

****REVISED** RESOLUTION NO. 2009-124**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO SPECIAL WARRANTY DEEDS FOR ADDITIONAL RIGHT-OF-WAY NEEDED FOR THE WIDENING OF INTERNATIONAL GOLF PARKWAY FOR CONSTRUCTION OF A TURN LANE ONTO US#1 AND ACCEPTING A BILL OF SALE FOR THE PERSONAL PROPERTY ASSOCIATED WITH THE RELOCATION OF THE UTILITIES LOCATED WITHIN THE RIGHT OF WAY.

RECITALS

WHEREAS, Marshall Creek, Ltd, a Florida limited partnership, has executed and presented two Special Warranty Deeds for additional right-of-way needed to widen International Golf Parkway for construction of a turn lane onto US#1, as described in Exhibit "A" and Exhibit "B", attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, Marshall Creek, Ltd., has also presented a Bill of Sale, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, for the personal property associated with the relocation of the utilities within the right of way; and

WHEREAS, the conveyance of the right of way is associated with the development review requirements for Marshall Creek DRI. The exceptions listed in Exhibit "B" of the Special Warranty Deeds do not adversely impact the property being herein conveyed; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept the Special Warranty Deeds for the safety of the citizens in the area traveling along the right-of-way of International Golf Parkway; and

WHEREAS, to the extent that there are typographical or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions of St. Johns County, Florida as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Special Warranty Deeds and Bill of Sale are hereby accepted by the Board of County Commissioners.

Section 3. The Clerk of Circuit Court is hereby instructed to record the original Special Warranty Deeds and file the Bill of Sale in the Public Records of St. Johns County.

****THIS RESOLUTION IS BEING REVISED TO CORRECT THE EXHIBIT NUMBER AND ADD A DESCRIPTION FOR THE IMPACT OF THE EXCEPTIONS IN THE THIRD WHEREAS CLAUSE.****

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 18 day of May, 2009.



**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk of Court

By: Pam Halterman
Deputy Clerk

RESOLUTION NO. 2009- 124

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO SPECIAL WARRANTY DEEDS FOR ADDITIONAL RIGHT-OF-WAY NEEDED FOR THE WIDENING OF INTERNATIONAL GOLF PARKWAY FOR CONSTRUCTION OF A TURN LANE ONTO US#1 AND ACCEPTING A BILL OF SALE FOR THE PERSONAL PROPERTY ASSOCIATED WITH THE RELOCATION OF THE UTILITIES LOCATED WITHIN THE RIGHT OF WAY.

RECITALS

WHEREAS, Marshall Creek, Ltd, a Florida limited partnership, has executed and presented two Special Warranty Deeds for additional right-of-way needed to widen International Golf Parkway for construction of a turn lane onto US#1, as described in Exhibit "A" and Exhibit "B", attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, Marshall Creek, Ltd., has also presented a Bill of Sale, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, for the personal property associated with the relocation of the utilities within the right of way; and

WHEREAS, the conveyance of the right of way is associated with the development review requirements for Marshall Creek DRI. The exceptions listed in Exhibit "C" of the Special Warranty Deeds do not impact the property being herein conveyed; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept the Special Warranty Deeds for the safety of the citizens in the area traveling along the right-of-way of International Golf Parkway; and

WHEREAS, to the extent that there are typographical or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions of St. Johns County, Florida as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Special Warranty Deeds and Bill of Sale are hereby accepted by the Board of County Commissioners.

Section 3. The Clerk of Circuit Court is hereby instructed to record the original Special Warranty Deeds and file the Bill of Sale in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 5th day of May, 2009.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk of Court

By: Pam Halterman
Deputy Clerk

RENDITION DATE 5/7/09



Exhibit "A" to Resolution

THIS DOCUMENT PREPARED BY:
AND RETURN TO:

KATHRYN F. WHITTINGTON, ESQ.
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE - SUITE 400
JACKSONVILLE, FLORIDA 32202-4926

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 3rd day of April, 2009 by and between **MARSHALL CREEK, LTD.**, whose address is 605 Palencia Club Drive, St. Augustine, Florida 32095, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and the Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of St. Johns, State of Florida, and more particularly described on the attached Exhibit "A" (the "Property").

