

RESOLUTION NO. 97-54

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
RESIDENCES AT CORPORATE WORLD GOLF VILLAGE
WITHIN THE SAINT JOHNS INTERCHANGE PARCELS PUD
LOCATED WITHIN THE PARCEL OF LAND
ZONED PUD PURSUANT TO PUD ORDINANCE 91-36
AS MODIFIED BY PUD ORDINANCE 94-55
AND PLANNING AND ZONING RESOLUTIONS
95-034, 96-009, AND 96-020

WHEREAS, it is found that:

- a. The Final Development Plan for the Residences at Corporate World Golf Village, as submitted by Ecoventure WGV, Ltd., has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance;
- b. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on March 6, 1997;
- c. The request is consistent with the Comprehensive Plan, the PUD cited above ("PUD") and is compatible with development patterns in the surrounding area; and
- d. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance.

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

Section 1. Pursuant to a request for approval to construct up to 200 condominium units, together with certain ancillary and accessory recreational, retail, commercial, food and beverage, and administrative office uses (collectively, the "Residences") made by the applicant in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning agency, the legal description attached hereto as Exhibit A, the Final Development Plan attached hereto as Exhibit B relating to that portion of the PUD, and which is known as the Residences at Corporate World Golf Village, is hereby approved in reliance upon, and in accordance with the representation and statements made in such application in the Final Development Plan Narrative attached hereto as Exhibit C, and in sections

of the Covenants and Restrictions attached hereto as Exhibit D, and based on the above-referenced findings which are hereby incorporated herein by reference.

Section 2. Except to the extent that they conflict with specific provisions of an approved Final Development Plan (FDP), the PUD Ordinance, or the Development of Regional Impact Development Order (DRI/DO), all building code, zoning ordinance, and other land use and development regulations of St. Johns County, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Resolution which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule or Resolution shall be enforced by the county under this resolution except as specifically provided for and described in this Resolution or the incorporated FDP narrative.

Section 3. Permanent construction under this FDP may commence when the applicant has obtained the necessary local, state and federal permits, and has obtained Public Works Department approval of signed and sealed construction plans, as required. Construction may be approved in phases subject to the condition that all local, state and federal permits or approvals required for the stage of development sought to be commenced have been obtained.

Section 4. All attachments included herein are incorporated herein and made a part of Resolution 97-54.

ADOPTED on 25 day of March, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 

Chair

ATTEST: Cheryl Strickland

By: 

Deputy Clerk

EFFECTIVE DATE: March 25, 1997

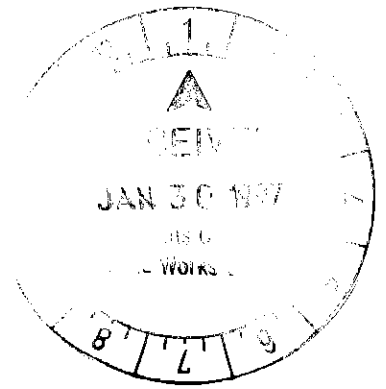


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 10A

A PART OF SECTION 44 TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD (A RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 740, EXHIBIT "E" OF SAID PUBLIC RECORDS) AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 410.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°42'21" WEST AND A CHORD DISTANCE OF 410.59 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 586.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°21'20" WEST AND A CHORD DISTANCE OF 574.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°53'25" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 754.02 FEET; THENCE SOUTH 04°06'35" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WGV BOULEVARD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17°02'33" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 446.35 FEET; THENCE SOUTH 00°04'59" WEST, A DISTANCE OF 257.44 FEET; THENCE DUE WEST, A DISTANCE OF 109.67

FEET; THENCE NORTH 59°33'02" WEST, A DISTANCE OF 208.26 FEET; THENCE NORTH 88°47'45" WEST, A DISTANCE OF 79.43 FEET; THENCE SOUTH 46°43'24" WEST, A DISTANCE OF 56.47 FEET; THENCE SOUTH 85°43'38" WEST, A DISTANCE OF 183.41 FEET; THENCE SOUTH 40°31'48" WEST, A DISTANCE OF 76.53 FEET; THENCE SOUTH 70°20'01" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ROYAL PINES PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 872, EXHIBITS "A", "D" AND "E" OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 226.12 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 24°55'37" WEST AND A CHORD DISTANCE OF 30.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°15'38" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 405.77 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 950.00 FEET; THENCE NORTHERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 405.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°01'42" WEST AND A CHORD DISTANCE OF 402.56 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF ROYAL PINES PARKWAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 360.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°10'56" EAST AND A CHORD DISTANCE OF 351.34 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET; THENCE EASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PINES PARKWAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 262.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°08'23" EAST AND A CHORD DISTANCE OF 223.05 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 562.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF ROYAL PINES PARKWAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 95.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°18'05" EAST AND A CHORD DISTANCE OF 95.26 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 556.50 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID ROYAL PINES PARKWAY TO A POINT IN THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 320.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°45'08" EAST AND A CHORD DISTANCE OF 316.10 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WGV BOULEVARD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°45'17" EAST AND A CHORD DISTANCE OF 126.13 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 29°25'11" WEST LEAVING SAID RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 22.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE

BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 92.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°05'03" WEST AND A CHORD DISTANCE OF 85.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 75°14'56" WEST, A DISTANCE OF 56.66 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 60°28'57" WEST AND A CHORD DISTANCE OF 50.97 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1750.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 343.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°05'37" WEST AND A CHORD DISTANCE OF 342.92 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 73°20'32" WEST AND A CHORD DISTANCE OF 75.31 FEET TO A POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 155.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°20'38" WEST AND A CHORD DISTANCE OF 125.45 FEET TO A POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 62°37'11" WEST AND A CHORD DISTANCE OF 57.27 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 155.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 63.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 21°22'23" WEST AND A CHORD DISTANCE OF 62.65 FEET TO A POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°41'00" EAST AND A CHORD DISTANCE OF 74.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 78°23'56" EAST, A DISTANCE OF 45.33 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 56°05'04" EAST AND A CHORD DISTANCE OF 71.35 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 120.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°34'32" EAST AND A CHORD DISTANCE OF 103.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 63°25'00" EAST, A DISTANCE OF 11.20 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH

