

RESOLUTION NO. 2011- 87

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE THE RELEASE OF PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RELEASE OF RELATED RIGHTS OF ENTRY AND EXPLORATION DOCUMENT, ON BEHALF OF THE BOARD, IN CONNECTION WITH PROPERTY THAT WAS DECLARED SURPLUS AND WILL BE CONVEYED TO MELDRIM HERITAGE TIMBERLANDS.

RECITALS

WHEREAS, pursuant to Florida Statute Section 270.11(3) there has been a written request from the legal counsel for Meldrim Heritage Timberlands, ("Meldrim") attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to release the mineral reservations that are normally reserved in all County Deeds; and

WHEREAS, Resolution 2011-25 authorized conveyance of certain county surplus property to Meldrim. Said mineral reservations, and in particular the right to mine and develop, is a cloud on the title to the property; and

WHEREAS, the execution of a Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration document, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, would remove the cloud on the title. The executed mineral release form will be recorded; and

WHEREAS, to the extent that there are typographical, scrivener 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.

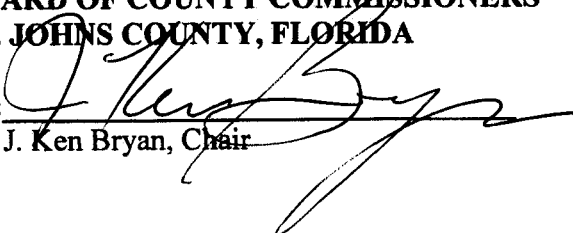
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

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

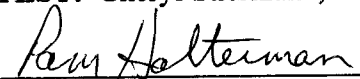
Section 2. The Board of County Commissioners hereby approves the form of Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration and authorizes the Board Chair to execute the Release.

PASSED AND ADOPTED this 19th day of April, 2011.

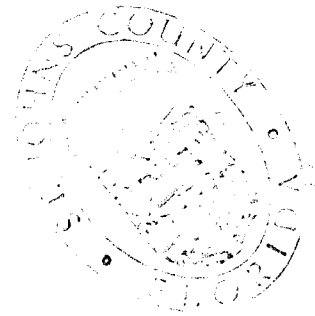
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 04/21/11



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March 18, 2011

VIA U.S. MAIL AND ELECTRONIC MAIL

Ms. Nanette Bradbury
Real Estate Appraisal Coordinator
St. Johns County Land Management Systems
500 San Sebastian View
St. Augustine FL 32084

Re: Meldrim Heritage Timberlands, LLC acquisition of property from St. Johns
County, Florida

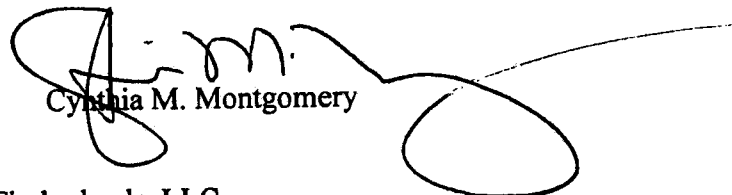
Dear Nanette:

This firm represents Meldrim Heritage Timberlands, LLC, a Florida limited liability
company ("Meldrim Heritage").

Meldrim Heritage is acquiring Parcel No. 017430 0000, located in Section 24, Township
7 South, Range 27 East, St. Johns County, Florida (the "Property") from St. Johns County,
Florida, a political subdivision (the "County"). In that capacity Meldrim Heritage requests that
the County release the phosphate, minerals, metals and petroleum reservation included in the
County's standard County Deed and deliver an executed Release of Phosphate, Minerals, Metals
and Petroleum Reservations and Release of Related Rights of Entry and Exploration by St. Johns
County, Florida to Meldrim Heritage to be recorded in connection with the deed to the Property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


Cynthia M. Montgomery

cc: Mr. Matthew Moore, Meldrim Heritage Timberlands, LLC

Exhibit "B" to Resolution

Prepared by:
Nanette Bradbury
St. Johns County Land Management Systems
500 San Sebastian View
St. Augustine, Florida 32084

**RELEASE OF
PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND
RELEASE OF RELATED RIGHTS OF ENTRY AND EXPLORATION
BY
ST. JOHNS COUNTY, FLORIDA**

THIS RELEASE is made and given this ___ day of _____, 2011, by
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida (the
"County").

WITNESSETH:

WHEREAS, the County has conveyed to **MELDRIM HERITAGE TIMBERLANDS, LLC**, a Florida limited liability company ("Meldrim"), by County Deed dated _____, 2011, and recorded in Official Records Book _____ Page _____ certain properties within St. Johns County, Florida, further described as:

ONE ACRE OF LAND IN THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA;

ALSO DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 208.7 FEET, THENCE RUN EAST 208.7 FEET, THENCE RUN SOUTH 208.7 FEET, THENCE RUN WEST 208.7 FEET TO THE POINT OF BEGINNING.

WHEREAS, pursuant to Section 270.11(1), Florida Statutes, as amended, the County reserved in said County Deed certain phosphate, mineral, metals and petroleum rights; and

WHEREAS, pursuant to Section 270.11(3), Florida Statutes, as amended, Meldrim has petitioned the County for a release of said reservation which petition the County has approved.

KNOWN ALL MEN BY THESE PRESENTS: That the County, for and in consideration of mutual benefits, have released and by these presents does release unto the fee simple owners of record, their successors, heirs and assigns, the following reservation, to wit:

"RESERVING UNTO THE GRANTOR, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the

phosphate, minerals and metals that are or may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or on, or under said land with the privilege to mine and develop the same.”

Insofar as said reservation affects the properties described on attached Exhibit “A”.

IN WITNESS WHEREOF, the County has caused this Release to be executed in its name by the Chair of its Board of County Commissioners, all as of the day and year first above written.

ST. JOHNS COUNTY, FLORIDA

By: _____
J. Ken Bryan, Chair of its Board of County
Commissioners

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

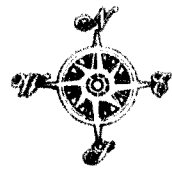
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this __ day of _____, 2011, by J. Ken Bryan, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of said County, who is personally know to me.

Notary Public
My Commission Expires: _____



Mineral Release Request



2008 Aerial Imagery



STATE OF TEXAS
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