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT, HOWEVER, to all covenants, restrictions, easements and other matters referenced on Exhibit "B" attached hereto and made a part hereof and ad valorem taxes accruing after December 31, 2008 (together, the "Permitted Encumbrances"), but this instrument shall not operate to reimpose the same;

AND Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all parties, claiming by, through or under Grantor (except claims made pursuant to the Permitted Encumbrances) but against none other.



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

June 13, 2007
Page 1 of 1

Work Order No. 06-032.04
International Golf Parkway

Right of Way Acquisition Parcel No. 1

A portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 993, page 998 and Official Records Book 1048, page 78 of the public records of said St. Johns County, being more particularly described as follows:

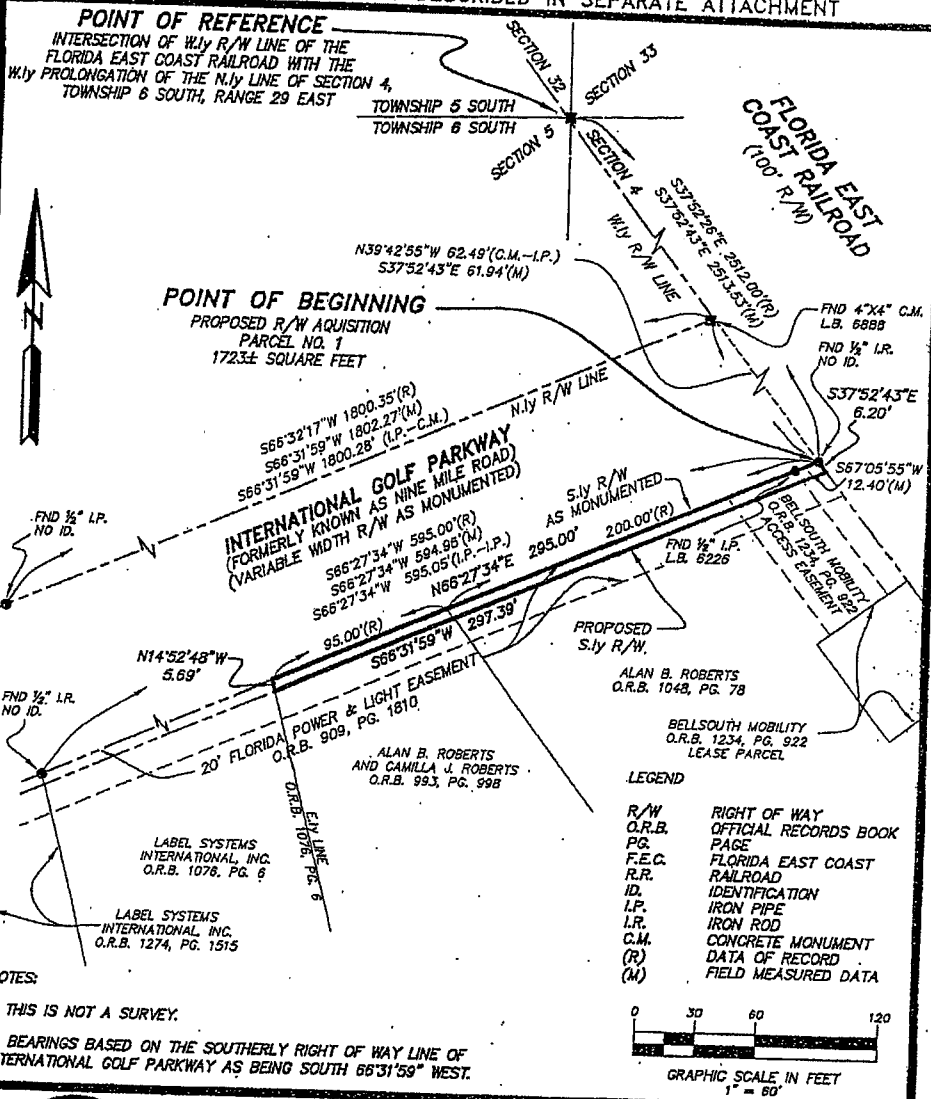
For a Point of Reference, commence at the intersection of the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as now established, with the Westerly prolongation of the Northerly line of said Section 4, Township 6 South, Range 29 East; thence South $37^{\circ}52'43''$ East, along said Westerly right of way line, 2513.53 feet to an intersection with the Southerly right of way line of International Golf Parkway, formerly known as Nine Mile Road, a variable width right of way as monumented and to the Point of Beginning.