30°53'51" EAST AND A CHORD DISTANCE OF 69.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°37'18" WEST, A DISTANCE OF 50.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 24°25'58" EAST AND A CHORD DISTANCE OF 74.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°29'14" EAST, A DISTANCE OF 125.43 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°04'24" EAST AND A CHORD DISTANCE OF 79.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°39'35" EAST, A DISTANCE OF 357.48 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°25'07" WEST AND A CHORD DISTANCE OF 40.09 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°08'28" EAST AND A CHORD DISTANCE OF 101.24 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 82.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°48'33" EAST AND A CHORD DISTANCE OF 80.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°36'07" EAST, A DISTANCE OF 39.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 74.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°15'48" EAST AND A CHORD DISTANCE OF 41.83 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°26'23" EAST AND A CHORD DISTANCE OF 52.38 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 206.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 17.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°38'43" EAST AND A CHORD DISTANCE OF 17.01 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 47°28'01" WEST AND A CHORD DISTANCE OF 48.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 78°46'40" WEST, A DISTANCE OF 55.80 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 102.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF

NORTH 52°26'27" WEST AND A CHORD DISTANCE OF 90.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°39'35" WEST, A DISTANCE OF 267.31 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 70.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 117.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°33'56" EAST AND A CHORD DISTANCE OF 104.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°12'33" EAST, A DISTANCE OF 33.94 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°38'04" EAST AND A CHORD DISTANCE OF 50.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 70°03'35" EAST, A DISTANCE OF 53.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 119.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°04'46" EAST AND A CHORD DISTANCE OF 116.55 FEET TO THE POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°40'06" WEST AND A CHORD DISTANCE OF 76.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°33'20" WEST, A DISTANCE OF 64.41 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°49'23" WEST AND A CHORD DISTANCE OF 51.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'27" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°54'40" EAST AND A CHORD DISTANCE OF 99.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°53'25" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 117.25 TO THE POINT OF BEGINNING.

CONTAINING 15.25 ACRES MORE OR LESS.

PARCEL 10B

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD (A RIGHT-OF-WAY OF VARYING WIDTH) AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 410.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°42'21" WEST AND A CHORD DISTANCE OF 410.59 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 586.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°21'20" WEST AND A CHORD DISTANCE OF 574.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°53'25" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 754.02 FEET; THENCE SOUTH 04°06'35" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WGV BOULEVARD, A DISTANCE OF 100.00 FEET; THENCE SOUTH 17°02'33" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 446.35 FEET; THENCE SOUTH 00°04'59" WEST, A DISTANCE OF 257.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°04'59" WEST, A DISTANCE OF 417.78 FEET; THENCE SOUTH 39°52'09" WEST, A DISTANCE OF 19.77 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY

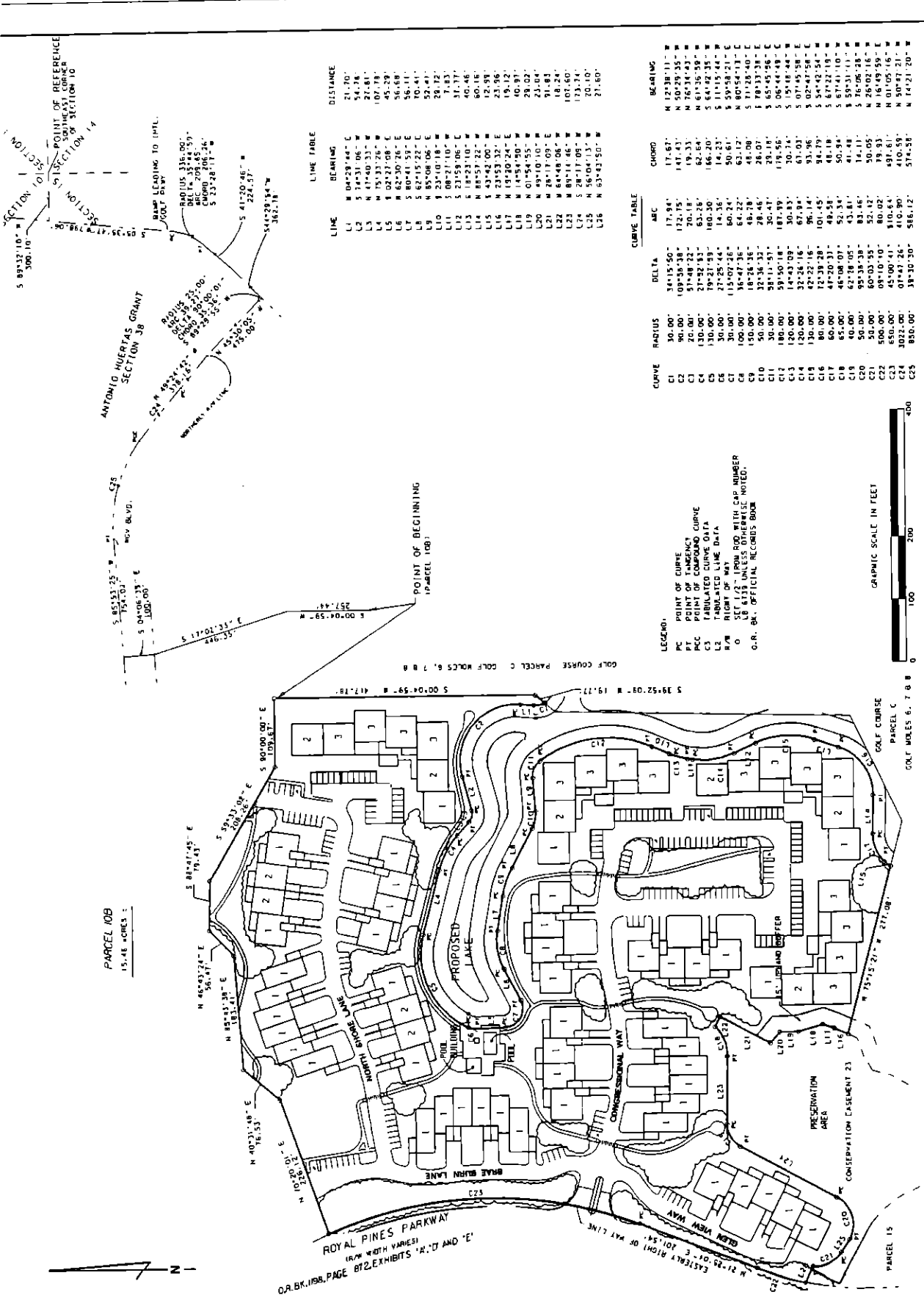
HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 17.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°38'11" WEST AND A CHORD DISTANCE OF 17.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°29'44" EAST, A DISTANCE OF 21.70 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°29'35" WEST AND A CHORD DISTANCE OF 147.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°31'06" WEST, A DISTANCE OF 54.76 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°34'43" WEST AND A CHORD DISTANCE OF 19.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°40'33" WEST, A DISTANCE OF 27.61 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 63.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°36'59" WEST AND A CHORD DISTANCE OF 62.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 75°33'26" WEST, A DISTANCE OF 107.78 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 180.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°42'35" WEST AND A CHORD DISTANCE OF 166.20 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 14.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°15'44" WEST AND A CHORD DISTANCE OF 14.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°27'08" EAST, A DISTANCE OF 45.29 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°58'21" EAST AND A CHORD DISTANCE OF 50.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°30'26" EAST, A DISTANCE OF 56.68 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°54'13" EAST AND A CHORD DISTANCE OF 63.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°41'59" EAST, A DISTANCE OF 56.11 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 48.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°28'40" EAST AND A CHORD DISTANCE OF 48.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°15'22" EAST, A DISTANCE OF 70.41 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY

ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 28.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°33'38" EAST AND A CHORD DISTANCE OF 28.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°08'06" EAST, A DISTANCE OF 52.41 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°45'56" EAST AND A CHORD DISTANCE OF 29.18 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 187.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°44'49" EAST AND A CHORD DISTANCE OF 179.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°10'18" WEST, A DISTANCE OF 29.72 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°48'44" WEST AND A CHORD DISTANCE OF 30.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°27'10" WEST, A DISTANCE OF 7.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 67.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°45'58" EAST AND A CHORD DISTANCE OF 67.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°59'06" EAST, A DISTANCE OF 37.77 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 96.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°47'58" EAST AND A CHORD DISTANCE OF 93.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 18°23'10" WEST, A DISTANCE OF 40.46 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 101.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 54°42'54" WEST AND A CHORD DISTANCE OF 94.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°57'22" WEST, A DISTANCE OF 60.16 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 49.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°22'19" WEST AND A CHORD DISTANCE OF 48.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 43°42'00" WEST, A DISTANCE OF 12.99 FEET; THENCE NORTH 75°15'21" WEST, A DISTANCE OF 277.08 FEET; THENCE NORTH 23°53'32" EAST, A DISTANCE OF 23.96 FEET; THENCE NORTH 19°20'24" EAST, A DISTANCE OF 19.12 FEET; THENCE NORTH 14°54'50" WEST, A DISTANCE OF 40.97 FEET; THENCE NORTH 01°54'55" WEST, A DISTANCE OF 29.02 FEET; THENCE NORTH 49°10'10" WEST, A DISTANCE OF 23.04 FEET; THENCE NORTH 28°17'09" EAST, A DISTANCE OF 91.83 FEET; THENCE NORTH 64°48'06" WEST, A DISTANCE OF 18.24 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN

ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°41'10" WEST AND A CHORD DISTANCE OF 50.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°14'46" WEST, A DISTANCE OF 107.60 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 43.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°31'11" WEST AND A CHORD DISTANCE OF 41.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°17'09" WEST, A DISTANCE OF 173.74 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°06'28" WEST AND A CHORD DISTANCE OF 74.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56°04'13" WEST, A DISTANCE OF 20.10 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 52.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°02'16" WEST AND A CHORD DISTANCE OF 50.05 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°43'50" WEST ALONG A LINE TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ROYAL PINES PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 27.60 FEET, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°49'59" EAST AND A CHORD DISTANCE OF 79.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°25'04" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 201.54 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 650.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 510.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 01°05'16" WEST AND A CHORD DISTANCE OF 497.61 FEET TO A POINT ON SAID CURVE; THENCE NORTH 70°20'01" EAST LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 226.12 FEET; THENCE NORTH 40°31'48" EAST, A DISTANCE OF 76.53 FEET; THENCE NORTH 85°43'38" EAST, A DISTANCE OF 183.41 FEET; THENCE NORTH 46°43'24" EAST, A DISTANCE OF 56.47 FEET; THENCE SOUTH 88°47'45" EAST, A DISTANCE OF 79.43 FEET; THENCE SOUTH 59°33'02" EAST, A DISTANCE OF 208.26 FEET; THENCE DUE EAST, A DISTANCE OF 109.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.46 ACRES MORE OR LESS.

