.64 feet; COURSE NO. 6: thence North 64°41'08" West, 80.00 feet; COURSE NO. 7: thence South 62°00'00" West, 162.89 feet; COURSE NO. 8: thence South 55°29'24" West, 276.78 feet; COURSE NO. 9: thence South 47°07'04" West, 224.21 feet; COURSE NO. 10: thence South 14°00'31" West, 241.32 feet; COURSE NO. 11: thence South 07°19'17" East, 460.18 feet; COURSE NO. 12: thence South 16°45'27" West, 75.90 feet; COURSE NO. 13: thence South 65°02'49" East, 119.30 feet, to the Westerly right-of-way line said Turnberry Lane, and the arc of a curve; thence along last said line, and along and around the arc of said curve,

concave Westerly, having a radius of 346.38 feet, an arc distance of 30.02 feet, said arc being subtended by a chord bearing and distance of South 26°21'44" West, 30.01 feet, to the Northeasterly line of Lot 149, said Marsh Creek Unit One; thence Northwesterly, Southwesterly, and Northeasterly, along the Northeasterly, Northwesterly, Southeasterly, and Southerly lines of Lots 149, 148, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, and 113, said Marsh Creek Unit One, run the following eleven (11) courses and distances: COURSE NO. 1: North 65°02'49" West, 118.56 feet; COURSE NO. 2: thence South 23°37'19" West, 183.86 feet; COURSE NO. 3: thence North 54°31'15" West, 389.90 feet; COURSE NO. 4: thence North 17°23'30" West, 165.19 feet; COURSE NO. 5: thence North 07°00'35" West, 360.00 feet; COURSE NO. 6: thence North 09°59'07" East, 246.02 feet; COURSE NO. 7: thence North 44°31'42" East, 707.31 feet; COURSE NO. 8: thence North 64°17'09" East, 146.86 feet; COURSE NO. 9: thence North 88°02'20" East, 441.96 feet; COURSE NO. 10: thence North 79°55'13" East, 109.14 feet; COURSE NO. 11: thence North 05°29'57" West, 110.00 feet, to the Southerly right-of-way line of Marsh Point Circle (a 60 foot right-of-way as now established), and the arc of a curve; thence along last said line, and along and around the arc of said curve, concave Southerly, having a radius of 2344.30 feet, an arc distance of 30.00 feet, said arc being subtended by a chord bearing and distance of North 85°15'31" East, 30.00 feet, to the Westerly line of Lot 112, said Marsh Creek Unit One; thence Southeasterly and Northeasterly, along the Westerly, Southerly, and Easterly lines of Lots 112, 111, and 110 of said Marsh Creek Unit One, run the following three (3) courses and distances: COURSE NO. 1: thence South 05°29'57" East, 120.05 feet; COURSE NO. 2: thence North 84°30'03" East, 265.00 feet; COURSE NO. 3: thence North 06°49'42" East, 119.58 feet, to the Southwesterly right-of-way line of said Marsh Point Circle, also being the Southwesterly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established), and the arc of a curve; thence along last said line, and along and around the arc of said curve, concave Southwesterly, having a radius of 290.59 feet, an arc distance of 256.12 feet, said arc being subtended by a chord bearing and distance of South 61°45'49" East, 247.91 feet, to the Northwesterly line of Lot 199, said Marsh Creek Unit One; thence Southwesterly and Southeasterly, along the Northwesterly, Westerly, and Southwesterly lines of Lots 199, 198, 197, 196, 195, 194, 193, 192, 191, and 190, said Marsh Creek Unit One, run the following nine (9) courses and distances: COURSE NO. 1: thence South 58°24'59" West, 90.00 feet; COURSE NO. 2: thence South 02°18'39" East, 59.15 feet; COURSE NO. 3: thence South 31°35'01" East, 140.11 feet; COURSE NO. 4: thence South 07°42'53" West, 64.05 feet; COURSE NO. 5: thence South 40°44'34" West, 49.39 feet; COURSE NO. 6: thence South 22°02'08" West, 65.00 feet; COURSE NO. 7: thence South 01°57'14" West, 318.20 feet; COURSE NO. 8: thence South 12°14'28" East, 308.18 feet; COURSE NO. 9: thence South 66°23'40" East, 100.00 feet, to the Northwesterly right-of-way line of Marsh Point Circle (a 60 foot right-of-way as now established), and the arc of a curve; thence along last said line, and along and around the arc of said curve, concave Northwesterly, having a radius of 243.61 feet, an arc distance of 78.68 feet, said arc being subtended by a chord bearing and distance of South 32°51'31" West, 78.34 feet, to the Northeasterly line of Tract A, said Marsh Creek Unit One; thence Northwesterly, Southwesterly, and Southeasterly, along the Northeasterly, Northwesterly, and

Northwesterly lines of said Tract A, run the following three (3) courses and distances: COURSE NO. 1: thence North 43°10'45" West, 40.00 feet; COURSE NO. 2: thence South 46°49'15" West, 40.00 feet; COURSE NO. 3: thence South 43°10'45" East, 40.00 feet, to said Northwesterly right-of-way line of said Marsh Point Circle, and the arc of a curve; thence along last said line, and along and around the arc of said curve, concave Northwesterly, having a radius of 243.61 feet, an arc distance of 40.13 feet, said arc being subtended by a chord bearing and distance of South 56°14'57" West, 40.08 feet, to the point of tangency of said curve; thence continuing along said Northwesterly right-of-way line, South 60°58'06" West, 46.56 feet; thence North 82°09'42" West, departing from said Northwesterly right-of-way line, 200.00 feet, to the Northwesterly line of Lot 189, said Marsh Creek Unit One; thence Southwesterly and Southeasterly along the Northwesterly and Southwesterly lines of Lots 189, 188, 187, and 186, said Marsh Creek Unit One, run the following three (3) courses and distances: COURSE NO. 1: thence South 60°58'06" West, 240.00 feet; COURSE NO. 2: thence South 47°50'03" West, 154.03 feet; COURSE NO. 3: thence South 29°01'54" East, 85.00 feet, to said Northwesterly right-of-way line of Marsh Point Circle; thence South 60°58'06" West, along last said line, 209.00 feet, to the point of curvature of a curve to the left; thence continuing along said Northwesterly right-of-way line and along and around the arc of said curve, concave Southeasterly, having a radius of 616.52 feet, an arc distance of 258.71 feet, said arc being subtended by a chord bearing and distance of South 48°56'48" West, 256.82 feet, to the POINT OF BEGINNING.

