

RESOLUTION NO. 2010- 176

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A 3RD MODIFICATION OF THE LEASE FOR THE ARMORY BOARD OF THE STATE OF FLORIDA.

RECITALS

WHEREAS, on July 14, 1981, the Board of County Commissioners adopted Resolution No. 81-74, approving the terms of a Modified Lease Agreement between St. Johns County and the Armory Board of the State of Florida; and

WHEREAS, as the need for clarification and correction of the legal description a 3rd Modification of Lease is necessary to reflect the change in the area that encompasses the leased area by the Armory Board of the State of Florida, this 3rd Modification of Lease is attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, this 3rd Modification of Lease will become effective immediately upon execution of said document. All other provisions of the Lease shall remain in full force.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners 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.

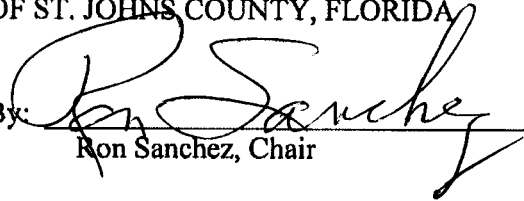
Section 2. The Board of County Commissioners hereby approves the terms of the 3rd Modification of Lease and authorizes the County Administrator, or designee, to execute the original 3rd Modification of Lease on behalf of the County. All other provisions of the Lease shall remain in full force.

Section 3. To the extent that there are typographical 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.

Section 4. The Clerk is instructed to record the 3rd Modification of the Lease in the Clerks Office of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of September, 2010.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 09/08/10



3rd MODIFICATION OF LEASE AGREEMENT

THIS 3rd MODIFICATION OF LEASE AGREEMENT ("3rd Modification") by and between **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Lessor") and **ARMORY BOARD OF THE STATE OF FLORIDA**, whose address is 82 Marine Street, St. Augustine, Florida ("Lessee").

Recitals

WHEREAS, the parties hereto entered that certain Lease Agreement dated February 13, 1979 ("Original Lease"), approved by Lessor via Resolution No. 79-12 dated February 13, 1979; and

WHEREAS, the parties modified the Original Lease on May 8, 1979, and again on July 14, 1981 ("Modifications"); and

WHEREAS, the Original Lease and the two Modifications are attached hereto as Composite Exhibit "A", incorporated and made a part hereof; and

WHEREAS, the parties agree to amend the legal description of the real property that is the subject of the Original Lease and Modifications to include approximately 0.877 acres, as more fully described in the sketch and legal description attached hereto as Composite Exhibit "B", incorporated and made a part hereof; and

WHEREAS, all other terms and conditions of the Original Lease and Modifications shall remain in full force and effect; and

WHEREAS, it is in the best interest of the parties to accept this 3rd Modification of Original Lease to clearly define the boundary of the leased area.

NOW THEREFORE, the parties hereby agree as follows:

Section 1. The above recitals are incorporated by reference into the body of this 3rd Modification of Lease Agreement.

Section 2. The Original Lease and Modifications are hereby modified by deleting the legal descriptions set forth in those documents and by substituting, therefore, the legal description set forth in Composite Exhibit "B" hereto.

IN WITNESS WHEREOF, the parties hereto have duly executed this 3rd Modification of Lease effective immediately.

Lessor
St. Johns County, a Political
Subdivision in the State of Florida

Print Witness Name _____

By: _____
Michael D. Wanchick
County Administrator

Print Witness Name _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____
2010 by _____ as _____ of St. Johns County,
Florida. He is personally known.

Notary Public, State of Florida

My Commission Expires:

Lessee:
ARMORY BOARD OF THE STATE OF FLORIDA

Print: _____
As to State Armory Board

By _____
Major General Emmet R. Titshaw, Jr.
Adjutant General of Florida, for and in
behalf of said Armory Board

Print: _____
As to State Armory Board

Attest: _____
Recorder of Armory Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of
_____ 2010, by Emmett r. Titshaw, Jr., who is personally known to me or has
produced _____ as identification.