EXHIBIT B
FINAL DEVELOPMENT PLAN MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	M 04°29'44" C	21.70'
L2	S 74°31'06" W	54.78'
L3	N 41°40'33" W	27.81'
L4	N 05°33'08" W	107.29'
L5	M 62°30'26" E	45.29'
L6	M 80°41'59" E	36.68'
L7	S 62°15'22" E	46.11'
L8	N 85°08'06" E	70.41'
L9	S 23°00'18" W	52.41'
L10	S 29°59'08" E	28.12'
L11	S 29°59'08" E	31.77'
L12	S 18°23'10" W	40.46'
L13	N 88°57'22" W	60.16'
L14	N 43°42'00" E	12.98'
L15	N 23°53'32" E	23.36'
L16	N 19°20'24" E	40.37'
L17	N 01°54'55" W	29.02'
L18	M 89°10'10" W	23.04'
L19	M 28°17'09" E	91.83'
L20	M 64°48'06" W	18.24'
L21	M 89°11'46" W	101.60'
L22	S 28°17'09" E	12.11'
L23	N 53°42'50" W	20.07'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	34°15'50"	17.98'	17.67'	M 127°38'11" W
C2	90.00'	109°38'38"	172.75'	147.43'	N 50°29'35" W
C3	20.00'	51°48'22"	20.18'	19.33'	N 76°34'43" W
C4	130.00'	27°32'53"	63.26'	62.64'	N 61°36'59" W
C5	30.00'	79°21'53"	160.30'	166.20'	S 64°42'35" W
C6	30.00'	27°25'44"	14.38'	14.38'	S 59°54'21" E
C7	30.00'	185°47'36"	64.22'	63.12'	N 80°54'13" E
C8	150.00'	18°26'35"	48.78'	48.08'	S 71°28'40" E
C9	50.00'	32°36'33"	28.46'	28.07'	S 78°33'28" E
C10	30.00'	59°50'18"	30.41'	29.10'	S 65°45'26" E
C11	180.00'	14°42'02"	80.83'	79.56'	S 08°14'48" E
C12	120.00'	22°22'16"	66.14'	63.03'	S 07°45'58" E
C13	120.00'	42°22'16"	96.14'	93.96'	S 02°47'58" E
C14	80.00'	72°38'28"	101.45'	94.79'	S 54°42'54" W
C15	60.00'	48°20'31"	49.58'	48.18'	S 67°22'19" W
C16	40.00'	46°08'01"	52.34'	50.94'	S 67°41'10" W
C17	50.00'	95°35'38"	43.81'	41.48'	S 32°08'35" W
C18	50.00'	89°10'10"	50.95'	50.05'	N 26°02'16" W
C19	650.00'	45°00'41"	110.64'	97.61'	N 01°05'16" W
C20	3022.00'	07°47'26"	410.80'	410.59'	N 50°57'21" W
C21	850.00'	38°30'30"	586.12'	574.58'	N 14°21'20" W

LEGEND:
 PC POINT OF CURVE
 PTC POINT OF TANGENCY
 PCC POINT OF COMPOUND CURVE
 CS FABRICATED CURVE DATA
 W/M W/RIGHT OF WAY
 O R.B. OFFICIAL RECORDS BOOK

SCALE: 1"=100'
 DESIGNED BY: S.HIERS
 DRAWN BY: S.HIERS
 CHECKED BY: D.SMITH

EXHIBIT B TO RESOLUTION
 FINAL DEVELOPMENT PLAN

RESIDENCES AT CORPORATE
 WORLD GOLF VILLAGE
 FOR
 ECOVENTURE WGV, L.L.D.

Bessent, Hammack and Ruckman, Inc.
 Consulting and Design Engineers - Planners - Surveyors
 1900 Corporate Square Boulevard
 Jacksonville, Florida 32216
 (904) 721-2991 Fax (904) 721-4071

BHR

DRAWING: 2 OF 2
 DATE: SEPTEMBER 30, 1998
 PROJECT NO.: 96086.03

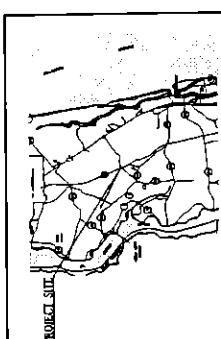
SECTION	NO.	DATE	DESCRIPTION	BY
1	1	9/29/97	REVISED SITE PLAN	S.H.
2	2	9/29/97	PER DRC COMMENTS	E.Z.

24-FEB-1997 11:57
 I:\96086\10\dps.dgn

LINE TABLE

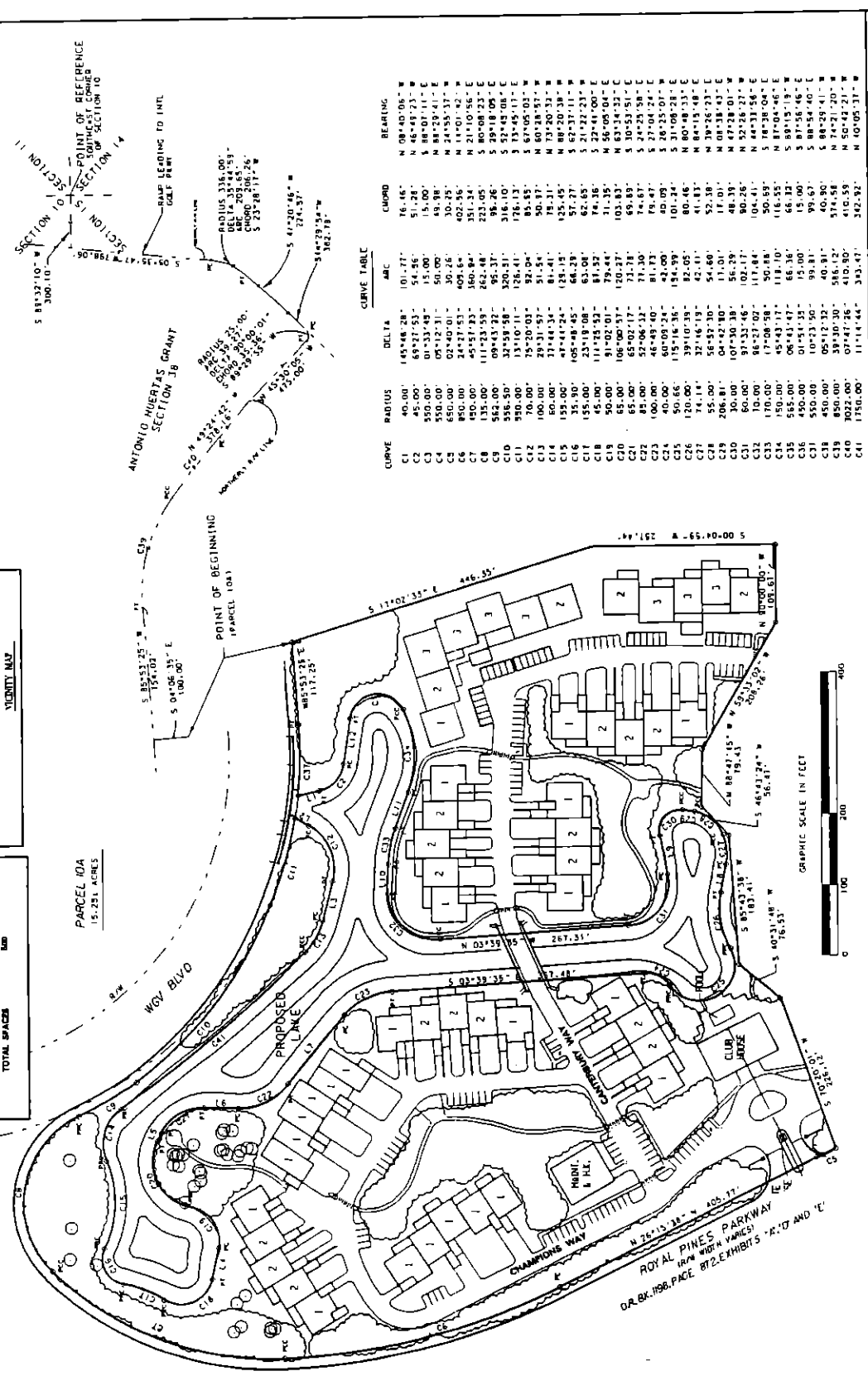
LINE	BEARING	DISTANCE
L1	N 17°05'27" W	27.24'
L2	N 88°07'11" E	27.24'
L3	N 25°14'56" W	56.66'
L4	S 76°23'56" C	45.33'
L5	S 83°25'00" E	11.20'
L6	S 01°37'18" E	50.81'
L7	S 50°29'14" E	125.97'
L8	S 88°07'11" E	27.24'
L9	S 18°44'40" W	45.80'
L10	S 87°12'33" E	33.94'
L11	S 70°03'35" E	53.91'
L12	N 81°31'20" W	64.41'

