

1 RESOLUTION 98-36

2 A RESOLUTION BY THE BOARD OF COUNTY
3 COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
4 AUTHORIZING THE FIRST AMENDMENT TO SPECIAL
5 ASSESSMENT AGREEMENT BY AND BETWEEN ST. JOHNS
6 COUNTY, FLORIDA, THE WORLD GOLF FOUNDATION,
7 INC., FORMERLY KNOWN AS WORLD GOLF VILLAGE,
8 INC. JOHN Q. HAMMONS HOTELS TWO, L.P., BRAD
9 COUS GOLF VENTURE LTD., WORLD GOLF VILLAGE
10 PROPERTY OWNERS ASSOCIATION, INC. SJH
11 PARTNERSHIP LTD., SCRATCH GOLF COMPANY, AND
12 VISTANA WGV, LTD.; AND PROVIDING AN EFFECTIVE
13 DATE.

14 BE IT RESOLVED by the Board of County Commissioners of St.
15 Johns County, Florida, as follows;

16 Section 1. Authority for this Resolution. This resolution is
17 adopted pursuant to the provisions of Chapter 125, Part I, Florida
18 Statutes as amended and other applicable provisions of law.

19 Section 2. Findings. It is hereby found and determined that:

20 On or about July 24, 1996, St. Johns County Florida
21 (hereinafter referred to as the "County") and World Golf
22 Foundation, Inc. (formally known as World Golf Village Inc.), John
23 Q. Hammons Hotels Two, L.P., WGV Retail, General Partnership, the
24 predecessor in interest of Brad Cous Golf Venture, Ltd. and The

1 World Golf Village Property Owners Association, Inc., SJH
2 Partnership Ltd., Scratch Golf Company, and Vistana WGV, Ltd.
3 entered into that certain Special Assessment Agreement (hereinafter
4 referred to as the "Special Assessment Agreement") pertaining to
5 the St. Johns County Taxable Convention Center Revenue Bonds Series
6 1996 all as more particularly described therein. Certain
7 boundaries of parcels subject to the Special Assessment Agreement
8 are, subject to the approval hereof, to be reconfigured all as more
9 particularly described in the First Amendment to Special Assessment
10 Agreement attached hereto as Exhibit "A".

11 Section 3. Authorization of Execution and Delivery of First
12 Amendment to Special Assessment Agreement. The County
13 Administrator is hereby authorized and directed to execute and
14 deliver the First Amendment to Special Assessment Agreement in
15 substantially the form of Exhibit "A" attached hereto and by this
16 reference made a part hereof, with such omissions, insertions and
17 variations as may be necessary or desirable and approved by the
18 County Administrator prior to delivery thereof, such necessity or
19 desirability and approval by the County Administrator to be
20 conclusively be presumed by his execution thereof.

21 Section 4. Repealing Clause. All Resolutions or parts
22 thereof in conflict herewith are hereby superseded and repealed to
23 the extent of such conflict.

1 Section 5. Effective Date. This Resolution shall take effect
2 immediately upon its adoption.

3 PASSED AND ADOPTED this 10TH day of February, 1998, by
4 the Board of County Commissioners of St. Johns County, Florida.

5 Board of County Commissioners
6 of St. Johns County, Florida

7 By: Moses A. Floyd
8 Its: Chair
9 Attest: Cheryl Strickland

10 Cheryl Strickland
11 Its: Clerk



PREPARED BY AND RETURN TO:
John W. Griffin
Troutman Sanders LLP
NationsBank Plaza
600 Peachtree Street, N.E.
Atlanta, Georgia 30308

CROSS REFERENCE:
Official Records Book 1185,
Page 1907, Public Records of
St. Johns County, Florida

FIRST AMENDMENT TO SPECIAL ASSESSMENT AGREEMENT

THIS FIRST AMENDMENT TO SPECIAL ASSESSMENT AGREEMENT (this "First Amendment") is made and entered into this ____ day of _____, 1998, by and among JOHN Q. HAMMONS HOTELS TWO, L.P. ("JOH-LP"), a Delaware limited partnership, WORLD GOLF FOUNDATION, INC. ("WGF"), f/k/a World Golf Village, Inc., a Florida not-for-profit corporation, SJH PARTNERSHIP, LTD. ("SJH"), a Florida limited partnership, SCRATCH GOLF COMPANY ("Scratch"), a general partnership, VISTANA WGV, LTD. ("Vistana"), a Florida limited partnership, BRAD COUS GOLF VENTURE, LTD. ("BCV"), a Florida limited partnership, successor-in-interest to WGV Retail, General Partnership, WORLD GOLF VILLAGE PROPERTY OWNERS ASSOCIATION, INC. ("WGV Association"), a Florida not-for-profit corporation, and ST. JOHNS COUNTY, FLORIDA ("County"), a political subdivision of the State of Florida.