My Commission Expires:

Notary Public, State of Florida

EXHIBIT "A" TO 3RD MODIFICATION OF LEASE AGREEMENT

RESOLUTION NO. 79-32

WHEREAS, Florida Statute 125.38 authorizes the County to lease real property to an agency of the State of Florida, and

WHEREAS, the Armory Board of the State of Florida, an agency of the state, has applied to the Board of County Commissioners to lease certain county real property for use as a military facility, and

WHEREAS, the Board of County Commissioners is satisfied that such real property is required for such use and is not needed for county purposes, and

WHEREAS, St. Johns County and the Armory Board of The State of Florida entered into a lease of such property dated February 13, 1979 and

WHEREAS, said lease contained an error in the legal description of the property intended to be leased,

NOW, THEREFORE, BE IT RESOLVED this 24th day of April, 1979 that the lease dated February 13, 1979 between St. Johns County and the Armory Board of The State of Florida be modified by substituting the attached legal description for the legal description currently in said lease.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Robert E. Carter
Chairman

ATTEST: OLIVER LAWTON, CLERK

BY: Marie Hudson
Deputy Clerk

DESCRIPTION

A parcel of land at the Southeast corner of Block 49 (Powder House Lot), St. Augustine, Township 7 South, Range 30 East, Tallahassee Meridian, Florida; said parcel of land being more fully described as follows:

Commencing at a monument on the North line of said Block 49 at the West Line of Marine Street; Thence North $82^{\circ}02'$ East along the North Line of said Block 49, a distance of 431.38 feet; Thence South $44^{\circ}15'$ West along the Easterly line of said Block 49, a distance of 64.02 feet; Thence South $17^{\circ}30'$ East, along the Easterly line of said Block 49, a distance of 662.72 feet to the point of beginning; Thence continuing along said Easterly line South $17^{\circ}30'$ East, 23.68 feet; Thence along said Easterly line of Block 49, South $6^{\circ}00'$ East, 501.60 feet; Thence along the Southerly line of said Block 49, South $88^{\circ}15'$ West, 184.80 feet; Thence North $2^{\circ}30'$ West along the Southerly line of said Block 49 a distance of 224.40 feet; Thence North $6^{\circ}00'00''$ West, 240.07 feet; Thence North $68^{\circ}10'$ East, 172.41 feet to the point of beginning of the herein described parcel; containing 1.97 acres. The bearings herein are referred to the bearings of said Block 49 (Powder House Lot) as shown in the Map of Survey, dated October 1956, by Mr. Emmett W. Pacetti, Florida Registered Surveyor #893.

81 10439

REF. 502 PAGE 141

MODIFICATION OF LEASE

THIS AGREEMENT, made and entered into in quadruplicate this 14th day of July, A.D., 1981, between the COUNTY OF ST. JOHNS, a political subdivision of the State of Florida, (hereinafter designated as Lessor), party of the first part, and the ARMORY BOARD OF THE STATE OF FLORIDA, for and on behalf of the State of Florida, (hereinafter designated as Lessee), party of the second part,

WHEREAS, a portion of land was mistakenly deleted from the legal description of the lease entered into on February 13, 1979, as modified May 8, 1979, between the parties, and

WHEREAS, each party desires to correct the mistake,

NOW, THEREFORE, the parties hereby agree and stipulate that the lease between the parties dated February 13, 1979, and modified May 8, 1979, is hereby modified by adding the following legal description to the leased property:

A PARCEL OF LAND ADJOINING THE ARMORY BOARD OF THE STATE OF FLORIDA LEASE IN BLOCK 49 (POWDER HOUSE LOT), CITY OF ST. AUGUSTINE, FLORIDA, TOWNSHIP 7 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, FLORIDA; SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