NOTES:
 1. ALL DIMENSIONS, FOOTPRINTS, ROAD ALIGNMENTS AND STAKE LOCATIONS ARE APPROPRIATE AND MAY BE MODIFIED SUBJECT TO PLANNING AND PUBLIC WORKS APPROVAL.
 2. MODIFICATIONS MAY BE MADE TO MEET OTHER PERMITTING AGENCIES REQUIREMENTS OR TO EXCEED LANDSCAPE REQUIREMENTS.



THE RESIDENCES AT CORPORATE WORLD GOLF VILLAGE

DEVELOPMENT SUMMARY	NO.
CONDOMINIUM UNITS	200
ADDITIONAL STRUCTURES	0
1 GATE HOUSE	1
1 GOLF OFFICE	1
1 POOL BUILDING	1
4 GARAGES	4
PARKING RAMPART	1
ATTACHED GARAGES	0
DETACHED GARAGES	0
OPEN PARKING SPACES	0
MANICURE SPACES	0
TOTAL SPACES	206



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD	BEARING
C1	40.00'	145°48'28"	101.77'	N 08°40'08" W
C2	45.00'	69°27'53"	54.26'	N 46°49'23" W
C3	50.00'	01°33'45"	15.00'	S 88°07'11" E
C4	50.00'	08°12'31"	45.38'	N 24°55'37" W
C5	60.00'	34°27'51"	402.56'	N 14°01'42" W
C6	80.00'	45°51'23"	351.34'	N 21°10'56" E
C7	135.00'	08°43'22"	262.48'	S 80°08'23" E
C8	562.00'	37°59'58"	320.31'	S 29°18'09" E
C9	590.00'	12°10'11"	126.41'	S 52°42'08" E
C10	100.00'	20°31'52"	30.37'	S 67°05'03" E
C11	80.00'	37°44'34"	81.41'	N 60°38'51" W
C12	155.00'	47°41'24"	125.45'	N 89°20'38" W
C13	35.90'	105°48'45"	64.23'	S 62°37'11" W
C14	155.00'	23°19'08"	63.08'	S 21°22'00" E
C15	45.00'	11°25'52"	81.52'	N 46°05'04" E
C16	85.00'	06°00'31"	120.37'	N 83°34'32" E
C17	65.00'	65°02'17"	73.78'	S 10°53'51" E
C18	85.00'	52°06'32"	71.30'	S 24°25'58" E
C19	100.00'	46°49'40"	81.73'	S 27°04'24" E
C20	40.00'	60°09'24"	42.00'	S 10°28'28" E
C21	50.66'	13°16'38"	82.05'	N 80°48'33" E
C22	74.14'	32°16'19"	42.11'	N 84°15'48" E
C23	55.00'	56°32'30"	54.60'	N 39°26'23" E
C24	206.81'	04°42'40"	11.01'	N 08°38'43" E
C25	30.00'	107°30'38"	56.29'	N 47°28'01" W
C26	60.00'	97°33'46"	102.17'	N 32°28'54" E
C27	70.00'	46°27'02"	118.48'	S 18°38'04" E
C28	150.00'	05°43'17"	118.10'	N 87°04'46" E
C29	555.00'	01°51'47"	66.32'	S 87°15'19" W
C30	450.00'	10°23'50"	15.00'	S 87°56'46" E
C31	450.00'	09°12'32"	40.91'	S 88°54'40" E
C32	850.00'	39°30'30"	416.90'	S 88°29'10" W
C33	440.00'	11°14'44"	343.47'	N 50°42'21" W
C34	1750.00'	11°14'44"	343.47'	N 10°05'31" W

RESIDENCES AT CORPORATE WORLD GOLF VILLAGE FOR ECOVENTURE WGV, LTD.

SCALE: 1" = 100'

DESIGNED BY: S.HIERS
 DRAWN BY: S.HIERS
 CHECKED BY: D.SMITH

DATE: SEPTEMBER 30, 1996

PROJECT NO.: 96088.03

1 OF 2

EXHIBIT B TO RESOLUTION FINAL DEVELOPMENT PLAN

RESIDENCES AT CORPORATE WORLD GOLF VILLAGE FOR ECOVENTURE WGV, LTD.

