

RESOLUTION NO. 2020- 137

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING THE TERMS OF A FIRST AMENDMENT TO LICENSE AGREEMENT BETWEEN ST. JOHNS COUNTY AND PGA TOUR, INC. AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THIS AMENDMENT ON BEHALF OF ST. JOHNS COUNTY.

RECITALS

WHEREAS, St. Johns County (the "County") and PGA Tour, Inc. (the "Tour") entered into a Purchase and Sale Agreement dated October 12, 2017, pursuant to which the County transferred certain property (the "Premises") located in St. Johns County to the Tour containing a telecommunications tower owned by the Tour; and

WHEREAS, the County owned, operated and maintained a communication facilities at the Premises and on the tower as part of its interoperable communication system for use by local, state, and federal public safety agencies providing law enforcement, firefighting, ambulance, emergency medical, emergency management, and other emergency and government-related services to the citizens of St. Johns County; and

WHEREAS, in connection with the sale of the Premises, the Tour constructed a replacement telecommunication tower (the "Replacement Tower"), relocated the County facilities to the Replacement Tower at the Tour's sole cost and expense, and entered into a License Agreement with the County dated August 22, 2018 for space on the Replacement Tower and the right to install certain equipment on the tower for the health, safety and welfare of the citizens of St. Johns County; and

WHEREAS, at the request of St. Johns County citizens, the Tour agreed to move the Replacement Tower to a location further away from the Bolles School in Ponte Vedra; and

WHEREAS, the Tour has requested the County enter into a First Amendment to License Agreement to modify and update the location of the Replacement Tower; and

WHEREAS, entering into the First Amendment to License Agreement is in the best interests of the health, safety, and welfare of the citizens 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 incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.


Section 2. The Board approves the terms of the attached First Amendment to License Agreement and authorizes the County Administrator, or designee, to execute the agreement on behalf of St. Johns County substantially in the same form as attached.

Section 3. 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.

Section 4. The Clerk of the Court is instructed to file the original First Amendment to License Agreement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21 day of April, 2020.

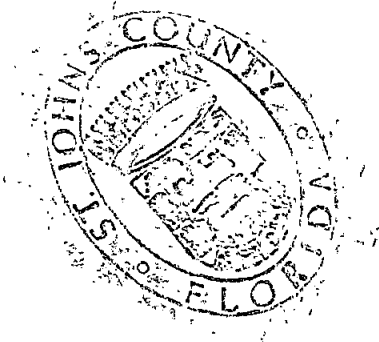
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: 
Deputy Clerk

RENDITION DATE 4/23/20



FIRST AMENDMENT TO LICENSE AGREEMENT

THIS FIRST AMENDMENT TO LICENSE AGREEMENT (this "Amendment") is entered into as of the ___ day of _____, 2020 (the "Effective Date"), by and between PGA Tour, Inc., a Maryland corporation (the "Licensor"), and St. Johns County, a political subdivision of the State of Florida (the "Licensee").

WHEREAS, Licensor and Licensee, previously entered into a License Agreement dated August 22, 2018 (the "Agreement"), whereby Licensee licensed space from Licensor on the Tower to be constructed at the Property for the installation of the Licensee's Equipment; and

WHEREAS, Licensor has constructed the Tower and Licensee has installed the Licensee's Equipment on the Tower; and

WHEREAS, Licensor desires, and Licensee is agreeable, to relocate the Tower Equipment, and the Licensee's Premises from the location set forth in the Agreement to a new location; and