(Containing 38.30 acres, more or less.

GOLF COURSE PARCEL B

A portion of Government Lot 7, Section 3, TOGETHER WITH a portion of Government Lot 8, Section 4, TOGETHER WITH a portion of Government Lot 1, Section 9, all in Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the most Northeasterly corner of said Section 9, also being the Southerly line of said Section 3; thence North $89^{\circ}17'40''$ East, along last said line, 582.07 feet; thence North $00^{\circ}45'00''$ West, departing from said Southerly line of Section 3, 365.20 feet, to the Southerly right-of-way line of Marshside Drive (a variable right-of-way as now established), and the arc of a curve; thence along last said line and along and around the arc of said curve, concave Northerly, having a radius of 693.26 feet, an arc distance of 281.76 feet, said arc being subtended by a chord bearing and distance of North $87^{\circ}14'44''$ West, 279.83 feet, to the Easterly line of Lot 1, as shown on the plat of Marsh Creek Unit One, as recorded in Map Book 20, Pages 72 through 92, inclusive, of the Public Records of said county; thence South $03^{\circ}59'07''$ East, along last said line, 86.78 feet, to the Southerly line of said Lot 1; thence South $67^{\circ}14'10''$ West, along last said line, and along the Southerly line of Lots 2 through 4, inclusive, said Marsh Creek Unit One, 450.00 feet, to the Southeasterly line of Lot 16; said Marsh Creek Unit One; thence South $42^{\circ}05'57''$ West, along last said line, 190.90 feet, to the Northeasterly right-of-way line of Kalli Creek Lane (a 50 foot right-of-way as now established), and the arc of a curve; thence along last said line, and along and around the arc of said curve, concave Southwesterly, having a radius of 283.14 feet, an arc distance of 30.47 feet, said arc being subtended by a chord bearing and distance of South $37^{\circ}56'48''$ East, 30.46 feet, to the Northwesterly line of Lot 17, said Marsh Creek Unit One; thence North $42^{\circ}05'57''$ East, along last said line, 109.23 feet, to the Northeasterly line of said Lot 17; thence South $47^{\circ}54'03''$ East, along last said line, 124.90 feet, to the Northwesterly line of Lot 18, said Marsh Creek Unit One; thence North $51^{\circ}33'58''$ East, along last said line, 69.61 feet, to the POINT OF BEGINNING

Containing 4.61 acres, more or less.

GOLF COURSE PARCEL C

A portion of Government Lot 6, TOGETHER WITH a portion of Government Lot 8, all in Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the most Northwesterly corner of Lot 229, as shown on the plat of Marsh Creek Unit One, as recorded in Map Book 20, Pages 72 through 92, inclusive, of the Public Records of said county, thence South $02^{\circ}20'10''$ West, along the Westerly line of said Lot 229, 81.65 feet, to the Westerly line of Lot 228, said Marsh Creek Unit One; thence South $07^{\circ}22'05''$ West, along last said line, and the Westerly line of Lot 227, said Marsh Creek Unit One, 205.00 feet, to the Northerly right-of-way line of Marsh Point Circle (a 60 foot right-of-way as now established); thence Southwesterly along said Northerly right-of-way line, run the following two (2) courses and distances: COURSE NO. 1: thence South $84^{\circ}30'03''$ West, 211.65 feet, to the point of curvature of a curve to the Northwest; COURSE NO. 2: thence along and around the arc of said curve, concave Northeasterly, having a radius of 2,284.30 feet, an arc distance of 69.81 feet, said arc being subtended by a chord bearing and distance of South $85^{\circ}22'35''$ West, 69.81 feet, to the Easterly line of Lot 109, said Marsh Creek Unit One; thence North $07^{\circ}53'20''$ West, along last said line, 202.28 feet, to the Northeasterly line of said Lot 109; thence North $54^{\circ}49'26''$ West, along last said line, 30.00 feet; thence North $09^{\circ}18'28''$ West, 105 feet, more or less, to the approximate mean high water line of the marshes of the Matanzas River; thence Northwesterly, Easterly, and Southeasterly, along said mean high water line, 1050 feet more or less to the Westerly line of Lot 234, said Marsh Creek Unit One; thence South $20^{\circ}11'28''$ East, along last said line and the Westerly line of Lots 233, 232, 231, and 230, said Marsh Creek Unit One, 370 feet, more or less, to the POINT OF BEGINNING.

Containing 5.4 acres, more or less.

GOLF COURSE PARCEL D

A portion of Government Lot 6, TOGETHER WITH a portion of Government Lot 5, both being in Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the most Westerly corner of Lot 236, as shown on the plat of Marsh Creek Unit One, as recorded in Map Book 20, Pages 72 through 92, inclusive of the Public Records of said county; thence Northeasterly and Northwesterly along the Westerly lines Lots 236 through 242, inclusive, run the following seven (7) courses and distances: COURSE NO. 1: thence North 46°41'41" East, 75.00 feet; COURSE NO. 2: thence North 26°48'43" West, 56.82 feet; COURSE NO. 3: thence North 53°31'49" West, 116.92 feet; COURSE NO. 4: thence North 14°29'09" West, 38.50 feet; COURSE NO. 5: thence North 53°59'15" East, 63.27 feet; COURSE NO. 6: thence North 10°26'35" West, 94.91 feet; COURSE NO. 7: thence North 23°32'59" West, 175.75 feet; thence North 88°14'18" West, 140 feet, more or less, to the approximate location of the mean high water line of the marshes of the Matanza's River, and the POINT OF BEGINNING; thence Northerly, Westerly, Southwesterly, Easterly and Northeasterly, along said mean high water line, 2,425 feet, more or less, to the POINT OF BEGINNING.

