

RESOLUTION NO. 2006- 190

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS OF A MEMORANDUM OF UNDERSTANDING BETWEEN ST. JOHNS COUNTY, FLORIDA AND JEA REGARDING WATER AND SEWER SERVICE PROVISION, ASSOCIATED SERVICE AREAS AND RELATED ISSUES, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY.

WHEREAS, JEA and the County have entered various agreements, including a Wholesale Water and Wastewater Utility Services Agreement, as amended, and an Interlocal Agreement, as amended, to address numerous matters concerning water and wastewater services to the northern part of the County; and

WHEREAS, the staffs of the parties are in the process of preparing a Consolidated, Amended and Restated Interlocal Agreement intended to simplify, streamline and put into one document the various promises, terms and conditions of the existing outstanding contracts and agreements between the parties; and

WHEREAS, the process of preparing the Consolidated, Amended and Restated Interlocal Agreement has proven to be a lengthy and complex process; and

WHEREAS, there are in the interim various service matters which need to be addressed prior to completion of the revised Interlocal Agreement, including but not limited to the sewer service for a restaurant known as Barbara Jean's Restaurant; adjustment of the boundaries of the respective service areas for JEA and the County in order to provide service for the developments of regional impact coming online in the immediate and foreseeable future, including the Twin Creeks and Silverleaf Plantation DRIs; and

WHEREAS, development and construction of the Nocatee project has commenced, and there is a need to provide, in the near future, water services to permit construction to proceed, and this will be facilitated by relocation of a meter along the U.S. 1 Corridor right of way; and

WHEREAS, there are certain adjustments to the Interlocal language which will be necessary to formally accomplish the foregoing, but in the interim, the parties wish to allow the above and other related matters to proceed while the language changes are completed; and

WHEREAS, the staffs of both the County and JEA have collectively worked on a Memorandum of Understanding, which address those above-noted interim service matters; and

WHEREAS, St. Johns County has reviewed the terms, and conditions of the above-referenced Memorandum of Understanding (attached hereto, and incorporated herein); and

WHEREAS, St. Johns County has determined that accepting the terms, and conditions of the Memorandum of Understanding, and entering into said Memorandum of Understanding will serve the interests of St. Johns County.

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

Section 1. The above Recitals are hereby incorporated into the body of this Resolution, and are adopted as Findings of Fact.

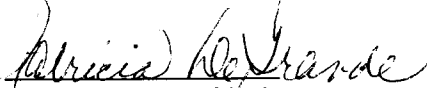
Section 2. The Board of County Commissioners hereby approves the terms and conditions of a Memorandum of Understanding between JEA and St. Johns County, Florida, and authorizes the County Administrator to execute the Memorandum of Understanding on behalf of the County. To the extent that there are scrivener's/typographical errors noted within the above-noted Memorandum of Understanding, the Memorandum of Understanding may be revised, in order to correct such errors, without the necessity of further action by the Board.

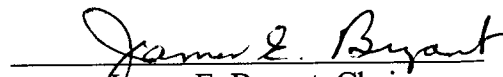
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 13th day of June, 2006.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

Attest: Cheryl Strickland, Clerk

By:


Deputy Clerk


James E. Bryant, Chairman

MEMORANDUM OF UNDERSTANDING

Come now the undersigned staff members of JEA and St. Johns County, and enter this Memorandum of Understanding to address the subjects stated below. It is the intent of the respective staffs of JEA and the County to obtain whatever formal approvals, if any, that may be necessary from their respective Boards in order to implement the terms herein stated.

RECITALS

Whereas, JEA and the County have entered various agreements, including a wholesale Water and Wastewater Utility Services Agreement, as amended, and an Interlocal Agreement, as amended, to address numerous matters concerning water and wastewater services to the northern part of the County; and

Whereas, the staffs of the parties are in the process of preparing a Consolidated, Amended and Restated Interlocal Agreement intended to simplify, streamline and put into one document the various promises, terms and conditions of the existing outstanding contracts and agreements between the parties; and

Whereas, the process of preparing the Consolidated, Amended and Restated Interlocal Agreement has proven to be a lengthy and complex process; and

Whereas, there are in the interim various service matters which need to be addressed prior to completion of the revised Interlocal Agreement, including but not limited to the sewer service for a restaurant known as Barbara Jean's Restaurant; adjustment of the boundaries of the respective service areas for JEA and the County in order to provide service for developments of regional impact coming online in the immediate and foreseeable future, including the Twin Creeks and Silverleaf Plantation DRIs; and

Whereas, development and construction of the Nocatee project has commenced, and there is a need to provide, in the near future, water services to permit construction to proceed, and this will be facilitated by relocation of a meter along the U.S. 1 Corridor right of way; and

Whereas, there are certain adjustments to the Interlocal language which will be necessary to formally accomplish the foregoing, but in the interim, the parties wish to allow the above and other related matters to proceed while the language changes are completed;

Now, therefore, the staff of JEA and the County agree as follows:

1. JEA staff and St. Johns County staff agree that the proposed realignment of the JEA service area boundaries as stated herein are in the best interest of the utilities and their customers. The realignment will result in a lower net capital cost for provision of service to each utility's customers due to the relative proximity of JEA and County treatment facilities and major transmission facilities to the DRIs impacted by the realignment (Silverleaf Plantation and Twin Creeks). JEA and the County each would provide partial service to Silverleaf Plantation and Twin Creeks. The boundary changes will allow the County to be the primary service provider for the Silverleaf Plantation DRI, except for 4 small isolated parcels in close proximity to areas currently served by JEA. Those latter 4 parcels would continue to be served by JEA under the modification. The modification also would increase significantly the portion of the Twin Creeks DRI to be served by JEA, so that JEA would serve all of the Twin Creeks DRI located above the existing alignment of County Road 210 ("CR 210"). Accordingly, the service area boundaries of the Interlocal Agreement, as amended, are intended to be modified, and upon approval or ratification by the Board of County Commissioners and the JEA Board, they shall be modified, so as to be as they appear on

the attached colored map ("Exhibit I"). The areas on the attached map which are marked in green will be transferred from the County's "Revised Service Territory" to JEA's "Revised Service Territory", as those terms are described in the Interlocal Agreement as amended. The area marked in magenta will be transferred from JEA's "Revised Service Territory" to the County's "Revised Service Territory."

2. The County will transfer ownership of the water and sewer mains located in the U.S. 1 Corridor right-of-way between the Duval County and St. Johns County county line and the existing intersection of U.S. 1 and County Road 210 West back to JEA (approximately 11,700 linear feet each of water and sewer main). In addition, any existing County customers served by direct connections to these mains will be transferred to JEA. In exchange, JEA will credit the value of these mains [\$2,246,712.00] against the future unit connection fees to be paid by the County to JEA, as defined in the above agreements. This credit will be reduced due to the impact of the provisions in Paragraph 4, below. See attached Exhibit II for calculations.

3. The Water Master Meter utilized for charging the County for wholesale water service shall be relocated from its current location on U.S. 1 just north of the County line to a new location on U.S. 1 just north of the current alignment of County Road 210 West, as indicated in black pen markings on the attached colored map, "Exhibit I", at JEA's expense.

4. It is estimated that the Revised Service Territory boundary changes (see paragraph 1 above) will result in a net transfer of 377 ERCs (Equivalent Residential Connections) from JEA's service area to the County's service area. Utilizing a valuation of \$2,150.00 per ERC, this will reduce the unit connection fee credit described in paragraph 2 above by \$724,550.00. See the attached chart, Exhibit III, reflecting these ERC counts.

5. In exchange for JEA agreeing to amend the JEA/County Wholesale Water and Wastewater Utility Services Agreement, as amended, in order to increase JEA's wholesale water service commitment to the County from 1,500,000 gallons per day (1.5 MGD) to 2,250,000 gallons per day (2.25 MGD), the Interlocal Agreement will be amended to allow JEA to construct and operate up to 3 wells in the River Town DRI service area, as approved by the St. Johns River Water Management District in the Consumptive Use Permit (CUP) transferred to JEA with the acquisition of St. Joe's Utilities by JEA. JEA will agree to limit the water withdrawn from these wells to the levels authorized in the CUP, with an average daily flow (ADF) withdrawal of 0.75 MGD by the year 2012, and 1.5 MGD by the year 2022.