WHEREAS, Licensor and Licensee desire to amend the Agreement to modify the location of the Tower and the Licensee's Premises.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is acknowledged by both parties, Licensor and Licensee do hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as if fully set forth herein. Unless otherwise defined herein, all capitalized terms shall have the meanings ascribed to them in the Agreement.
2. Amendment. As of the Effective Date hereof, the location of the Tower and the Premises shall be modified as set forth in Exhibit A-A1. Exhibits A and A-1 of the Agreement are hereby deleted in their entirety and replaced with Exhibit A-A1 and Exhibit A-2. To the extent of an inconsistency between Exhibits A and A-1 and Exhibits A-A1 and A-2, Exhibit A-A1 and Exhibit A-2 shall control.
3. Relocation. In connection with the relocation of the Tower and the Licensee's Equipment provided for in this Amendment, Licensor shall be responsible for all costs of relocating Licensee to the Tower. Licensee's Equipment shall initially be installed by Licensor, at Licensor's expense, but shall be deemed the property of Licensee. Future additions to or replacements of Licensee's Equipment shall be purchased, installed, repaired, and maintained at the expense of Licensee. Licensee's Equipment, including any additions or replacements, must be kept and maintained at all times in a good state of repair and maintenance and in compliance with all laws, rules and regulations of any and all governmental authorities. Licensor assumes no responsibility for the operation or maintenance of the Licensee's Equipment after the initial installation and testing by Licensor.

4. Miscellaneous. Licensor and Licensee each warrants to the other that the person executing this Amendment on behalf of the warranting party has the full right, power and authority to enter into, and execute this Amendment on that party's behalf, and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Amendment. Except as amended herein, all of the other terms, agreements and provisions of the Agreement are hereby ratified and confirmed by Licensor and Licensee. In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Licensee affirms that no breach or default by Licensor has occurred, and no event has occurred which after the giving of notice or the passage of time, or both, would constitute such a breach or default under the Agreement by Licensor and that it currently has no claims or offsets thereunder. The Agreement, as amended, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A signed copy of this Amendment delivered by facsimile, e-mail or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

Witnesses:

“LICENSOR”

PGA Tour, Inc., a Maryland corporation

Print Name: _____

By: _____
Name: _____
Title: _____
Date: _____

Print Name: _____

Witnesses:

“LICENSEE”

St. Johns County, a political subdivision of the State of Florida

Print Name: _____

By: _____
Name: _____
Title: _____
Date: _____

Print Name: _____

Exhibit "A-A1"

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DESCRIPTION OF LICENSOR'S PROPERTY, PREMISES, and TOWER