Containing 5.5 acres, more or less.

GOLF COURSE PARCEL E

portion of Government Lot 5, TOGETHER WITH a portion of Government Lot 2, all in Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

BEGIN at the Southwesterly corner of Tract A, as shown on the plat of Marsh Creek Unit One, Phase II, as recorded in Map Book 22, Pages 102 through 103, inclusive, of the Public Records of said county; thence Northwesterly and Northeasterly, along the Westerly boundary line, and the Northerly boundary line of said Marsh Creek Unit One, Phase II, run the following three (3) courses and distances: COURSE NO. 1: North $12^{\circ}52'09''$ West, 100.00 feet; COURSE NO. 2: thence North $23^{\circ}28'41''$ West, 180.64 feet; COURSE NO. 3: thence North $72^{\circ}39'07''$ East, along last said line, 110.00 feet, to the Westerly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established); thence Northwesterly, along the last said line, run the following five (5) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Easterly, having a radius of 477.57 feet, an arc distance of 205.68 feet, said arc being subtended by a chord bearing and distance of North $18^{\circ}11'27''$ West, 204.09 feet, to the point of tangency of said curve; COURSE NO. 2: thence North $05^{\circ}51'10''$ West, 113.37 feet, to the point of curvature of a curve to the left; COURSE NO. 3: thence along and around the arc of said curve, concave Southwesterly, having a radius of 379.87 feet, an arc distance of 266.54 feet, said arc being subtended by a chord bearing and distance of North $25^{\circ}57'14''$ West, 261.11 feet, to the point of tangency of said curve; COURSE NO. 4: thence North $46^{\circ}03'18''$ West, 180.47 feet, to the point of curvature of a curve to the right; COURSE NO. 5: thence along and around the arc of said curve, concave Northeasterly, having a radius of of 180.00 feet, an arc distance of 143.02 feet, said arc being subtended by a chord bearing and distance of North $23^{\circ}17'34''$ West, 139.29 feet, to the point of tangency of said curve, hereinafter referred to as REFERENCE POINT "A"; thence return to the POINT OF BEGINNING; thence South $83^{\circ}43'35''$ West, along the Northerly line of Lot 244, as shown on the plat of Marsh Creek Unit One, as recorded in Map Book 20, Pages 72 through 92, inclusive of the Public Records of said county, 65 feet, more or less, to the approximate location of the mean high water line of the marshes of the Matanzas River; thence Northwesterly, Westerly, Easterly, Southerly, and Northeasterly, along said mean high water line, 2670 feet, more or less, to an intersection with a line bearing North $00^{\circ}31'49''$ West, from aforesaid REFERENCE POINT "A", also being the aforesaid Westerly right-of-way line of Marshside Drive; thence South $00^{\circ}31'49''$ East, along last said line, 150 feet, more or less, to aforesaid REFERENCE POINT "A", and to close.

Containing 8.8 acres, more or less.

GOLF COURSE PARCEL F

A portion of Government Lot 7, Section 3, TOGETHER WITH a portion of Government Lots 5, 6, and 8, Section 4, all being in Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the most Southerly corner of Lot 200, as shown on the plat of Marsh Creek Unit One, as recorded in Map Book 20, Pages 72 through 92, inclusive of the Public Records of said county; thence Northeasterly, Northwesterly, and Southwesterly, along the Easterly boundary line of said Marsh Creek Unit One, run the following thirteen (13) courses and distances: COURSE NO. 1: thence North 28°47'30" East, 45.00 feet; COURSE NO. 2: thence North 08°22'16" West, 84.78 feet; COURSE NO. 3: thence North 43°35'01" West, 510.20 feet; COURSE NO. 4: thence North 29°53'16" West, 432.69 feet; COURSE NO. 5: thence North 09°43'46" West, 64.88 feet; COURSE NO. 6: thence North 12°26'51" East, 100.00 feet; COURSE NO. 7: thence North 35°42'41" East, 135.62 feet; COURSE NO. 8: thence North 04°05'46" West, 76.43 feet; COURSE NO. 9: thence North 38°38'02" West, 395.39 feet; COURSE NO. 10: thence North 09°57'11" West, 472.88 feet; COURSE NO. 11: thence North 22°16'39" West, 251.99 feet; COURSE NO. 12: thence North 05°43'07" West, 248.17 feet; COURSE NO. 13: thence South 77°03'51" West, 118.24 feet, to the Easterly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established), and the arc of a curve; thence Northwesterly along last said line, run the following seven (7) course and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Westerly, having a radius of 459.19 feet, an arc distance of 215.26 feet, said arc being subtended by a chord bearing and distance of North 20°02'21" West, 213.29 feet, to the point of tangency of said curve; COURSE NO. 2: thence North 33°28'07" West, 92.45 feet, to the point of curvature of a curve to the right; COURSE NO. 3: thence along and around the arc of said curve, concave Easterly, having a radius of 417.57 feet, an arc distance of 201.26 feet, said arc being subtended by a chord bearing and distance of North 19°39'38" West, 199.32 feet, to the point of tangency of said curve; COURSE NO. 4: thence North 05°51'10" West, 113.37 feet, to the point of curvature of a curve to the left; COURSE NO. 5: thence along and around the arc of said curve, concave Westerly, having a radius of 439.87 feet, an arc distance of 308.64 feet, said arc being subtended by a chord bearing and distance of North 25°57'14" West, 302.35 feet, to the point of tangency of said curve; COURSE NO. 6: thence North 46°03'18" West, 180.47 feet, to the point of curvature of a curve to the right; COURSE NO. 7: thence along and around the arc of said curve, concave Northeasterly, having a radius of 120.00 feet, an arc distance of 33.37 feet, said arc being subtended by a chord bearing and distance of North 38°05'21" West, 33.26 feet, to the Southerly line of Government Lot 1, said Section 4; thence North 89°20'19" East, along last said line, 803.06 feet; thence South 15°48'34" East, 1368.01 feet, to the Southerly line of Government Lot 5, said Section 4; thence North 89°23'43" East, along last said line, 150.05 feet, to the Easterly line of said Section 4; thence South 00°56'33" East, along last said line, 1320.25 feet, to the Northerly line of Government Lot 7, said Section 3; thence North 89°50'20" East, along last said line, 109.38 feet; thence South 31°33'24" East, 820.22 feet; thence South 50°05'14" East, 53.28 feet; thence South 13°38'56" East, 59.89 feet; thence South 39°24'42" East, 55.13 feet, to the Northerly right-of-way line of said Marshside Drive; thence Southwesterly and Northwesterly, along last said line, run the following two (2) courses and distances: COURSE NO. 1: South 73°01'30" West, 71.29 feet,

