

RESOLUTION NO. 2023- 207

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING FIVE EASEMENTS FOR UTILITIES, BILL OF SALE, SCHEDULE OF VALUES, WARRANTY, AND FINAL RELEASE OF LIEN ASSOCIATED WITH THE WATER AND SEWER FORCE MAINS SYSTEMS TO SERVE VICAR'S LANDING AT OAK BRIDGE – PHASE 1 LOCATED OFF A1A NORTH.

RECITALS

WHEREAS, Life Care Ponte Vedra, Inc., a Florida corporation, successor by merger to Vicar's Landing at Oak Bridge, LLC, a Florida limited liability company, has executed and presented to the County two Easements for Utilities associated with the water and sewer force mains systems to serve Vicar's Landing at Oak Bridge – Phase 1 located off A1A North, attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, OBDP, LLC, a Florida limited liability company, has executed and presented to the County three Easements associated with the water and sewer force mains systems to serve Vicar's Landing at Oak Bridge – Phase 1 located off A1A North, attached hereto as Exhibit "C", "D", and "E", incorporated by reference and made a part hereof; and

WHEREAS, Life Care Ponte Vedra, Inc., a Florida corporation, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer force mains systems to serve Vicar's Landing at Oak Bridge – Phase 1, attached hereto as Exhibit "F", incorporated by reference and made a part hereof; and

WHEREAS, Florida Infrastructure, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Vicar's Landing at Oak Bridge – Phase 1, attached hereto as Exhibits "G" and "H", incorporated by reference and made a part hereof; and

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

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 above described Easements for Utilities, Bill of Sale, Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

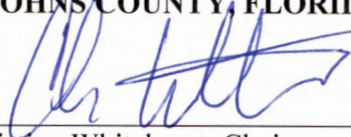
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easements for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

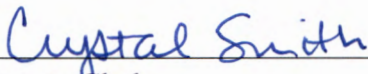
PASSED AND ADOPTED this 20th day of June, 2023.

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

Rendition Date JUN 20 2023

By: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller


Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 4 day of August, 2022
by Life Care Ponte Vedra, Inc., a Florida corporation, successor by merger to
Vicar's Landing at Oak Bridge, LLC, a Florida limited liability company, with an
address of 1000 Vicar's Landing Way, Ponte Vedra Beach, FL 32082,
hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political
subdivision of the State of Florida, whose address is 500 San Sebastian View, St.
Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,
Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and
confirm unto Grantee a non-exclusive permanent easement and right-of-way to install,
construct, operate, maintain, repair, replace and remove pipes and mains constituting the
underground sewer force mains and all other equipment and appurtenances as may be
necessary or convenient for the operation of the underground water and sewer utility
services (hereinafter referred to as "Utility Lines and Associated Equipment") over and
upon the real property described on Exhibit A attached hereto (the "Easement Area");
together with rights of ingress and egress to access the Easement Area as necessary for
the use and enjoyment of the easement herein granted. The location of the ingress and
egress area to the Easement area has been mutually agreed upon by the Grantor and
Grantee. **As a result, the ingress and egress area is noted on the attached, and
incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer
utility services only and does not convey any right to install other utilities such as cable
television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes
aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the
authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens
and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to
grant to others the right to use and occupy (i) the surface and air space over the Easement
Area for any purpose which is consistent with the rights herein granted to Grantee; and
(ii) subsurface of the Easement Area for other utility services or other purposes which do
not interfere with the rights herein granted to Grantee, including, without limitation, the

right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Jessica Baird
Witness

Jessica Baird
Print Name

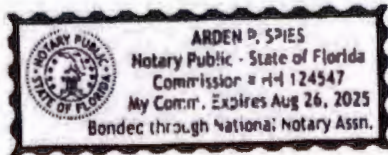
Carmen Bell
Witness

CARMEN BELL
Print Name

By: [Signature]
Its: CEO

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means
of physical presence or online notarization, this 1 day of
August, 2022, by
D. Bruce Jones as CEO
for Life Care Pointe Vedra, Inc.

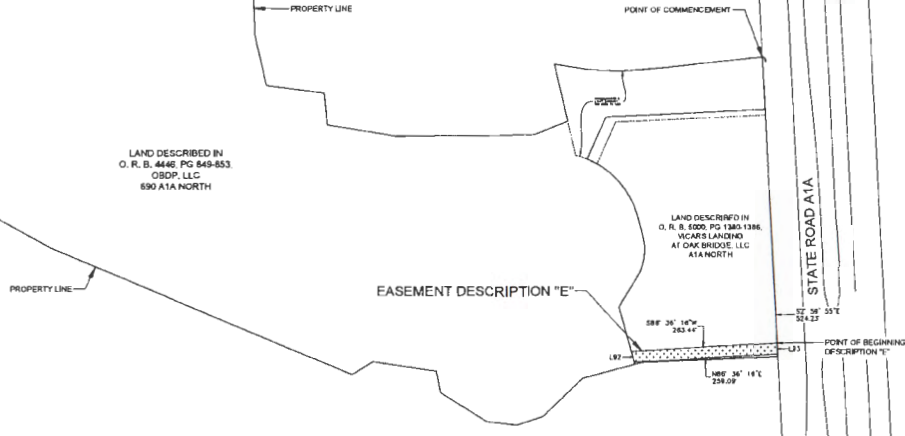
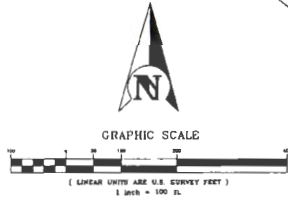


Arden P. Spies
Notary Public
My Commission Expires: 8-26-2025

Personally Known or Produced Identification
Type of Identification Produced

"EXHIBIT A"

A PART OF SECTIONS 27, 28 AND 34;
 TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40;
 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50;
 TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49;
 TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47;
 TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46;
 ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



Easement "E" Line Table		
Line #	Length	Division
Lp1	2044	616 16 378
Lp2	2044	602 59 516

AS-BUILT LEGEND

- AS..... AS-BUILT
- EL..... ELEVATION
- HWY..... HIGHWAY
- PC..... FINISHED GRADE
- STA..... STATION
- TOP..... TOP OF BANK
- BOT..... BOTTOM
- (d)..... DECIMAL
- (d)..... DECIMAL
- ELEVATIONS SHOWN THIS: 2013 ARE GROUND SHOTS
- ELEVATIONS SHOWN THIS: 2014 ARE HARD SHOTS

LEGAL DESCRIPTION "E" (SOUTH FORCEMAIN EASEMENT)

A part of Sections 27, 28 and 34, together with a part of the Heirs of Thomas Fitch Grant Section 40, together with a part of the Christina Hill Grant Section 50, together with a part of the Heirs of Nicholas Sanchez Grant Section 46, as in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westinghouse Right-of-Way of State Highway A1A intersects with the northeast corner of a parcel of land as described in Official Record Book 4446, Pages 847-851, St. Johns County, Florida, Pages 273-317, along with Westinghouse Right-of-Way a distance of 151.22 feet to the Point of Beginning, thence bearing and Right-of-Way S 88°30'18" W a distance of 283.44 feet to the Westinghouse Right-of-Way as shown in Official Record Book 3000, Pages 150-158, thence along said line S 13°12'21" W a distance of 26.64 feet, thence bearing and property line N 88°38'18" E a distance of 238.08 feet to the Westinghouse Right-of-Way of State Highway A1A, thence along said Right-of-Way N 07°58'32" W a distance of 20.00 feet to the Point of Beginning.

Said parcel containing 0.12 acres or 3,223 square feet.

- NOTES:**
- STATE PLANE COORDINATES SHOWN ARE FLORIDA EAST ZONE (US FOOT) NAD 83/2011
 - GRAPHIC REPRESENTATION OF SYMBOLS ENLARGED FOR CLARITY.



ANTHONY PAUL O'NEIL
 FLORIDA REGISTERED LAND SURVEYOR NO. 5584

SURVEYOR'S CERTIFICATION:

I, Anthony Paul O'Neil, a registered Professional Land Surveyor in the State of Florida, do hereby certify that this Plan represents a true and correct survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Florida and meets the minimum technical standards for land surveys in accordance with chapter FC17-6, Florida Administrative Code pursuant to section 472.027, Florida Statute, and further certify that there are no visible encroachments upon the subject property except as shown.

EASEMENT

VICAR'S LANDING
AT OAKBRIDGE
690 A1A NORTH
ST. JOHNS COUNTY, FLORIDA

MRE of JAX
ENTERPRISES, LLC,
6005 POWERS AVENUE, SUITE 104
JACKSONVILLE, FLORIDA 32217
LB 9276

REVISIONS	DATE	BY	DESCRIPTION

FULL TITLE: MRE of JAX ENTERPRISES, LLC, 6005 POWERS AVENUE, SUITE 104, JACKSONVILLE, FLORIDA 32217
 LAST SAVED BY: MRE
 LAST SAVE DATE: 11/11/2023

SHEET #:
1

LEGAL DESCRIPTION "E" (SJCUD FORCEMAIN EASEMENT)

A part of Sections 27, 28 and 34; together with a part of the Heirs of Thomas Fitch Grant Section 40; together with a part of the Christina Hill or Fitch Grant Section 50; together with a part of the Christina Hill Grant Section 49; together with a part of the Sanchez or Hill Grant Section 47; together with a part of the Nicholas Sanchez Grant Section 46; all in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westerly Right-of-Way of State Highway A1A intersects with the Northeast corner of a parcel of land as described in Official Records Book 4446, Pages 849-853, St. Johns County, Florida; thence S 2°59'55" E along said Westerly Right-of-Way a distance of 524.23 feet to the Point of Beginning; thence leaving said Right-of-Way S 86°36'16" W a distance of 263.44 feet to the Westerly property line of lands described in Official Record Book 5000, Pages 1380-1386; thence along said line S 15°16'32" E a distance of 20.44 feet; thence leaving said property line N 86°36'16" E a distance of 259.09 feet to the Westerly Right-of-Way of State Highway A1A; thence along said Right-of-Way N 02°59'55" W a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 0.12 acres or 5,225 square feet.

Exhibit "B"
Legal

OUTPARCEL

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2495, PAGE 313 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 05°54'58" EAST, ALONG SAID WESTERLY LINE, 58.94 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°31'50" EAST, 126.62 FEET; COURSE NO. 2: NORTH 89°48'48" EAST, 160.21 FEET; COURSE NO. 3: NORTH 88°36'20" EAST, 92.05 FEET; COURSE NO. 4: NORTH 67°23'12" EAST, 65.81 FEET; COURSE NO. 5: NORTH 13°10'18" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°25'24" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°01'03" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°20'47" EAST, 71.00 FEET; COURSE NO. 9: NORTH 83°43'36" EAST, 186.05 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°00'46" EAST, ALONG LAST SAID LINE, 96.74 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°00'46" EAST, ALONG LAST SAID LINE, 452.37 FEET; THENCE SOUTH 87°17'45" WEST, 244.57 FEET; THENCE SOUTH 74°46'48" WEST, 13.81 FEET; THENCE NORTH 15°17'23" WEST, 108.88 FEET; THENCE NORTH 30°55'04" EAST, 61.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 79.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°13'43" EAST, 77.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°27'38" WEST, 35.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 146.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°37'31" WEST, 141.10 FEET; THENCE NORTH 23°12'37" EAST, 72.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 12.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°44'46" EAST, 12.34 FEET; THENCE NORTH 87°17'45" EAST, 286.64 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.77 ACRES, MORE OR LESS.