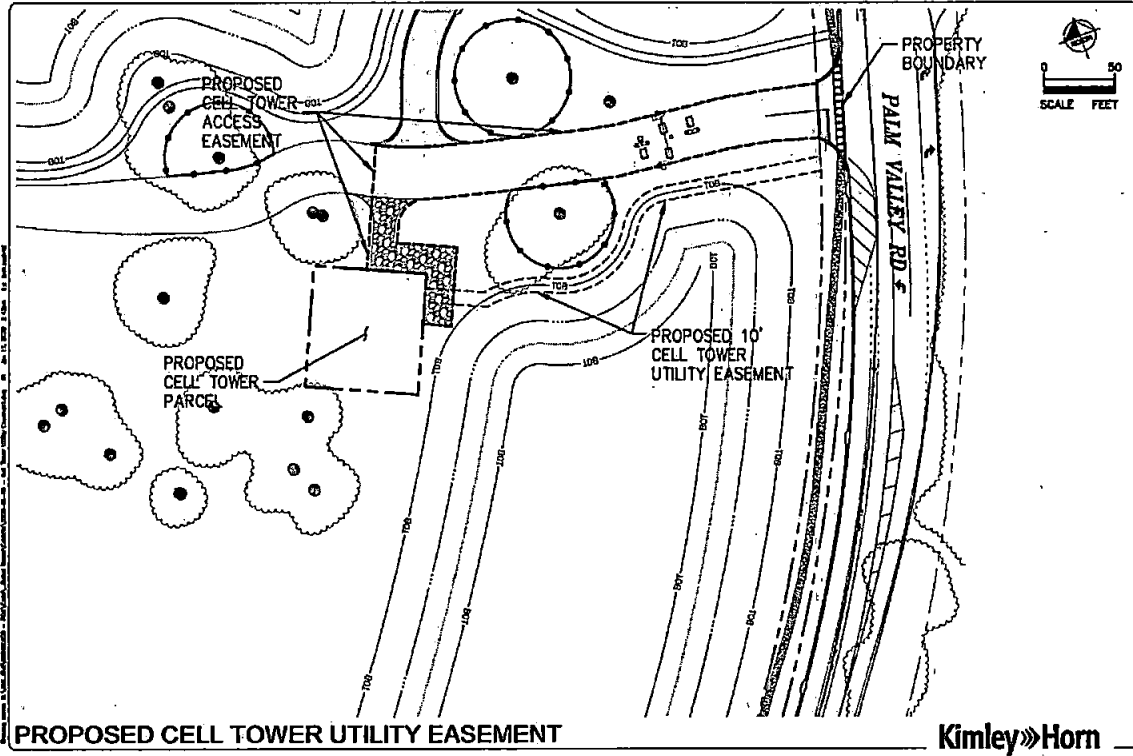


Exhibit "A-A1"

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DESCRIPTION OF LICENSOR'S PROPERTY, PREMISES, and TOWER

Legal Description of Property:

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 10 AND A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 43 AND A PART OF THE HEIRS OF SEBASTIAN ESPINOSA GRANT, SECTION 42 AND A PART OF THE CHRISTINA HILL GRANT, SECTION 50 AND A PART OF THE CHRISTINA HILL GRANT, SECTION 51, IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 38 AND A PART OF THE HEIRS OF SEBASTIAN ESPINOSA GRANT, SECTION 39, IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST; THENCE N.2°51'55"W., ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 543.97 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD (STATE ROAD NO. 210) AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY; THENCE N.50°06'45"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD, A DISTANCE OF 0.69 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 265, PAGE 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S.88°43'00"W., ALONG A WESTERLY PROJECTION OF SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, A DISTANCE OF 105.78 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID PALM VALLEY ROAD; THENCE CONTINUE S.88°43'00"W., ALONG SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN SAID OFFICIAL RECORDS VOLUME 265, PAGE 99 AND OFFICIAL RECORDS VOLUME 265 PAGE 101 AND OFFICIAL RECORDS VOLUME 264, PAGE 180 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1999.36 FEET TO AN ANGLE POINT IN SAID JACKSONVILLE ELECTRIC AUTHORITY EASEMENT; THENCE S.80°15'05"W., ALONG SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 264 PAGE 180, A DISTANCE OF 509.94 FEET; THENCE N.59°03'30"W., A DISTANCE OF 854.73 FEET; THENCE N.15°24'35"E., A DISTANCE OF 1008.93 FEET TO THE POINT OF BEGINNING; THENCE S.87°38'50"W., A DISTANCE OF 100.00 FEET; THENCE S.65°13'00"W., A DISTANCE OF 695.71 FEET; THENCE N.55°39'30"W., A DISTANCE OF 399.00 FEET; THENCE N.22°54'50"W., A DISTANCE OF 225.93 FEET; THENCE N.43°20'10"E., A DISTANCE OF 811.33 FEET; THENCE N.59°43'50"E., A DISTANCE OF 328.15 FEET; THENCE N.26°22'50"W., A DISTANCE OF 300.76 FEET; THENCE N.77°16'30"W., A DISTANCE OF 876.93 FEET; THENCE N.2°41'30"E., A DISTANCE OF 573.90 FEET; THENCE N.10°16'10"W., A DISTANCE OF 1010.66 FEET; THENCE N.30°37'30"E., A DISTANCE OF 232.70 FEET; THENCE N.72°47'30"E., A DISTANCE OF 232.68 FEET; THENCE S.78°53'10"E., A DISTANCE OF 375.74 FEET; THENCE N.1°59'30"E., A DISTANCE OF 842.17 FEET; THENCE N.21°26'20"E., A DISTANCE OF 804.71 FEET; THENCE N.79°46'10"E., A DISTANCE OF 261.18 FEET; THENCE S.72°57'40"E., A DISTANCE OF 135.11 FEET; THENCE S.24°37'30"E., A DISTANCE OF 133.84 FEET; THENCE N.44°36'03"E., A DISTANCE OF 162.50 FEET; THENCE S.58°09'10"E., A DISTANCE OF 633.00 FEET; THENCE S.68°35'18"E., A DISTANCE OF 314.95 FEET; THENCE S.2°16'27"W., A DISTANCE OF 1478.34 FEET; THENCE N.56°19'28"E., A DISTANCE OF 674.27 FEET; THENCE N.95°02'50"E., A DISTANCE OF 599.48 FEET; THENCE N.71°55'50"E., A DISTANCE OF 382.69 FEET; THENCE S.62°00'20"E., A DISTANCE OF 569.42 FEET; THENCE S.16°01'00"E., A DISTANCE OF 676.17 FEET; THENCE S.38°31'20"W., A DISTANCE OF 287.23 FEET; THENCE S.20°15'30"E., A DISTANCE OF 605.42 FEET; THENCE S.09°36'00"W., A DISTANCE OF 772.67 FEET; THENCE S.33°40'30"W., A DISTANCE OF 1231.28 FEET; THENCE S.73°20'10"W., A DISTANCE OF 1132.47 FEET; THENCE S.87°38'50"E., A DISTANCE OF 138.21 FEET TO THE POINT OF BEGINNING. CONTAINING 313.79 ACRES MORE OR LESS.