to the point of curvature of a curve to the right; COURSE NO. 2: thence along and around the arc of said curve, concave Northerly, having a radius of 514.02 feet, an arc distance of 395.72 feet, said arc being subtended by a chord bearing and distance of North 04°55'14" West, 386.02 feet, to the POINT OF BEGINNING.

Containing 41.68 acres, more or less.

GOLF COURSE PARCEL G

A portion of Government Lot 2, Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the Southeasterly corner of Lot 1, as shown on the plat of Marsh Creek Unit Two, as recorded in Map Book 22, Pages 104 through 113, inclusive, of the Public Records of said county, also being the Southwesterly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established), and the arc of a curve; thence Southeasterly, along last said line, and along and around the arc of said curve, concave Northeasterly, having a radius of 675.53 feet, 110 feet, more or less, to the approximate location of the mean high water line of the marshes of the Matanzas River, and the POINT OF BEGINNING; thence Southeasterly, Southwesterly, and Northerly, along said mean high water line, 1470 feet, more or less, to the aforesaid Southwesterly right-of-way line of Marsh Side Drive, and the arc of a curve; thence Northwesterly, along and around the arc of said curve, concave Northeasterly, having a radius of 675.53 feet, 45 feet, more or less, to the POINT OF BEGINNING.

Containing 1.5 acres, more or less.

GOLF COURSE PARCEL H-1

A portion of Government Lot 2, TOGETHER WITH a portion of Government Lot 3, all in Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

BEGIN at the most Northwesterly corner of Lot 1, Marsh Creek Unit Three, as recorded in Map Book 24, Pages 58 through 60, inclusive, of the Public Records of said county, also being the Easterly right-of-way line of Heron's Nest Lane (a 60 foot right-of-way as now established), and the arc of a curve; thence Northeasterly and Northwesterly, along last said line, run the following two (2) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Westerly, and having a radius of 249.83 feet, an arc distance of 158.19 feet, said arc being subtended by a chord bearing and distance of North 11°23'06" East, 155.56 feet, to the point of tangency of said curve; COURSE NO. 2: thence North 06°45'15" West, 54.52 feet, to the Southwesterly corner of Lot 8, as shown on the plat of Marsh Creek Unit Two, as recorded in Map 22, Pages 104 through 113, inclusive, of said Public Records; thence Northeasterly and Southeasterly, along the Southerly boundary line of said Marsh Creek Unit Two, run the following four (4) courses and distances: COURSE NO. 1: North 82°57'27" East, 101.69 feet; COURSE NO. 2: South 71°00'54" East, 132.65 feet; COURSE NO. 3: South 83°19'57" East, 363.42 feet; COURSE NO. 4: South 67°35'19" East, 580 feet, more or less, to the approximate location of the mean high water line of the marshes of the Matanzas River; thence Southwesterly, Westerly, and Northerly, along said mean high water line, 50 feet, more or less, to the Northeasterly line of said Lot 1, Marsh Creek Unit Three; thence North 61°09'15" West, along last said line, 105 feet, more or less, to the POINT OF BEGINNING.

Containing 4.3 acres, more or less.

GOLF COURSE PARCEL J

A portion of Government Lot 3, TOGETHER WITH a portion of Government Lot 4, all being in Section 4, Township 8 South, Range 30 East, TOGETHER WITH a portion of the Southeast 1/4 of the Southwest 1/4, TOGETHER WITH the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 7 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the Southeasterly corner of Lot 9, as shown on the plat of Marsh Creek Unit Two, as recorded in Map Book 22, Pages 104 through 113, inclusive, of the Public Records of said county; thence Southwesterly, Northwesterly, Northeasterly, and Southeasterly, along the Southerly, Southwesterly, Westerly, Northwesterly, and Northeasterly lines of Lots 9 through 25, inclusive, of said Marsh Creek Unit Two, run the following seven (7) courses and distances: COURSE NO. 1: thence South 82°56'02" West, 168.66 feet; COURSE NO. 2: thence South 75°31'07" West, 148.05 feet; COURSE NO. 3: thence North 81°00'12" West, 164.81 feet; COURSE NO. 4: thence North 39°12'17" West, 254.33 feet; COURSE NO. 5: thence North 03°26'23" West, 1,038.30 feet; COURSE NO. 6: thence North 30°39'28" East, 380.46 feet; COURSE NO. 7: thence South 56°26'46" East, 197.11 feet, to the Northwesterly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established), and the arc of a curve; thence Northeasterly, along last said line, run the following three (3) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Southeasterly, having a radius of 520.93 feet, an arc distance of 262.66 feet, said arc being subtended by a chord bearing and distance of North 51°06'39" East, 259.89 feet, to the point of compound curvature of a curve to the right; COURSE NO. 2: thence along and around the arc of said curve, concave Southeasterly, having a radius of 397.91 feet, an arc distance of 138.88 feet, said arc being subtended by a chord bearing and distance of North 75°33'17" East, 138.18 feet, to the point of reverse curvature of a curve to the left; COURSE NO. 3: thence along and around the arc of said curve, concave Northwesterly, having a radius of 25.00 feet, an arc distance of 10.47 feet, said arc being subtended by a chord bearing and distance of North 73°33'03" East, 10.03 feet, to the Southerly boundary line of Marsh Creek Unit Four, as recorded in Map Book 24, Pages 103 through 107, inclusive of said Public Records; thence Southwesterly and Northwesterly, along last said line, and along the Southerly boundary line of Marsh Creek Unit Seven, as recorded in Map Book 26, Pages 49 through 52, inclusive, of said Public Records, run the following five (5) courses and distances: COURSE NO. 1: thence South 89°11'52" West, 91.02 feet; COURSE NO. 2: thence North 83°25'21" West, 135.19 feet; COURSE NO. 3: thence South 88°14'13" West, 281.91 feet; COURSE NO. 4: thence South 86°08'43" West, 233.15 feet; COURSE NO. 5: thence South 89°07'57" West, 194.15 feet, to the Easterly right-of-way line of a 60 foot public road, dedicated to St. Johns County, as per Official Records Volume 636, page 522, of the Public Records of said county; thence South 01°12'00" East, 1367.96 feet, to the Southerly right-of-way line of an existing 100 foot county right-of-way, per Deed Book 216, Page 97, of the Public Records of said county; thence South 89°17'53" West, along last said line, 273.17 feet, to the Northeasterly line of Lots 2 and 1, as shown on the plat of Marsh Creek Unit Five, as recorded in Map Book 26, Pages 44 through 48, inclusive, of