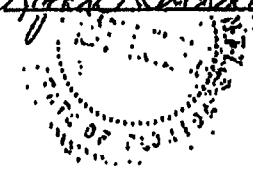
COMMENCE AT THE SOUTH WEST CORNER OF THE ARMORY BOARD OF THE STATE OF FLORIDA LEASE, AS DESCRIBED IN O. R. BOOK 412, PAGE 316, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 2 DEGREES 30 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LEASE, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE POINT WHERE SAID WESTERLY LEASE LINE PASSES ALONG THE TOP OF THE EMBANKMENT LINE OF THE OLD FILL AREA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2 DEGREES 30 MINUTES WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 6 DEGREES WEST, A DISTANCE OF 240.07 FEET; THENCE SOUTH 68 DEGREES 10 MINUTES WEST, A DISTANCE OF 15.58 FEET; THENCE NORTH 50 DEGREES 50 MINUTES WEST, A DISTANCE OF 165 FEET, MORE OR LESS, TO THE SOUTHERLY EDGE OF A PAVED ROADWAY CIRCLE; THENCE WESTERLY ALONG THE ARC OF SAID CIRCLE (40 FOOT RADIUS), THROUGH A CENTRAL ANGLE OF 102 DEGREES AND 43 MINUTES, A DISTANCE OF 91.7 FEET; THENCE SOUTH 40 DEGREES 10 MINUTES WEST A DISTANCE OF 35 FEET, MORE OR LESS, TO THE TOP OF THE EMBANKMENT LINE; THENCE IN A SOUTHEASTERLY DIRECTION, MEANDERING THE TOP OF THE EMBANKMENT LINE, A DISTANCE OF 423 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING .78 ACRES, MORE OR LESS.

All terms of the original lease as modified shall remain the same.

IN WITNESS WHEREOF, the County of St. Johns, by and through its duly constituted officers, has hereunto subscribed its name; and the State Armory Board, for and on behalf of the State of Florida, by the Adjutant General of the State of Florida, and the Recorder of said Board, have hereunto subscribed their names and affixed their official seals on the day and year first aforesaid.

Signed, sealed and delivered in the presence of:

Mary Hudson
Lynne ...



Samuel J. ...
John M. ...
As to State Armory Board

COUNTY OF ST. JOHNS

BY: Harry ...
Chairman

CARL "BUD" MARKEL, CLERK

ATTEST: Carl "Bud" Markel
Clerk

ARMORY BOARD OF THE STATE OF FLORIDA

BY: H. L. ...
(Adjutant General of Florida, for and in behalf of said Armory Board.)

Attest: William J. ...
Recorder of Armory Board

FILED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

1951 JUL 24 PM 3:56

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

80-74
RESOLUTION

WHEREAS, Florida Statute 125.38 authorizes the County to lease real property to an agency of the State of Florida, and

WHEREAS, the Armory Board of the State of Florida, an agency of the state, has applied to the Board of County Commissioners *to add certain property to the existing lease of* to lease ~~county~~ county real property for use as a military facility, and

WHEREAS, the Board of County Commissioners is satisfied that such ^{added} real property is required for such use and is not needed for county purposes,

NOW, THEREFORE, BE IT RESOLVED this ^{14th} ~~30th~~ day of February ~~July~~, 1989, that such real property be ^{added to} ~~the lease between~~ leased by St. Johns County ⁱⁿ to the Armory Board of the State of Florida ^{for dates February 13, 1979 and modified May 8, 1979.} for the use, term of years, and price set forth in the attached lease and that the terms and conditions of said lease be and are hereby incorporated by reference into this resolution. *All other terms of the lease are to remain the same.*

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

BY: Robert E. Curran
Chairman

ATTEST: OLIVER LAWTON, CLERK

BY: Marie Hudson
Deputy Clerk



MODIFICATION OF LEASE

THIS AGREEMENT, made and entered into in quadruplicate this 14th day of July, A.D., 1981, between the COUNTY OF ST. JOHNS, a political subdivision of the State of Florida, (hereinafter designated as Lessor), party of the first part, and the ARMORY BOARD OF THE STATE OF FLORIDA, for and on behalf of the State of Florida, (hereinafter designated as Lessee), party of the second part,

WHEREAS, a portion of land was mistakenly deleted from the legal description of the lease entered into on February 13, 1979, as modified May 8, 1979, between the parties, and

WHEREAS, each party desires to correct the mistake,

NOW, THEREFORE, the parties hereby agree and stipulate that the lease between the parties dated February 13, 1979, and modified May 8, 1979, is hereby modified by adding the following legal description to the leased property:

A PARCEL OF LAND ADJOINING THE ARMORY BOARD OF THE STATE OF FLORIDA LEASE IN BLOCK 49 (POWDER HOUSE LOT), CITY OF ST. AUGUSTINE, FLORIDA, TOWNSHIP 7 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, FLORIDA, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH WEST CORNER OF THE ARMORY BOARD OF THE STATE OF FLORIDA LEASE, AS DESCRIBED IN O. R. BOOK 412, PAGE 316, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 2 DEGREES 30 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LEASE, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE POINT WHERE SAID WESTERLY LEASE LINE PASSES ALONG THE TOP OF THE EMBANKMENT LINE OF THE OLD FILL AREA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2 DEGREES 30 MINUTES WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 6 DEGREES WEST, A DISTANCE OF 240.07 FEET; THENCE SOUTH 68 DEGREES 10 MINUTES WEST, A DISTANCE OF 15.58 FEET; THENCE NORTH 50 DEGREES 50 MINUTES WEST, A DISTANCE 165 FEET, MORE OR LESS, TO THE SOUTHERLY EDGE OF A PAVED ROADWAY CIRCLE; THENCE WESTERLY ALONG THE ARC OF SAID CIRCLE (40FOOT RADIUS), THROUGH A CENTRAL ANGLE OF 102 DEGREES AND 49 MINUTES, A DISTANCE OF 71.7 FEET; THENCE SOUTH 40 DEGREES 10 MINUTES WEST A DISTANCE OF 35 FEET, MORE OR LESS, TO THE TOP OF THE EMBANKMENT LINE; THENCE IN A SOUTHEASTERLY DIRECTION, MEANDERING THE TOP OF THE EMBANKMENT LINE, A DISTANCE OF 425 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING .78 ACRES, MORE OR LESS.

All terms of the original lease as modified shall remain the same.

IN WITNESS WHEREOF, the County of St. Johns, by and through its duly constituted officers, has hereunto subscribed its name; and the State Armory Board, for and on behalf of the State of Florida, by the Adjutant General of the State of Florida, and the Recorder of said Board, have hereunto subscribed their names and affixed their official seals on the day and year first aforesaid.

Signed, sealed and delivered
in the presence of:

As to State Armory Board

COUNTY OF ST. JOHNS

BY: _____
Chairman

CARL "BUD" MARKEL, CLERK

ATTEST: _____
Deputy Clerk

ARMORY BOARD OF THE STATE OF FLORIDA

BY: _____
(Adjutant General of Florida, for
and in behalf of said Armory Board.)

Attest: _____
Recorder of Armory Board

79 6097

REF 412 PAGE 316

MODIFICATION OF LEASE

THIS AGREEMENT, made and entered into in quadruplicate this 14 day of July, A.D., 1981, between the COUNTY OF ST. JOHNS, a political subdivision of the State of Florida, (hereinafter designated as Lessor), party of the first part, and the ARMORY BOARD OF THE STATE OF FLORIDA, for and on behalf of the State of Florida, (hereinafter designated as Lessee), party of the second part

WHEREAS, ~~a mistake was made in the legal description of the lease entered into on February 13, 1979, between the parties, and~~ *a portion of land was mistakenly deleted from as modified May 8, 1981*

WHEREAS, each party desires to correct the mistake,

NOW, THEREFORE, the parties hereby agree and stipulate

that the lease between the parties dated February 13, 1979, *and modified May 8, 1979* is hereby modified by ~~deleting the following~~ *adding the following* legal description to ~~of the leased property, from said lease and by substituting the following legal description of the leased property in its stead:~~

A PARCEL OF LAND ADJOINING THE ARMORY BOARD OF THE STATE OF FLORIDA LEASE IN BLOCK 49 (POWDER HOUSE LOT), CITY OF ST. AUGUSTINE, FLORIDA, TOWNSHIP 7 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, FLORIDA; SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH WEST CORNER OF THE ARMORY BOARD OF THE STATE OF FLORIDA LEASE, AS DESCRIBED IN O. R. BOOK 412, PAGE 316, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 2 DEGREES 30 MINUTES WEST, ALONG THE WESTERLY LINE OF SAID LEASE, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE POINT WHERE SAID WESTERLY LEASE LINE PASSES ALONG THE TOP OF THE EMBANKMENT LINE OF THE OLD FILL AREA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2 DEGREES 30 MINUTES WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 6 DEGREES WEST, A DISTANCE OF 240.07 FEET; THENCE SOUTH 68 DEGREES 10 MINUTES WEST, A DISTANCE OF 15.58 FEET; THENCE NORTH 50 DEGREES 50 MINUTES WEST, A DISTANCE 165 FEET, MORE OR LESS, TO THE SOUTHERLY EDGE OF A PAVED ROADWAY CIRCLE; THENCE WESTERLY ALONG THE ARC OF SAID CIRCLE (40 FOOT RADIUS), THROUGH A CENTRAL ANGLE OF 102 DEGREES AND 49 MINUTES, A DISTANCE OF 71.7 FEET; THENCE SOUTH 40 DEGREES 10 MINUTES WEST A DISTANCE OF 35 FEET, MORE OR LESS, TO THE TOP OF THE EMBANKMENT LINE; THENCE IN A SOUTHEASTERLY DIRECTION, MEANDERING THE TOP OF THE EMBANKMENT LINE, A DISTANCE OF 425 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING .78 ACRES, MORE OR LESS.