Together with:

Exhibit "A-A1"

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DESCRIPTION OF LICENSOR'S PROPERTY, PREMISES, and TOWER

Legal Description Property, continued:

A PART OF SECTION 34 AND A PART OF THE HEIRS OF SEBASTIAN ESPINOSA GRANT, SECTION 42 BOTH IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH A PART OF GOVERNMENT LOT 2, SECTION 3, A PART OF GOVERNMENT LOT 1, SECTION 4, AND A PART OF THE HEIRS OF SEBASTIAN ESPINOSA GRANT SECTION 39 AND A PART OF THE CHRISTINA HILL GRANT SECTION 70, IN TOWNSHIP 1 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID GOVERNMENT LOT 1, SECTION 4, TOWNSHIP 1 SOUTH, RANGE 29 EAST; THENCE N.1°51'55"W., ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 513.97 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD (STATE ROAD NO. 210) AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY; THENCE N.50°06'45"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, A DISTANCE OF 0.69 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 265, PAGE 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S.88°43'00"W., ALONG A WESTERLY PROJECTION OF SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT, A DISTANCE OF 105.78 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID PALM VALLEY ROAD; THENCE CONTINUE S.88°43'00"W., ALONG SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN SAID OFFICIAL RECORDS VOLUME 265, PAGE 99, A DISTANCE OF 170.87 FEET TO THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN DEED BOOK 177, PAGE 362 OF THE AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE S.88°43'00"W., ALONG THE WESTERLY LINE OF SAID JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN SAID OFFICIAL RECORDS VOLUME 265, PAGE 99 AND OFFICIAL RECORDS VOLUME 265, PAGE 101 AND OFFICIAL RECORDS VOLUME 264, PAGE 180, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1888.29 FEET TO AN ANGLE POINT AND SAID JACKSONVILLE ELECTRIC AUTHORITY EASEMENT; THENCE S.80°15'05"W., ALONG SAID NORTHERLY LINE OF THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 264, PAGE 180 A DISTANCE OF 509.94 FEET; THENCE N.59°03'30"W. A DISTANCE OF 851.73 FEET; THENCE N.15°21'35"E. A DISTANCE OF 350.00 FEET; THENCE S.79°40'00"E. A DISTANCE OF 990.00 FEET; THENCE N.80°09'40"E. A DISTANCE OF 864.13 FEET; THENCE N.65°49'05"E. A DISTANCE OF 1140.55 FEET; THENCE N.7°12'39"E. A DISTANCE OF 1242.83 FEET; THENCE N.13°40'08"E. A DISTANCE OF 986.29 FEET; THENCE N.85°39'43"E. A DISTANCE OF 1180.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE PONTE VEDRA BY PASS ROAD (STATE ROAD NO. A-1-A); THENCE S.7°09'54"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 102.05 FEET; THENCE S.85°39'13"W. A DISTANCE OF 581.68 FEET; THENCE S.11°43'50"W. A DISTANCE OF 2074.76 FEET; THENCE S.72°15'07"E. A DISTANCE OF 500.00 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD; THENCE S.17°44'53"W., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1317.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF S.33°55'49"W. AND A CHORD DISTANCE OF 734.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.50°06'45"W. CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF THE PALM VALLEY ROAD A DISTANCE OF 206.22 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN DEED BOOK 177, PAGE 362; THENCE S.88°43'00"W., ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 297.05 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 177, PAGE 362; THENCE S.1°51'55"E., ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 95.21 ACRES MORE OR LESS.