said Public Records; thence South 23°09'37" East, along last said line, and along the Northeasterly line of Lots 22, 23, and 24, as shown on the plat for Marsh Creek Unit Three, as recorded in Map Book 24, Pages 58 through 60, inclusive, of said Public Records, 423.15 feet, to the Southeasterly line of said Lot 24; thence South 15°10'27" West, along last said line, and the Southeasterly line of Lot 25, said Marsh Creek Unit Three, 429.23 feet, to the Northeasterly right-of-way line of Heron's Nest Lane (a 60 foot right-of-way as now established); thence Southeasterly and Northeasterly, along last said right-of-way line, run the following three (3) courses and distances: COURSE NO. 1: thence South 17°27'48" East, 34.67 feet, to the point of curvature of a curve to the left; COURSE NO. 2: thence along and around the arc of said curve, concave Northeasterly, having a radius of 120.73 feet, an arc distance of 180.74 feet, said arc being subtended by a chord bearing and distance of South 60°20'58" East, 164.33 feet, to the point of compound curvature of a curve to the left; COURSE NO. 3: thence along and around the arc of said curve, concave Northerly, having a radius of 624.99 feet, an arc distance of 26.32 feet, said arc being subtended by a chord bearing and distance of North 75°33'28" East, 26.32 feet, to the Northwesterly line of Lot 26, said Marsh Creek Unit Three; thence Northeasterly and Southeasterly, along the Northwesterly and Northeasterly line of Lots 26 through 29, inclusive, said Marsh Creek Unit Three, run the following two (2) courses and distances: COURSE NO. 1: thence North 31°07'09" East, 491.08 feet; COURSE NO. 2: thence South 86°56'14" East, 527.22 feet, to the Northwesterly right-of-way line of said Heron's Nest Lane, and the arc of a curve; thence Northeasterly along last said line, run the following five (5) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Northwesterly, having a radius of 201.19 feet, an arc distance of 25.98 feet, said arc being subtended by a chord bearing and distance of North 61°08'51" East, 25.96 feet, to the point of compound curvature of a curve to the left; COURSE NO. 2: thence along and around the arc of said curve, concave Northwesterly, having a radius of 384.07 feet, an arc distance of 73.97 feet, said arc being subtended by a chord bearing and distance of North 51°55'48" East, 73.86 feet, to the point of tangency of said curve; COURSE NO. 3: thence North 46°24'44" East, 33.09 feet, to the point of curvature of a curve to the left; COURSE NO. 4: thence along and around the arc of said curve, concave Northwesterly, having a radius of 189.83 feet, an arc distance of 176.14 feet, said arc being subtended by a chord bearing and distance of North 19°49'45" East, 169.89 feet, to the point of tangency of said curve; COURSE NO. 5: thence North 06°45'15" West, 42.19 feet, to the POINT OF BEGINNING.

Containing 20.94 acres, more or less.

GOLF COURSE PARCEL K-1

A portion of the Southeast 1/4 of the Southwest 1/4, TOGETHER WITH a portion of the West 1/2 of the West 1/2 of the Southeast 1/4, all in Section 33, Township 7 South, Range 30 East, TOGETHER WITH a portion of Government Lot 3, Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the most Southerly corner of Lot 36, as shown on the plat of Marsh Creek Unit Two, as recorded in Map Book 22, Pages 104 through 113, inclusive, of the Public Records of said county, also being the Northerly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established), and the arc of a curve; thence Southeasterly and Northeasterly, along last said line, run the following three (3) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Northerly, having a radius of 162.75 feet, an arc distance of 74.01 feet, said arc being subtended by a chord bearing and distance of South 88°13'04" East, 73.38 feet, to the point of tangency of said curve; COURSE NO. 2: thence North 78°45'13" East, 172.48 feet, to the point of curvature of a curve to the right; COURSE NO. 3: thence along and around the arc of said curve, concave Southerly, having a radius of 1269.24 feet, an arc distance of 280.59 feet, said arc being subtended by a chord bearing and distance of North 85°05'13" East, 280.02 feet, to the Westerly line of Lot 37, said Marsh Creek Unit Two; thence Northeasterly along last said line, and along the Westerly line of Tract B, and the Westerly line of Lots 38 through 53, inclusive, said Marsh Creek Unit Two, run the following three (3) courses and distances: COURSE NO. 1: thence North 03°48'54" East, 224.56 feet; COURSE NO. 2: thence North 08°21'04" East, 195.89 feet; COURSE NO. 3: thence North 10°14'44" East, 873.56 feet, to the Southerly right-of-way line of said Marshside Drive, and the arc of a curve; thence Northwesterly and Southwesterly, along last said line, run the following two (2) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Southerly, having a radius of 254.69 feet, an arc distance of 141.54 feet, said arc being subtended by a chord bearing and distance of North 74°52'53" West, 139.73 feet, to the point of tangency of said curve; COURSE NO. 2: thence South 89°11'52" West, 306.66 feet; thence South 00°48'08" East, departing from said Southerly right-of-way line, 55.58 feet; thence South 89°11'52" West, 40.00 feet; thence North 00°48'08" West, 54.54 feet, to said Southerly right-of-way line of Marshside Drive, and the arc of a curve; thence along last said line, and along and around the arc of said curve, concave Southerly, having a radius of 337.91 feet, an arc distance of 49.98 feet, said arc being subtended by a chord bearing and distance of South 80°27'45" West, 49.93 feet; thence South 21°18'22" East, departing from said Southerly right-of-way line, 106.52 feet; thence South 42°52'47" West, 79.18 feet; thence North 86°50'11" West, 44.61 feet, to the Easterly line of Lot 26, said Marsh Creek Unit Two; thence Southwesterly and Southeasterly, along last said line, and the Easterly line of Lots 27 through 36, inclusive, said Marsh Creek Unit Two, run the following eight (8) courses and distances: COURSE