DATE: SEPTEMBER 30, 1996

PROJECT NO.: 96088.03

Bessent, Hammack and Ruckman, Inc.
 Consulting and Design Engineers - Planners - Surveyors
 1900 Corporate Square Boulevard
 Jacksonville, Florida 32216
 (904) 721-9901 Fax (904) 721-0171

BHR

EXHIBIT C TO THE RESOLUTION

FINAL DEVELOPMENT PLAN NARRATIVE
RESIDENCES AT CORPORATE WORLD GOLF VILLAGE
WITHIN THE
SAINT JOHNS INTERCHANGE PARCELS PUD (91-36)
AS MODIFIED BY PUD ORDINANCE 94-55

Submitted by:

ECOVENTURE WGV, LTD..

SEPTEMBER 30, 1996
REVISED JANUARY 28, 1997

Ecoventure WGV, Ltd. hereby submits, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a Final Development Plan (the "Final Development Plan") for the Residences at Corporate World Golf Village. The Final Development Plan consists of a legal description identified as Exhibit A, a one page map identified as Exhibit B to the Resolution (the "Map"), this text identified as Exhibit C to the Resolution (the "Text"), and sections of the Declaration of Covenants and Restrictions for the Saint Johns Northwest Master Association identified as Exhibit D. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to PUD Ordinance 91-36 as modified by PUD Ordinance 94-55 and Planning and Zoning Resolutions 95-034, 96-009 and 96-020. The area encompassed by this Final Development Plan is part of the area identified as "Parcel 10" on the PUD approved Master Plan (the "Master Plan"). Development of this land is consistent with the Master Plan Map and all other requirements of the DRI/PUD.

Permanent construction under this FDP may commence when the applicant has obtained the necessary local, state and federal permits, and has obtained Public Works Department approval of signed and sealed construction plans, as required. Construction may be approved in phases subject to the condition that all local, state and federal permits or approvals required for the stage of development sought to be commenced have been obtained.

8-4-1 Density of Development

The Final Development Plan Map depicts the general configuration and location of various buildings, driveways, parking areas, and amenities within the Residences at Corporate World Golf Village. The location and configuration of buildings and other facilities may be modified on the construction plans provided: 1) There is no increase in impacts versus the development approved in the FDP, and 2) the Engineering Department has approved the changes as conforming to the Paving and Drainage Ordinance and any other applicable County ordinances. Development on this ±31-acre site shall include up to 200 condominium units, together with certain ancillary and accessory recreational, retail, commercial, food and beverage, and administrative office uses (collectively, the "Residences").

The above development may be constructed in increments subject to engineering approval of construction plans.

8-4-2 Open Space

Open space for the Saint Johns project is provided in the extensive preservation areas shown on the Master Plan for the PUD. There is no open space identified within the Residences at Corporate World Golf Village.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction

Except as otherwise provided for in the DRI and PUD, all development which is to occur within the Residences at Corporate World Golf Village will comply with the spirit and intent of the Zoning Ordinance. The building setbacks, as measured from the vertical walls of the buildings

to the applicable property boundary shall be as follows: Front - 20 feet from right-of-way; rear - 10 feet from property line; side - 10 feet from property line. Accessory uses such as pumps, pools, decks, sidewalks, drives, etc., may be located within the setbacks identified above. A minimum of 10 feet shall be provided between the walls of adjacent buildings to meet fire code.

Temporary construction/sales trailers may be used within this development during the construction period. Construction trailers are to be removed no later than 30 days after the buildings or improvements are completed and approved by St. Johns County.

A unified family of signage, including project identity signs, monument signs and visitor directional signs, is planned for the World Golf Village. The maximum size of any single sign element within the unified family of signage will be eight (8) feet by four (4) feet when ground mounted. Individual sign elements not exceeding four (4) feet by four (4) feet will be mounted on poles (coordinated with the street lamps) and will not exceed 14 feet in height. There may also be entry signs at the two main entrances to this development that measure up to 16 feet in length and four (4) feet in height. Sign elements will be placed a minimum of four (4) feet from the outside edge of travel lanes. Signs may be landscaped and lighted. Traffic control signs will be shown on the construction plans. There may also be highway signs, not within the area depicted on this FDP Map, which direct patrons to the World Golf Village Complex. Locations of major signs will be determined at the time of permitting.

The height limitation within this Final Development Plan will be 65 feet.

Because the facilities within the World Golf Village are intended to function as a unified whole in meeting the needs of visitors to the World Golf Museum and World Golf Hall of Fame and the Villas, alcoholic beverages, including beer, wine, and liquor may be provided to guests staying at the Residences at Corporate World Golf Village as part of room service, at food service outlets, and beer and wine (less than 14 percent alcohol content) may be sold in sundry shops, notwithstanding the provisions of Section 7-16-13 of the St. Johns County Zoning Ordinance, so long as any such vendor otherwise complies with the requirements of Florida law regarding sale of alcoholic beverages.

8-4-4 Project Size

The Interchange PUD consists of \pm 1,947 acres. This Final Development Plan consists of \pm 31 acres.

8-4-5 Support Legal Documents for Open Space

There is no open space within the Residences at Corporate World Golf Village. The open space requirements for the Saint Johns project are satisfied within the preservation areas shown on the Master Development Plan for the PUD. The lake areas on the Residences site, however, will be subject to certain maintenance rights to be established under a document entitled Declaration of Covenants and Restrictions for Saint Johns - Northwest Master (the "Covenants"). This document has been recorded. Adequate management and maintenance is assured by the following provisions in the Covenants:

- a. Place title of common property in a form of common ownership by the residents of the PUD; e.g., a duly constituted and legally responsible community association, cooperative, etc. (Section 4.1)
- b. Appropriately limit the use of common property. (Section 4.2)
- c. Place responsibility for management and maintenance of common property. (Section 4.4)
- d. Place responsibility for enforcement of covenants. (Section 4.4)
- e. Permit the subjection of each lot to assessment for its proportionate share of maintenance costs. (Section 5.1)

The referenced sections of the Covenants are attached as Exhibit D.

8-4-6 Access

No new roads will be constructed under this FDP. The Residences will have entrances on Royal Pines Parkway.