6. JEA also agrees to amend the wholesale sewer service capacity it provides to the County under the terms of the Consolidated, Amended and Restated Interlocal Agreement to 2.25 MGD (2,250,000 gallons per day), and it will agree to the installation for the County at the County's expense of a Wholesale Service Master Sewer Meter in order to meter the County's wholesale sewer service at the planned JEA Twin Creeks Master Pump Station site.

7. In addition, JEA will take over service of all existing accounts north of the new Water Master Meter along the U.S. 1 Corridor right of way served by the existing water main in the U.S. 1 Corridor purchased by JEA (see paragraph 3 above).

8. The attached legal description ("Exhibit IV") describes the Revised Service Territories of JEA and the County.

9. JEA hereby agrees that Intercoastal Utility may provide sewage service to Barbara Jean's Restaurant, and that Intercoastal may take whatever steps are necessary to apply for the right to provide such service, irrespective of the existing territorial boundaries and locations stated in the Interlocal Agreement, as amended.

10. The respective staffs of JEA and the County intend and agree that the foregoing matters shall be presented, to the extent which may be legally necessary, to their respective boards for ratification and approval, in order that the Silver Leaf Plantation and Twin Creeks DRI developments may proceed expeditiously and in due course, and that the needs of Nocatee and other commercial and residential developments in the northern portion of the County may be timely and expeditiously served.

In witness whereof, the President and CEO of JEA and the County Administrator have affixed their respective signatures below.

JEA

St. Johns County

By _____
Jim Dickenson, President and CEO, JEA

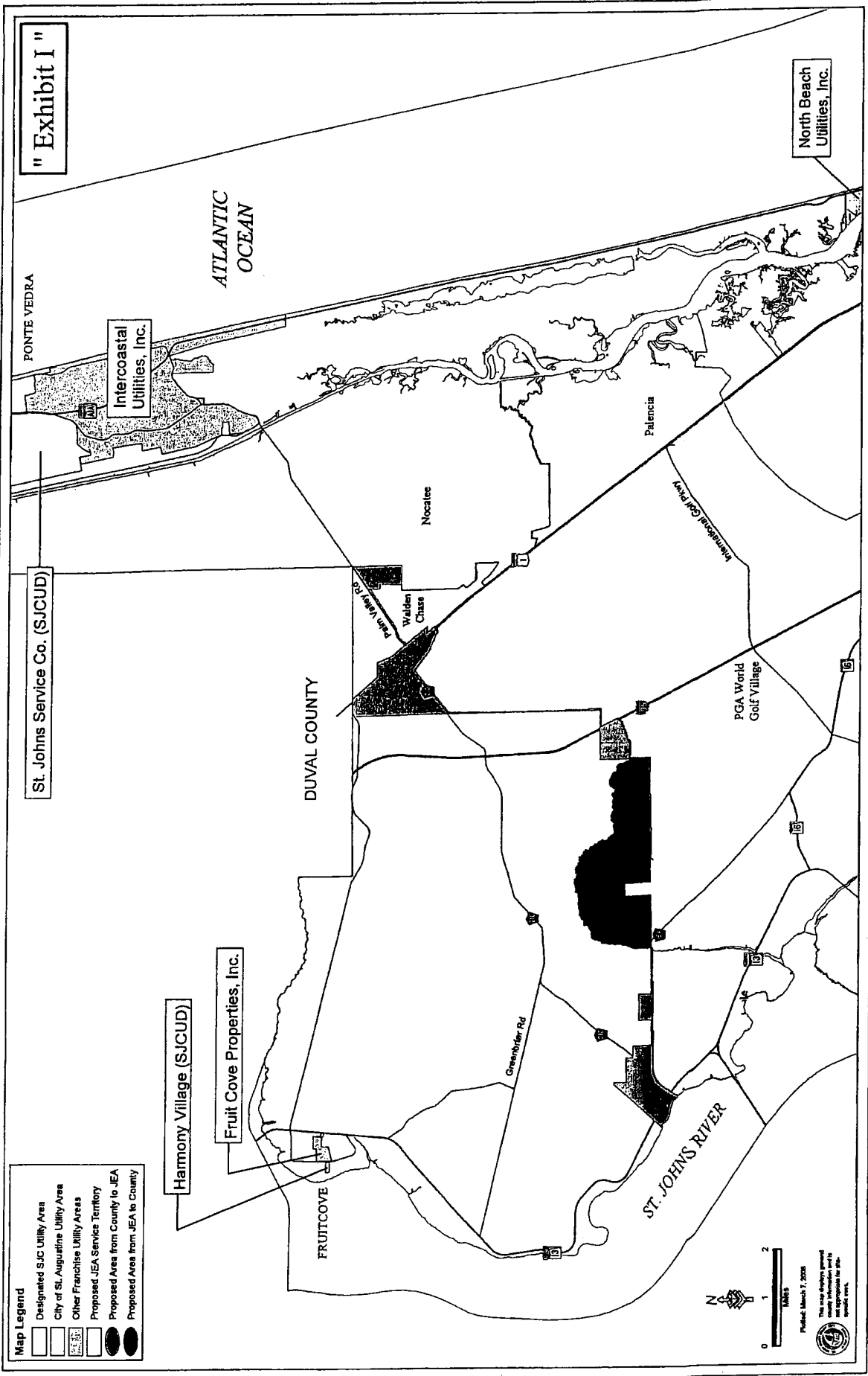
By _____
Ben Adams, County Administrator

Form approved:

Assistant General Counsel

EXHIBIT 1

" Exhibit I "



- Map Legend**
- ☐ Designated SJC Utility Area
 - ☐ City of St. Augustine Utility Area
 - ☐ Other Franchise Utility Area
 - ▨ Proposed JEA Service Territory
 - Proposed Area from County to JEA
 - Proposed Area from JEA to County

0 1 2
MILES

Published March 7, 2008
This map depicts general
utility information and is
not intended for use
as a legal document.

EXHIBIT I

EXHIBIT 2

Valuation of Main to be transferred to JEA
Actual Main Cost Basis

Establish Unit Cost

Assumed relative cost by main size (WM and FM costs assumed to be same for same size main)

20 inch cost 120% of 16 inch cost
16 inch cost 120% of 12 inch cost
12 inch cost 80% of 16 inch cost
12 inch cost 120% of 8 inch cost
8 inch cost 80% of 12 inch cost
8 inch cost 64% of 16 inch cost

Calculate unit costs

X = 16 in cost per LF

$$1.2X(14,400) + X(75,000) + 0.8X(7,220) = 0.64(7,220) = \$9,197,950$$

X = \$89.58 per LF

20 in \$107.50 per LF
16 in \$89.58 per LF
12 in \$71.66 per LF
8 in \$57.33 per LF

Value of Mains to be Transferred to JEA

WM	20 in	11,400 LF	\$107.50 per LF	\$1,225,500
FM	16 in	11,400 LF	\$89.58 per LF	\$1,021,212
Total Value of Mains				\$2,246,712

Basis of Valuation of WM and FM to be transferred to JEA

Main Segments - Size and Length

Racetrack Road to Ray Road

Water Main	20 in	14,400 LF
Force Main	16 in	14,400 LF

Ray Road to International Golf Parkway

Water Main	16 in	30,300 LF
Force Main	16 in	30,300 LF

International Golf Parkway to Stokes Landing

Water Main	12 in	7,220 LF
Force Main	8 in	7,220 LF

Total Main Lengths WM and FM

Water Main Totals

20 in	14,400 LF
16 in	30,300 LF
12 in	7,220 LF
Total WM	51,920 LF

Main Total LF by Size

20 in	14,400 LF
16 in	75,000 LF
12 in	7,220 LF
8 in	7,220 LF

Force Main Totals

16 in	44,700 LF
12 in	7,220 LF
Total FM	51,920 LF

Main to be Transferred to JEA

WM	20 in	11,400 LF
FM	16 in	11,400 LF

SJC Wholesale ERC Valuation Basis

Cost of Mains	\$9,197,950.00	
Wholesale Volume	1,500,000 GPD	
ERC Flow	350 GPD	
Wholesale ERCs	4,286	1,500,000 GPD/350 GPD/ERC
Value of ERC	\$2,146	\$9,197,950/4,286/ERC
SAY	\$2,150	