NO. 1: thence South 41°22'26" West, 126.34 feet; COURSE NO. 2: thence South 22°11'21" West, 160.03 feet; COURSE NO. 3: thence South 05°50'42" West, 88.70 feet; COURSE NO. 4: thence South 01°33'16" East, 183.91 feet; COURSE NO. 5: thence South 08°39'40" East, 101.45 feet; COURSE NO. 6: thence South 02°42'16" West, 98.00 feet; COURSE NO. 7: thence South 08°52'53" East, 206.85 feet; COURSE NO. 8: thence South 04°56'05" West, 283.76 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

LIFT STATION SITE

A portion of Section 33, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Northeasterly line of Lot 26, as shown on the plat of Marsh Creek Unit Two, as recorded in Map Book 22, Pages 104 through 113, inclusive of said Public Records with the Southeasterly right-of-way line of Marshside Drive (a 60 foot right-of-way, as now established), said right-of-way line being the arc of a curve leading Northeasterly; thence along and around the arc of said curve concave Southeasterly, having a radius of 460.93 feet, an arc distance of 139.83 feet, said arc being subtended by a chord bearing and distance of North 56°51'54" East, 139.29 feet to a point of compound curvature of a curve leading Easterly; thence along and around the arc of said curve concave Southerly, having a radius of 337.91 feet, an arc distance of 112.90 feet, said arc being subtended by a chord bearing and distance of North 75°07'41" East, 112.38 feet to the POINT OF BEGINNING; thence continue Easterly along the Southerly right-of-way line of Marshside Drive, said right-of-way line being in a curve concave Southerly, having a radius of 337.91 feet, an arc distance of 26.53 feet, said arc being subtended by a chord bearing and distance of North 86°56'56" East, 26.52 feet to the point of tangency of said curve; thence North 89°11'52" East, along said right-of-way line, a distance of 13.50 feet; thence South 00°48'08" East, 55.58 feet; thence South 89°11'52" West, 40.00 feet; thence North 00°48'08" West, 54.54 feet to the POINT OF BEGINNING.

Containing 2,214 square feet, more or less, in area.

GOLF COURSE PARCEL L

A portion of the Northeast 1/4 of the Southwest 1/4, TOGETHER WITH a portion of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 33, Township 7 South, Range 30 East, TOGETHER WITH a portion of Government Lot 2, Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the Southeasterly corner of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section 33; thence South 38°26'29" East, along the Southwesterly line of Lot 77, as shown on the plat of Marsh Creek Unit Two, as recorded in Map Book 22, Pages 104 through 113, inclusive, of the Public Records of said county, 359.49 feet, to the Northwesterly line of a Golf Maintenance Easement, as shown on the plat of said Marsh Creek Unit Two; thence South 38°28'24" West, along last said line, 213.95 feet, to the Easterly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established); thence Northwesterly along last said line, run the following two (2) courses and distances: COURSE NO. 1: thence North 41°51'39" West, 178.65 feet, to the point of curvature of a curve to the left; COURSE NO. 2: thence along and around the arc of said curve, concave Southwesterly, having a radius of 607.94 feet, an arc distance of 192.22 feet, said arc being subtended by a chord bearing and distance of North 50°55'07" West, 191.42 feet, to the Easterly boundary line of said Marsh Creek Unit Two; thence Northeasterly, Northwesterly, and Southwesterly, along last said line, run the following six (6) courses and distances: COURSE NO. 1: thence North 20°33'20" East, 28.83 feet; COURSE NO. 2: thence North 26°49'25" West, 446.48 feet; COURSE NO. 3: thence North 08°33'21" East, 450.89 feet; COURSE NO. 4: thence North 04°30'17" East, 440.95 feet; COURSE NO. 5: thence North 24°34'38" West, 160.89 feet; COURSE NO. 6: thence South 70°33'52" West, 155.33 feet, to the Northerly right-of-way line of Marshside Drive North (a 60 foot right-of-way as now established), and the Northerly right-of-way line of Marshside Drive (a 60 foot right-of-way as now established), and the arc of a curve; thence along and around the arc of said curve, concave Southerly, having a radius of 314.69 feet, an arc distance of 77.58 feet, said arc being subtended by a chord bearing and distance of North 56°18'51" West, 77.38 feet, to the Southeasterly boundary line of Marsh Creek Unit Two, Phase II, as recorded in Map Book 24, Pages 69 and 70 of said Public Records; thence Northeasterly, Northwesterly, and Southwesterly, along the Southeasterly, Northeasterly, and Northwesterly boundary lines of said Marsh Creek Unit Two, Phase II, run the following three (3) courses and distances: COURSE NO. 1: thence North 26°37'25" East, 110.00 feet; COURSE NO. 2: thence North 55°25'39" West, 155.00 feet; COURSE NO. 3: thence South 89°11'52" West, 313.53 feet, to the Easterly right-of-way line of Lakeway Drive (a variable width right-of-way as now established), and the arc of a curve; thence Northwesterly and Northeasterly, along last said line, run the following three(3) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Easterly, having a radius of 741.92 feet, an arc distance of 84.00 feet, said arc being subtended by a chord bearing and distance of North 02°47'23" West, 84.76 feet, to the point of tangency of said curve; COURSE NO. 2: thence North 00°29'06" East, 42.48 feet, to the point of curvature of a curve to the right; COURSE NO. 3: thence along and around the arc of said curve, concave Easterly, having a radius of 353.25 feet, an arc distance of 28.60 feet, said arc being subtended by a chord bearing and distance of North 02°48'14" East, 28.59 feet, to the Southerly boundary line of Marsh Creek Unit Four, as recorded in Map Book 24, Pages 103 through 107, inclusive, of the said Public