Exhibit "A-A1"

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DESCRIPTION OF LICENSOR'S PROPERTY, PREMISES, and TOWER

Legal Description of Tower:

A PORTION OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 17°55'32" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, CONTINUING ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1317.00 FEET, AN ARC DISTANCE OF 107.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°16'06" WEST, 107.68 FEET; THENCE NORTH 67°23'19" WEST, 297.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°10'35" WEST, 85.00 FEET; THENCE NORTH 64°50'21" WEST, 80.00 FEET; THENCE NORTH 25°10'35" EAST, 85.00 FEET; THENCE SOUTH 64°50'21" EAST, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,800 SQUARE FEET, MORE OR LESS.

Exhibit "A-A1"

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DESCRIPTION OF LICENSOR'S PROPERTY, PREMISES, and TOWER

Legal Description Access Easement:

A PORTION OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 17°55'32" WEST, 163.83 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 17°55'32" WEST, 36.17 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1317.00 FEET, AN ARC DISTANCE OF 3.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°59'36" WEST, 3.12 FEET; THENCE NORTH 73°07'51" WEST, 51.86 FEET; THENCE NORTH 78°36'44" WEST, 28.82 FEET; THENCE NORTH 82°43'57" WEST, 81.28 FEET; THENCE NORTH 77°48'38" WEST, 19.44 FEET; THENCE NORTH 75°38'33" WEST, 73.50 FEET; THENCE NORTH 75°08'35" WEST, 33.98 FEET; THENCE NORTH 71°31'56" WEST, 11.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°48'52" WEST, 26.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°09'39" WEST, 12.64 FEET; THENCE SOUTH 64°50'21" EAST, 42.56 FEET; THENCE SOUTH 25°10'30" WEST, 55.52 FEET; THENCE NORTH 64°49'39" WEST, 20.00 FEET; THENCE NORTH 25°10'35" EAST, 35.52 FEET; THENCE NORTH 64°50'21" WEST, 42.55 FEET; THENCE NORTH 25°09'39" EAST, 87.53 FEET; THENCE SOUTH 63°22'40" EAST, 9.32 FEET; THENCE SOUTH 67°25'11" EAST, 18.08 FEET; THENCE SOUTH 71°30'52" EAST, 13.33 FEET; THENCE SOUTH 74°19'14" EAST, 24.25 FEET; THENCE SOUTH 74°21'56" EAST, 11.32 FEET; THENCE SOUTH 75°25'56" EAST, 73.26 FEET; THENCE SOUTH 77°39'57" EAST, 20.62 FEET; THENCE SOUTH 83°00'00" EAST, 77.44 FEET; THENCE SOUTH 78°36'44" EAST, 30.82 FEET; THENCE SOUTH 76°37'54" EAST, 55.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,874 SQUARE FEET, MORE OR LESS.