Value of ERCs to be Transferred to SJCUD

377 ERCS	\$2,150 per ERC
Value of ERCs	\$724,550

SJC Wholesale ERC Valuation Basis

Cost of Mains	\$9,197,950.00	
Wholesale Volume	2,250,000 GPD	
ERC Flow	350 GPD	
Wholesale ERCs	6,248	1,500,000 GPD/350 GPD/ERC
Value of ERC	\$1,438	\$9,197,950/4,286/ERC
SAY	\$1,440	

Value of ERCs to be Transferred to SJCUD

377 ERCS	\$1,440 per ERC
Value of ERCs	\$542,201

EXHIBIT 3

**SERVICE AREA RE-ALIGNMENT
JEA - ST. JOHNS COUNTY
NET EQUIVALENT RESIDENTIAL CONNECTIONS (ERC)**

LAND USE	DEVELOPMENT*						NET UNITS	CONVERTED UNIT TERMS	FLOW/UNIT (GPD)**	FLOW (GPD)	ERC***
	Silver Leaf - JEA	Silver Leaf - JEA Retains	Silver Leaf - County to JEA	Silver Leaf - Final - JEA to County	Twin Creek - County to JEA	Bayard Raceway - County to JEA					
Single Family	2,131	0	317	1,814	0	30	1,784	ERC	624,400	1,784	
Multi-Family	1,404	580	0	824	1,697	359	(1,232)	ERC	(369,600)	(1,056)	
Retail Commercial	154,251	71,259	0	82,992	438,150	225,000	(580,158)	SF	(87,024)	(249)	
Office	0	0	0	0	270,000	48,000	(318,000)	SF	(47,700)	(136)	
Light Industrial	92,091	92,091	0	0	2,000,000	0	(2,000,000)	SF	(200,000)	(571)	
School- Elementary	1,500	0	0	1,500	0	0	1,500	Students	30,000	86	
School - Middle	1,000	0	0	1,000	0	0	1,000	Students	25,000	71	
Junior College	0	0	0	0	0	0	0	Students	0	0	
Recreation	178	0	0	178	0	0	178	Acres	178,000	509	
Near Future Accounts	0	0	0	0	0	0	(10)	ERC	(3,500)	(10)	
Existing Accounts	0	0	0	0	0	0	(50)	ERC	(17,500)	(50)	
									Net Total:	377	

* As Provided by Developer/Developer Representative

** Per Developer/Developer Representative/St. Johns County Utility Standards and most commonly applied land use factors

*** ERC - Flow divided by 350 GPD

GPD - Gallons Per Day

EXHIBIT 4

INCLUDE:

THOSE LANDS IN THE EAST ½ OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA LYING SOUTH OF PALM VALLEY ROAD (ALSO COUNTY ROAD 210 WEST) AND BOUNDED ON THE WEST BY THE FOLLOWING LINE:

FOR A POINT OF BEGINNING, START AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 948, PAGE 747 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH 00°35'03" WEST A DISTANCE OF 1251.02 FEET; THENCE SOUTH 87°51'25" EAST A DISTANCE OF 500.09 FEET; THENCE SOUTH 00°44'34" WEST A DISTANCE OF 2422.25 FEET TO THE SOUTH LINE OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 28 EAST AND THE POINT OF ENDING.

EXCLUDE:

THOSE LANDS IN SECTIONS 31 AND 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA, LYING SOUTH OF THE RUN OF TROUT CREEK BRANCH.

EXCLUDE:

THOSE LANDS IN THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA, LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTHEAST LINE OF COUNTY ROAD 210 AND BOUNDED ON THE WEST BY US HIGHWAY 1 AND BOUNDED ON THE EAST BY OLD DIXIE HIGHWAY

EXCLUDE:

THE ST. JOHNS SERVICE COMPANY (NOW ST. JOHNS COUNTY UTILITIES) SERVICE TERRITORY AS DESCRIBED ON EXHIBIT C ATTACHED.

Exhibit C

All of Government Lots 3, 4, 14, and 13, Section 16, all of Government Lots 3, 4, 9, 10, 11, and 12, and a part of Government Lots 1, 2, 5, 7, and 8, Section 17; a part of Section 19; all of Government Lots 1, 2, 3, 6, and 7 and a part of Government Lots 4, 5, and 8, Section 20; all of Government Lots 3, 4, and 5 and part of Government Lot 11, Section 21; a part of Government Lots 8, and 9, Section 27; and all of Government Lot 1, 2, and 3 and a part of Government Lot 4, Section 28; a part of Government Lots 4 and 9, Section 34; a part of the Lewis Mattair Grant, Section 39; a part of the Heirs of Thomas Fitch Grant, Section 40; a part of the Francis X. Sanchez Grant, Section 41; a part of the Sebastian Espinosa Grant, Section 42; a part of the Nicholas Sanchez Grant, Section 46; a part of the Sanchez or Hill Grant, Section 47; all of the Sanchez, Hill, or Fitch Grant, Section 48; all of the Christina Hill or Fitch Grant, Section 50; a part of the Christina Hill or Fitch Grant, Section 51; a part of the Hill, Fitch, or Sanchez Grant, Section 52; and a part of the William Hart Grant, Section 55; all in Township 3 South, Range 29 East, St. Johns County, Florida; together with a part of Government Lot 2 of Section 3; a part of Government Lot 1, Section 4; a part of the Heirs of Thomas Fitch Grant, Section 38; a part of the Heirs of Espinosa Grant, Section 39 and a part of the Christina Hill Grant, Section 70; all in Township 4 South, Range 29 East, St. Johns County, Florida; more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of aforementioned Government Lot 14, Section 16, Township 3 South, Range 29 East, thence run Southerly along the Easterly line of said Government Lot 14 and along the Easterly line of Government Lots 3 and 5 of aforesaid Section 21, a distance of 3960 feet, more or less to the south line of said Government Lot 5; thence run Westerly along the Southerly line of aforesaid Government Lot 5, Section 21, a distance of 1740 feet, more or less to the North Easterly line of Section 40; thence run Southeasterly along the Northeasterly line of aforesaid Section 40, a distance of 1500 feet, more or less to the Northerly line of Government Lot 11, Section 21; thence run Easterly along the Northerly line of aforesaid Government Lot 11, Section 21, a distance of 2360 feet, more or less to the East line of Government Lot 11; thence run Southerly along the Easterly line of said Government Lot 11, Section 21; a distance of 1320 feet, more or less to the North line of Government Lot 1, Section 28; thence run Easterly along the Northerly line of aforesaid Government Lot 1, Section 28; a distance of 1328.12 feet to the Northeasterly corner of said Government Lot 1, Section 28; thence run Southerly along the Easterly line of said Section 28, a distance of 2638.82 feet to a point in the centerline of Sun Valley Drive, as platted by Sun Valley, as recorded in Map Book 6, Page 11 of the public records of said County; thence run due South, a distance of 30 feet; thence run South $2^{\circ}42'15''$ East, a distance of 822.22 feet; thence run due West a distance of 300 feet; thence run South $2^{\circ}42'15''$ East, a distance of 500 feet; thence run due East along the Southerly line of a 60 foot right of way known as Mosquito Control Road and its Westerly projection a distance of 1472.67 feet; thence run South $2^{\circ}48'00''$ East along the Westerly right of way line of a State Road known as Ponte Vedra By-Pass Road (as now established as a 200 foot right of way) State Road No. A-1-A and/or State Road No. 203, a distance of 983.53 feet to an angle point in said right of way; thence continue Southerly and Southwesterly along said Westerly right of way line of Ponte Vedra By-Pass Road a distance of 5300 feet more or less to the Westerly right of way line of Palm Valley Road, State Road No. 210; thence run Southwesterly along said Westerly right of way line of Palm Valley Road a distance of 3000 feet more or less, thence run South $88^{\circ}43'$ West a distance of 265.00 feet more or less; thence run South $01^{\circ}51'55''$ East a distance of 100.00 feet; thence run South $88^{\circ}43'$ West a distance of 1756 feet more or less to the southeasterly line of said Section 39; thence continue along the southeasterly line of Section 39 a distance of 1700 feet more or less to the northeast corner of Lot 39 of Palm Valley Gardens Unit Six; thence South $77^{\circ}54'49''$ West, along said northerly line of Lot 39, a distance of 300 feet more or less to the southeast corner of Lot 40 of said Palm Valley Gardens Unit Six; thence North $12^{\circ}10'09''$ West along the easterly line of said Palm Valley Gardens Unit Six, a distance of 1200.68 feet more or less to the northeast corner of Palm Valley Gardens Unit 6; thence run Southwesterly along the Northerly line of said Palm Valley Gardens Unit 6, a distance of 1512 feet more or less to the Easterly line of Palm Valley Gardens Unit 3, Map Book 5, Page 66; thence run Northwesterly along the Easterly line of Palm Valley Gardens Unit 3, as recorded in Map Book 5, Page 66 of said public records, a distance of 3657.06 feet more or less to the Southeast corner of Palm Valley Gardens Unit 4, Map Book 5, Page 71; thence continue Northwesterly along the Easterly line of Palm Valley Gardens Unit 4, as recorded in Map Book 5, Page 71 of said public records, a distance of 7048.06 feet, more or less to the Northeast corner of Palm Valley Gardens Unit 4; thence run Westerly along the Northerly line of said Palm Valley Gardens Unit 4, a distance of 323 feet, more or less to the Southeast corner of Big Cypress Subdivision Map Book 5, Page 74; thence run Northwesterly along the Northeasterly line of Big Cypress Subdivision, as recorded in Map Book 5, Page 74 of said public records, a