WHEREAS, the parties hereto, or their predecessors in interest, did enter into that certain Special Assessment Agreement (St. Johns County Taxable Convention Center Revenue Bonds Series 1996) dated July 24, 1996, recorded in Official Records Book 1185, Page 1907 of the Public Records of St. Johns County, Florida (the "Assessment

EXHIBIT A

Agreement"), which Assessment Agreement provides for, among other things, assessments to cover debt service on certain Convention Center Bonds (as defined in the Assessment Agreement); and

WHEREAS, WGF, as the owner of the WGV Land (as defined in the Assessment Agreement), and BCV, as the owner of the Retail Land (as defined in the Assessment Agreement) desire to effectuate a reconfiguration of a portion of the common boundary between the Retail Land and the WGV Land; and

WHEREAS, the parties hereto desire to amend the Assessment Agreement, consistent with the reconfiguration to be effectuated between WGF and BCV, in the manner and for the purposes more particularly set forth herein.

NOW THEREFORE, for and in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. Reconfiguration of the Retail Land. The description of the Retail Land (as defined in the Assessment Agreement) set forth as Exhibit "G" to the Assessment Agreement is hereby deleted in its entirety, and the description of the Retail Land attached hereto as Annex I is hereby substituted in lieu thereof.

2. Reconfiguration of the WGV Land. The description of the WGV Land (as defined in the Assessment Agreement) set forth as Exhibit "C" to the Assessment Agreement is hereby deleted in its entirety, and the description of the WGV Land attached hereto as Annex II is hereby substituted in lieu thereof.

3. Outstanding Assessments: Liens. The County hereby acknowledges that no Assessments (as defined in the Assessment Agreement) are currently due and payable with respect to the real property set forth in Part 3 of Annex II attached hereto, and that no lien has attached to such property to secure the payment of any overdue Assessment. County hereby further acknowledges that no Assessments are currently due and payable with respect to the real property set forth in Part 3 of Annex I attached hereto, and that no lien has attached to such property to secure the Payment of any overdue Assessment.

4. Representations and Warranties. Each party hereto represents and warrants to the other parties that the execution, delivery and performance of this First Amendment by each such party has been duly authorized by all necessary corporate, partnership or other action, and does not and will not violate the organization documents of such party and does not and will not violate or conflict with any law, order, writ, injunction, or decree of any court, administrative agency or other governmental authority applicable to such party.

5. No Other Modification. The Assessment Agreement, as previously supplemented and herein amended, remains in full force and effect in accordance with its terms, the parties hereto ratifying and confirming the same.

6. Successors and Assigns. This First Amendment shall be binding upon and inure to the benefit of the parties hereto, and their respective legal representatives, successors and assigns.

7. Controlling Law. This First Amendment shall be interpreted under and controlled by the laws of the State of Florida.

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[Next Page is Signature Page]

EXECUTED UNDER SEAL as of the day and year first above written.

WGF:

Witness

World Golf Foundation, Inc.,
a Florida not-for-profit corporation

Witness

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

JQH-LP:

Witness

John Q. Hammons Hotels Two, L.P.,
a Delaware limited partnership

Witness

By: John Q. Hammons Hotels, L.P.,
a Delaware limited partnership,
its general partner

By: John Q. Hammons Hotels, Inc.,
a Delaware corporation,
its general partner

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

[Signatures Continue on Following Page]

[Signatures Continued from Preceding Page]

SJH:

SJH Partnership, Ltd.,
a Florida limited partnership

Witness

By: SJ Memphis, Ltd.,
a Florida limited partnership,
its general partner

Witness

By: St. Johns Harbour, Inc.,
a Florida corporation,
its general partner

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

SCRATCH:

Scratch Golf Company,
a South Carolina general partnership

Witness

By: United Golf, Inc.
a South Carolina corporation,
its managing general partner

Witness

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

[Signatures Continue on Following Page]

[Signatures Continued from Preceding Page]

VISTANA:

Witness

VISTANA WGV, LTD.,
a Florida limited partnership

Witness

By: Vistana WGV Holdings, Inc., a Florida
corporation, its sole general partner

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

BCV:

Witness

Brad Cous Golf Venture, Ltd.,
a Florida limited partnership

Witness

By: W.C. BRADLEY Co., a Georgia corporation,
its general partner

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

Witness

By: Developers-Investors, Inc., a Georgia
corporation, its general partner

Witness

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

[Signatures Continue on Following Page]

[Signatures Continued From Preceding Page]

COUNTY:

Witness

Board of County Commissioners of
St. Johns County, Florida

Witness

By: _____
Name: _____
Its Chairman

Attest: _____
Name: _____
Title: _____

(SEAL)

WGV ASSOCIATION:

Witness

World Golf Village Property Owners Association,
Inc., a Florida not-for-profit corporation