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 4 day of August, 2022
by Life Care Ponte Vedra, Inc., a Florida corporation, successor by merger to
Vicar's Landing at Oak Bridge, LLC, a Florida limited liability company,
with an address of 1000 Vicar's Landing Way, Ponte Vedra Beach, FL 32082,
hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political
subdivision of the State of Florida, whose address is 500 San Sebastian View, St.
Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,
Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and
confirm unto Grantee a non-exclusive permanent easement and right-of-way to install,
construct, operate, maintain, repair, replace and remove pipes and mains constituting the
underground water distribution system and all other equipment and appurtenances as may
be necessary or convenient for the operation of the underground water and sewer utility
services (hereinafter referred to as "Utility Lines and Associated Equipment") over and
upon the real property described on Exhibit A attached hereto (the "Easement Area");
together with rights of ingress and egress to access the Easement Area as necessary for
the use and enjoyment of the easement herein granted. The location of the ingress and
egress area to the Easement area has been mutually agreed upon by the Grantor and
Grantee. **As a result, the ingress and egress area is noted on the attached, and
incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer
utility services only and does not convey any right to install other utilities such as cable
television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes
aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the
authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens
and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to
grant to others the right to use and occupy (i) the surface and air space over the Easement
Area for any purpose which is consistent with the rights herein granted to Grantee; and
(ii) subsurface of the Easement Area for other utility services or other purposes which do
not interfere with the rights herein granted to Grantee, including, without limitation, the

right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

[Signature]
Witness

Jessica Baird
Print Name

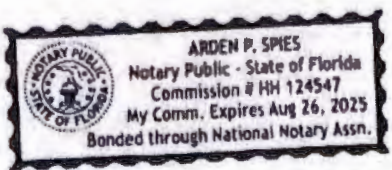
[Signature]
Witness

CARMEN BELL
Print Name

By: [Signature]
Its: CEO

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means
of physical presence or online notarization, this 4 day of
August, 2022, by
D. Bruce Jones as CEO
for Life Care Perito Vodka, Inc.



Arden P. Spies
Notary Public
My Commission Expires: 8-26-2025

Personally Known or Produced Identification
Type of Identification Produced

LEGAL DESCRIPTION "C" (SJCUD WATER EASEMENT)

A part of Sections 27, 28 and 34; together with a part of the Heirs of Thomas Fitch Grant Section 40; together with a part of the Christina Hill or Fitch Grant Section 50; together with a part of the Christina Hill Grant Section 49; together with a part of the Sanchez or Hill Grant Section 47; together with a part of the Nicholas Sanchez Grant Section 46; all in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westerly Right-of-Way of State Highway A1A intersects with the Northeast corner of a parcel of land as described in Official Record Book 4446, Pages 849-853, St. Johns County, Florida; thence S 2°59'55" E along said Westerly Right-of-Way a distance of 96.80 feet to the Northeast corner of a parcel of land as described in Official Record Book 5000, Page 1380-1386; thence leaving said Westerly Right-of-Way line and following along the Northerly property line of said parcel S 87°18'36" W a distance of 123.69 feet to the Point of Beginning; thence S 53°21'02" W a distance of 33.49 feet; thence S 69°06'28" W a distance of 26.98 feet; thence S 89°48'50" W a distance of 16.89 feet; thence N 83°50'04" W a distance of 39.03 feet; thence S 75°28'05" W a distance of 25.35 feet; thence S 30°21'49" W a distance of 78.13 feet to a point on a curve of the Westerly property line of lands described in Official Record Book 5000, Pages 1380-1386; thence along said property line having a radius of 160.00 feet, a length of 20.01 feet, and a cord bearing N 60°04'08" W a distance of 20.01 feet; thence leaving said property line N 30°21'49" E a distance of 86.34 feet; thence N 75°04'50" E a distance of 37.43 feet; thence S 83°46'52" E a distance of 41.79 feet; thence N 89°48'50" E a distance of 11.99 feet; thence N 69°06'19" E a distance of 20.55 feet; thence N 53°21'02" E a distance of 1.03 feet to the Northerly property line of said parcel; thence along said property line N 87°18'36" E a distance of 35.80 feet to the Point of Beginning.

Said parcel contains 0.10 acres or 4,186 square feet.

Exhibit "B"

Legal

OUTPARCEL

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2495, PAGE 313 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 05°54'58" EAST, ALONG SAID WESTERLY LINE, 58.94 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°31'50" EAST, 126.62 FEET; COURSE NO. 2: NORTH 89°48'48" EAST, 160.21 FEET; COURSE NO. 3: NORTH 88°36'20" EAST, 92.05 FEET; COURSE NO. 4: NORTH 67°23'12" EAST, 65.81 FEET; COURSE NO. 5: NORTH 13°10'18" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°25'24" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°01'03" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°20'47" EAST, 71.00 FEET; COURSE NO. 9: NORTH 83°43'36" EAST, 186.05 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°00'46" EAST, ALONG LAST SAID LINE, 96.74 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°00'46" EAST, ALONG LAST SAID LINE, 452.37 FEET; THENCE SOUTH 87°17'45" WEST, 244.57 FEET; THENCE SOUTH 74°46'48" WEST, 13.81 FEET; THENCE NORTH 15°17'23" WEST, 108.88 FEET; THENCE NORTH 30°55'04" EAST, 61.51 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 79.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°13'43" EAST, 77.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°27'38" WEST, 35.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 146.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°37'31" WEST, 141.10 FEET; THENCE NORTH 23°12'37" EAST, 72.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 12.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°44'46" EAST, 12.34 FEET; THENCE NORTH 87°17'45" EAST, 286.64 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.77 ACRES, MORE OR LESS.

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this _____ day of _____, 20__ by OBDP, LLC, with an address of 236 Canal Boulevard, Suite 3, Ponte Vedra Beach, FL 32082, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system & sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove

telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Mary K Broadwater
Witness

By: Jeff Miller
Its: President

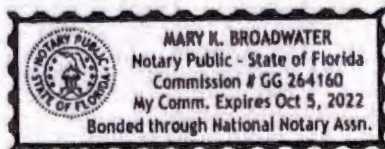
MARY K BROADWATER
Print Name

Alex Combs
Witness

Alex Combs
Print Name

STATE OF FLORIDA
COUNTY OF SANIT JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of July, 2022, by Jeff Miller as Manager for OBDP, LLC.

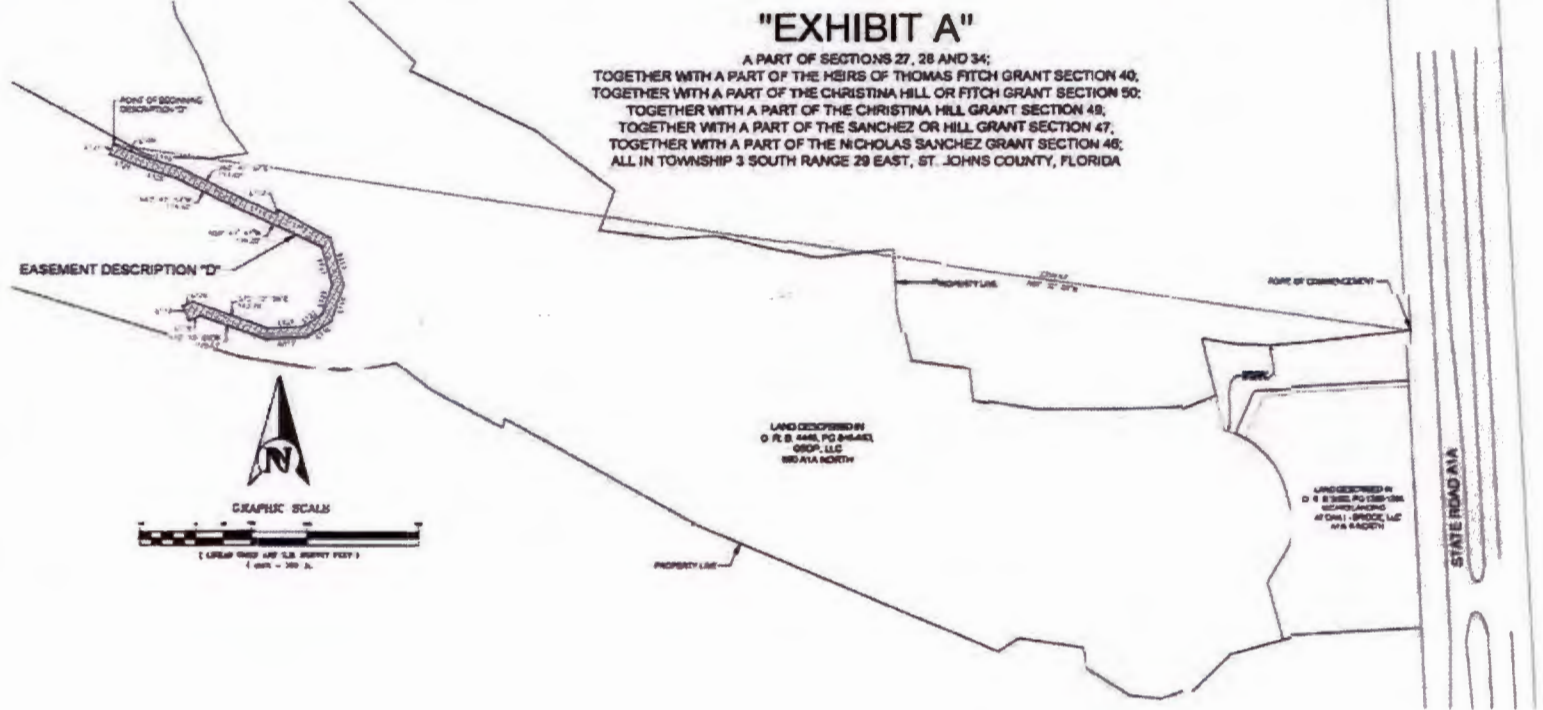


Mary K Broadwater
Notary Public
My Commission Expires: October 5, 2022

Personally Known or Produced Identification
Type of Identification Produced

"EXHIBIT A"

A PART OF SECTIONS 27, 28 AND 34;
 TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40,
 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50;
 TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49,
 TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47,
 TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46;
 ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



GENERAL NOTES
 1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.