distance of 2605.01 feet, more or less to the Northeast corner of said Subdivision; thence run Southwesterly along the Northwesterly line of said Big Cypress Subdivision, a distance of 860 feet, more or less to the Easterly right of way line of the Intra-coastal Waterway; thence run Northwesterly along the Northeasterly line of the 500 foot right of way of the Intracoastal Waterway, a distance of 6738 feet, more or less to the Northeasterly line of Section 39; thence run Southeasterly along the Northeasterly line of aforementioned Section 39, a distance of 100 feet, more or less to the Northeast corner of Section 39; thence run Southwesterly along the South-easterly line of Section 39, a distance of 92 feet, more or less, to the corner common to Sections 18, 19, and 39 of Township 3 South, Range 29 East; thence run Easterly along the Northerly line of said Section 19, a distance of 203 feet, more or less, to the corner common to Sections 17, 18, 19, and 20 of said Township and Range; thence run Easterly along the Northerly line of Government Lot 4, Section 20, a distance of 1120 feet more or less to the Westerly line of Government Lot 10, Section 17; thence run Northeasterly along the U. S. Government Land Office meander line of 1850 feet, the same being the Westerly line of Government Lots 4, 9, and 10 of aforesaid Section 17, a distance of 2880 feet to an angle point in said meander line; thence run Northwesterly continuing along said meander line the same being the Westerly line of Government Lots 3 and 4 of said Section 17, a distance of 2240 feet, more or less to the Southerly line of Section 55; thence run Northerly continuing along said meander line (the same being the Westerly line of aforesaid Section 55) a distance of 300 feet, more or less to the Northerly boundary of St. Johns County, Florida; thence run Easterly along the Northerly boundary of St. Johns County, Florida a distance of 7650 feet, more or less to the North-east corner of Government Lot 3, Section 16; thence run Southerly along the Easterly line of aforesaid Government Lot 3, Section 16, a distance of 1320 feet, more or less to the Southeast corner of Government Lot 3; thence run Westerly along the Southerly boundary of said Government Lot 3, a distance of 1520 feet, more or less to the Southwest corner thereof; thence run Westerly along the Southerly line of Government Lot 4 of said Section 16, a distance of 1317.02 feet, more or less to the Southwest corner thereof; thence Northerly along the Easterly line of the lands as monumented and platted in the Pine Crest Estates, as recorded in Map Book 3, Page 144 of said public records, a distance of 105 feet, more or less to the Northeast corner of said Pine Crest Estates; thence run Westerly along the Northerly line of said Pine Crest Estates, a distance of 2.5 feet, more or less, to a point in the Easterly boundary of aforesaid Government Lot 1, Section 17; thence continue Westerly along said Northerly boundary of Pine Crest Estates, a distance of 1318.07 feet to the Northwest corner of said Pine Crest Estates; thence run Southerly along the Westerly line of said Pine Crest Estates, a distance of 2658.05 feet; thence run Easterly along the Southerly line of said Pine Crest Estates and the Easterly prolongation thereof, a distance of 1370 feet, more or less, to a point in the Easterly line of aforesaid Government Lot 7, Section 17; thence run Southerly along the Easterly line of said Government Lot 7, a distance of 60 feet, more or less to the Northwest corner of Government Lot 13, Section 16; thence run Easterly along the Northerly line of aforesaid Government Lots 13 and 14, a distance of 2640 feet, more or less, to the Point of Beginning.

Solano Woods

A portion of Government Lot 8, Section 21, Township 3 South, Range 29 East, St. Johns County Florida, more particularly described as follows:

For a Point of Beginning commence at the Northeast corner of the aforementioned Government Lot 8, Section 21, Township 3 South, Range 29 East, thence run South $88^{\circ}36'36''$ West a distance of 1157.27 feet; thence run South $01^{\circ}23'24''$ East a distance of 1265.00 feet; thence run North $88^{\circ}36'36''$ East a distance of 505.00 feet; thence run North $01^{\circ}23'24''$ West a distance of 300.00 feet; thence run North $88^{\circ}36'36''$ East a distance of 200.00 feet; thence run South $01^{\circ}23'24''$ East a distance of 160.00 feet; thence run North $88^{\circ}36'36''$ East a distance of 300.00 feet; thence run South $01^{\circ}23'24''$ East a distance of 140.00 feet; thence run North $88^{\circ}36'36''$ East a distance of 100.00 feet thence run North $01^{\circ}23'24''$ West a distance of 325.00 feet; thence run North $88^{\circ}36'36''$ East a distance of 52.15 feet to the Westerly right of way line of Ponce DeLeon Boulevard (A-1-A Bypass); thence continue along the aforementioned westerly right of way-line of Ponce DeLeon Boulevard (A-1-A Bypass) a distance of 940.00 feet to the point of beginning.

DeLeon Shores Unit Five & Six

The easterly $\frac{1}{4}$ of Government Lot 15, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida and a portion of Government Lots 9 and 10, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning commence at the Southeast corner of the aforementioned Government Lot 10, Section 16, Township 3 South, Range 29 East, thence run South $89^{\circ}58'57''$ East a distance of 318.55 feet; thence run North $01^{\circ}26'00''$ West a distance of 184.40 feet; thence run South $89^{\circ}58'57''$ East a distance of 333.39 feet to the westerly right of way line of Ponce DeLeon Boulevard (State Road No. 203); thence run along the westerly right of way line of Ponce DeLeon Boulevard (State Road No. 203) a distance of 44.16 feet; thence run South $88^{\circ}34'00''$ West a distance of 106.60 feet; thence run North $01^{\circ}26'00''$ West a distance of 739.20 feet; thence run North $88^{\circ}34'00''$ East a distance of 106.40 feet to the westerly right of way line of Ponce DeLeon Boulevard (State Road No. 203); thence run along the westerly right of way line of Ponce DeLeon Boulevard (State Road No. 203) a distance of 262.00 feet more or less; thence run South $88^{\circ}34'00''$ West a distance of 121.85 feet; thence run South $01^{\circ}26'00''$ East a distance of 85.98 feet; thence run South $89^{\circ}45'10''$ West a distance of 524.51 feet thence run North $01^{\circ}26'00''$ West a distance of 150.00 feet; thence run South $89^{\circ}45'10''$ West a distance of 130.00 feet; thence run North $01^{\circ}26'00''$ West a distance of 25.65 feet; thence run South $89^{\circ}29'03''$ West a distance of 60.01 feet; thence run South $01^{\circ}26'00''$ East a distance of 20.39 feet; thence run South $89^{\circ}45'10''$ West a distance of 145.03 feet; thence run South $01^{\circ}26'00''$ East a distance of 497.99 feet; thence run South $22^{\circ}59'36''$ West a distance of 62.95 feet thence run South $43^{\circ}34'00''$ West a distance of 258.00 feet; thence run South $88^{\circ}37'02''$ West a distance of 119.24 feet; thence run South $01^{\circ}22'58''$ East a distance of 541.00 feet more or less to the southerly line of aforementioned Government Lot 10; thence continue along the southerly line of Government Lot 10 a distance of 665 feet more or less to the point of beginning.