From said Point of Beginning, thence South $37^{\circ}52'43''$ East, continuing along said Westerly right of way line of the Florida East Coast Railroad, 6.20 feet; thence South $66^{\circ}31'59''$ West, departing said Westerly right of way line and along a line 66.00 feet Southeasterly and parallel to the Northerly right of way line of said International Golf Parkway, a distance of 297.39 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 1076, page 6 of said public records; thence North $14^{\circ}52'48''$ West, departing said parallel line and along said Easterly line, 5.69 feet to a point lying on said Southerly Right of way line as monumented; thence North $66^{\circ}27'34''$ East, departing said Easterly line and along said Southerly right of way line, 295.00 feet to the Point of Beginning.

Containing 1723 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 993, PAGE 998 AND
OFFICIAL RECORD BOOK 1048, PAGE 78 OF THE PUBLIC RECORDS OF SAID
ST. JOHNS COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: 1" = 60' DATE: JUNE 13, 2007

(Signature)
JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 5517

ORDER NO.: 06-03204 FILE NO.: 1198-39 DRAWN BY: JTS CAD FILE: A:\SR\International Golf Play\Sketches\IGP-RTMap\sketch1.dwg

**Exhibit "B" to Deed
[Permitted Encumbrances]**

1. "Saving and Reserving unto the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in, and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land, with the privilege to mine and develop the same", as contained in Official Records Book 1048, page 78, of the Public Records of St. Johns County, Florida. **NOTE:** The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2).
2. Easement recorded in Official Records Book 909, page 1810.
3. Ordinance recorded in Official Records Book 1082, page 687.
4. Easement Agreement recorded in Official Records Book 1103, page 150 and re-recorded in Official Records Book 1114, page 475.
5. Grant of Easement recorded in Official Records Book 1292, page 1841, together with corrective Grant of Easement recorded in Official Records Book 1325, page 1013.
6. Easement Agreement recorded in Official Records Book 1128, page 1399.
7. Easement Agreement recorded in Official Records Book 1643, page 1594.
8. Short Form Option recorded in Official Records Book 1214, page 1008, together with Notice of Exercise of Option recorded in Official Records Book 1217, page 585 and Third Amendment in Official Records Book 1234, page 922.
9. Site Designation Supplement and Memorandum of Sublease recorded in Official Records Book 1521, page 103.
10. Easement recorded in Official Records Book 2493, page 106.
11. Easement Agreement recorded in Official Records Book 2737, page 934.
12. Temporary Access Easement recorded in Official Records Book 1559, page 1498.
13. Easement recorded in Official Records Book 1206, page 706.

Exhibit "B" to Resolution

THIS DOCUMENT PREPARED BY:
AND RETURN TO:

KATHRYN F. WHITTINGTON, ESQ.
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE – SUITE 400
JACKSONVILLE, FLORIDA 32202-4926

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WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and the Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of St. Johns, State of Florida, and more particularly described on the attached Exhibit "A" (the "Property").