Witness

By: _____
Name: _____
Title: _____

(CORPORATE SEAL)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of John Q. Hammons Hotels, Inc., a Delaware corporation, general partner of John Q. Hammons Hotels, L.P., a Delaware limited partnership, general partner of John Q. Hammons Hotels Two, L.P., a Delaware limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of World Golf Foundation, a Florida not-for-profit corporation, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of St. Johns Harbor, Inc., a Florida corporation, the general partner of SJ Memphis, Ltd., a Florida limited partnership, the general partner of SJH Partnership, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of United Golf, Inc., a South Carolina corporation, the managing general partner of Scratch Golf Company, a _____ general partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of Vistana WGV Holdings, a Florida corporation, the sole general partner of Vistana WGV Holding,s Inc., a Florida general partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF GEORGIA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of W.C. Bradley Co., a Georgia corporation, a general partner of Brad Cous Golf Venture, Ltd., a Florida limited partnership, on behalf of the corporation which is acting on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF GEORGIA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of Developers-Investors, Inc., a Georgia corporation, a general partner of Brad Cous Golf Venture, Ltd., a Florida limited partnership, on behalf of the corporation which is acting on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the Chairman of the Board of County Commissioners of St. Johns County, a political subdivision of the State of Florida. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by _____, the _____ of World Golf Village Property Owners Association, Inc., a not-for-profit Florida corporation, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____
My Commission Expires: _____
My Commission Number is: _____

ANNEX I
[RETAIL LAND]

VILLAGE RETAIL PARCEL I (REVISED)

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 726.94 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 429.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21°04'54" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 397.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 281.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°32'45" WEST AND A CHORD DISTANCE OF 275.83 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°55'05" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 481.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 347.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°33'07" EAST AND A CHORD DISTANCE OF 339.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.60 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE1R.WPD
REVISED 12-12-97

VILLAGE RETAIL PARCEL V

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 27.23 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 473.53 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 481.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 377.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°23'57" WEST AND A CHORD DISTANCE OF 367.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°55'01" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 397.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 311.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°46'52" EAST AND A CHORD DISTANCE OF 303.77 FEET TO THE END OF SAID CURVE; THENCE SOUTH 68°55'05" EAST, A DISTANCE OF 83.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE5.WPD
REVISED 12-12-97

ANNEX II
[WGV LAND]

maw\pgawgv\parcel2\amen-spe.as2

WORLD GOLF VILLAGE

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 393.35 FEET; THENCE SOUTH 65°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 153.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 69°50'38" WEST, A DISTANCE OF 200.36 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 709.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 290.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°52'08" WEST AND A CHORD DISTANCE OF 288.07 FEET TO A POINT ON SAID CURVE; THENCE NORTH 46°25'05" WEST, A DISTANCE OF 153.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 556.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 188.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°17'12" WEST AND A CHORD DISTANCE OF 187.62 FEET TO A POINT ON SAID CURVE; THENCE NORTH 23°55'05" WEST, A DISTANCE OF 75.63 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 481.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 45.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°11'15" WEST AND A CHORD DISTANCE OF 45.01 FEET TO A POINT ON SAID CURVE; THENCE NORTH 23°55'18" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 397.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 78.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°53'55" WEST AND A CHORD DISTANCE OF 78.31 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 10°26'53" EAST, A DISTANCE OF 83.50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 481.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 152.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°38'06" WEST AND A CHORD DISTANCE OF 151.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 07°43'06" WEST, A DISTANCE OF 289.50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 770.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 673.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°15'25" WEST AND A CHORD DISTANCE OF 651.85 FEET

TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°24'13" WEST AND A CHORD DISTANCE OF 23.82 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 226.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°57'14" WEST AND A CHORD DISTANCE OF 199.17 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°30'00" EAST AND A CHORD DISTANCE OF 23.83 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 770.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°43'36" WEST AND A CHORD DISTANCE OF 79.15 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°13'04" EAST, A DISTANCE OF 61.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 709.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 376.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°25'18" EAST AND A CHORD DISTANCE OF 372.14 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 318.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 180.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°47'38" EAST AND A CHORD DISTANCE OF 178.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 09°02'15" WEST, A DISTANCE OF 49.35 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 745.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 753.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°13'50" WEST AND A CHORD DISTANCE OF 722.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°14'56" WEST, A DISTANCE OF 54.69 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD (A RIGHT-OF-WAY OF VARYING WIDTHS); THENCE NORTH 44°45'04" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 45°14'56" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 54.69 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 645.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 856.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°17'54" EAST AND A CHORD DISTANCE OF 795.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°39'09" EAST, A DISTANCE OF 37.54 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 841.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 225.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°20'10" EAST AND A CHORD DISTANCE OF 224.99 FEET TO THE END OF SAID CURVE; THENCE NORTH 19°13'00" WEST, A DISTANCE OF 26.92 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 827.50 FEET; THENCE EASTERLY ALONG