DeLeon Shores Unit One, Two, and Three and Wellington by the Sea, and Unit Four

All of that part of Government Lot 7, Section 21, Township 3 South, Range 29 East, St. Johns County, Florida, lying westerly of State Road 1A. All of Government Lot 6, Section 21, Township 3 South, Range 29 East, St. Johns County, Florida. All of Government Lot 2, Section 21, Township 3 South, Range 29 East of St. Johns County, Florida.

March Investments, Southeast Leasing, & Winn Dixie

All of that part of Government Lot 7, Section 22, Township 3 South, Range 29 East, St. Johns County, Florida, lying Westerly of State Road No. 203 (A-1-A Bypass, a 188.00' right-of-way) and all of Government Lot 12, lying in Section 21, Township 3 South, Range 29 East, St. Johns County, Florida, lying Westerly of said State Road No. 203 and Southerly of Solano Road.

PONTE VEDRA/PALM VALLEY SCHOOL

A Tract of land lying in and being a part of Government Lot 8, Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, containing 12.95 acres more or less, and more particularly described as follows: For a Point of Reference, commence at the Northwest Corner of said Government Lot 8; and thence run in a Southerly direction along the West Line of said Lot 8, a distance of 30 feet; thence run East along a line 30 feet South of and parallel to the North Line of said Lot 8 a distance of 720.38 feet to a Point of Beginning of the lands to be conveyed by this description; thence continue East along said line 30 feet South of and parallel to the North Line of said Government Lot 8 a distance of 403.07 feet to an intersection with the Westerly right-of-way line of Ponce de Leon Boulevard; thence run S. 16° 50' E. along said Westerly right-of-way of Ponce de Leon Boulevard a distance of 194.02 feet to an intersection with the Westerly right-of-way line of the Palm Valley Road (State Road No. 210); thence run S. 2° 48' E. along said Westerly right-of-way of State Road No. 210 a distance of 1,075.57 feet to the Northerly Line of a County Road; thence run West along said Northerly Line of County Road a distance of 452.28 feet; thence run N. 2° 42' 15" W. a distance of 1,261.40 feet to the Point of Beginning.

A Tract of Land lying in and being a part of Government Lots 8 and 9, Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, containing 43.14 acres, and more particularly described as follows: For a Point of Reference, commence at the Northwest corner of said Government Lot 8, Section 27, and thence run South along the West line of said Government Lot 8 a distance of 30 feet to the south Right-of-Way line of a County Road for a POINT OF BEGINNING; thence run East along said South Right-of-Way line of aforesaid county Road (said Right-of-Way line being 30 feet South of and parallel to the North line of aforesaid Government Lot 8) a distance of 720.38 feet; thence run S. 2° 42' 15" E. a distance of 2,612.91 feet to the South line of Government Lot 9; thence run West along the South line of aforesaid Government Lot 9 a distance of 691.97 feet to an intersection with the East line of Section 49; thence run N. 27° 30' W. along said East line of Section 49 a distance of 67.67 feet; thence run N. 2° 42' 15" W. a distance of 2,552.82 feet to the POINT OF BEGINNING.

MARSH COVE APARTMENTS

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the Plat of DeLeon Shores Unit Six as recorded in Map Book 13, pages 104 and 105, of the Public Records of said County, said corner lying the Westerly right of way line of Dolphin Boulevard East; thence North 01° 24' 47" West along said Westerly right of way line, 10.43 feet, to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South 89° 08' 50" West along said Southerly line, 1119.73 feet, to the Southeast corner of said Government Lot 6, thence South 89° 08' 50" West along the Southerly line of said Government Lot 6, 30.00 feet, to the POINT OF BEGINNING; thence continue South 89° 08' 50" West along the Southerly line of said Government Lot 6, 683.80 feet; thence North 01° 24' 34" West, 230.00 feet; thence North 33° 07' 49" East, 70.55 feet; thence North 01° 24' 34" West, 144.01 feet; thence North 88° 35' 26" East, 384.82 feet; thence North 10° 53' 35" East, 248.00 feet; thence North 28° 35' 26" East, 185.00 feet; thence North 88° 35' 26" East, 118.00 feet, to a line 30.00 feet Westerly of as measured at right angles to the Easterly line of said Government Lot 6; thence South 01° 06' 36" East along last said line, 841.29 feet, to the POINT OF BEGINNING.

Containing 8.60 acres, more or less.

SANDY OAKS UNIT 1

All of that part of Government Lot 3, Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, lying Westerly of State Road A-1-A (a 188 foot right of way) and Northerly of Fourth Street North (a 60 foot right of way); being more particularly described as beginning at the Northwest corner of said Government Lot 3; thence North $89^{\circ}02'18''$ East, along the Northerly line of said Government Lot 3, 238.91 feet to a point in the Westerly right of way line of said State Road A-1-A; thence South $17^{\circ}57'52''$ East, along said Westerly right of way line, 1351.60 feet to an intersection with the Northerly right of way line of Fourth Street North; thence South $88^{\circ}30'37''$ West, along said Northerly right of way line, 622.81 feet to the West line of said Government Lot 3; thence North $1^{\circ}27'46''$ West, along said West line of Government Lot 3 and along the East boundary line of Inlet Beach Unit One, as recorded in Map Book 13, Pages 14, 15, 16, 17 and 18 and along the East boundary line of Inlet Beach Unit Eight, as recorded in Map Book 13, Pages 111, 112 and 113 of the Public Records of said County, 1298.32 feet to the point of beginning.

Ponte Vedra Landing

A portion of Government Lot 10 and Government Lot 15, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the Northwesterly corner of said Government Lot 10; thence North $89^{\circ}04'51''$ East along the northerly line of said Government Lot 10, 975.87 feet; thence along the Westerly line of DeLeon Shores Unit Five as recorded in Map Book 13 Pages 48 and 49, of the Public Records of St. Johns County, Florida and the westerly line of DeLeon Shores Unit Six as recorded in Map Book 13, Pages 104 and 105, of said Public Records and a Northerly projection thereof the following five courses and distances: Course No.1: South $01^{\circ}26'00''$ East 509.22 Feet; Course No.2: South $22^{\circ}59'36''$ West, 62.95 Feet; Course No.3: South $43^{\circ}34'00''$ West, 258.00 Feet; Course No.4: South $88^{\circ}37'02''$ West, 119.24 Feet; Course No.5: South $01^{\circ}22'58''$ East, 1184.82 Feet; thence North $89^{\circ}26'46''$ West, 655.03 Feet, to an intersection with the westerly line of Government Lot 15; thence North $01^{\circ}10'34''$ West along the Westerly line of Government Lot 15 and Government Lot 10, 1918.68 Feet, to the point of beginning.

Pacetti Tract - Adjacent to Ponte Vedra Landing

A portion of Government Lot 15, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Ponte Vedra Landing as recorded in Map Book 17, Pages 97 through 99, of the Public Records of St. Johns County, Florida; thence South 01 degrees, 10 minutes, 34 seconds East, 664.10 feet, to an intersection with the Southerly line of said Section 16; thence South 89 degrees 27 minutes 07 seconds East along said Southerly line, 657.42 feet, to the Southwest corner of DeLeon Shores - Unit Five as recorded in Map Book 13, Pages 48 and 49, of said Public Records; thence North 01 degree 22 minutes 58 seconds West along the Westerly line of DeLeon Shores - Unit Five, 664.11 feet, to the Southeast corner of said Ponte Vedra Landing; thence North 89 degrees 26 minutes 46 seconds West along said Southerly line, 655.08 feet, to the point of beginning..