Exhibit "A-A1"

Page 6 of 6

DESCRIPTION OF LICENSOR'S PROPERTY, PREMISES, and TOWER

Legal Description Utility Easement:

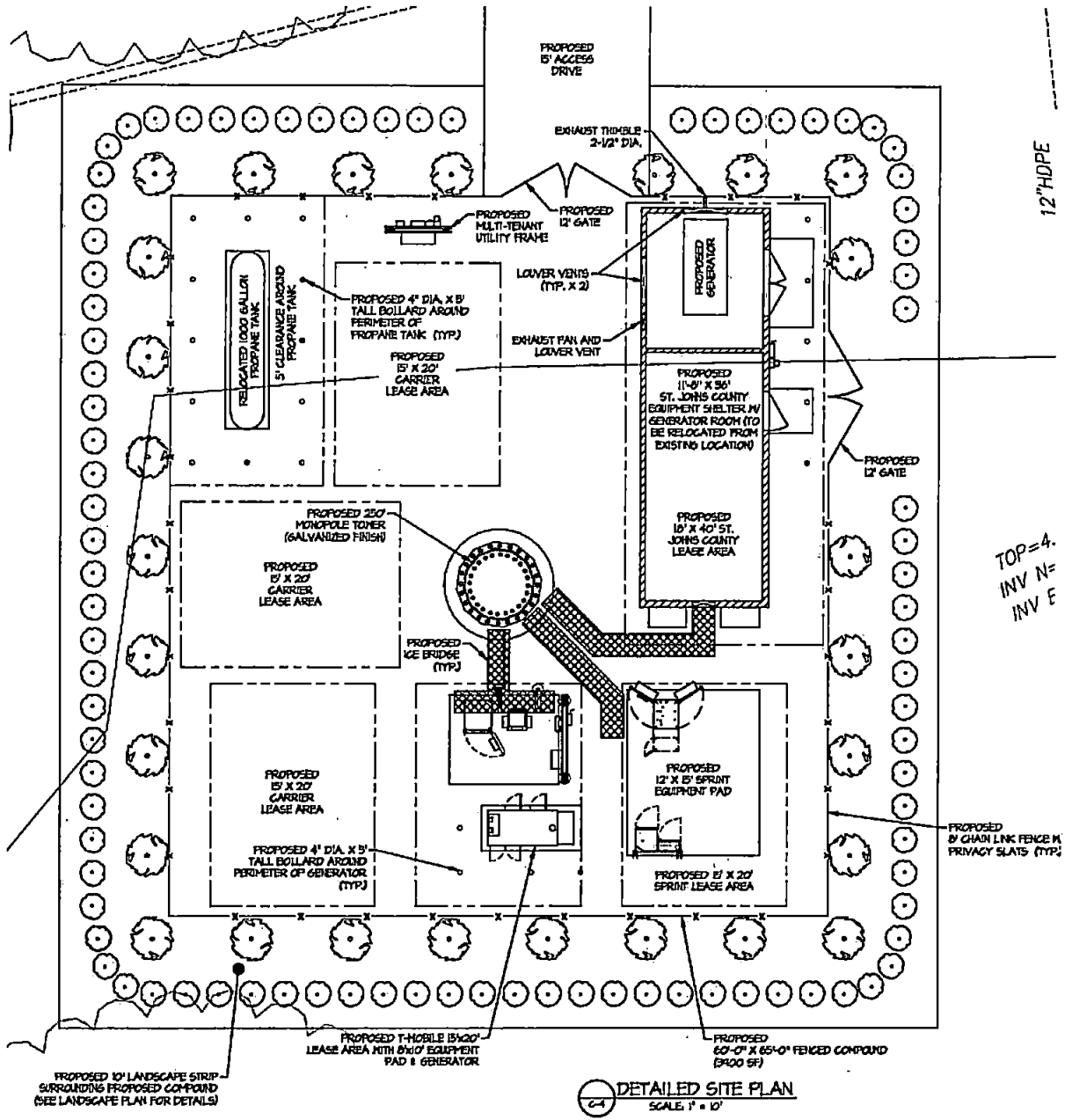
A PORTION OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 17°55'32" WEST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1317.00 FEET, AN ARC DISTANCE OF 14.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°14'11" WEST, 14.30 FEET TO A POINT OF THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 3: SOUTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1317.00 FEET, AN ARC DISTANCE OF 10.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°46'02" WEST, 10.11 FEET; THENCE NORTH 79°37'00" WEST, 129.51 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°00'55" WEST, 28.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 82.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°50'22" WEST, 75.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 47.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°19'00" WEST, 46.38 FEET; THENCE NORTH 64°51'08" WEST, 44.96 FEET; THENCE NORTH 25°10'35" EAST, 10.00 FEET; THENCE SOUTH 64°51'08" EAST, 41.84 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 50.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°07'29" EAST, 49.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 67.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°50'22" EAST, 61.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 41.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°00'55" EAST, 39.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°37'00" EAST, 130.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,340 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"