Summary of Lot Area

Lot	Area (Acres)	Area (Sq. Ft.)
1	0.10	6,917
2	0.10	6,917
3	0.10	6,917
4	0.10	6,917
5	0.10	6,917
6	0.10	6,917
7	0.10	6,917
8	0.10	6,917
9	0.10	6,917
10	0.10	6,917
11	0.10	6,917
12	0.10	6,917
13	0.10	6,917
14	0.10	6,917
15	0.10	6,917
16	0.10	6,917
17	0.10	6,917
18	0.10	6,917
19	0.10	6,917
20	0.10	6,917
21	0.10	6,917
22	0.10	6,917
23	0.10	6,917
24	0.10	6,917
25	0.10	6,917
26	0.10	6,917
27	0.10	6,917
28	0.10	6,917
29	0.10	6,917
30	0.10	6,917
31	0.10	6,917
32	0.10	6,917
33	0.10	6,917
34	0.10	6,917
35	0.10	6,917
36	0.10	6,917
37	0.10	6,917
38	0.10	6,917
39	0.10	6,917
40	0.10	6,917
41	0.10	6,917
42	0.10	6,917
43	0.10	6,917
44	0.10	6,917
45	0.10	6,917
46	0.10	6,917
47	0.10	6,917
48	0.10	6,917
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67	0.10	6,917
68	0.10	6,917
69	0.10	6,917
70	0.10	6,917
71	0.10	6,917
72	0.10	6,917
73	0.10	6,917
74	0.10	6,917
75	0.10	6,917
76	0.10	6,917
77	0.10	6,917
78	0.10	6,917
79	0.10	6,917
80	0.10	6,917
81	0.10	6,917
82	0.10	6,917
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84	0.10	6,917
85	0.10	6,917
86	0.10	6,917
87	0.10	6,917
88	0.10	6,917
89	0.10	6,917
90	0.10	6,917
91	0.10	6,917
92	0.10	6,917
93	0.10	6,917
94	0.10	6,917
95	0.10	6,917
96	0.10	6,917
97	0.10	6,917
98	0.10	6,917
99	0.10	6,917
100	0.10	6,917

ACKNOWLEDGEMENT
 I, Anthony Paul O'Neil, a Professional Land Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct survey made by me and / or under my direct supervision, both in compliance with the requirements of practice, education and law of the State of Florida and meets the minimum standards established for such surveys of comparable size (Florida Statute 403.12), Florida Administrative Code Chapter 40C-17.002, Florida Statutes, and other applicable laws and rules and regulations and the subject property shown on plan.



Anthony Paul O'Neil
 ANTHONY PAUL O'NEIL

NOTES
 1. THIS PLAN, CONTRACT, SCHEDULE AND FILING
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS.

EASEMENT

VICARS LANDING AT OAKBRIDGE
 880 A1A NORTH
 ST. JOHNS COUNTY, FLORIDA

MRE of JAX ENTERPRISES, LLC,
 6835 BOWERS AVENUE, SUITE 104
 JACKSONVILLE, FLORIDA 32217
 LR 19718

REVISIONS

NO.	DATE	DESCRIPTION

SCALE
 1" = 100'
 LAST SAID PLAN FILED IN THE PUBLIC RECORDS OF THE STATE OF FLORIDA
 1-SET &
 1

LEGAL DESCRIPTION "D" (SJCUD WATER & FORCEMAIN EASEMENT)

A part of Sections 27, 28 and 34; together with a part of the Heirs of Thomas Fitch Grant Section 40; together with a part of the Christina Hill or Fitch Grant Section 50; together with a part of the Christina Hill Grant Section 49; together with a part of the Sanchez or Hill Grant Section 47; together with a part of the Nicholas Sanchez Grant Section 46; all in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westerly Right-of-Way of State Highway A1A intersects with the Northeast corner of a parcel of land as described in Official Record Book 4446, Pages 849-853, St. Johns County, Florida; thence N 81°32'07" W a distance of 2,359.67 feet to the Point of Beginning; thence S 67°38'46" E a distance of 66.54 feet; thence S 72°48'43" E a distance of 60.58 feet; thence S 63°42'57" E a distance of 117.02 feet; thence S 64°47'41" E a distance of 75.89 feet; thence N 28°55'33" E a distance of 8.28 feet; thence S 61°04'27" E a distance of 111.30 feet; thence S 15°27'48" E a distance of 91.18 feet; thence S 18°49'59" W a distance of 69.88 feet; thence S 56°11'14" W a distance of 52.30 feet; thence S 86°43'56" W a distance of 72.65 feet; thence N 70°12'06" W a distance of 126.23 feet; thence S 66°08'12" W a distance of 22.08 feet; thence N 23°51'48" W a distance of 29.39 feet; thence N 66°06'55" E a distance of 20.24 feet; thence S 70°12'06" E a distance of 143.78 feet; thence N 86°43'56" E a distance of 63.11 feet; thence N 56°11'14" E a distance of 40.08 feet; thence N 18°49'59" E a distance of 56.94 feet; thence N 15°27'48" W a distance of 73.96 feet; thence N 64°47'41" W a distance of 174.00 feet; thence N 63°42'57" W a distance of 115.62 feet; thence N 72°48'43" W a distance of 59.89 feet; thence N 67°38'46" W a distance of 67.45 feet; thence N 22°21'14" E a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 0.40 acres or 17,458 square feet.

EXHIBIT B
LEGAL DESCRIPTION OF PREMISES

Parcels A-1, A-2, B minus the Outparcel, C and D

PARCEL A-1

A PART OF SECTIONS 28, PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.33°23'12"W ALONG THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, A DISTANCE OF 17.91 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID HIDDEN OAKS, THE FOLLOWING THREE COURSES: (1) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (2) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (3) S.19°24'59"W, A DISTANCE OF 79.31 FEET; THENCE S.25°05'09"W, A DISTANCE OF 250.02 FEET; THENCE N.59°21'25"W, A DISTANCE OF 476.57 FEET; THENCE N.30°38'35"E., A DISTANCE OF 181.00 FEET; THENCE N.58°21'25"W, A DISTANCE OF 43.42 FEET; THENCE N.30°38'35"E., A DISTANCE OF 88.46 FEET; THENCE S.64°35'52"E., A DISTANCE OF 50.34 FEET; THENCE N.33°23'12"E., A DISTANCE OF 50.49 FEET TO THE POINT OF BEGINNING. CONTAINING 157,833 SQUARE FEET, OR, 3.62 ACRES, MORE OR LESS.

PARCEL A-2

A PART OF SECTIONS 27 AND 34, TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING FOUR COURSES: (1) S.33°23'12"W, A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W, A DISTANCE OF 79.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY OF SAID HIDDEN OAKS THE FOLLOWING SEVEN COURSES: (1) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (2) N.86°41'43"E., A DISTANCE OF 88.86 FEET; (3) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (4) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (5) S.02°29'38"E., A DISTANCE OF 110.50 FEET; (6) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (7) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 128.81 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 85.73 FEET; THENCE S.15°29'07"E., A DISTANCE OF 481.77 FEET TO THE NORTHERLY LINE OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING ELEVEN COURSES: (1) S.74°30'53"W, A DISTANCE OF 97.35 FEET; (2) S.45°17'30"W, A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W, A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W, A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W, A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W, A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W, A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W, A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W, A DISTANCE OF 28.92 FEET; (10) N.67°16'16"W, A DISTANCE OF 592.92 FEET; (11) N.60°54'18"W, A DISTANCE OF 387.37 FEET; THENCE N.25°05'09"E., A DISTANCE OF 387.95 FEET TO THE POINT OF BEGINNING. CONTAINING 634,272 SQUARE FEET, OR, 14.58 ACRES, MORE OR LESS.

PARCEL B

A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 45, IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'18"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W., A DISTANCE OF 17.91 FEET; (2) S.84°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W., A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E., A DISTANCE OF 88.88 FEET; (7) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 868, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.87°17'15"E., A DISTANCE OF 65.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) N.13°23'52"W., A DISTANCE OF 108.00 FEET; (2) S.80°38'58"E., A DISTANCE OF 60.00 FEET; (3) S.87°14'37"E., A DISTANCE OF 60.22 FEET; (4) N.85°15'27"E., A DISTANCE OF 70.98 FEET; (5) N.83°32'07"E., A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W., ALONG THE NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK S.74°30'53"W., A DISTANCE OF 13.66 FEET; THENCE N.15°29'07"W., A DISTANCE OF 461.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 172,234 SQUARE FEET, OR, 3.85 ACRES, MORE OR LESS.

AND LESS AND EXCEPT FROM PARCEL B:

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 550 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 06°05'50" EAST, ALONG SAID WESTERLY LINE, 58.85 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°41'39" EAST, 126.61 FEET; COURSE NO. 2: NORTH 89°38'13" EAST, 160.18 FEET; COURSE NO. 3: NORTH 88°15'15" EAST, 92.07 FEET; COURSE NO. 4: NORTH 67°17'15" EAST, 65.73 FEET; COURSE NO. 5: NORTH 13°23'52" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°38'58" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°14'37" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°15'27" EAST, 70.98 FEET; COURSE NO. 9: NORTH 83°32'07" EAST, 186.55 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 125.17 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 424.00 FEET; THENCE SOUTH 87°06'49" WEST, 216.00 FEET; THENCE NORTH 03°13'51" WEST, 424.00 FEET; THENCE NORTH 87°06'49" EAST, 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

PARCEL C

A PART OF SECTIONS 28; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 40, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.38 FEET; (3) S.46°48'13"E., A DISTANCE OF 144.70 FEET; THENCE S.30°38'35"W., A DISTANCE OF 661.07 FEET; THENCE N.73°07'37"W., A DISTANCE OF 557.01 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 28 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W., A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W., A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W., A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W., A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W., A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W., A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E., A DISTANCE OF 313.00 FEET; THENCE N.14°44'08"E., A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E., A DISTANCE OF 142.84 FEET; THENCE S.57°42'09"E., A DISTANCE OF 296.29 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING NINETEEN COURSES: (1) S.00°24'20"E., A DISTANCE OF 86.49 FEET; (2) S.60°05'32"W., A DISTANCE OF 235.96 FEET; (3) S.08°08'14"W., A DISTANCE OF 73.35 FEET; (4) S.23°45'07"W., A DISTANCE OF 61.97 FEET; (5) S.30°48'50"E., A DISTANCE OF 41.52 FEET; (6) S.52°23'29"E., A DISTANCE OF 153.22 FEET; (7) S.54°44'34"E., A DISTANCE OF 119.41 FEET; (8) S.58°56'48"E., A DISTANCE OF 93.80 FEET; (9) S.47°22'01"E., A DISTANCE OF 99.30 FEET; (10) S.55°21'33"E., A DISTANCE OF 60.09 FEET; (11) S.61°57'16"E., A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; (12) SOUTHEASTERLY 99.89 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'01"E. AND A CHORD DISTANCE OF 83.98 FEET TO A POINT ON SAID CURVE; (13) S.61°58'40"E., A DISTANCE OF 73.40 FEET; (14) S.87°18'37"E., A DISTANCE OF 107.10 FEET; (15) N.81°04'09"E., A DISTANCE OF 71.75 FEET; (16) N.37°22'39"W., A DISTANCE OF 73.59 FEET; (17) N.20°57'11"W., A DISTANCE OF 120.89 FEET; (18) N.28°42'11"W., A DISTANCE OF 87.14 FEET; (19) N.14°15'31"W., A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST, (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; THENCE N.64°13'42"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING. CONTAINING 734,863 SQUARE FEET, OR, 16.87 ACRES, MORE OR LESS

Continued on next page:

PARCEL D

A PART OF SECTIONS 28, PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40; TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 144.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.46°48'13"E., AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE, A DISTANCE OF 75.20 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.33°23'12"W ALONG THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, A DISTANCE OF 17.91 FEET; THENCE S.64°35'52"W, A DISTANCE OF 50.34 FEET; THENCE S.30°38'35"W, A DISTANCE OF 88.46 FEET; THENCE S.59°21'25"W, A DISTANCE OF 43.42 FEET; THENCE S.30°38'35"W, A DISTANCE OF 181.00 FEET; THENCE S.59°21'25"E., A DISTANCE OF 476.57 FEET; THENCE S.25°05'09"W., A DISTANCE OF 137.94 FEET TO THE NORTH LINE OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE S.13°30'12"W., ALONG THE WEST LINE OF SAID PLAYERS CLUB EXECUTIVE PARK, A DISTANCE OF 16.93 FEET TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.67°05'52"W., A DISTANCE OF 145.82 FEET; (2) N.51°29'35"W., A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W., A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W., A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W., A DISTANCE OF 86.63 FEET; THENCE N.30°38'35"E., A DISTANCE OF 861.07 FEET TO THE POINT OF BEGINNING. CONTAINING 133,241 SQUARE FEET, OR, 3.06 ACRES, MORE OR LESS.