Containing 10.00 acres, more or less.

CRANE'S LAKE I

A PART OF GOVERNMENT LOT 7, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 110, ACCORDING TO THE PLAT OF DE LEON SHOES UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N.01°24'47"W., ALONG THE WEST LINE OF DOLPHIN BOULEVARD EAST, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 10.83 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE N.01°24'47"W. A DISTANCE OF 9.56 FEET; THENCE N.28°32'57"E. A DISTANCE OF 98.44 FEET; THENCE N.66°29'59"W. A DISTANCE OF 22.65 FEET TO A POINT LYING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 280.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.34°57'46"E. AND A CHORD DISTANCE OF 145.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.10°04'22"W. A DISTANCE OF 122.83 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 287.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.00°52'54"E. AND A CHORD DISTANCE OF 109.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.11°50'09"E. A DISTANCE OF 39.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 311.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.05°25'44"E. AND A CHORD DISTANCE OF 69.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°58'42"W. A DISTANCE OF 149.07 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 187.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.00°01'57"W. AND A CHORD DISTANCE OF 6.17 FEET; THENCE N.75°53'30"W. A DISTANCE OF 97.19 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 163.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.87°55'34"W. AND A CHORD DISTANCE OF 67.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.80°02'21"W. A DISTANCE OF 77.53 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 187.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.89°15'30"W. AND A CHORD DISTANCE OF 69.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.78°33'22"W. A DISTANCE OF 36.88 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 163.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.85°57'47"W. AND A CHORD DISTANCE OF 87.02 FEET TO A POINT OF COMPOUND CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.34°45'08"W. AND A CHORD DISTANCE OF 68.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°58'41"E. A DISTANCE OF 106.23 FEET; THENCE S.89°01'19"W. A DISTANCE OF 33.50 FEET; THENCE S.00°58'41"E. A DISTANCE OF 69.00 FEET; THENCE S.89°01'19"W. A DISTANCE OF 32.25 FEET; THENCE S.00°58'41"E. A DISTANCE OF 201.48 FEET; THENCE N.89°08'50"E. A DISTANCE OF 13.74 FEET; THENCE S.00°51'10"E. A DISTANCE OF 224.99 FEET; THENCE S.51°02'50"E. A DISTANCE OF 23.43 FEET; THENCE S.00°51'10"E. A DISTANCE OF 48.00 FEET; THENCE N.89°08'50"E. A DISTANCE OF 256.92 FEET; THENCE S.79°02'45"E. A DISTANCE OF 42.64 FEET; THENCE S.00°51'10"E. ALONG A LINE TO ITS INTERSECTION WITH THE SAID SOUTH LINE OF GOVERNMENT LOT 7, A DISTANCE OF 14.18 FEET; THENCE N.89°08'50"E., ALONG SAID SOUTH LINE OF GOVERNMENT LOT 7, A DISTANCE OF 145.03 TO THE POINT OF BEGINNING. CONTAINING 8.65 ACRES MORE OR LESS.

CRANE'S LAKE TWO, A CONDOMINIUM

A part of Government Lot 7, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: for a point of reference commence at the Northeast corner of said Government Lot 7, thence S.89°19'40"W., along the North line of said Government Lot 7, a distance of 47.55 feet; thence S.00°40'20"E. a distance of 76.60 feet to the point of beginning; thence Southerly along a boundary of an easement for Ingress, Egress and Utilities as described in official records volume 587, pages 247 through 254 of the public records of said county, the following seven courses; Southeasterly along the arc of a curve concave Southwesterly having a radius of 22.00 feet, a chord bearing of S.27°38'40"E. and a chord distance of 37.59 feet to a point of reverse curve of a curve concave Southeasterly having a radius of 190.00 feet; Southwesterly along the arc of said curve, a chord bearing of S.15°02'02"W. and a chord distance of 104.82 feet to the point of tangency of said curve; S.00°58'41"E. a distance of 34.02 feet to the point of curve of a curve concave Northwesterly having a radius of 170.00 feet; Southwesterly along the arc of said curve, a chord bearing of S.14°01'19"W. and a chord distance of 88.00 feet to the point of tangency of said curve; S.29°01'19"W. a distance of 169.82 feet to the point of curve of a curve concave Southeasterly having a radius of 230.00 feet; Southwesterly along the arc of said curve, a chord bearing of S.20°10'00"W. and a chord distance of 70.81 feet to a point of reverse curve of a curve concave Northwesterly having a radius of 30.00 feet; Southwesterly along the arc of said curve, a chord bearing of S.57°42'36"W. and a chord distance of 43.45 feet to the point of tangency of said curve; thence N.75°53'27"W. a distance of 19.56 feet to the point of curve of a curve concave Southerly having a radius of 163.00 feet; thence Westerly along the arc of said curve, a chord bearing of N.87°55'34"W. and a chord distance of 67.97 feet to the point of tangency of said curve; thence S.80°02'21"W. a distance of 77.53 feet to the point of curve of a curve concave Northerly having a radius of 187.00 feet; thence Westerly along the arc of said curve, a chord bearing of N.89°15'30"W. and a chord distance of 69.45 feet to the point of tangency of said curve; thence N.78°33'22"W. a distance of 36.88 feet to the point of curve of a curve concave Southerly

CRANE'S LAKE TWO - continued

having a radius of 163.00 feet; thence Westerly along the arc of said curve, a chord bearing of S. 85° 57' 47" W. and a chord distance of 87.02 feet to a point of compound curve of a curve concave Southeasterly having a radius of 75.48 feet; thence Southwesterly along the arc of said curve, a chord bearing S. 34° 45' 08" W. and a chord distance of 88.15 feet to the point of tangency of said curve; thence S. 00° 58' 41" E. a distance of 106.23 feet; thence S. 89° 01' 19" W. a distance of 23.50 feet; thence S. 00° 58' 41" E. a distance of 69.00 feet; thence S. 89° 01' 19" W. a distance of 32.25 feet; thence S. 00° 58' 41" E. a distance of 75.00 feet; thence S. 89° 01' 19" W. a distance of 146.00 feet; thence N. 03° 36' 21" E. a distance of 238.64 feet; thence N. 38° 39' 35" W. a distance of 57.63 feet; thence N. 21° 11' 39" E. a distance of 163.29 feet; thence N. 78° 09' 50" E. a distance of 252.33 feet; thence N. 38° 47' 04" E. a distance of 143.68 feet; thence N. 80° 57' 45" E. a distance of 117.99 feet; thence N. 00° 40' 20" W. a distance of 220.00 feet; thence Easterly along said boundary of an easement for Ingress, Egress and Utilities, along the arc of a curve concave Southerly having a radius of 638.97 feet a chord bearing of S. 89° 07' 31" E. and a chord distance of 131.24 feet to a point of reverse curve of a curve concave Northerly having a radius of 2904.79 feet; thence Southeasterly along said boundary and along the arc of said curve, a chord bearing of S. 84° 46' 58" E. and a chord distance of 157.35 feet to the point of beginning. Containing 6.10 acres more or less.

Lakeriew Village I

EXHIBIT "A"

The east 1/2 of government lot 2, section 16, township 3 south, range 29 east, St. Johns County, Florida. Containing 20.18 acres more or less.