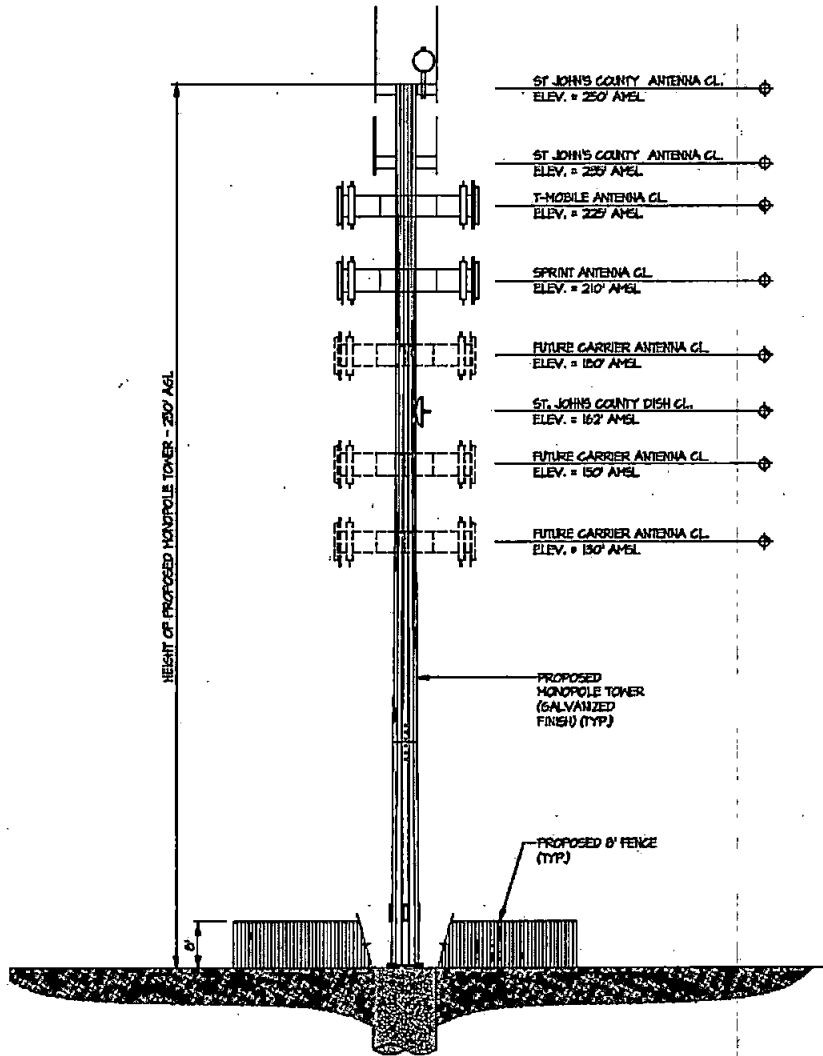
Page 1 of 2



"Licensee" referred to herein as "St. Johns County"