House Lot) as shown in the Map of Survey,
dated October, 1956, by Mr. Emmett W.
Pagetti, Florida Registered Surveyor #893.

All terms of the original lease as modified shall remain in force.
IN WITNESS WHEREOF, the County of St. Johns, by and through

its duly constituted officers, has hereunto subscribed its name;
and the State Armory Board, for and on behalf of the State of
Florida, by the Adjutant General of the State of Florida, and the
Recorder of said Board, have hereunto subscribed their names
and affixed their official seals on the day and year first
aforesaid.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]
As to County of St. Johns

COUNTY OF ST. JOHNS

BY: *[Signature]*
Chairman

OLIVER LAWTON, CLERK

ATTEST: *[Signature]*
Deputy Clerk

ARMORY BOARD OF THE STATE OF FLORIDA

[Signature]
[Signature]
As to State Armory Board

BY: *[Signature]*
(Adjutant General of Florida, for
and in behalf of said Armory Board.)

ATTEST: *[Signature]*
Recorder of Armory Board

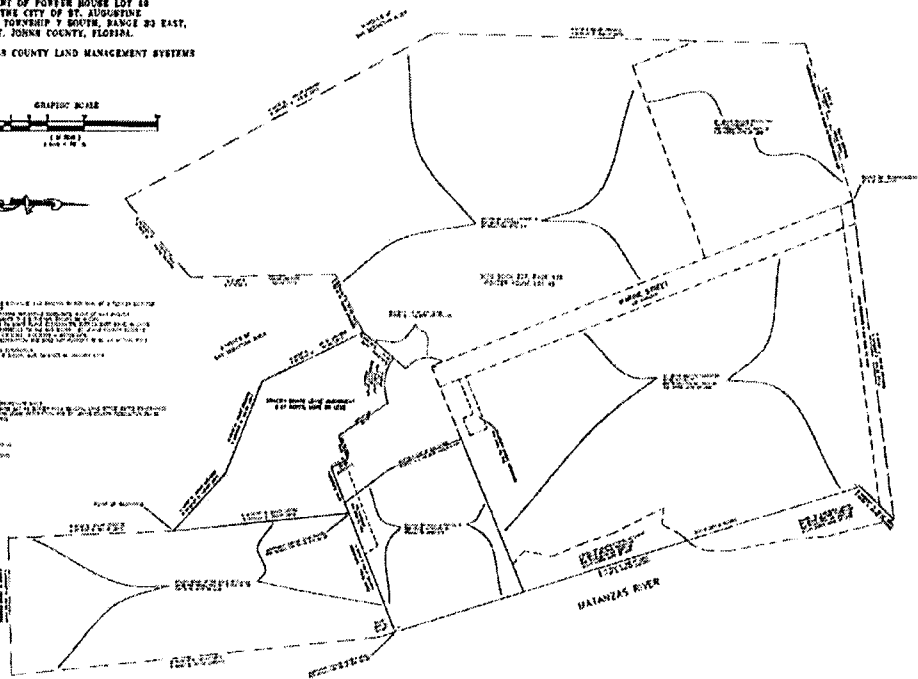
PROPOSED ARMORY BOARD LEASE AMENDMENT

A PARCEL OF LAND NEAR THE SOUTHEAST CORNER OF BLOCK 49 (POWDER HOUSE LOT), ST. AUGUSTINE, TOWNSHIP 7 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENT ON THE NORTH LINE OF SAID BLOCK 49 AT THE WEST LINE OF MARINE STREET; THENCE NORTH $82^{\circ}13'07''$ EAST, ALONG THE NORTH LINE OF SAID BLOCK 49, A DISTANCE OF 431.38 FEET; THENCE SOUTH $44^{\circ}26'07''$ WEST, ALONG THE EASTERLY LINE OF SAID BLOCK 49, A DISTANCE OF 64.02 FEET; THENCE SOUTH $17^{\circ}18'53''$ EAST, ALONG THE EASTERLY LINE OF SAID BLOCK 49, A DISTANCE OF 662.72 FEET TO THE NORTHEAST CORNER OF THOSE LANDS LEASED TO THE ARMORY BOARD OF THE STATE OF FLORIDA PER ST. JOHNS COUNTY RESOLUTION 79-12 AND 79-32; THENCE SOUTH $17^{\circ}18'53''$ EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 23.68 FEET; THENCE SOUTH $05^{\circ}48'53''$ EAST, ALONG SAID EASTERLY LINE OF BLOCK 49, A DISTANCE OF 501.60 FEET; THENCE SOUTH $88^{\circ}26'07''$ WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 49, A DISTANCE OF 184.80 FEET; THENCE NORTH $02^{\circ}18'53''$ WEST, ALONG THE WESTERLY LINE OF THE SOUTHEASTERLY TIP OF SAID BLOCK 49, A DISTANCE OF 224.