SUCH PARCELS A-1, A-2, B, C AND D ALSO BEING DESCRIBED COLLECTIVELY AS FOLLOWS:

OAKBRIDGE AT SAWGRASS - DEVELOPMENT PARCEL MASTER LEGAL DESCRIPTION

A PART OF SECTIONS 27, 28 AND 34; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 2, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W., A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W., A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E., A DISTANCE OF 88.66 FEET; (7) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID UEC

RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY, EASTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING TEN COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 65.73 FEET; (6) N.13°23'52"W., A DISTANCE OF 108.00 FEET; (7) S.80°38'58"E., A DISTANCE OF 60.00 FEET; (8) S.87°14'37"E., A DISTANCE OF 60.22 FEET; (9) N.85°15'27"E., A DISTANCE OF 70.98 FEET; (10) N.83°32'07"E., A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W., ALONG THE NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING TWELVE COURSES: (1) S.74°30'53"W., A DISTANCE OF 111.01 FEET; (2) S.45°17'30"W., A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W., A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W., A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W., A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W., A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W., A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W., A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W., A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W., A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W., A DISTANCE OF 387.37 FEET; (12) S.13°30'12"W., A DISTANCE OF 16.93 TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.62°5'52"W., A DISTANCE OF 145.82 FEET; (2) N.51°29'35"W., A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W., A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W., A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W., A DISTANCE OF 643.64 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 26 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W., A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W., A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W., A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W., A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W., A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W., A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E., A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E., A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E., A DISTANCE OF 142.84 FEET; THENCE S.57°42'09"E., A DISTANCE OF 296.29 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING NINETEEN COURSES: (1) S.00°24'20"E., A DISTANCE OF 86.49 FEET; (2) S.60°05'32"W., A DISTANCE OF 235.96 FEET; (3) S.08°08'14"W., A DISTANCE OF 73.35 FEET; (4) S.23°45'07"W., A DISTANCE OF 61.97 FEET; (5) S.30°48'50"E., A DISTANCE OF 41.52 FEET; (6) S.52°23'29"E., A DISTANCE OF 153.22 FEET; (7) S.54°44'34"E., A DISTANCE OF 119.41 FEET; (8) S.58°56'48"E., A DISTANCE OF 93.80 FEET; (9) S.47°22'01"E., A DISTANCE OF 99.30 FEET; (10) S.55°21'33"E., A DISTANCE OF 60.09 FEET; (11) S.61°57'16"E., A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; (12) SOUTHEASTERLY 99.69 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'51"E. AND A CHORD DISTANCE OF 83.98 FEET TO A POINT ON SAID CURVE; (13) S.61°58'40"E., A DISTANCE OF 73.40 FEET; (14) S.87°18'37"E., A DISTANCE OF 107.10 FEET; (15) N.81°04'09"E., A DISTANCE OF 71.75 FEET; (16) N.37°22'39"W., A DISTANCE OF 73.59 FEET; (17) N.20°57'11"W., A DISTANCE OF 120.99 FEET; (18) N.28°42'11"W., A DISTANCE OF 87.14 FEET; (19) N.14°15'31"W., A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST, (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; THENCE N.64°13'42"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,832,443 SQUARE FEET, OR, 42.07 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED OUTPARCEL:

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 550 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 06°05'50" EAST, ALONG SAID WESTERLY LINE, 58.85 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°41'39" EAST, 126.61 FEET; COURSE NO. 2: NORTH 89°38'13" EAST, 160.18 FEET; COURSE NO. 3: NORTH 88°15'15" EAST, 92.07 FEET; COURSE NO. 4: NORTH 67°17'15" EAST, 65.73 FEET; COURSE NO. 5: NORTH 13°23'52" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°38'58" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°14'37" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°15'27" EAST, 70.98 FEET; COURSE NO. 9: NORTH 83°32'07" EAST, 188.55 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 125.17 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 424.00 FEET; THENCE SOUTH 87°06'49" WEST, 216.00 FEET; THENCE NORTH 03°13'51" WEST, 424.00 FEET; THENCE NORTH 87°06'49" EAST, 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this ____ day of _____, 20__ by OBDP, LLC, with an address of 236 Canal Boulevard, Suite 3, Ponte Vedra Beach, FL 32082, hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove

telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Mary K Broadwater
Witness

By: Jeff Miller
Its: Manager

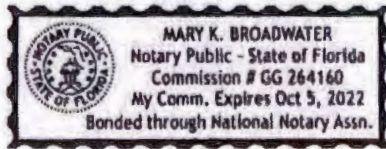
MARY K BROADWATER
Print Name

Alex Combs
Witness

Alex Combs
Print Name

STATE OF FLORIDA
COUNTY OF SAINT JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of July, 2022, by Jeff Miller as Manager for OBDP, LLC.

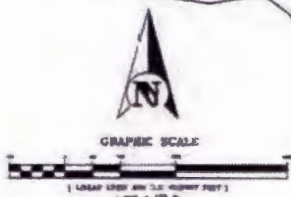
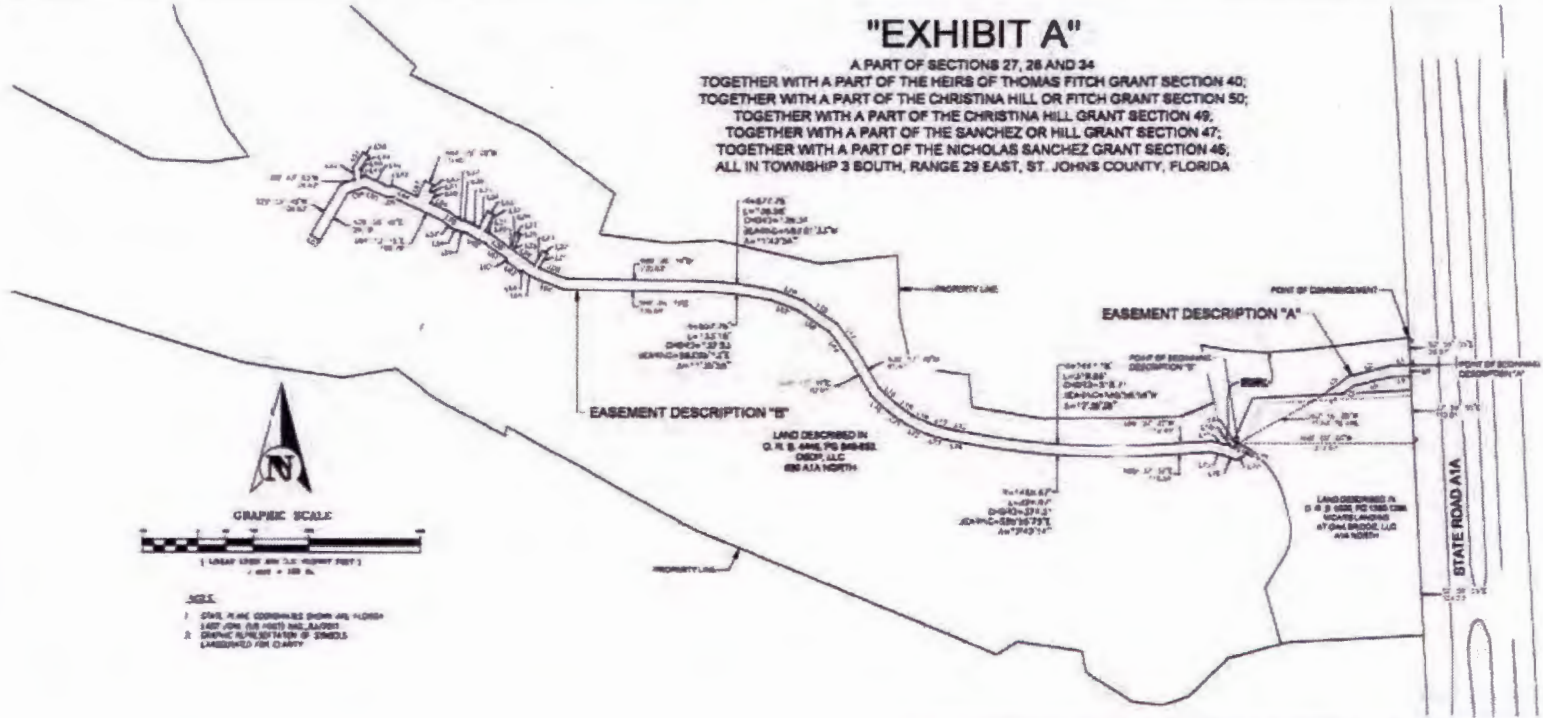


Mary K Broadwater
Notary Public
My Commission Expires: October 5, 2022

Personally Known or Produced Identification
Type of Identification Produced

"EXHIBIT A"

A PART OF SECTIONS 27, 28 AND 34
 TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40;
 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50;
 TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49;
 TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47;
 TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46,
 ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



- SCALE
1. SCALE PLANS CORRESPONDING TO THIS PLAN
 2. GRAPHIC REPRESENTATION OF DIMENSIONS INDICATED FOR CLARITY

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE PERSONALLY REVIEWED THE ORIGINAL RECORDS OF THIS SURVEY AND I HAVE PERSONALLY RECORDED THIS SURVEY IN THE PUBLIC RECORDS OF THE STATE OF FLORIDA. I HAVE PERSONALLY REVIEWED THE ORIGINAL RECORDS OF THIS SURVEY AND I HAVE PERSONALLY RECORDED THIS SURVEY IN THE PUBLIC RECORDS OF THE STATE OF FLORIDA.