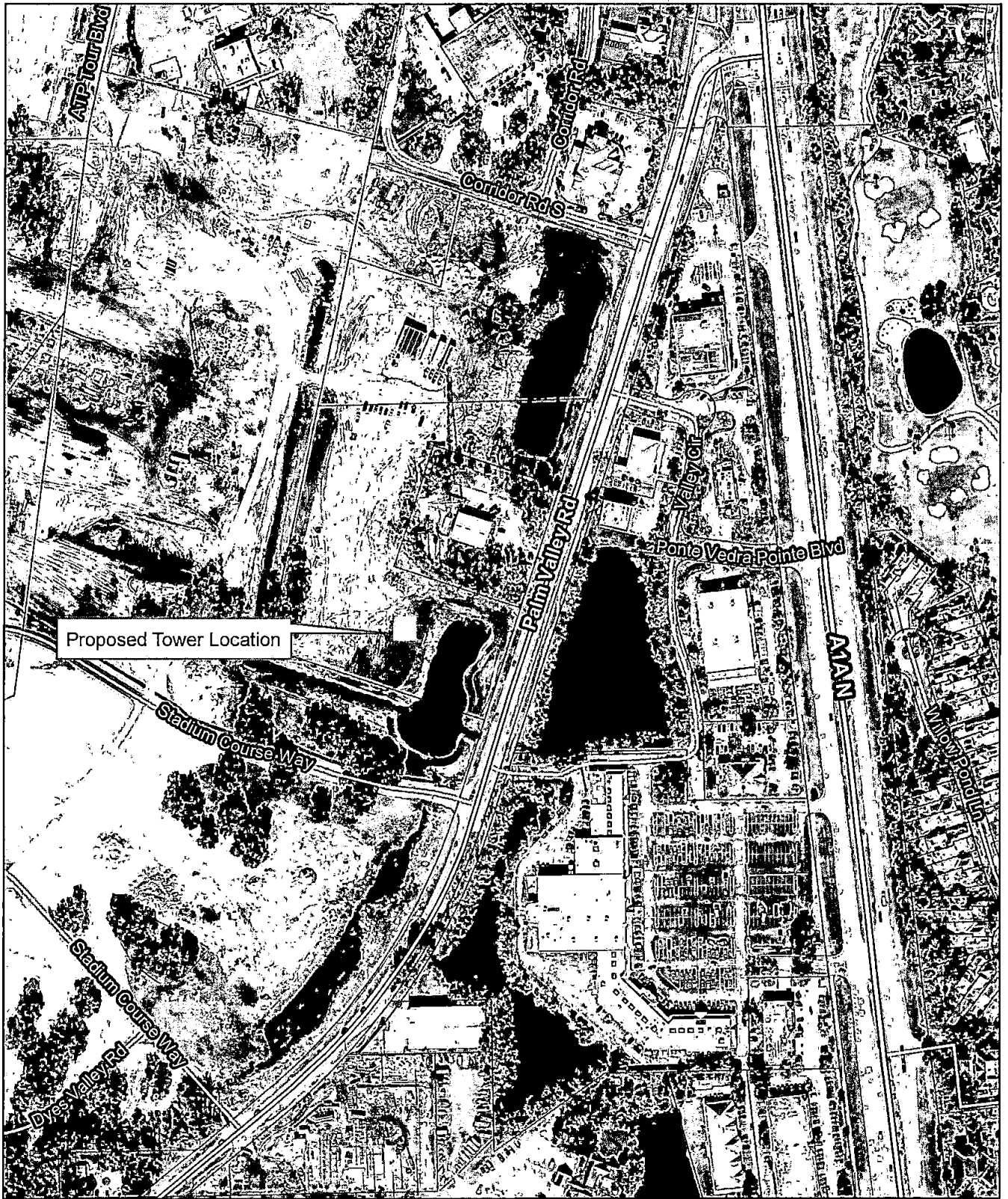
Exhibit "A-2"

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TOWER ELEVATION
SCALE: NOT TO SCALE

"Licensee" referred to herein as "St. Johns County"



Proposed Tower Location



2016 Aerial Imagery

0 100 200
Feet
March 30, 2020

Amended License Agreement

PGA Tour, Inc.

Land Management
Systems
Real Estate
Division
(904) 209-0764

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