Records; thence Southeasterly, Northeasterly, and Northwesterly, along the southerly and Easterly boundary lines of said Marsh Creek Unit Four, run the following nine (9) courses and distances: COURSE NO. 1: thence South $84^{\circ}00'59''$ East, 177.63 feet; COURSE NO. 2: thence North $65^{\circ}05'44''$ East, 89.40 feet; COURSE NO. 3: thence North $01^{\circ}06'29''$ West, 87.44 feet; COURSE NO. 4: thence North $01^{\circ}59'29''$ East, 75.52 feet; COURSE NO. 5: thence North $14^{\circ}03'49''$ East, 192.62 feet; COURSE NO. 6: thence North $07^{\circ}12'58''$ West, 138.62 feet; COURSE NO. 7: thence North $00^{\circ}25'44''$ West, 215.72 feet; COURSE NO. 8: thence North $15^{\circ}50'53''$ East, 165.61 feet; COURSE NO. 9: thence North $01^{\circ}06'29''$ West, 77.09 feet, to an intersection with a line 60 feet perpendicular to the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence North $89^{\circ}07'01''$ East, parallel with said North line of the Northwest 1/4 of the Southeast 1/4, a distance of 566.71 feet, to the Easterly line of the West 1/2 of the West 1/2 of the Southeast 1/4, said Section 33; thence South $01^{\circ}04'33''$ East, along last said line, 2,581.92 feet, to the POINT OF BEGINNING.

Containing 30.27 acres, more or less.

GOVERNMENT COURSE PARCEL M

A portion of Government Lot 2, Section 4, Township 8, South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

BEGIN at the Southeasterly corner of Lot 77, as shown on the plat of Marsh Creek Unit Two, as recorded in Map Book 22, Pages 104 through 113, inclusive, of the Public Records of said county, also being the Westerly line of Government Lot 1, said Section 4; thence South $00^{\circ}57'19''$ East, along last said line, 846.55 feet, to the Northeasterly right-of-way line of Marshside Drive, said Marsh Creek Unit Two, and the arc of a curve; thence Northwesterly, along last said line, run the following five (5) courses and distances: COURSE NO. 1: thence along and around the arc of said curve, concave Northeasterly, having a radius of 120.00 feet, an arc distance of 42.97 feet, said arc being subtended by a chord bearing and distance of North $10^{\circ}47'18''$ West, 42.74 feet, to the point of tangency of said curve; COURSE NO. 2: thence North $00^{\circ}31'49''$ West, 264.17 feet, to the point of curvature of a curve to the left; COURSE NO. 3: thence along and around the arc of said curve, concave Southwesterly, and having a radius of 329.36 feet, an arc distance of 387.98 feet, said arc being subtended by a chord bearing and distance of North $34^{\circ}16'37''$ West, 365.93 feet, to the point of tangency of said curve; COURSE NO. 4: thence North $68^{\circ}01'25''$ West, 120.73 feet, to the point of curvature of a curve to the right; COURSE NO. 5: thence along and around the arc of said curve, concave Northeasterly, having a radius of 615.53 feet, an arc distance of 253.98 feet, said arc being subtended by a chord bearing and distance of North $56^{\circ}12'11''$ West, 252.18 feet, to the Southeasterly line of aforesaid Lot 77; thence North $38^{\circ}28'24''$ East, along last said line, 199.96 feet, to the Southwesterly line of said Lot 77; thence South $38^{\circ}26'29''$ East, along last said line, 99.44 feet, to the Southerly line of said Lot 77; thence South $85^{\circ}33'39''$ East, along last said line, 338.73 feet, to the POINT OF BEGINNING.

Containing 3.04 acres, more or less.

PARCEL O:

The following described property comprised of Parcels One through Six together with all accretions thereto:

That certain piece, parcel or tract of land, situate, lying and being in the County of St. Johns and State of Florida, known as:

PARCEL ONE: Government Lots One (1) and Two (2), Section 9, Township 8 South, Range 30 East, ST. JOENS COUNTY, FLORIDA. Also, that certain parcel of land described as follows: BEGINNING at a point on the South line of Section 3, Township 8 South, Range 30 East, where West side of County Road intersects said South line of said Section 3; thence in a Northwesterly direction along the West side of said County Road 50 feet to a point; thence West parallel to South line of said Section 3 and South line of Section 4, Township 8 South, Range 30 East, a distance of 56 chains and 21 links, more or less, to the marsh of the Matanzas River; thence Southerly along the edge of said marsh 50 feet, more or less, to the Southwest corner of Government Lot Seven (7), of Section 4, Township 8 South, Range 30 East; thence East along the South line of said Section 4 and South line of said Section 3, a distance of 56 chains and 21 links, more or less, TO THE POINT OF BEGINNING. Said land being the South 50 feet of Government Lots Seven (7) and Eight (8), of Section 4, and the South 58 feet of that part of Government Lot Seven (7), of Section 3, as lies West of the County Road, all in Township 8 South, Range 30 East, in ST. JOENS COUNTY, FLORIDA.

PARCEL TWO: All of Government Lots Seven (7) and Eight (8), of Section 4, and that part of Government Lot Seven (7) of Section 3, lying West of the Crescent Beach or County Road, EXCEPTING 50 feet being the South 50 feet of Government Lots Seven (7) and Eight (8), of Section 4, and the South 50 feet of that part of Government Lot Seven (7), of Section 3, as lies West of the County Road at the present time. All in Township 8 South, Range 30 East, in ST. JOENS COUNTY, FLORIDA.