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

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SUBJECT, HOWEVER, to all covenants, restrictions, easements and other matters referenced on Exhibit "B" attached hereto and made a part hereof and ad valorem taxes accruing after December 31, 2008 (together, the "Permitted Encumbrances"), but this instrument shall not operate to reimpose the same;

AND Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all parties, claiming by, through or under Grantor (except claims made pursuant to the Permitted Encumbrances) but against none other.



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June 13, 2007
Page 1 of 1

Work Order No. 06-032.04
International Golf Parkway

Proposed Right of Way Acquisition Parcel No.2

A portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1076, page 6 and Official Records Book 1274, page 1515 of the public records of said St. Johns County, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of the Florida East Coast Railroad, a 100 foot right of way as now established; with the Westerly prolongation of the Northerly line of said Section 4, Township 6 South, Range 29 East; thence South 37°52'43" East, along said Westerly right of way line, 2513.53 feet to an intersection with the Southerly right of way line of International Golf Parkway, formerly known as Nine Mile Road, a variable width right of way as monumented; thence South 66°27'34" West, departing said Westerly right of way line, and along said Southerly right of way line, a distance of 295.00 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Books 993, page 998 of said public records; and the Point of Beginning.

From said Point of Beginning, thence South 14°52'48" East, departing said Southerly right of way line of International Golf Parkway as monumented and along said Westerly line of Official Records Book 993, page 998, a distance of 5.69 feet; thence South 66°31'59" West, departing said Westerly line and along a line 66.00 feet Southeasterly and parallel to the Northerly right of way line of said International Golf Parkway, a distance of 427.92 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 2454, page 574 of said public records; thence North 14°52'48" West, departing said parallel line, and along said Easterly line 5.14 feet to said Southerly right of way line, as monumented; thence North 66°27'34" East, departing said Easterly line and along said Southerly right of way line, 428.00 feet to the Point of Beginning.

Containing 2290 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1076, PAGE 6 AND OFFICIAL RECORDS BOOK 1274, PAGE 1515 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

POINT OF REFERENCE

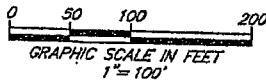
INTERSECTION OF W.I.Y R/W LINE OF FLORIDA EAST COAST RAILROAD WITH THE W.I.Y PROLONGATION OF THE N.I.Y LINE OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST

LEGEND

R/W RIGHT OF WAY
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 F.E.C. FLORIDA EAST COAST
 R.R. RAILROAD
 I.D. IDENTIFICATION
 I.P. IRON PIPE
 I.R. IRON ROD
 R.B. REBAR
 C.M. CONCRETE MONUMENT
 (R) DATA OF RECORD
 (M) FIELD MEASURED DATA