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH $47^{\circ}48'53''$ WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 105.60 FEET; THENCE NORTH $68^{\circ}03'53''$ WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 132.00 FEET; THENCE NORTH $25^{\circ}33'53''$ WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 151.80 FEET; THENCE NORTH $38^{\circ}41'56''$ EAST, ALONG THE SOUTHERLY LINE OF THE COUNCIL ON AGING LEASE PARCEL B AS APPROVED BY ST. JOHNS COUNTY RESOLUTION 2002-212, A DISTANCE OF 38.87 FEET; THENCE NORTH $40^{\circ}21'07''$ EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 14.94 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET; THENCE EASTERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH $83^{\circ}37'13''$ EAST AND A CHORD DISTANCE OF 60.57 FEET TO A POINT ON SAID CURVE; THENCE SOUTH $32^{\circ}43'19''$ EAST A DISTANCE OF 80.75 FEET; THENCE NORTH $67^{\circ}48'28''$ EAST A DISTANCE OF 33.39 FEET; THENCE SOUTH $29^{\circ}02'47''$ EAST A DISTANCE OF 25.33 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE AFOREMENTIONED LEASE TO THE ARMORY BOARD OF THE STATE OF FLORIDA PER ST. JOHNS COUNTY RESOLUTION 79-12 AND 79-32; THENCE NORTH $68^{\circ}21'07''$ EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 65.45 FEET TO THE NORTHWESTERLY CORNER OF SAID LEASE PARCEL; THENCE SOUTH $05^{\circ}48'53''$ EAST, ALONG THE WESTERLY LINE OF SAID LEASE PARCEL, A DISTANCE OF 240.07 FEET TO THE POINT OF BEGINNING. CONTAINING 0.87 ACRES, MORE OR LESS. THE BEARINGS HEREIN ARE REFERRED TO STATE PLANE COORDINATES FLORIDA EAST ZONE NAD1983/90 ADJUSTMENT.

MAP SHOWING SKETCH OF DESCRIPTION OF
 ARMOY BOARD OF THE STATE OF FLORIDA
 AMENDED LEASE PARCEL BEING
 A PART OF POWER HOUSE LOT 44
 IN THE CITY OF ST. AUGUSTINE
 SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST,
 ST. JOHN COUNTY, FLORIDA.
 FOR: ST. JOHN COUNTY LAND MANAGEMENT SYSTEMS