PARCEL THREE: Government Lot Six (6), Section 4, Township 8 South, Range 30 East, in ST. JOENS COUNTY, FLORIDA.

PARCEL FOUR: Government Lots Two (2), Three (3) and Four (4), in Section 4, Township 8 South, Range 30 East, EXCEPTING THEREFROM the North 50 feet thereof conveyed to St. Johns County, Florida, for public road purposes as described in Deed Book 216, Page 97, of the public records of ST. JOENS COUNTY, FLORIDA.

PARCEL FIVE: All that part of Government Lot Three (3), Section 3, Township 8 South, Range 30 East, lying West of State Road Alternate A-1-A, in ST. JOHNS COUNTY, FLORIDA.

PARCEL SIX: Government Lot Five (5), Section 4, Township 8 South, Range 30 East, in ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH ALL ACCRETIONS THERETO, but less and except that certain parcel of land described as follows:

A portion of land in Section 4 and accretion Westerly thereto, Township 8 South, Range 30 East, being more particularly described as follows:

Commence for a Point of Reference at the Northwest corner of said Section 4, thence run South along the Westerly line of said Section 4, 1170 feet more or less to the Northeasterly meander corner of Government Lot 1, Section 5; thence North 67 Degrees 45 Minutes West, 90 feet more or less to the Northerly meander corner of said Government Lot 1, thence South 54 Degrees 45 Minutes West, 92 feet more or less to the Northwesterly meander corner of said Government Lot 1, Section 5 and the Point of Beginning; thence North 54 Degrees 45 Minutes East, 92 feet more or less to the Northerly meander corner of said Government Lot 1; thence South 67 Degrees 45 Minutes East, 90 feet more or less, to the Northeasterly meander corner of said Government Lot 1; thence South 22 Degrees 45 Minutes East, 86 feet, more or less, to the Easterly-meander corner of said Government Lot 9, Section 4; thence South 23 Degrees 15 Minutes West, 84 feet, more or less, to the Southerly meander corner of said Government Lot 9; thence South 17 Degrees East, 570 feet, more or less, to the Northeasterly meander corner of said Government Lot 10, Section 4; thence South 24 Degrees 00 Minutes East, 502 feet, more or less to the Easterly corner of said Government Lot 10; thence South 19 Degrees 00 Minutes West, 132 feet, more or less, to the Southerly meander corner of said Government Lot 10; thence South 64 Degrees West, 425 feet, more or less, to the mean high water line of the Matanzas River; thence meander Northerly along said mean high water line, 1770 feet more or less to a point lying South 64 Degrees West, 430 feet, more or less, from the Point of Beginning; thence North 64 Degrees East, 430 feet, more or less, to the Point of Beginning; Containing a total of 11.8 acres, more or less (3.1 acres in the aforementioned islands and 8.7 acres in the accretion to said islands).

AND FURTHER LESS AND EXCEPT from the foregoing Parcel O any portion thereof lying within Golf Course Parcels A through and including M and Parcel N as above described, and the plats of:

Marsh Creek Unit One as recorded in Map Book 20, pages 72 through 92, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Two as recorded in Map Book 22, pages 104 through 113, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Three as recorded in Map Book 24, pages 58 through 60, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Four as recorded in Map Book 24, pages 103 through 107, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Five as recorded in Map Book 26, pages 44 through 48, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Six as recorded in Map Book 25, pages 96 through 98, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Seven as recorded in Map Book 26, pages 49 through 52, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit One Phase II as recorded in Map Book 22, pages 101 through 102, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Two Phase II as recorded in Map Book 24, pages 69 and 70, public records of St. Johns County, Florida

Marsh Creek Unit Two Phase III as recorded in Map Book 27, pages 37 through 39, inclusive, public records of St. Johns County, Florida

PARCEL P:

TOGETHER WITH any and all easements reserved by Marsh Creek Partnership in the following described plats, which are necessary or convenient for the maintenance, use, repair or operation of the Marsh Creek Golf Course and amenities, which easements shall be for the purposes and use as more fully set forth in the following described plats:

Marsh Creek Unit One as recorded in Map Book 20, pages 72 through 92, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Two as recorded in Map Book 22, pages 104 through 113, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Three as recorded in Map Book 24, pages 58 through 60, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Four as recorded in Map Book 24, pages 103 through 107, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Five as recorded in Map Book 26, pages 44 through 48, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Six as recorded in Map Book 25, pages 96 through 98, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Seven as recorded in Map Book 26, pages 49 through 52, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit One Phase II as recorded in Map Book 22, pages 101 through 102, inclusive, public records of St. Johns County, Florida

Marsh Creek Unit Two Phase II as recorded in Map Book 24, pages 69 and 70, public records of St. Johns County, Florida

Marsh Creek Unit Two Phase III as recorded in Map Book 27, pages 37 through 39, inclusive, public records of St. Johns County, Florida

JAX-99629

Law Offices

HOLLAND & KNIGHT

A Partnership Including Professional Corporations

50 North Laura Street, Suite 3900
P.O. Box 52687 (ZIP 32201-2687)
Jacksonville, Florida 32202
904-353-2000
FAX 904-358-1872

Allanta	St. Petersburg
Fort Lauderdale	Tallahassee
Lakeland	Tampa
Miami	Washington, D.C.
Orlando	West Palm Beach

November 1, 1994

VIA NON-PRIORITY FEDERAL EXPRESS

Daniel Bosanko, Esquire
County Attorney
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

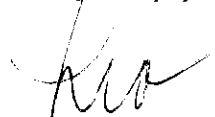
Re: Marsh Creek

Dear Dan:

In connection with the referenced matter, enclosed please find the original partially executed Amendment and Assignment Easement Spray Irrigation Contract for review and execution by St. Johns County.

Should you have any questions or are in need of further documentation, please don't hesitate to contact me.

Very truly yours,



Linda Connor Kane

LCK/mi

JAX-130211