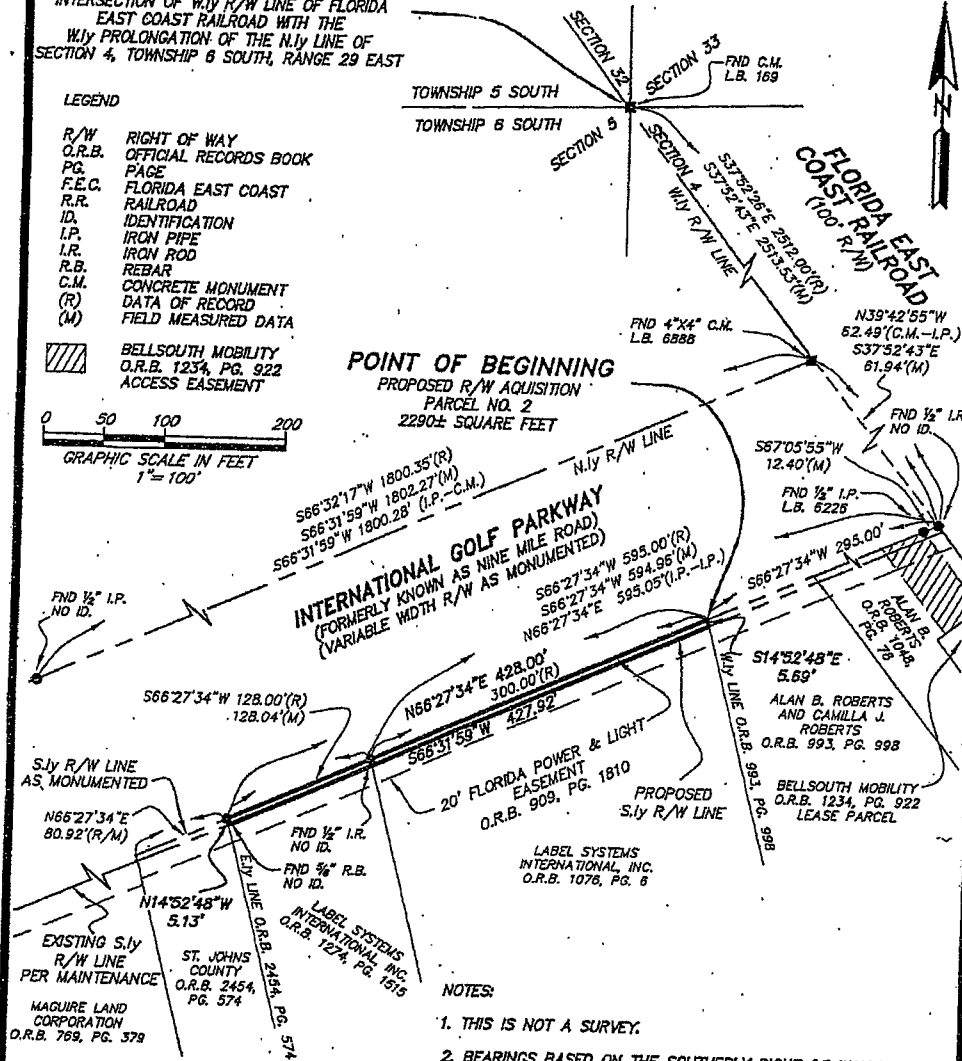


BELLSOUTH MOBILITY
 O.R.B. 1234, PG. 922
 ACCESS EASEMENT



POINT OF BEGINNING

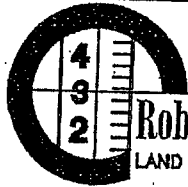
PROPOSED R/W ACQUISITION
 PARCEL NO. 2
 2290± SQUARE FEET



NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS BEING SOUTH 66°31'59" WEST.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924.

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

SCALE: 1" = 100'

DATE: JUNE 13, 2007

(Signature)
 JOSEPH LESLIE REYNOLDS, III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 5517

ORDER NO.: 06-02204 FILE NO.: 1198-39 DRAWN BY: JJS CAD FILE: E:\15\International Golf Park\Sketches\107-International.dwg

Exhibit "B" to Deed
[Permitted Encumbrances]

1. Easement granted to Florida Power & Light Company recorded in Official Records Book 909, Page 1810, Public Records of St. Johns County, Florida.

Exhibit "C" to Resolution

BILL OF SALE

IGP IMPROVEMENTS

Marshall Creek, Ltd., a Florida limited partnership, for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers, and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

The personal property, fixtures and equipment comprising the water mains, water valves, and hydrants assembly (the "Improvements") within the International Golf Parkway right-of-way widening project at U.S. 1 North project in St. Johns County, Florida. All of the Improvements are included on the approved construction plan drawings prepared by England-Thims & Miller, Inc., titled International Golf Parkway at U.S. 1 North issued for construction in June, 2007, and marked approved by St. Johns County on January 17, 2007, as modified on March 20, 2007 (the "Plans"). All of the Improvements are lying within the right-of-way of International Golf Parkway in St. Johns County, Florida. Said personal property, fixtures and equipment are more particularly described on the attached Schedule A that is incorporated herein by reference.

Marshall Creek, Ltd. does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is the lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good right to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

[Signature page follows]

IN WITNESS WHEREOF, the Marshall Creek, Ltd. has caused this instrument to be duly executed and delivered by its duly authorized officer on this 30 day of March, 2009.