A PART OF SECTIONS 27, 28 AND 34, TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40, TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50, TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49, TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47, TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

BEARING OF A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40, TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50, TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49, TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47, TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

Station	Length	Bearing	Distance	Station	Distance
1	1.17	S 89° 15' 00" W	100.00	2	100.00
2	1.17	S 89° 15' 00" W	100.00	3	100.00

Station	Length	Bearing	Distance	Station	Distance
1	1.17	S 89° 15' 00" W	100.00	2	100.00
2	1.17	S 89° 15' 00" W	100.00	3	100.00

Station	Length	Bearing	Distance	Station	Distance
1	1.17	S 89° 15' 00" W	100.00	2	100.00
2	1.17	S 89° 15' 00" W	100.00	3	100.00

Station	Length	Bearing	Distance	Station	Distance
1	1.17	S 89° 15' 00" W	100.00	2	100.00
2	1.17	S 89° 15' 00" W	100.00	3	100.00

- BEARING OF A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40, TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50, TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49, TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47, TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



ANTHONY PAUL O'NEIL
 SURVEYOR

SURVEYOR'S CERTIFICATION:
 I, Anthony Paul O'Neil, a registered Professional Land Surveyor in the State of Florida, do hereby certify that this map represents a true and correct survey conducted by me and / or others under my supervision. Each portion of this subdivision, if produced, recorded and filed in the State of Florida shall meet the minimum technical requirements for land surveys as established with Chapter 91C-1, Florida Administrative Code, pursuant to Section 403.02, Florida Statutes, and further certify that there are no other encumbrances upon the subject property other than those shown.

EASEMENT

VICAR'S LANDING
 AT OAKBRIDGE
 880 A1A NORTH
 ST. JOHNS COUNTY, FLORIDA

MRE of JAX
 ENTERPRISES, LLC.
 880 POWERS AVENUE, SUITE 104
 ST. JOHNS COUNTY, FLORIDA 32217
 918-878-7878

Station	Length	Bearing	Distance	Station	Distance
1	1.17	S 89° 15' 00" W	100.00	2	100.00
2	1.17	S 89° 15' 00" W	100.00	3	100.00

FILED:
 LAST SAID BY:
 LAST SAID DATE:

LEGAL DESCRIPTION "A" (SJCUD WATER EASEMENT)

A part of Sections 27, 28 and 34; together with a part of the Heirs of Thomas Fitch Grant Section 40; together with a part of the Christina Hill or Fitch Grant Section 50; together with a part of the Christina Hill Grant Section 49; together with a part of the Sanchez or Hill Grant Section 47; together with a part of the Nicholas Sanchez Grant Section 46; all in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westerly Right-of-Way of State Highway A1A intersects with the Northeast corner of a parcel of land as described in Official Record Book 4446, Pages 849-853, St. Johns County, Florida; thence S 2°59'55" E along said Westerly Right-of-Way a distance of 50.51 feet to the Point of Beginning; thence leaving said Right-of-Way S 88°27'59" W a distance of 35.55 feet; thence S 76°17'59" W a distance of 76.69 feet; thence S 53°21'02" W a distance of 58.38 feet to the Northerly property line of lands described in Official Record Book 5000, Pages 1380-1386; thence along said line N 87°18'36" E a distance of 35.80 feet; thence leaving said property line N 53°21'02" E a distance of 24.63 feet; thence N 76°17'59" E a distance of 70.50 feet; thence N 88°27'59" E a distance of 33.93 feet to the Westerly Right-of-Way of said State Road A1A; thence N 02°59'55" W along said Right-of-Way a distance of 20.01 feet to the Point of Beginning.

Said parcel contains 0.07 acres or 2,997 square feet.

LEGAL DESCRIPTION "B" (SJCUD WATER EASEMENT)

A part of Sections 27, 28 and 34; together with a part of the Heirs of Thomas Fitch Grant Section 40; together with a part of the Christina Hill or Fitch Grant Section 50; together with a part of the Christina Hill Grant Section 49; together with a part of the Sanchez or Hill Grant Section 47; together with a part of the Nicholas Sanchez Grant Section 46; all in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westerly Right-of-Way of State Highway A1A intersects with the Northeast corner of a parcel of land as described in Official Record Book 4446, Pages 849-853, St. Johns County, Florida; thence S 2°59'55" E along said Westerly Right-of-Way a distance of 192.01 feet; thence leaving said Right-of-Way N 90°00'00" W a distance of 317.67 feet to the Point of Beginning being a point on the Westerly property line of lands described in Official Record Book 5000, Pages 1380-1386; thence S 30°21'49" W a distance of 9.98 feet; thence N 68°31'00" W a distance of 16.71 feet; thence N 76°46'32" W a distance of 27.95 feet; thence S 86°32'32" W a distance of 119.49 feet to a point of a non-tangent curve to the right having a radius of 1447.18 feet, a length of 319.36 feet, and a cord bearing N 85°56'58" W a distance of 318.71 feet; thence N 79°39'49" W a distance of 36.57 feet; thence N 74°30'19" W a distance of 37.29 feet; thence N 63°36'49" W a distance of 36.60 feet; thence N 54°03'06" W a distance of 35.99 feet; thence N 47°36'10" W a distance of 40.76 feet; thence N 30°13'39" W a distance of 81.41 feet; thence N 36°34'16" W a distance of 59.87 feet; thence N 55°41'23" W a distance of 74.37 feet; thence N 69°16'33" W a distance of 54.50 feet to the point of a non-tangent curve to the left having a radius of 677.76 feet, a length of 138.58 feet and a cord bearing N 83°01'33" W a distance of 138.34 feet; thence N 89°06'14" W a distance of 235.60 feet; thence N 68°49'09" W a distance of 53.79 feet; thence N 29°40'22" E a distance of 29.84 feet; thence N 60°35'52" W a distance of 10.00 feet; thence S 29°40'22" W a distance of 29.72 feet; thence N 54°23'45" W a distance of 47.51 feet; thence N 35°42'58" E a distance of 9.14 feet; thence N 14°28'44" E a distance of 22.14 feet; thence N 75°31'16" W a distance of 7.00 feet; thence S 14°28'44" W a distance of 22.24 feet; thence S 35°42'58" W a distance of 6.50 feet; thence N 54°17'02" W a distance of 42.69 feet; thence N 61°15'31" W a distance of 11.74 feet; thence N 29°11'23" E a distance of 32.87 feet; thence N 61°15'31" W a distance of 13.80 feet; thence S 29°11'23" W a distance of 18.96 feet; thence N 61°15'31" W a distance of 17.04 feet; thence N 75°05'27" W a distance of 17.62 feet; thence N 64°53'49" W a distance of 4.65 feet; thence N 52°36'22" W a distance of 21.75 feet; thence N 64°13'15" W a distance of 36.99 feet; thence N 24°03'14" E a distance of 19.13 feet; thence N 64°24'58" W a distance of 10.48 feet; thence N 24°53'49" E a distance of 13.84 feet; thence N 64°20'00" W a distance of 15.85 feet; thence S 25°26'02" W a distance of 32.93 feet; thence N 64°10'22" W a distance of 43.19 feet; thence N 88°22'19" W a distance of 12.81 feet; thence N 64°35'10" W a distance of 45.16 feet; thence S 70°47'03" W a distance of 8.62 feet; thence N 06°31'51" W a distance of 15.55 feet; thence N 32°26'37" E a distance of 28.49 feet; thence N 57°48'38" W a distance of 12.21 feet; thence S 32°26'37" W a distance of 33.16 feet; thence S 06°31'51" E a distance of 22.36 feet; thence S 70°47'03" W a distance of 26.62 feet; thence S 29°59'45" W a distance of 106.63 feet; thence S 60°00'15" E a distance of 20.00 feet; thence N 29°59'45" E a distance of 99.19 feet; thence N 70°47'03" E a distance of 32.37 feet; thence S 64°35'10" E a distance of 41.16 feet; thence S 88°22'19" E a distance of 12.74 feet; thence S 64°13'15" E a distance of 100.79 feet; thence S 52°36'22" E a distance of 21.87 feet; thence S 64°53'49" E a distance of 8.58 feet; thence S 75°05'27" E a distance of 16.98 feet; thence S 61°15'31" E a distance of 38.93 feet; thence S 54°17'02" E a distance of 47.33 feet; thence S 09°03'17" E a distance of 6.54 feet; thence S 53°20'41" E a distance of 28.21 feet; thence N 80°03'58" E a distance of 5.89 feet; thence S 58°55'28" E a distance of 23.59 feet; thence S 68°49'09" E a distance of 60.14 feet; thence S 89°06'14" E a distance of 239.04 feet to a point on a non-tangent curve to the right having a radius of 657.76 feet, a length of 133.16 feet, and a cord bearing S 83°05'13" E a distance of 132.93 feet; thence S 69°16'33" E a distance of 50.73 feet; thence S 55°41'23" E a distance of 68.62 feet; thence S 36°34'16" E a distance of 55.40 feet; thence S 30°13'39" E a distance of

82.91 feet; thence S 47°29'40" E a distance of 45.79 feet; thence S 54°03'06" E a distance of 38.37 feet; thence S 63°36'49" E a distance of 40.18 feet; thence S 74°30'19" E a distance of 40.12 feet; thence S 79°41'23" E a distance of 36.67 feet to a point on a non-tangent curve to the left having a radius of 1,465.67 feet, a length of 324.97 feet, and a cord bearing S 85°56'29" E a distance of 324.31 feet; thence N 86°32'32" E a distance of 116.54 feet; thence S 76°46'32" E a distance of 23.58 feet; thence S 68°31'00" E a distance of 25.33 feet; thence N 64°42'40" E a distance of 12.35 feet; thence N 30°21'49" E a distance of 18.14 feet to a point on a curve of the Westerly property line of lands described in Official Record Book 5000, Pages 1380-1386, having a radius of 160.00 feet, a length of 20.01 feet, and cord bearing N 60°04'08" W a distance of 20.01 feet to the Point of Beginning.

Said parcel contains 0.93 acres or 40,315 square feet.

EXHIBIT B
LEGAL DESCRIPTION OF PREMISES

Parcels A-1, A-2, B minus the Outparcel, C and D

PARCEL A-1

A PART OF SECTIONS 28, PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 28, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.3°23'12"W ALONG THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, A DISTANCE OF 17.91 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID HIDDEN OAKS, THE FOLLOWING THREE COURSES: (1) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (2) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (3) S.19°24'59"W, A DISTANCE OF 79.31 FEET; THENCE S.25°05'09"W, A DISTANCE OF 250.02 FEET; THENCE N.59°21'25"W, A DISTANCE OF 476.57 FEET; THENCE N.30°38'35"E., A DISTANCE OF 181.00 FEET; THENCE N.58°21'27"W, A DISTANCE OF 43.42 FEET; THENCE N.30°38'35"E., A DISTANCE OF 88.46 FEET; THENCE S.64°35'52"E., A DISTANCE OF 50.34 FEET; THENCE N.33°23'12"E., A DISTANCE OF 50.49 FEET TO THE POINT OF BEGINNING. CONTAINING 157,833 SQUARE FEET, OR, 3.62 ACRES, MORE OR LESS.