THE ARC OF SAID CURVE, AN ARC DISTANCE OF 357.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°07'14" EAST AND A CHORD DISTANCE OF 354.55 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°55'28" EAST, A DISTANCE OF 70.53 FEET; THENCE NORTH 53°41'07" EAST, A DISTANCE OF 38.95 FEET; THENCE NORTH 83°22'19" EAST, A DISTANCE OF 118.04 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 103.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°03'20" EAST AND A CHORD DISTANCE OF 79.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°28'59" EAST, A DISTANCE OF 74.49 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 43.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43°10'05" EAST AND A CHORD DISTANCE OF 43.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°51'12" EAST, A DISTANCE OF 85.61 FEET; THENCE NORTH 57°24'10" EAST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 17.99 FEET; THENCE SOUTH 27°32'59" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 743.04 FEET; THENCE SOUTH 63°31'29" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.88 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°33'35" EAST AND A CHORD DISTANCE OF 38.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°58'22" EAST, A DISTANCE OF 125.40 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°39'12" EAST AND A CHORD DISTANCE OF 15.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°20'02" EAST, A DISTANCE OF 39.31 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°42'03" EAST AND A CHORD DISTANCE OF 22.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°04'04" EAST, A DISTANCE OF 49.03 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00°56'16" EAST AND A CHORD DISTANCE OF 84.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°11'32" WEST, A DISTANCE OF 10.84 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00°10'16" WEST AND A CHORD DISTANCE OF 38.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM WORLD GOLF VILLAGE PARCEL THE FOLLOWING DESCRIBED LAND:

HALL OF FAME MORTGAGE PARCEL

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 565.67 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1147.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°14'57" EAST, A DISTANCE OF 74.11 FEET; THENCE SOUTH 78°58'23" WEST, A DISTANCE OF 103.69 FEET; THENCE SOUTH 23°57'14" EAST, A DISTANCE OF 194.61 FEET; THENCE NORTH 53°07'06" EAST, A DISTANCE OF 96.78 FEET; THENCE SOUTH 43°46'25" EAST, A DISTANCE OF 97.13 FEET; THENCE SOUTH 39°20'03" WEST, A DISTANCE OF 167.60 FEET; THENCE SOUTH 86°22'41" WEST, A DISTANCE OF 119.44 FEET; THENCE NORTH 60°53'38" WEST, A DISTANCE OF 177.20 FEET; THENCE NORTH 23°57'14" WEST, A DISTANCE OF 120.05 FEET; THENCE NORTH 15°37'51" EAST, A DISTANCE OF 190.52 FEET; THENCE NORTH 56°02'47" EAST, A DISTANCE OF 92.18 FEET; THENCE NORTH 88°46'33" EAST, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT FROM WORLD GOLF VILLAGE PARCEL THE FOLLOWING DESCRIBED LAND:

VILLAGE RETAIL PARCEL I (REVISED)

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 726.94 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 429.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21°04'54" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 397.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 281.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°32'45" WEST AND A CHORD DISTANCE OF 275.83 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°55'05" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 481.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 347.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°33'07" EAST AND A CHORD DISTANCE OF 339.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.60 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE1R.WPD
REVISED 12-12-97

VILLAGE RETAIL PARCEL II (REVISED)

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF LINE INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 704.43 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 408.97 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 481.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°43'39" EAST AND A CHORD DISTANCE OF 222.03 FEET TO THE END OF SAID CURVE; THENCE SOUTH 49°36'59" WEST, A DISTANCE OF 83.50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 397.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 182.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°32'01" WEST AND A CHORD DISTANCE OF 180.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 21°04'54" EAST, A DISTANCE OF 83.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE2R.WPD
REVISED 12-12-97

VILLAGE RETAIL PARCEL IV (REVISED)

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE; A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 47.40 FEET; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 450.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68°55'05" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 397.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 183.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°39'22" EAST AND A CHORD DISTANCE OF 181.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 82°27'54" EAST, A DISTANCE OF 83.50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 481.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°51'01" WEST AND A CHORD DISTANCE OF 222.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE4R.WPD
REVISED 12-12-97

VILLAGE RETAIL PARCEL V

A PART OF SECTION 10, 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 SAID SECTION 10; 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 DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 27.23 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 473.53 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 481.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 377.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°23'57" WEST AND A CHORD DISTANCE OF 367.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°55'01" WEST, A DISTANCE OF 83.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 397.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 311.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°46'52" EAST AND A CHORD DISTANCE OF 303.77 FEET TO THE END OF SAID CURVE; THENCE SOUTH 68°55'05" EAST, A DISTANCE OF 83.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRES.WPD
REVISED 12-12-97