Signed, sealed and delivered
in the presence of:

MARSHALL CREEK, LTD., a Florida limited
partnership

By: Hines/Marshall Creek, Ltd., a Florida limited
partnership, its sole general partner

By: Hines Management, L.L.C., a Delaware limited
liability company, its sole general partner

By: Hines Interests Limited Partnership, a Delaware
limited partnership, its sole member

By: Hines Holdings, Inc., a Texas corporation, its sole
general partner

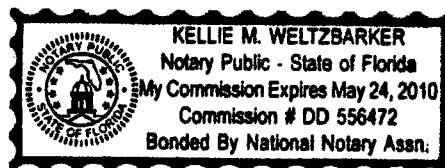
Margaret A. Ramirez
Name Printed: Margaret A. Ramirez

Debbie Alligood
Name Printed: Debbie Alligood

(KS) By: Michael T. Harrison
Name Printed: Michael T. Harrison
Title: Senior Vice President

Date: 30 March, 2009.

Kellie M. Weltzbarker



SCHEDULE A to Bill of Sale

[Schedule of Values]



St. Johns County Utility Department
 Asset Management
 Schedule of Values

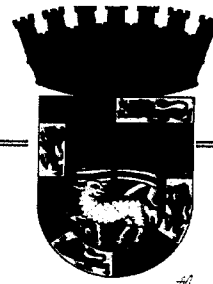
Project Name:	International Golf Parkway widening @ US 1 North
Contractor:	VJ Usina Contracting
Developer:	Marshall Creek, Ltd.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR-18 PVC	LF	86	\$ 54.36	\$ 4,674.96
6" DR-18 PVC	LF	50	\$ 28.91	\$ 1,445.50
20" DIP	LF	20	\$ 92.87	\$ 1,857.40
	LF		\$ -	\$ -
Water Valves (Size and Type)				
20" butterfly valve w/ operator, box & cover	Ea	1	\$ 7,035.74	\$ 7,035.74
16" butterfly valve w/ operator, box & cover	Ea	2	\$ 5,095.09	\$ 10,190.18
20" x 16" Tee	Ea	2	\$ 3,280.80	\$ 6,561.60
20" coupling	Ea	2	\$ 2,037.74	\$ 4,075.48
20" MJ adapter	Ea	2	\$ 2,241.53	\$ 4,483.06
6" plug	Ea	1	\$ 149.82	\$ 149.82
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrants	Ea	3	\$ 608.38	\$ 1,825.14
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 42,298.88

