

1 RESOLUTION 98-37

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

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

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

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

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

1 that certain Declaration of Covenants and Restrictions for the
2 World Golf Village (hereinafter referred to as "Declaration")
3 pertaining to the development and use of certain common facilities
4 at the World Golf Village all as more particularly described
5 therein. The parties to the Declaration have determined that it is
6 in their best interests to revise and relocate the boundaries of
7 certain portions of the common areas all as more particularly
8 described in the First Amendment to Declaration of Covenants and
9 Restrictions for the World Golf Village attached hereto as Exhibit
10 "A".

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

THIS DOCUMENT 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 1597, Public Records of
St. Johns County, Florida

**FIRST AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR THE WORLD GOLF VILLAGE**

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

WHEREAS, the parties hereto, or their predecessors in interest, did enter into that certain Declaration of Covenants and Restrictions for the World Golf Village dated July 24, 1996, recorded in Official Records Book 1185, Page 1597 of the Public Records of St. Johns County, Florida (the "Declaration"), which Declaration provides for, among other

things, the operation and maintenance of certain facilities with respect to the World Golf Village Project (as defined in the Declaration), and for the creation of certain easements serving the Project; and

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

WHEREAS, the parties hereto desire to amend the Declaration, 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 Site. The description of the Retail Site (as defined in the Declaration) set forth as Exhibit "D" to the Declaration is hereby deleted in its entirety, and the description of the Retail Site attached hereto as Annex I is hereby substituted in lieu thereof. The parties acknowledge and agree that the reconfiguration

of the Retail Site will result in the addition of property to the Common Facilities (as defined in the Declaration) and will result in a withdrawal of property from the Common Facilities (as defined in the Declaration).

2. Reconfiguration of the WGV Site. The description of the WGV Site (as defined in the Declaration) set forth as Exhibit "E" to the Declaration is hereby deleted in its entirety, and the description of the WGV Site attached hereto as Annex II is hereby substituted in lieu thereof. The parties acknowledge and agree that the reconfiguration of the WGV Site will result in the addition of property to the Common Facilities (as defined in the Declaration), and will result in a withdrawal of property from the Common Facilities (as defined in the Declaration).

3. Reconfiguration of Retail Access Easement. The description of the nonexclusive access easement for the use and benefit of the owner of the Retail Site (as defined in the Declaration), which description is attached as Exhibit "G" to the Declaration, is hereby deleted in its entirety, and the description attached hereto as Annex III is hereby substituted in lieu thereof.

4. Reduction of Museum Site Parking Facilities. The parties hereto acknowledge and agree that the reconfiguration of the WGV Site set forth in Paragraph 2 above shall necessitate a reduction to a very limited extent of the number of parking

spaces within the Museum Site Parking Facilities (as defined in the Declaration). Specifically, paragraphs 2.3(d) and 7(a) of the Declaration are amended hereby to reduce the 1,176 spaces located on the Museum Site Parking Facilities to 1,087 spaces. Pursuant to Section 4.6, each party hereby consents to such reduction of parking spaces and hereby acknowledges that the condition set forth in clause (i) of Article 7(a) of the Declaration has been satisfied.

5. Supplementary Declaration. This First Amendment shall constitute a "Supplementary Declaration" for the purposes of Section 4.6 of the Declaration, effecting the withdrawal from the Common Facilities (as defined in the Declaration), as well as the addition to the Common Facilities as and to the extent caused by the reconfiguration of the Retail Site and the WGV Site. This First Amendment shall also constitute an instrument modifying the easement granted pursuant to the Declaration with respect to the Museum Site Parking Facilities (as defined in the Declaration), in full satisfaction of clause (iv) of Article 7(a) of the Declaration as such clause pertains to the modification set forth herein (provided however, the Owner of the WGV Site shall provide the evidence of title required by clause (iv) of Article 7(a) of the Declaration).

6. Representations and Warranties. Each party hereto represents and warrants to the other parties that (a) each such party is an Owner (as defined in the Declaration), (b) to the best of such party's knowledge, no default or event of default has occurred and

is continuing under the Declaration, (c) 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, (d) the execution and delivery of this First Amendment by each such party 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.