Seahawk I

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, TO WIT:

PARCEL S-VII:

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the plat of DeLeon Shores Unit Six as recorded in Map Book 13, pages 104 and 105, of the current public records of said County, said corner lying in the Westerly right of way line of Dolphin Boulevard East; thence North $01^{\circ}24'47''$ West along said Westerly right-of-way line, 10.83 feet, to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South $89^{\circ}08'50''$ West along said Southerly line, 1119.79 feet, to the Southeast corner of said Government Lot 6; thence South $89^{\circ}08'50''$ West along the Southerly line of said Government Lot 6, 30.00 feet; thence North $01^{\circ}06'36''$ West, 841.29 feet, to the POINT OF BEGINNING; thence continue North $01^{\circ}06'36''$ West, 490.00 feet, to the Southerly line of Government Lot 3; thence South $88^{\circ}44'38''$ West along said Southerly line, 397.66 feet; thence South $01^{\circ}24'34''$ East, 210.82 feet; thence South $88^{\circ}35'26''$ West, 33.00 feet; thence South $01^{\circ}24'34''$ East, 170.00 feet; thence South $88^{\circ}35'26''$ West, 116.00 feet; thence South $01^{\circ}24'34''$ East 127.00 feet; thence South $88^{\circ}35'26''$ West, 42.00 feet; thence South $01^{\circ}24'34''$ East, 291.00 feet; thence South $46^{\circ}24'34''$ East, 134.00 feet; thence North $88^{\circ}35'26''$ East, 228.00 feet; thence North $10^{\circ}53'35''$ East, 248.00 feet; thence North $28^{\circ}35'26''$ East, 185.00 feet; thence North $88^{\circ}35'26''$ East, 118.00 feet, to the POINT OF BEGINNING.

SEAHAWK II

A portion of Government Lot 6, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Lot 110, according to the Plat of DeLeon Shores Unit Six, as recorded in Map Book 13, Pages 104 and 105 of the Public Records of said County, said corner lying in the Westerly right of way line of Dolphin Boulevard East; thence North $01^{\circ}24'47''$ West, along said Westerly right of way line, 10.83 feet to the Southerly line of Government Lot 7, Township 3 South, Range 29 East; thence South $89^{\circ}08'50''$ West, along said Southerly line 1119.79 feet to the Southeast corner of said Government Lot 6; thence South $89^{\circ}08'50''$ West, along the Southerly line of said Government Lot 6, a distance of 1343.50 feet to the Southwest corner of said Government Lot 6; thence North $01^{\circ}16'20''$ West, along the Westerly line of said Government Lot 6, a distance of 452.42 feet to the POINT OF BEGINNING; thence continue North $01^{\circ}16'20''$ West, along said Westerly line of Government Lot 6, a distance of 500.59 feet; thence North $88^{\circ}45'31''$ East, a distance of 352.50 feet; thence North $75^{\circ}57'49''$ East, a distance of 144.31 feet; thence South $73^{\circ}34'27''$ East, a distance of 146.17 feet; thence North $88^{\circ}35'26''$ East, a distance of 140.00 feet; thence South $01^{\circ}24'34''$ East, a distance of 127.00 feet; thence South $88^{\circ}35'26''$ West, a distance of 42.00 feet; thence South $01^{\circ}24'34''$ East, a distance of 291.00 feet; thence South $80^{\circ}54'24''$ West, a distance of 235.41 feet; thence North $74^{\circ}51'32''$ West, a distance of 193.83 feet; thence South $41^{\circ}10'19''$ West, a distance of 71.24 feet; thence South $80^{\circ}02'10''$ West, a distance of 266.32 feet to the POINT OF BEGINNING.

Containing 7.800 acres, more or less.

ISLANDS OF PONTE VEDRA

A part of Government Lot 7, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida more particularly described as follows: For a point of reference commence at the Northeast corner of Lot 110, according to the Plat of De Leon Shores Unit Six, as recorded in Map Book 13, pages 104 and 105 of The Public Records of said County; thence N.01°24'47"W., along the West line of Dolphin Boulevard East, to its intersection with the South line of said Government Lot 7, a distance of 10.83 feet; thence S.89°08'50"W., along said South line of Government Lot 7, a distance of 463.26 feet to the Point of Beginning; thence continue S.89°08'50"W": A distance of 626.53 feet to its intersection with a line 30 feet to and parallel with the West line of said Government Lot 7; thence N.01°06'36"W., along said line parallel to Government Lot 7, a distance of 1021.64 feet; thence N.88°53'24"E. A distance of 195.00 feet; thence S.01°06'36"E. A distance of 30.00 feet; thence N.88°53'24"E. A distance of 125.00 feet; thence N.01°06'36"W. A distance of 170.00 feet; thence N.36°06'36"W. A distance of 105.00 feet; thence N.01°06'36"W. A distance of 42.38 feet to a point on the Southerly boundary of an easement for ingress, egress and utilities, as described in Official Records Volume 587, pages 247 through 254 of The Public Records of said County; thence Easterly along said Southerly boundary line the following five courses: Easterly along the arc of a curve concave Northerly having a radius of 1949.86 feet, a chord bearing of N.89°33'50"E. and a chord distance of 141.20 feet to a point of reverse curve; Easterly along the arc of a curve concave Southerly having a radius of 632.32 feet, a chord bearing of S.85°40'38"E. and a chord distance of 150.48 feet to a point of reverse curve; Easterly along the arc of a curve concave Northerly having a radius of 994.93 feet, a chord bearing of S.89°05'53"E. and a chord distance of 354.24 feet to the point of tangency of said curve; thence N.80°38'50"E. A distance of 2.78 feet to the point of curve of a curve concave Southerly having a radius of 638.97 feet; thence Easterly along the arc of said curve, a chord bearing of N.82°48'50"E. and a chord distance of 48.31; thence S.00°40'20"E. A distance of 220.00 feet; thence S.00°05'14"E. A distance of 117.99 feet; thence S. 38°47'04"W. A distance of 143.68 feet; thence S.78°09'50"W. A distance of 252.33 feet; thence S.22°11'39"W. A distance of 163.29 feet; thence S.38°39'35"E. A distance of 57.63 feet; thence S.03°36'21"W. A distance of 238.64 feet; thence N.89°01'19"E. A distance of 146.00 feet; thence S.00°58'41"E. A distance of 126.48 feet; thence N.89°08'50"E. A distance of 13.74 feet; thence S.00°51'10"E. A distance of 224.99 feet; thence S.51°02'50"E. A distance of 23.43 feet; thence S.01°51'10"E. A distance of 75.00 feet to the Point of Beginning. Containing 16.83 acres more or less.

HIDDEN LAKE VILLAGE

A part of the West 1/2 of Government Lot 2, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot 110, according to the plat of De Leon Shores, Unit 6, as recorded in Map Book 13, Pages 104 and 105, of the Public Records of said County; thence N.01°24'47" W., along the West right-of-way line of Dolphin Blvd. East, a distance of 10.83 feet to its intersection with the South line of Government Lot 7; thence S. 89°08'50"W., along said South

the East line of said West 1/2 of Government Lot 2, a distance of 1268.47 feet to a boundary of an easement for ingress, egress and utilities as described in Official Records Book 587, Pages 247 through 254, of the Public Records of said County; thence Westerly along said boundary and along the arc of a curve concave Southerly having a radius of 835.34 feet, a chord bearing of S.81° 32'13"W. and a chord distance of 18.13 feet to a point of reverse curve of a curve concave Northerly having a radius of 1869.86 feet; thence Westerly along the arc of said curve, a chord bearing of N.89°10'59"W. and a chord distance of 643.07 feet to the Point of Beginning.

SOLANO CAY

Lots 8 and 9 of Palm Valley Gardens Unit 3, as recorded in Plat Book 5, Page 66; and Lots 17, 18, 19, 20, 21, 22, 23, 40, 41, 42, 43, 44, 45, 46, and 47 of Palm Valley Gardens Unit 6, as recorded in Plat Book 5, Page 73 of the Public Records of St. Johns County, Florida.