8-4-7 Privacy

Each condominium within the FDP, shall be provided visual and acoustical privacy. Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

8-4-8 Community Facilities

- a. All utility facilities proposed for dedication to St. Johns County must be acceptable by the County as to the size, shape, location, and shown by the applicant to be of benefit to the general public.
- b. Requirements for off-street parking and loading as set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically in Sections 9-1-1 through 9-4-1 of this text.
- c. The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. The fire hydrants to be installed pursuant to this Final Development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.
- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. The signed and sealed

construction plans shall show the location and design of the storm sewer facilities serving the Property and the grading and topography of the site. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to the requirements of Ordinance 96-40 and shall facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.

- e. Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance 96-40, as amended.

9-1-1 Drainage

The Final Development Plan map depicts components of the permitted master stormwater system within and adjacent to the Residences at Corporate World Golf Village. A separate Final Development Plan has been filed for the master stormwater system.

9-1-2 Separation from Walkway and Street

Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, curbing, landscaping, earthen mounds, or other approved screening device.

9-1-3 Entrance and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

Minimum width of interior drives shall conform to the requirements in Ordinance 96-40.

9-1-5 Marking of Parking Spaces

Parking spaces shall be marked, by painted lines or curbs or other means to indicate individual spaces. Accessible parking spaces shall be designed and constructed in conformance with the Florida Accessibility Code. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lots.

9-1-6 Lighting

Adequate lighting shall be provided if off-street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

There are no off-street parking spaces for ten or more automobiles located closer than 40 feet to a lot zoned residential.

9-2 Location

The required off-street parking facilities will be provided within the areas identified on this Final Development Plan Map.

9-3-1 Off-Street Parking; Number Required

The parking requirement is as follows:

Parking Required:

200 Units at 1.5 Spaces/Unit	= 300 Spaces
60 Employees x 1 Space/2 Employees	= <u>30 Spaces</u>
TOTAL PARKING REQUIRED	330 Spaces

The number of spaces provided exceeds the requirement.

In addition to the regular parking spaces, the Florida Accessibility Code requirements are as follows:

For Accessible Spaces:

Total Parking in Lots, Garages, and Carports	= 301 to 400
Required Accessible Spaces	= 8

The number of accessible spaces provided exceeds the requirement.

9-4-1 Off-Street Loading Requirements

The off-street loading requirements specified in 9-4-1 shall be met and locations shown on the construction plans.

APPLICANT'S REPRESENTATIVE

By: Donald R. Amitz

EXHIBIT D

COVENANTS AND RESTRICTIONS

(ARTICLE IV, SECTIONS 4.1, 4.2, AND 4.4;
ARTICLE V, SECTION 5.1)

50) Rec - 201.00
Sur - 25.50

Recorded in Public Records St. Johns County, FL
Clerk# 96025823 O.R. 1185 PG 595.02:25PM 07/24/96
Recording \$201.00 Surcharge \$25.50

DECLARATION OF COVENANTS AND RESTRICTIONS

FOR

SAINT JOHNS - NORTHWEST MASTER

THIS DOCUMENT PREPARED BY
AND RETURN TO:

Jenks
→

Thomas M. Jenks, Esq.
Pappas Metcalf & Jenks, P.A.
200 West Forsyth Street
Suite 1400
Jacksonville, FL 32202-4327

shall be and become subject to this Declaration (or its assessment provisions), and shall be responsible for their pro rata share of common expenses for which assessments may be levied pursuant to the terms of Article V of the Declaration. Addition of lands to this Declaration shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be added. Developer reserves the right to supplement this Declaration to add land to the scheme of this Declaration (or its assessment provisions) pursuant to the foregoing provisions without the consent or joinder of any Owner or mortgagee of land within the Property.

Section 3.3 Withdrawal of Lands. With the consent and joinder of the Subassociations and Owners holding a majority of the votes in the Association, the Developer may, but shall have no obligation to, withdraw at any time, or from time to time, portions of the Property from the terms and effect of this Declaration. Further, no portion of the Property owned by the County, as such term is hereafter defined, shall be so withdrawn without the County's written consent, and notwithstanding any provision of this Declaration to the contrary, this right of consent shall not be amended without the County's prior written authorization. Upon the Developer's request, the consent and joinder of each and every Subassociation and Owner to such withdrawal shall not be unreasonably withheld. The withdrawal of lands as aforesaid shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be withdrawn.

ARTICLE IV
COMMON AREA RIGHTS

Section 4.1 Conveyance of Common Area. Developer agrees that all of the Common Area owned by Developer shall be conveyed or assigned to the Association within one hundred twenty (120) days after the Developer shall no longer own any Lot, Building Site, or Golf Course Parcel within the Property, or at such earlier date as the Developer may determine in its sole discretion, and the Association shall accept such conveyance or assignment.

Section 4.2 Owners' Easement of Enjoyment. Each Owner shall have a right and easement of enjoyment in and to the Common Area (for its intended purpose), which shall be appurtenant to, and shall pass with, the title to the land of such Owner, subject to the following:

- (a) The right of the owner of the Common Area, with the consent of the Developer (if different from such owner) to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility;
- (b) All provisions of this Declaration, any plat of all or any parts of the Property, governmental restrictions, including the provisions of any Planned Unit Development Ordinance ("PUD") or Development of Regional Impact Development Order ("DRI") or any environmental permit;
- (c) Reasonable rules and regulations governing use and enjoyment of the Common Area adopted by the Developer or the Association;
- (d) The rights of the Developer under Section 4.3 to add to or withdraw land from the Common Area;
- (e) Easements, restrictions, agreements and other matters of record as of the date of recordation of this Declaration or contained in this Declaration.