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Engineering Division

1205 STATE ROAD 16
SAINT AUGUSTINE, FLORIDA
32084-8646



PHONE: (904) 209-2700
FAX: (904) 209-2601

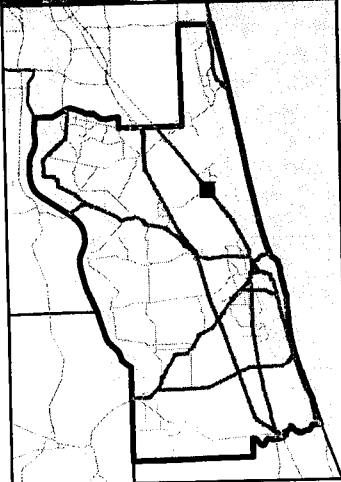
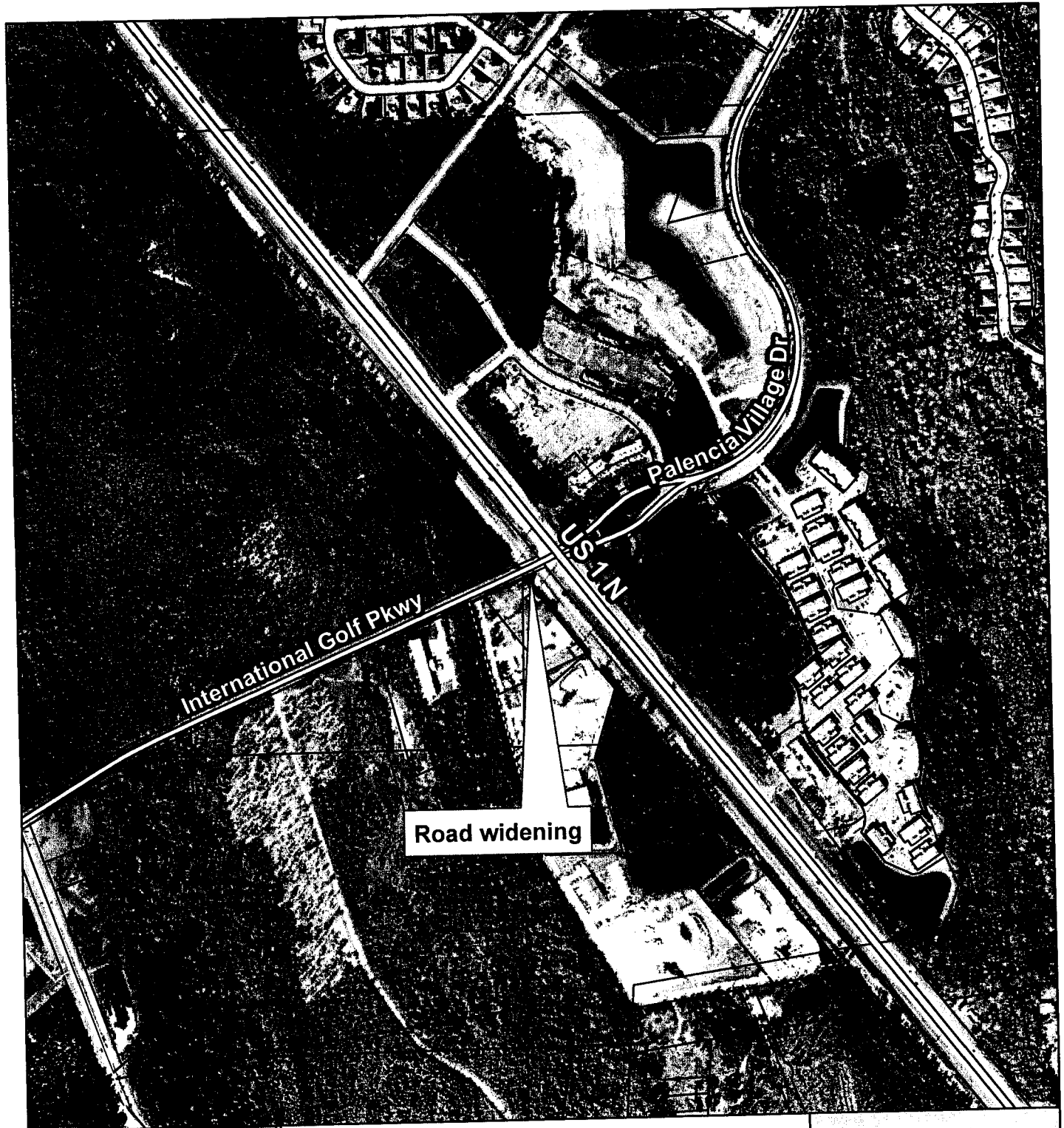
INTEROFFICE MEMORANDUM

TO: Laurie Ford, Real Estate Coordinator III
FROM: Robert Zammataro, Chief Engineer - Development
SUBJECT: IGP Improvements
DATE: April 13, 2009

Please present the easement, Bill of Sale and Utility Construction Value documents to the Board of County Commissioners (BCC) for final approval and acceptance of the IGP Improvements.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy for the utilities for our files.

Your support and cooperation as always are greatly appreciated.



International Golf Parkway and US #1 North road widening

0 225 450 900 1,350 1,800 Feet

St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
April 13, 2009
(904) 209-0788



2008 Aerial Imagery

DISCLAIMER.
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.