Estate Lots at Marsh Landing

All of Government Lots 5, 11, and 12, Section 16, all of Government Lot 6, and a part of Government Lots 1, 5, 7, and 8, Section 17; all in Township 3 South, Range 29 East, St. Johns County, Florida; more particularly described as follows:

For a point of beginning commence at the Northeast corner of Government Lot 5, Section 16, Township 3 South, Range 29 East, thence run Westerly along the Northerly line of Government Lot 5 of said Section 16, a distance of 1317.02 feet, more or less to the Northwest corner thereof; thence Northerly along the Easterly line of the lands as monumented and platted in the Pine Crest Estates, as recorded in Map Book 3, Page 144 of said public records, a distance of 105 feet, more or less to the Northeast corner of said Pine Crest Estates; thence run Westerly along the Northerly line of said Pine Crest Estates, a distance of 2.5 feet, more or less, to a point in the Easterly boundary of aforesaid Government Lot 1, Section 17; thence continue Westerly along said Northerly boundary of Pine Crest Estates, a distance of 1318.07 feet to the Northwest corner of said Pine Crest Estates; thence run Southerly along the Westerly line of said Pine Crest Estates, a distance of 2658.05 feet; thence run Easterly along the Southerly line of said Pine Crest Estates and the Easterly prolongation thereof, a distance of 1370 feet, more or less, to a point in the Easterly line of aforesaid Government Lot 7, Section 17; thence run Southerly along the Easterly line of said Government Lot 7, a distance of 60 feet, more or less to the Northwest corner of Government Lot 13, Section 16; thence run Easterly along the Northerly line of aforesaid Government Lots 13 and 14, a distance of 2640 feet, thence run Northerly along the Easterly line of Government Lot 11, Section 16, a distance of 1320 feet, more or less to the Northeast corner of Government Lot 11, Section 16; thence Westerly along the Northerly line of Government Lot 11, Section 16, a distance of 1320 feet more or less to the Southeast corner of Government Lot 5, Section 16; thence Northerly along the Easterly line of Government Lot 5, Section 16, a distance of 1320 feet, more or less to the point of beginning.

Ponte Vedra Lakes Office Park South Extension

A part of Government Lots 7, 8, 9 and 10, Section 16, Township 3 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of beginning commence at the northeast corner of Lot 109, DeLeon Shores Unit Six, as recorded in Map Book 13, pages 104 and 105 of the Public Records of said county; thence S.89°46'23"W., along the North line of said Lot 109, a distance of 71.68 feet; thence N.00°58'41"W. a distance of 327.07 feet; thence N.89°08'50"E., a distance of 506.17 feet; thence S.00°51'10"E. a distance of 260.00 feet; thence S.89°08'50"W. a distance of 211.47 feet to the Westerly right-of-way line of State Road A-1-A (as now established as a 188 foot right-of-way); thence S.01°28'30"E. along said Westerly right-of-way line, a distance of 387 feet more or less to the Northerly right-of-way of Marlin Avenue of the aforementioned DeLeon Shores Unit Six; thence S.88°34'00"W. a distance of 122.00 feet; thence N.01°26'00"W. a distance of 124.02 feet to the Northeast corner of Lot 100 of aforementioned DeLeon Shores Unit Six; thence S.89°46'23"W., along the North line of said DeLeon Shores Unit Six; a distance of 524.51 feet to the Southeast corner of Lot 108 of said DeLeon Shores Unit Six; thence N.01°24'17"W., along the East line of said Lots 108 and 109, a distance of 150.00 feet to the point of beginning.

Harbour Island Estates

Part of unsurveyed Sections 17 and 18, and part of Government Lot 4, Section 18, all in Township 3 South, Range 29 East, lying East of the Intracoastal Waterway and in St. Johns County, Florida and being more particularly described as follows: for a point of reference, commence at the most Northwesterly corner of Lot 14, Harbour Island Estates Unit Four as recorded in Map Book 33, Pages 94 through 100 of the Public Records of St. Johns County, Florida, said point lying on the Easterly right of way line of the Intracoastal Waterway; thence along said Easterly right-of-way line the following three (3) courses: No. 1 - North 18°54'17" West, a distance of 664.85 feet; No. 2 - North 18°54'39" West, a distance of 163.13 feet; No. 3 - North 19°00'51" West, a distance of 235.09 feet to a point on the South line of said Government Lot 4 of Section 18, and the point of beginning: thence, continue along said Easterly right-of-way line of the Intracoastal Waterway the following three (3) courses: No. 1 - North 19°00'51" West, a distance of 76.51 feet; No. 2 - North 19°00'55" West, a distance of 914.16 feet; No. 3 - North 41°57'18" West, a distance of 1943 feet, more or less, to the centerline of Cabbage Creek; thence Northerly, Easterly and Southerly along said centerline, a distance of 7069 feet, more or less, to the North line of Section 20 of said township and range; thence South 89°39'31" West, along the North line of Section 20 and Section 19, a distance of 1064 feet, more or less, to the Easterly line of the Lewis Mattair Grant, Section 39 and said township and range; thence North 25°13'00" East, along said Easterly line, a distance of 92.98 feet to the Northerly line of said Section 39; thence North 64°47'00" West, along last said Northerly line, a distance of 221.54 feet to the point of beginning. Containing 91.04 acres, more or less.

Lulu's Waterfront Grill

Lots 65 - 83, East Coast Canal Estates, Unit 5, as recorded in Map Book 5, Page 59, and Lots 38 - 47, Palm Valley Gardens, Unit 4, as recorded in Map Book 5, Page 71, St. Johns County.

Heron Cove/Belvedere

All of Government Lot 10 and the West One Quarter (W ¼) of Government Lot Nine (9), together with a portion of Government Lot 11, lying North of Solana Road, all in Section Twenty-one (21), Township Three (3) South, Range Twenty-Nine (29) East, all lying in St. Johns County, Florida.

Solano Cay - (Correction)

A parcel of land, being a portion of Government Lot 9, Section 21, Township 3 South, Range 27 East, St. Johns County, Florida, being more particularly described, as follows:

For a point of reference, commence at the Southwesterly corner of Lot 1, Solano Woods, according to plat recorded in Map Book 16, Page 10, of the Public Records of St. Johns County, Florida, said corner lying on the Northerly right of way line of Solano Road (a 60-foot right of way, as now established); run thence S-88°36'36"W., along said right of way, a distance of 25.00 feet to the point of beginning; thence continue along said right of way, S-88°36'36"W. a distance of 91.62 feet; run thence N-01°23'24"W. a distance of 20.00 feet; run thence N-11°26'12"W. a distance of 379.32 feet; run thence N-49°07'54"W. a distance of 258.86 feet; run thence N-81°39'25"W. a distance of 145.57 feet; run thence N-62°33'47"W. a distance of 50.22 feet; run thence N-28°11'12"W. a distance of 13.30 feet; run thence N-48°42'15"W. a distance of 37.68 feet; run thence N-30°13'54"W. a distance of 42.02 feet; run thence N-01°18'44"E. a distance of 3.73 feet; run thence N-57°16'38"W. a distance of 39.95 feet; run thence N-26°52'16"W. a distance of 45.18 feet; run thence N-01°46'13"W. a distance of 52.89 feet; run thence N-53°49'13"W. a distance of 23.86 feet; run thence N-10°14'31"W. a distance of 75.57 feet; run thence N-22°49'07"W. a distance of 30.12 feet; run thence N-20°35'55"W. a distance of 14.94 feet; run thence N-67°50'11"W. a distance of 45.80 feet; run thence N-26°36'59"W. a distance of 27.16 feet; run thence N-68°41'17"W. a distance of 9.67 feet; run thence N-77°38'38"W. a distance of 45.21 feet; run thence N-3° 23'41"W. a distance of 44.36 feet; run thence N-8°26'12"E. a distance of 54.48 feet; run thence N-04°41'00"E. a distance of 61.30 feet; run thence N-08°58'32"E. a distance of 49.90 feet; run thence N-41°25'48"W. a distance of 36.20 feet; run thence N-29° 24'37"W. a distance of 125.47 feet to a point which lies on the Southerly line of DeLeon Shores, according to plat recorded in Map Book 12, Page 36, of the Public Records of St. Johns County; run thence N-89°48'41"E., along said line and along the Southerly line of DeLeon Shores Unit II, according to plat recorded in Map Book 11, Page 89, of the Public Records of said County, a distance of 855.57 feet; run thence S-01°23'24"E., along a line parallel with and 25 feet west (when measured at right angles thereto) of the West line of aforementioned Solano Woods, a distance of 1,327.74 feet to the point of beginning. The land thus described contains 14.53 acres, more or less.