7. No Other Modification. Except as expressly modified herein, all provisions, terms and conditions of the Declaration remain and shall remain unmodified. The Declaration, as herein modified, remains in full force and effect in accordance with its terms, the parties hereto ratifying and confirming the same.

8. 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.

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

[Signatures Begin on Following Page]

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

WGF:

Witness

World Gold 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]

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)

COUNTY:

Witness

Board of County Commissioners of
St. Johns County, Florida

Witness

By: _____
Name: _____
Its Chairman

Attest: _____
Name: _____
Title: _____

(SEAL)

[Signatures Continue on Following Page]

[Signatures Continued from Preceding Page]

WGV ASSOCIATION:

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

Witness

By: _____

Witness

Name: _____

Title: _____

(CORPORATE SEAL)

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 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 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 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 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 SITE]

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.

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 III (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, A DISTANCE OF 473.64 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 520.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 217.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°57'34" EAST AND A CHORD DISTANCE OF 215.59 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°59'34" WEST, A DISTANCE OF 108.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 412.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°57'34" WEST AND A CHORD DISTANCE OF 170.85 FEET TO THE END OF SAID CURVE; THENCE NORTH 54°05'19" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE3R.WPD
REVISED 01-08-98

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.

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.

ANNEX II

[WGV SITE]

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 NORTHERLY, 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 WIDTH); 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 68°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 66°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.

VILLAGE RETAIL PARCEL III (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, A DISTANCE OF 473.64 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 520.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 217.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°57'34" EAST AND A CHORD DISTANCE OF 215.59 FEET TO THE END OF SAID CURVE; THENCE SOUTH 77°59'34" WEST, A DISTANCE OF 108.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 412.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°57'34" WEST AND A CHORD DISTANCE OF 170.85 FEET TO THE END OF SAID CURVE; THENCE NORTH 54°05'19" EAST, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES MORE OR LESS.

S:\SHARON\LEGAL\SJH\VLLGRE3R.WPD
REVISED 01-08-98

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.

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.

ANNEX III

[ACCESS EASEMENT]

VILLAGE RETAIL ACCESS EASEMENT A (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, 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 OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, 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 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; THENCE SOUTH 21°04'54" WEST, A DISTANCE OF 83.55 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 31.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°55'06" WEST AND A CHORD DISTANCE OF 31.00 FEET TO A POINT ON SAID CURVE; THENCE NORTH 21°04'54" EAST, A DISTANCE OF 312.12 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HOTEL AND RETAIL ACCESS EASEMENT, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 662.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 15.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°35'20" EAST AND A CHORD DISTANCE OF 15.50 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 709.50 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 68°17'32" EAST AND A CHORD DISTANCE OF 15.50 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 21°04'54" WEST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES MORE OR LESS.

VILLAGE RETAIL ACCESS EASEMENT B (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, 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 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 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; THENCE NORTH 68°55'05" 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 31.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°04'55" EAST AND A CHORD DISTANCE OF 31.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 68°55'05" EAST, A DISTANCE OF 108.06 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 505.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 254.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°55'34" EAST AND A CHORD DISTANCE OF 251.40 FEET TO A POINT ON SAID CURVE; THENCE NORTH 81°53'16" EAST, A DISTANCE OF 78.02 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 583.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 133.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°52'05" WEST AND A CHORD DISTANCE OF 133.67 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 66°04'54" WEST, A DISTANCE OF 63.02 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 520.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°55'06" WEST AND A CHORD DISTANCE OF 30.00 FEET TO A POINT ON SAID CURVE; THENCE NORTH 66°04'54" EAST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE HOTEL AND RETAIL ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1597, EXHIBIT F OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 189.06 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 709.50 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.00

FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°55'06" EAST AND A CHORD DISTANCE OF 30.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 66°04'54" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.03 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 607.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 164.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°44'31" EAST AND A CHORD DISTANCE OF 164.09 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 81°53'16" WEST, A DISTANCE OF 78.02 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 529.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 273.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°58'22" WEST AND A CHORD DISTANCE OF 270.28 FEET TO A POINT ON SAID CURVE; THENCE NORTH 68°55'05" WEST, A DISTANCE OF 48.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.49 ACRES MORE OR LESS.

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REVISED 01-06-98