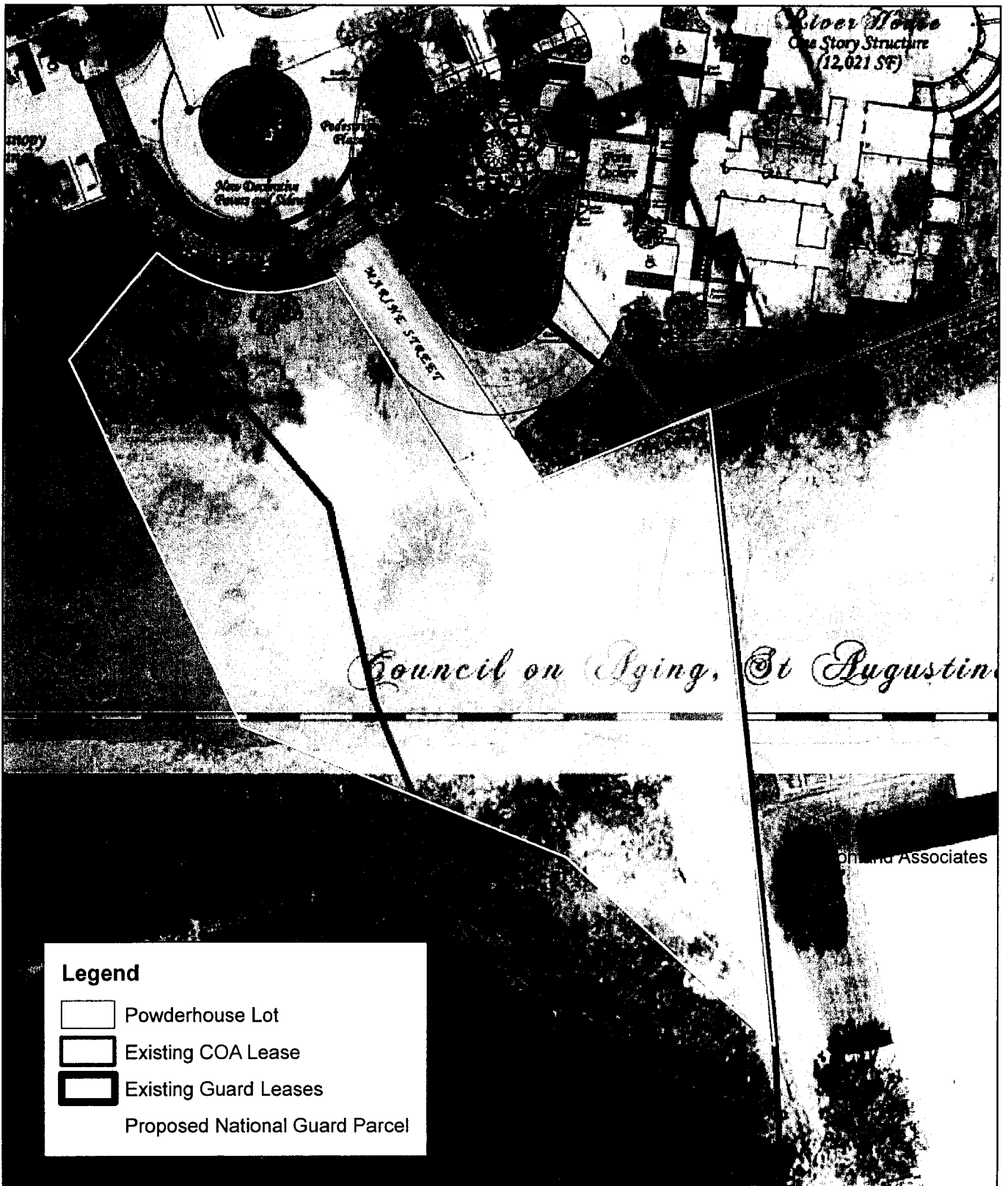
THIS MAP WAS PREPARED BY THE ST. JOHN COUNTY LAND MANAGEMENT SYSTEMS SURVEYING AND MAPPING DIVISION ON MAY 18, 2011. THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE ST. JOHN COUNTY LAND MANAGEMENT SYSTEMS SURVEYING AND MAPPING DIVISION. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ST. JOHN COUNTY LAND MANAGEMENT SYSTEMS SURVEYING AND MAPPING DIVISION.







ST. JOHN COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 1000 W. BAY STREET, SUITE 100
 PALM BAY, FLORIDA 32909
 PHONE: (321) 733-3333

DATE	5/18/11
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]

ST. JOHN COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST



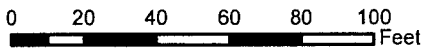
Legend

-  Powderhouse Lot
-  Existing COA Lease
-  Existing Guard Leases
-  Proposed National Guard Parcel



St. Johns County
 Real Estate Division
 (904) 209-0794
 February 12, 2010

**Guard and COA River House
 Site Plan and Leases**



2008 Aerial Imagery

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