Section 4.3 Right of the Developer to Designate Property as Common Area or to Withdraw Property from the Common Area. Notwithstanding anything to the contrary contained in this Declaration, the Developer shall have the right, in its sole discretion, to designate land, easements, use rights and personal property owned by the Developer as Common Area, provided only that such land shall be located within the Property or contiguous to the Property (for purposes of this Section 4.3, property separated only by public or private roads, water bodies, golf courses, or open space shall be deemed contiguous). For so long as the Developer shall own any Lot, Building Site, or Golf Course Parcel, the Developer may, at any time, withdraw, or cause to be withdrawn, land from the Common Area in the Developer's sole discretion. The prior sentence notwithstanding, in the event such withdrawal of Common Area shall materially and adversely affect any Lot, Building Site, Golf Course Parcel, or materially and adversely affect access, visibility, or drainage to or from any Lot, Building Site, or Golf Course Parcel, the Developer shall not have the right to withdraw such Common Area without the consent and joinder of the Owner of the Lot, Building Site or Golf Course Parcel which is so affected. Addition of land to and withdrawal of land from the Common Area shall be evidenced by recording a Supplementary Declaration in the public records of St. Johns County, Florida, which shall specifically reference such addition or withdrawal. Withdrawal of land from the Common Area by the Developer shall terminate any and all easements and rights of use of the Owners in

such land. No land owned by the Developer shall be deemed to be Common Area unless such land is expressly referenced as such under Section 2.4 hereof, or subsequently designated as such by the Developer pursuant to Section 2.4 hereof and this Section 4.3, even if the Developer consents or acquiesces to the use of such land by the Owners. In the event any land, easements, use rights, or personal property owned by the Association shall be withdrawn from the Common Area pursuant to this Section 4.3, upon the Developer's written request, the Association shall promptly execute and deliver to the Developer any and all deeds, bills of sale, assignments or other conveyance documents as may be necessary or appropriate to effectuate the withdrawal of such Common Area.

Section 4.4 Maintenance of Common Area and Compliance with Applicable Permits. (a) The Association shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Areas and any improvements and landscaping (except utilities owned and maintained by public or private utility companies providing water, sewer, electrical, fire protection, cable television, telephone, or similar utilities to the Property, or any portion thereof) situated on the Common Areas, if any. The Association shall maintain all lakes, drainage areas, drainage easements, and control structures, and shall preserve and protect all designated conservation areas and littoral zones located within, adjacent, or in near proximity to the Property, in accordance with all permit requirements and conditions contained in applicable dredge fill, consumptive use, surface water permits, or any other applicable permits issued by the United States Army Corps of Engineers, Florida Department of Environmental Protection, St. Johns River Water Management District, and St. Johns County, Florida and all statutes, rules, regulations and requirements pertaining to surface water management, drainage and water quality promulgated by the St. Johns River Water Management District, the Florida Department of Environmental Protection, and all other local, state and federal authorities having jurisdiction. The Association shall maintain those portions of the Common Area designated by applicable permit as conservation tracts, stormwater management tracts or similar designations, in accordance with all permit requirements, rules, and regulations promulgated by all local, state and federal authorities having jurisdiction. The Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance of other surface water, or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such

maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the St. Johns River Water Management District. All maintenance obligations of the Association shall be performed as ordered by the Board of Directors of the Association, and all or any portion of the cost of such maintenance incurred by the Association pursuant to this Section 4.4, shall be a common expense of the Association to be collected and paid in the manner prescribed by this Declaration.

(b) In the event that the Association shall fail to maintain the Surface Water or Stormwater Management System located within the Property in accordance with the requirements and standards established by this Declaration, then either the St. Johns Southeast Master Association, Inc., a Florida non-profit corporation ("Southeast Master Association"), and the St. Johns Northeast Master Association, Inc., a Florida non-profit corporation ("Northeast Master Association"), shall each have the right to perform such maintenance on behalf of the Association, upon not less than fifteen (15) days prior written notice to the Association of the intent of either the Southeast Master Association or Northeast Master Association to perform such maintenance. Any and all costs and expense incurred by the Southeast Master Association or Northeast Master Association in performing maintenance on the Surface Water or Stormwater Management System located within the Property shall be immediately reimbursed by the Association to the party incurring such costs or expense.

Section 4.5 Easement for Maintenance Purposes. The Developer hereby grants to the Association, the Southeast Master Association, and the Northeast Master Association, and their respective successors, assigns, agents, and contractors, an easement in, on, over and upon those portions of the Property as may be reasonably necessary for the purpose of maintaining the Common Area, including the Surface Water or Storm Water Management System, or other portions of Property to be maintained by Association, in accordance with the requirements of this Declaration. The easement granted hereby shall not be exercised by any party in a manner which unreasonably interferes with the use, occupancy, or enjoyment of any improved portion of the Property. Further, in the event that any portion of the Property shall be damaged or altered in any way as the result of the exercise of the easement rights granted hereby, such portions of the Property shall be immediately restored to the condition that existed immediately prior to such damage or alteration by the party exercising such rights.

ARTICLE V
COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 5.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner of a Lot, Building Site or Golf Course Parcel within the Property hereby covenants, and by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual assessments, and any special assessments established and collected as hereinafter provided. All such assessments, together with interest thereon from the due date at the highest lawful rate and costs of collection thereof (including reasonable attorneys' fees), shall be a charge and continuing lien upon each Lot, Building Site, or Golf Course Parcel against which each such assessment is made, and shall also be the personal obligation of the Owner. No Owner may avoid liability for the assessments by waiver of rights to use, or by non-use of, the Common Areas or by abandonment.

Section 5.2 Purpose of Assessments.

(a) The annual assessments levied by the Association shall be used for the purposes of management and accounting fees, taxes, insurance, and utility charges relating to the Common Area, to fund the obligations of the Association set forth in Section 4.4 hereof, and for all other purposes reasonably contemplated by this Declaration, the Articles, the Bylaws, or any cost sharing or similar agreement to which the Association is or may become a party. Further, such annual assessments may be levied to fund reasonable reserves for deferred maintenance of, or non-recurring expenses related to, the Common Area including, the Surface Water or Stormwater Management System. The maintenance responsibilities of the Association payable through assessment of the Owners shall specifically include, but not be limited to, the perpetual maintenance of all retention ponds, drainage swales, and all other drainage and stormwater management improvements lying within the Property, and all other such improvements, constituting a part of the Surface Water or Stormwater Management System permitted by the St. Johns River Water Management District under Permit No. 4-109-0122 (the "Surface Water Permit") including operation, sampling, testing and maintenance of monitoring wells as required by the Surface Water Permit. Assessments collected by the Association to fund reserves shall be separately accounted for, it being the requirement of this Declaration that such funds shall be used exclusively for deferred maintenance of, or non-recurring expenses related to, the Common Area including the Surface Water or Stormwater Management System.