PARCEL A-2

A PART OF SECTIONS 27 AND 34, TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 28, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING FOUR COURSES: (1) S.33°23'12"W, A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W, A DISTANCE OF 79.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY OF SAID HIDDEN OAKS THE FOLLOWING SEVEN COURSES: (1) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (2) N.88°41'43"E., A DISTANCE OF 88.86 FEET; (3) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (4) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (5) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (6) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (7) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.81 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.68°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 85.73 FEET; THENCE S.15°29'07"E., A DISTANCE OF 461.77 FEET TO THE NORTHERLY LINE OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING ELEVEN COURSES: (1) S.74°30'53"W, A DISTANCE OF 97.35 FEET; (2) S.45°17'30"W, A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W, A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W, A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W, A DISTANCE OF 100.00 FEET; (6) N.10°46'00"W, A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W, A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W, A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W, A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W, A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W, A DISTANCE OF 387.37 FEET; THENCE N.25°05'09"E., A DISTANCE OF 387.95 FEET TO THE POINT OF BEGINNING. CONTAINING 634,272 SQUARE FEET, OR, 14.56 ACRES, MORE OR LESS.

PARCEL B

A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'18"E., A DISTANCE OF 338.23 FEET; (2) S.38°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.80 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W., A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W., A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E., A DISTANCE OF 88.86 FEET; (7) S.77°06'09"E., A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 886, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 65.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) N.13°23'52"W., A DISTANCE OF 108.00 FEET; (2) S.80°38'58"E., A DISTANCE OF 60.00 FEET; (3) S.87°14'37"E., A DISTANCE OF 60.22 FEET; (4) N.85°15'27"E., A DISTANCE OF 70.98 FEET; (5) N.83°32'07"E., A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W., ALONG THE NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK S.74°30'53"W., A DISTANCE OF 13.66 FEET; THENCE N.15°29'07"W., A DISTANCE OF 461.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 172,234 SQUARE FEET, OR, 3.95 ACRES, MORE OR LESS.

AND LESS AND EXCEPT FROM PARCEL B:

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 550 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 06°05'50" EAST, ALONG SAID WESTERLY LINE, 58.85 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°41'39" EAST, 126.61 FEET; COURSE NO. 2: NORTH 89°38'13" EAST, 160.18 FEET; COURSE NO. 3: NORTH 88°15'15" EAST, 92.07 FEET; COURSE NO. 4: NORTH 67°17'15" EAST, 65.73 FEET; COURSE NO. 5: NORTH 13°23'52" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°38'58" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°14'37" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°15'27" EAST, 70.98 FEET; COURSE NO. 9: NORTH 83°32'07" EAST, 186.55 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 125.17 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 424.00 FEET; THENCE SOUTH 87°06'49" WEST, 216.00 FEET; THENCE NORTH 03°13'51" WEST, 424.00 FEET; THENCE NORTH 87°06'49" EAST, 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

PARCEL C

A PART OF SECTIONS 28; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 40, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 144.70 FEET; THENCE S.30°38'35"W., A DISTANCE OF 661.07 FEET; THENCE N.73°07'37"W., A DISTANCE OF 557.01 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 28 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W., A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W., A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W., A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W., A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W., A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W., A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E., A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E., A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E., A DISTANCE OF 142.84 FEET; THENCE S.57°42'09"E., A DISTANCE OF 296.29 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING NINETEEN COURSES: (1) S.00°24'20"E., A DISTANCE OF 86.49 FEET; (2) S.60°05'32"W., A DISTANCE OF 235.96 FEET; (3) S.08°08'14"W., A DISTANCE OF 73.35 FEET; (4) S.23°45'07"W., A DISTANCE OF 61.97 FEET; (5) S.30°48'50"E., A DISTANCE OF 41.52 FEET; (6) S.32°23'29"E., A DISTANCE OF 153.22 FEET; (7) S.54°44'34"E., A DISTANCE OF 119.41 FEET; (8) S.58°56'48"E., A DISTANCE OF 93.80 FEET; (9) S.47°22'01"E., A DISTANCE OF 99.30 FEET; (10) S.55°21'33"E., A DISTANCE OF 60.09 FEET; (11) S.61°57'16"E., A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; (12) SOUTHEASTERLY 99.69 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'51"E. AND A CHORD DISTANCE OF 83.98 FEET TO A POINT ON SAID CURVE; (13) S.61°58'40"E., A DISTANCE OF 73.40 FEET; (14) S.87°18'37"E., A DISTANCE OF 107.10 FEET; (15) N.81°04'09"E., A DISTANCE OF 71.75 FEET; (16) N.37°22'39"W., A DISTANCE OF 73.59 FEET; (17) N.20°57'11"W., A DISTANCE OF 120.99 FEET; (18) N.28°42'11"W., A DISTANCE OF 87.14 FEET; (19) N.14°15'31"W., A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST, (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; THENCE N.64°13'42"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING. CONTAINING 734,863 SQUARE FEET, OR, 16.87 ACRES, MORE OR LESS.

Continued on next page:

PARCEL D

A PART OF SECTIONS 28, PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40; TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 144.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.46°48'13"E., AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE, A DISTANCE OF 75.20 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.33°23'12"W ALONG THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, A DISTANCE OF 17.91 FEET; THENCE S.33°23'12"W, A DISTANCE OF 50.49 FEET; THENCE N.64°35'52"W, A DISTANCE OF 50.34 FEET; THENCE S.30°38'35"W, A DISTANCE OF 88.46 FEET; THENCE S.59°21'25"W, A DISTANCE OF 43.42 FEET; THENCE S.30°38'35"W, A DISTANCE OF 181.00 FEET; THENCE S.59°21'25"E., A DISTANCE OF 476.57 FEET; THENCE S.25°05'09"W, A DISTANCE OF 137.94 FEET TO THE NORTH LINE OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE S.13°30'12"W, ALONG THE WEST LINE OF SAID PLAYERS CLUB EXECUTIVE PARK, A DISTANCE OF 16.93 FEET TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.62°05'52"W, A DISTANCE OF 145.82 FEET; (2) N.51°29'35"W, A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W, A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W, A DISTANCE OF 83.70 FEET; THENCE N.73°07'37"W, A DISTANCE OF 86.63 FEET; THENCE N.30°38'35"E., A DISTANCE OF 661.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 133,241 SQUARE FEET, OR, 3.06 ACRES, MORE OR LESS.

SUCH PARCELS A-1, A-2, B, C AND D ALSO BEING DESCRIBED COLLECTIVELY AS FOLLOWS:

OAKBRIDGE AT SAWGRASS - DEVELOPMENT PARCEL MASTER LEGAL DESCRIPTION

A PART OF SECTIONS 27, 28 AND 34; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 2, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W, A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W, A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E., A DISTANCE OF 88.66 FEET; (7) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID UIC

RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY, EASTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING TEN COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 65.73 FEET; (6) N.13°23'52"W., A DISTANCE OF 108.00 FEET; (7) S.80°38'58"E., A DISTANCE OF 60.00 FEET; (8) S.87°14'37"E., A DISTANCE OF 60.22 FEET; (9) N.85°15'27"E., A DISTANCE OF 70.98 FEET; (10) N.83°32'07"E., A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W., ALONG THE NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING TWELVE COURSES: (1) S.74°30'53"W., A DISTANCE OF 111.01 FEET; (2) S.45°17'30"W., A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W., A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W., A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W., A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W., A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W., A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W., A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W., A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W., A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W., A DISTANCE OF 387.37 FEET; (12) S.13°30'12"W., A DISTANCE OF 16.93 TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.62°5'52"W., A DISTANCE OF 145.82 FEET; (2) N.51°29'35"W., A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W., A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W., A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W., A DISTANCE OF 643.64 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 26 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W., A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W., A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W., A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W., A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W., A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W., A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E., A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E., A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E., A DISTANCE OF 142.84 FEET; THENCE S.57°42'09"E., A DISTANCE OF 296.29 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING NINETEEN COURSES: (1) S.00°24'20"E., A DISTANCE OF 86.49 FEET; (2) S.60°05'32"W., A DISTANCE OF 235.96 FEET; (3) S.08°08'14"W., A DISTANCE OF 73.35 FEET; (4) S.23°45'07"W., A DISTANCE OF 61.97 FEET; (5) S.30°48'50"E., A DISTANCE OF 41.52 FEET; (6) S.52°23'29"E., A DISTANCE OF 153.22 FEET; (7) S.54°44'34"E., A DISTANCE OF 119.41 FEET; (8) S.58°56'48"E., A DISTANCE OF 93.80 FEET; (9) S.47°22'01"E., A DISTANCE OF 99.30 FEET; (10) S.55°21'33"E., A DISTANCE OF 60.09 FEET; (11) S.61°57'16"E., A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; (12) SOUTHEASTERLY 99.69 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'51"E. AND A CHORD DISTANCE OF 83.98 FEET TO A POINT ON SAID CURVE; (13) S.61°58'40"E., A DISTANCE OF 73.40 FEET; (14) S.87°18'37"E., A DISTANCE OF 107.10 FEET; (15) N.81°04'09"E., A DISTANCE OF 71.75 FEET; (16) N.37°22'39"W., A DISTANCE OF 73.59 FEET; (17) N.20°57'11"W., A DISTANCE OF 120.99 FEET; (18) N.28°42'11"W., A DISTANCE OF 87.14 FEET; (19) N.14°15'31"W., A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST, (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; THENCE N.64°13'42"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,832,443 SQUARE FEET, OR, 42.07 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED OUTPARCEL:

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 550 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 06°05'50" EAST, ALONG SAID WESTERLY LINE, 58.85 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°41'39" EAST, 126.61 FEET; COURSE NO. 2: NORTH 89°38'13" EAST, 160.18 FEET; COURSE NO. 3: NORTH 88°15'15" EAST, 92.07 FEET; COURSE NO. 4: NORTH 67°17'15" EAST, 65.73 FEET; COURSE NO. 5: NORTH 13°23'52" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°38'58" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°14'37" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°15'27" EAST, 70.98 FEET; COURSE NO. 9: NORTH 83°32'07" EAST, 186.55 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 125.17 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 424.00 FEET; THENCE SOUTH 87°06'49" WEST, 216.00 FEET; THENCE NORTH 03°13'51" WEST, 424.00 FEET; THENCE NORTH 87°06'49" EAST, 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this _____ day of _____, 20____
by OBDP, LLC, with an address of 236 Canal Boulevard, Suite 3,
Ponte Vedra Beach, FL 32082, hereinafter called "Grantor" to **ST. JOHNS
COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is
500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove

telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Mary K Broadwater
Witness

By: Jett Miller
Its: Manager

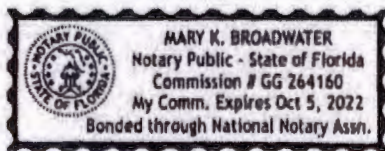
MARY K BROADWATER
Print Name

Alex Combs
Witness

Alex Combs
Print Name

STATE OF FLORIDA
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of July, 2022, by Jett Miller as Manager for OBOP, LLC.



Mary K Broadwater
Notary Public
My Commission Expires: October 5, 2022

Personally Known or Produced Identification
Type of Identification Produced

LEGAL DESCRIPTION "F" (SJCUD FORCEMAIN EASEMENT)

A part of Sections 27, 28 and 34; together with a part of the Heirs of Thomas Fitch Grant Section 40; together with a part of the Christina Hill or Fitch Grant Section 50; together with a part of the Christina Hill Grant Section 49; together with a part of the Sanchez or Hill Grant Section 47; together with a part of the Nicholas Sanchez Grant Section 46; all in Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at a point where the Westerly Right-of-Way of State Highway A1A intersects with the Northeast corner of a parcel of land as described in Official Record Book 4446, Pages 849-853, St. Johns County, Florida; thence S 2°59'55" E along said Westerly Right-of-Way a distance of 524.23 feet; thence leaving said Right-of-Way S 86°36'16" W a distance of 263.44 feet to the Westerly property line of lands described in Official Record Book 5000, Pages 1380-1386, being the Point of Beginning; thence S 86°36'16" W a distance of 61.79 feet; thence S 69°09'31" W a distance of 53.87 feet; thence N 86°20'56" W a distance of 111.53 feet; thence N 79°14'11" W a distance of 206.26 feet; thence N 88°41'30" W a distance of 95.54 feet; thence N 76°05'44" W a distance of 81.19 feet; thence N 67°20'44" W a distance of 443.52 feet; thence N 62°32'29" W a distance of 149.64 feet; thence N 59°26'18" W a distance of 259.08 feet; thence N 14°47'09" W a distance of 23.03 feet; thence N 29°30'56" E a distance of 68.77 feet; thence N 15°24'11" W a distance of 41.23 feet; thence N 60°57'00" W a distance of 395.64 feet; thence N 61°04'27" W a distance of 103.98 feet; thence N 20°43'41" W a distance of 28.62 feet; thence N 29°52'02" E a distance of 138.84 feet; thence N 60°07'58" W a distance of 20.00 feet; thence S 29°52'02" W a distance of 148.29 feet; thence S 20°43'41" E a distance of 45.42 feet; thence S 61°04'27" E a distance of 111.30 feet; thence S 60°57'00" E a distance of 387.23 feet; thence S 15°24'11" E a distance of 24.56 feet; thence S 29°30'56" W a distance of 68.64 feet; thence S 14°47'09" E a distance of 39.39 feet; thence S 59°26'18" E a distance of 267.84 feet; thence S 62°32'29" E a distance of 151.02 feet; thence S 67°20'44" E a distance of 445.89 feet; thence S 76°05'44" E a distance of 84.93 feet; thence S 88°41'30" E a distance of 96.10 feet; thence S 79°14'11" E a distance of 205.85 feet; thence S 86°20'56" E a distance of 117.12 feet; thence N 69°09'31" E a distance of 55.15 feet; thence N 86°36'16" E a distance of 62.93 feet to the Westerly property line of lands described in Official Record Book 5000, Pages 1380-1386; thence N 15°16'32" W along said property line a distance of 20.44 feet to the Point of Beginning.

Said parcel contains 1.05 acres or 45,742 square feet.

EXHIBIT B
LEGAL DESCRIPTION OF PREMISES

Parcels A-1, A-2, B minus the Outparcel, C and D

PARCEL A-1

A PART OF SECTIONS 28, PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.33°23'12"W ALONG THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, A DISTANCE OF 17.91 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID HIDDEN OAKS, THE FOLLOWING THREE COURSES: (1) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (2) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (3) S.19°24'59"W., A DISTANCE OF 79.31 FEET; THENCE S.25°05'09"W., A DISTANCE OF 250.02 FEET; THENCE N.59°21'27"W., A DISTANCE OF 476.57 FEET; THENCE N.30°38'35"E., A DISTANCE OF 181.00 FEET; THENCE N.59°21'27"W., A DISTANCE OF 43.42 FEET; THENCE N.30°38'35"E., A DISTANCE OF 88.46 FEET; THENCE S.64°35'52"E., A DISTANCE OF 50.34 FEET; THENCE N.33°23'12"E., A DISTANCE OF 50.49 FEET TO THE POINT OF BEGINNING. CONTAINING 157,833 SQUARE FEET, OR, 3.62 ACRES, MORE OR LESS.

PARCEL A-2

A PART OF SECTIONS 27 AND 34, TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING FOUR COURSES: (1) S.33°23'12"W., A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W., A DISTANCE OF 79.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY OF SAID HIDDEN OAKS THE FOLLOWING SEVEN COURSES: (1) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (2) N.86°41'43"E., A DISTANCE OF 68.86 FEET; (3) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (4) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (5) S.02°29'36"E., A DISTANCE OF 1'0.50 FEET; (6) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (7) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LIKE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.68°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 65.73 FEET; THENCE S.15°29'07"E., A DISTANCE OF 461.77 FEET TO THE NORTHERLY LINE OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING ELEVEN COURSES: (1) S.74°30'53"W., A DISTANCE OF 97.35 FEET; (2) S.45°17'30"W., A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W., A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W., A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W., A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W., A DISTANCE OF 39.69 FEET; (7) N.81°38'00"W., A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W., A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W., A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W., A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W., A DISTANCE OF 387.37 FEET; THENCE N.25°05'09"E., A DISTANCE OF 387.95 FEET TO THE POINT OF BEGINNING. CONTAINING 634,272 SQUARE FEET, OR, 14.56 ACRES, MORE OR LESS.

PARCEL B

A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 45, IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'18"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.98 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W., A DISTANCE OF 17.91 FEET; (2) S.04°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W., A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E., A DISTANCE OF 88.86 FEET; (7) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 65.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING FIVE COURSES: (1) N.13°23'52"W., A DISTANCE OF 108.00 FEET; (2) S.80°38'58"E., A DISTANCE OF 60.00 FEET; (3) S.87°14'37"E., A DISTANCE OF 60.22 FEET; (4) N.85°15'27"E., A DISTANCE OF 70.98 FEET; (5) N.83°32'07"E., A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W., ALONG THE NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK S.74°30'53"W., A DISTANCE OF 13.66 FEET; THENCE N.15°29'07"W., A DISTANCE OF 481.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 172,234 SQUARE FEET, OR, 3.95 ACRES, MORE OR LESS.

AND LESS AND EXCEPT FROM PARCEL B:

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 550 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 06°05'50" EAST, ALONG SAID WESTERLY LINE, 58.85 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°41'39" EAST, 126.61 FEET; COURSE NO. 2: NORTH 89°38'13" EAST, 160.18 FEET; COURSE NO. 3: NORTH 88°15'15" EAST, 92.07 FEET; COURSE NO. 4: NORTH 67°17'15" EAST, 65.73 FEET; COURSE NO. 5: NORTH 13°23'52" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°38'58" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°14'37" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°15'27" EAST, 70.98 FEET; COURSE NO. 9: NORTH 83°32'07" EAST, 186.55 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 125.17 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 424.00 FEET; THENCE SOUTH 87°06'49" WEST, 216.00 FEET; THENCE NORTH 03°13'51" WEST, 424.00 FEET; THENCE NORTH 87°06'49" EAST, 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

PARCEL C

A PART OF SECTIONS 28; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 40, ALL IN TOWNSHIP 3 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'18"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.38 FEET; (3) S.46°48'13"E., A DISTANCE OF 144.70 FEET; THENCE S.30°38'35"W., A DISTANCE OF 661.07 FEET; THENCE N.73°07'37"W., A DISTANCE OF 557.01 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 26 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W., A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W., A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W., A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W., A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W., A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W., A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E., A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E., A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E., A DISTANCE OF 142.84 FEET; THENCE S.57°42'09"E., A DISTANCE OF 296.29 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING NINETEEN COURSES: (1) S.00°24'20"E., A DISTANCE OF 86.49 FEET; (2) S.60°05'32"W., A DISTANCE OF 235.96 FEET; (3) S.08°08'14"W., A DISTANCE OF 73.35 FEET; (4) S.23°45'07"W., A DISTANCE OF 61.97 FEET; (5) S.30°48'50"E., A DISTANCE OF 41.52 FEET; (6) S.52°23'28"E., A DISTANCE OF 153.22 FEET; (7) S.54°44'34"E., A DISTANCE OF 119.41 FEET; (8) S.58°56'48"E., A DISTANCE OF 93.80 FEET; (9) S.47°22'01"E., A DISTANCE OF 99.30 FEET; (10) S.55°21'33"E., A DISTANCE OF 60.09 FEET; (11) S.61°57'16"E., A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; (12) SOUTHEASTERLY 99.89 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'51"E. AND A CHORD DISTANCE OF 83.98 FEET TO A POINT ON SAID CURVE; (13) S.61°58'40"E., A DISTANCE OF 73.40 FEET; (14) S.87°18'37"E., A DISTANCE OF 107.10 FEET; (15) N.81°04'09"E., A DISTANCE OF 71.75 FEET; (16) N.37°22'39"W., A DISTANCE OF 73.59 FEET; (17) N.20°57'11"W., A DISTANCE OF 120.99 FEET; (18) N.28°42'11"W., A DISTANCE OF 87.14 FEET; (19) N.14°15'31"W., A DISTANCE OF 410.81 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST, (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; THENCE N.64°13'42"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING CONTAINING 734,863 SQUARE FEET, OR, 16.87 ACRES, MORE OR LESS.

Continued on next page:

PARCEL D

A PART OF SECTIONS 28, PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40; TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 1, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 144.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.46°48'13"E., AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE, A DISTANCE OF 75.20 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.33°23'12"W ALONG THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, A DISTANCE OF 17.91 FEET; THENCE S.33°23'12"W., A DISTANCE OF 50.49 FEET; THENCE N.84°35'52"W., A DISTANCE OF 50.34 FEET; THENCE S.30°38'38"W., A DISTANCE OF 88.46 FEET; THENCE S.59°21'25"W., A DISTANCE OF 43.92 FEET; THENCE S.30°38'35"W., A DISTANCE OF 181.00 FEET; THENCE S.59°21'25"E., A DISTANCE OF 476.57 FEET; THENCE S.25°05'09"W., A DISTANCE OF 137.94 FEET TO THE NORTH LINE OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE S.13°30'12"W., ALONG THE WEST LINE OF SAID PLAYERS CLUB EXECUTIVE PARK, A DISTANCE OF 16.93 FEET TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.62°05'52"W., A DISTANCE OF 145.82 FEET; (2) N.51°28'36"W., A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W., A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W., A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W., A DISTANCE OF 86.63 FEET; THENCE N.30°38'35"E., A DISTANCE OF 661.07 FEET TO THE POINT OF BEGINNING. CONTAINING 133,247 SQUARE FEET, OR, 3.06 ACRES, MORE OR LESS.

SUCH PARCELS A-1, A-2, B, C AND D ALSO BEING DESCRIBED COLLECTIVELY AS FOLLOWS:

OAKBRIDGE AT SAWGRASS - DEVELOPMENT PARCEL MASTER LEGAL DESCRIPTION

A PART OF SECTIONS 27, 28 AND 34; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40 TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 1, BLOCK 2, INNLET BEACH UNIT FIVE, AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E., A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E., A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E., A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W., A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E., A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E., A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W., A DISTANCE OF 79.31 FEET; (5) S.83°06'25"E., A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E., A DISTANCE OF 88.66 FEET; (7) S.77°06'00"E., A DISTANCE OF 191.46 FEET; (8) N.83°39'10"E., A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E., A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E., A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E., A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID UBC

RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY, EASTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING TEN COURSES: (1) S.06°05'50"E., A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E., A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E., A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E., A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E., A DISTANCE OF 65.73 FEET; (6) N.13°23'52"W., A DISTANCE OF 108.00 FEET; (7) S.80°38'58"E., A DISTANCE OF 60.00 FEET; (8) S.87°14'37"E., A DISTANCE OF 60.22 FEET; (9) N.85°15'27"E., A DISTANCE OF 70.98 FEET; (10) N.83°32'07"E., A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W., ALONG THE NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING TWELVE COURSES: (1) S.74°30'53"W., A DISTANCE OF 111.01 FEET; (2) S.45°17'30"W., A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W., A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W., A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W., A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W., A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W., A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W., A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W., A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W., A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W., A DISTANCE OF 387.37 FEET; (12) S.13°30'12"W., A DISTANCE OF 16.93 TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.62°5'52"W., A DISTANCE OF 145.82 FEET; (2) N.51°29'35"W., A DISTANCE OF 85.89 FEET; (3) S.79°22'06"W., A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W., A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W., A DISTANCE OF 643.64 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 26 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W., A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W., A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W., A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W., A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W., A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W., A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E., A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E., A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E., A DISTANCE OF 142.84 FEET; THENCE S.57°42'09"E., A DISTANCE OF 296.29 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING NINETEEN COURSES: (1) S.00°24'20"E., A DISTANCE OF 86.49 FEET; (2) S.60°05'32"W., A DISTANCE OF 235.96 FEET; (3) S.08°08'14"W., A DISTANCE OF 73.35 FEET; (4) S.23°45'07"W., A DISTANCE OF 61.97 FEET; (5) S.30°48'50"E., A DISTANCE OF 41.52 FEET; (6) S.52°23'29"E., A DISTANCE OF 153.22 FEET; (7) S.54°44'34"E., A DISTANCE OF 119.41 FEET; (8) S.58°56'48"E., A DISTANCE OF 93.80 FEET; (9) S.47°22'01"E., A DISTANCE OF 99.30 FEET; (10) S.55°21'33"E., A DISTANCE OF 60.09 FEET; (11) S.61°57'16"E., A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; (12) SOUTHEASTERLY 99.69 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.61°53'51"E. AND A CHORD DISTANCE OF 83.98 FEET TO A POINT ON SAID CURVE; (13) S.61°58'40"E., A DISTANCE OF 73.40 FEET; (14) S.87°18'37"E., A DISTANCE OF 107.10 FEET; (15) N.81°04'09"E., A DISTANCE OF 71.75 FEET; (16) N.37°22'39"W., A DISTANCE OF 73.59 FEET; (17) N.20°57'11"W., A DISTANCE OF 120.99 FEET; (18) N.28°42'11"W., A DISTANCE OF 87.14 FEET; (19) N.14°15'31"W., A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST, (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; THENCE N.64°13'42"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,832,443 SQUARE FEET, OR, 42.07 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED OUTPARCEL:

A PORTION OF THE HEIRS OF NICHOLAS SANCHEZ GRANT, SECTION 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16, AS SHOWN ON THE PLAT HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY SAID POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 550 OF SAID ST. JOHNS COUNTY; THENCE SOUTH 08°05'50" EAST, ALONG SAID WESTERLY LINE, 58.85 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG LAST SAID LANDS FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°41'39" EAST, 126.61 FEET; COURSE NO. 2: NORTH 89°38'13" EAST, 160.18 FEET; COURSE NO. 3: NORTH 88°15'15" EAST, 92.07 FEET; COURSE NO. 4: NORTH 67°17'15" EAST, 65.73 FEET; COURSE NO. 5: NORTH 13°23'52" WEST, 108.00 FEET; COURSE NO. 6: SOUTH 80°38'58" EAST, 60.00 FEET; COURSE NO. 7: SOUTH 87°14'37" EAST, 60.22 FEET; COURSE NO. 8: NORTH 85°15'27" EAST, 70.98 FEET; COURSE NO. 9: NORTH 83°32'07" EAST, 186.55 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 125.17 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°13'51" EAST, ALONG LAST SAID LINE, 424.00 FEET; THENCE SOUTH 87°06'49" WEST, 216.00 FEET; THENCE NORTH 03°13'51" WEST, 424.00 FEET; THENCE NORTH 87°06'49" EAST, 216.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

Exhibit "F" to Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Vicars Landing at Oakbridge

Life Care Ponte Vedra, Inc. 1000 Vicars Landing Way, Ponte Vedra Beach, FL 32082

Owners Name and Address, (the "Seller")

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:

See "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights 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.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 9 of August, 2022.

WITNESS:

Jessica Baird

Witness Signature

JESSICA BAIRD

Witness Print Name

OWNER:

D. Bruce Jones

Owner Signature

D. BRUCE JONES

Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of August, 2022, by

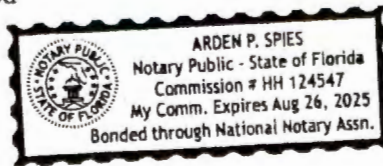
D. Bruce Jones as CEO for Life Care Ponte Vedra, Inc., successor to Vicars Landing at Oakbridge

Arden P. Spies
Notary Public

My Commission Expires: 8-26-2025

Personally Known or Produced Identification

Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: VICARS LANDING AT OAK BRIDGE
 Contractor: DANIS CONSTRUCTION, LLC
 Developer: LIFE CARE PONTE VEDRA, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" C900 DR18 PVC Blue Pipe	LF	1972	\$ 63.74	\$ 125,695.28
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 441.00	\$ 441.00
6" Gate Valve	Ea	1	\$ 865.35	\$ 865.35
8" Gate Valve	Ea	6	\$ 1,285.20	\$ 7,711.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" WB67 Hydrant 3'6 Open Left	Ea	6	\$ 3,600.03	\$ 21,600.18
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
2" Poly Services with BFP	Ea	15	\$ 4,550.00	\$ 68,250.00
8" Service (*temporarily 3")	Ea	1	\$ 15,505.00	\$ 15,505.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 240,068.01

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: VICARS LANDING AT OAK BRIDGE
 Contractor: DANIS CONSTRUCTION, LLC
 Developer: LIFE CARE PONTE VEDRA, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" C900 DR18 PVC Green Pipe	LF	736	\$ 61.07	\$ 44,947.52
10" C900 DR18 PVC Green Pipe	LF	1842	\$ 63.89	\$ 117,685.38
12" HDPE DR11 PVC Green Pipe	LF	338	\$ 83.29	\$ 28,152.02
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 1,734.75	\$ 1,734.75
10" Gate Valve	Ea	1	\$ 1,999.00	\$ 1,999.00
12" Gate Valve	Ea	1	\$ 2,168.50	\$ 2,168.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep MH-28	EA	1	\$ 10,345.23	\$ 10,345.23
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 207,032.40



**ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum
\$447,100.41

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through

12/31/2022 to LIFE CARE PONTE VEDRA
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
VICARS LANDING AT OAK BRIDGE

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials
furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and
delivered by its duly authorized office on this 1st day of February,
2023.

WITNESS:

Lisa Crosby
Witness Signature

Lisa Crosby

Print Witness Name

OWNER:

Karen Brantley
Lienor's Signature

Karen Brantley

Print Lienor's Name

STATE OF Florida

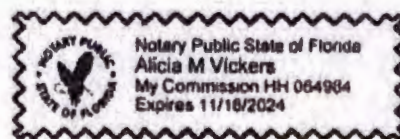
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 1st day of February, 2023, by
Karen Brantley as President for
Florida Infrastructure Inc.

Alicia M. Vickers
Notary Public

My Commission Expires: 11/18/2024

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: VICARS LANDING AT OAK BRIDGE
 Contractor: DANIS CONSTRUCTION, LLC
 Developer: LIFE CARE PONTE VEDRA, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" C900 DR18 PVC Blue Pipe	LF	1972	\$ 63.74	\$ 125,695.28
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 441.00	\$ 441.00
6" Gate Valve	Ea	1	\$ 865.35	\$ 865.35
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" WB67 Hydrant 3'6 Open Left	Ea	6	\$ 3,600.03	\$ 21,600.18
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
2" Poly Services with BFP	Ea	15	\$ 4,550.00	\$ 68,250.00
8" Service (*temporarily 3")	Ea	1	\$ 15,505.00	\$ 15,505.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	240,068.01

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: VICARS LANDING AT OAK BRIDGE
 Contractor: DANIS CONSTRUCTION, LLC
 Developer: LIFE CARE PONTE VEDRA, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" C900 DR18 PVC Green Pipe	LF	736	\$ 61.07	\$ 44,947.52
10" C900 DR18 PVC Green Pipe	LF	1842	\$ 63.89	\$ 117,685.38
12" HDPE DR11 PVC Green Pipe	LF	338	\$ 83.29	\$ 28,152.02
	LF		\$ -	\$ -
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Sewer Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 1,734.75	\$ 1,734.75
10" Gate Valve	Ea	1	\$ 1,999.00	\$ 1,999.00
12" Gate Valve	Ea	1	\$ 2,168.50	\$ 2,168.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep MH-28	EA	1	\$ 10,345.23	\$ 10,345.23
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 207,032.40

**ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY**

Date: 1/17/2023
Project Title: VICARS LANDING AT OAK BRIDGE
FROM: Florida Infrastructure Inc.
Contractor's Name
Address: 37387 Henry Smith Rd.
Hilliard, FL 32046

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Karen Brantley
Print Contractor's Name

Karen Brantley
Contractor's Signature

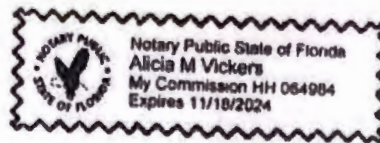
STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of XX physical presence or _____ on-line notarization, this 17 day of January, 2023, by

Karen Brantley as President for
Florida Infrastructure Inc.

Alicia M Vickers
Notary Public
My Commission Expires: 11/18/24

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Vicars Landing at Oakbridge – Phase 1 (ASBUILT2022000079)
DATE: April 5, 2023

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Vicars Landing at Oakbridge – Phase 1.

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

Your support and cooperation as always are greatly appreciated.




2021 Aerial Imagery
Date: 5/24/2023

Vicar's Landing at
Oak Bridge - Phase 1

Five Easements for Utilities, Bill of
Sale, Schedule of Values,
Final Release of Lien, & Warranty

Land Management
Systems
Real Estate
Division
(904) 209-0782

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown herein.

