

AGREEMENT AS TO COVENANTS AND RESTRICTIONS

THIS AGREEMENT AS TO COVENANTS AND RESTRICTIONS made this 9th day of December, 1983, by and among HealthCorp, Inc., a Delaware corporation, AOA Partners, II, a Georgia general partnership, AOA Partners, III, a Georgia general partnership, J. Charles Morand, Robert R. Thousand, Jr., Dionisio Ybanez, Robert D. Lee, Shriram S. Marathe, Anderson R. Williams, Jr., and Mark P. Sokolay.

WITNESSETH:

WHEREAS, the parties to this Agreement as to Covenants and Restrictions have acquired by warranty deeds various parcels of real property located in St. Johns County, Florida, said parcels being included within the real property described as follows:

That part of Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

Commence at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the Southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 132 feet to the point of beginning at the Southeast corner of the herein described parcel of land at the Northeast corner of land described in Official Records Book 56, page 328, public records of said county; thence South 88 degrees 38 minutes 00 seconds West, on the North line of the South 132 feet of said Government Lot 3, a distance of 1,186.86 feet; thence North 1 degree 22 minutes 00 seconds West, on the East right of way line of Road No. S-5A (Old Moultrie Road) said East right of way line being 33 feet East from and parallel with the center line of said road, 450 feet; thence North 88 degrees 38 minutes 00 seconds East 1,187.95 feet; thence South 1 degree 13 minutes 40 seconds East, on said West right of way line of highway, 450 feet to the point of beginning; and containing 12.267 acres more or less,

hereinafter referred to as the "Property," from George Irwin Levit, Max Stanley Levit and Leonard Ronald Setzer, as Trustees for Jill Alane Levit under that certain deed of Trust recorded in Official Records Book 280, at page 475, Clerk's No. 75-4991, of the public records of St. Johns County, Florida and George Irwin Levit, Max Stanley Levit and Leonard Ronald Setzer, as Trustees for Benjamin Ronald Andrew Levit under that certain deed of Trust recorded in Official Records Book 280, page 466, Clerk's No. 75-4990, of the public records of St. Johns County, Florida; and

THIS INSTRUMENT WAS PREPARED BY:  
SIMON W. SELBER OF  
SELBER & SELBER, ATTORNEYS AT LAW  
417 FLORIDA NATIONAL BANK BUILDING  
JACKSONVILLE, FLORIDA 32202

RETURN TO: SELBER & SELBER  
SUITE 417, FLORIDA NATIONAL BANK BLDG.  
JACKSONVILLE, FLORIDA 32202



WHEREAS HealthCorp, Inc., and AOA Partners, II, have acquired the property described in Exhibit 1 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 1 Property"; and

WHEREAS HealthCorp, Inc., and AOA Partners, II, have acquired the property described in Exhibit 2 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 2 Property"; and

WHEREAS HealthCorp, Inc., and AOA Partners III, have acquired the property described in Exhibit 3 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 3 Property"; and

WHEREAS J. Charles Morand, HealthCorp, Inc., and AOA Partners, III, have acquired the property described in Exhibit 4 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 4 Property"; and

WHEREAS J. Charles Morand has acquired the property described in Exhibit 5 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 5 Property"; and

WHEREAS Robert R. Thousand, Jr., has acquired the property described in Exhibit 6 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 6 Property"; and

WHEREAS Dionisio Ybanez has acquired the property described in Exhibit 7 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 7 Property"; and

WHEREAS Robert D. Lee has acquired the property described in Exhibit 8 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 8 Property"; and

WHEREAS Shriram S. Marathe has acquired the property described in Exhibit 9 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 9 Property"; and

WHEREAS Anderson R. Williams, Jr., and Mark P. Sokolay have acquired the property described in Exhibit 10 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 10 Property"; and

WHEREAS the parties hereto have entered into certain covenants and agreements for the acquisition, development, and use of the Property and their respective parcels described above, as hereinafter set forth; and

WHEREAS the parties hereto would not have acquired their various parcels without the covenants and agreements of the other parties hereto, as hereinafter set forth;

NOW, THEREFORE, in consideration of the premises, the covenants and agreements hereinafter set forth, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by all parties hereto, HealthCorp, Inc., AOA Partners, II, AOA Partners, III, J. Charles Morand, Robert R. Thousand, Jr., Dionisio Ybanez, Robert D. Lee, Shriram S. Marathe, Anderson R. Williams, Jr., and Mark P. Sokolay hereby covenant and agree as follow:

1. Except as otherwise provided in paragraphs 3E and 4 hereof, all of the Property owned by the parties hereto shall only be operated or used for or in connection with (a) the diagnosis, treatment, therapy, rehabilitation, housing, or care of or for the aged, sick, ill, injured, infirm, impaired, disabled, or handicapped persons, or for the prevention, detection, and control of disease, including, without limitation thereto, hospital, clinic, emergency, outpatient, and intermediate care, including, but not limited to, facilities for the elderly such as adult congregate living facilities, facilities defined in Section 154.205(8) of the Florida Statutes (1981), day care and share-a-home facilities, and nursing homes, and (b) the following related operations and uses when used for or in connection with the foregoing: laboratory, research, pharmacy, laundry, health

personnel training and lodging, patient, guest, and health personnel food service facilities, and offices and office buildings for persons engaged in health care professions or services.

2. If the operation and use of the Exhibit 2 Property shall continue to be restricted to the operations and uses provided for in paragraph 1 hereof, there may be ingress to or egress from said Exhibit 2 Property from the Exhibit 1 Property, the Exhibit 10 Property, or the Exhibit 4 Property pursuant to an easement granted by any of the owners thereof. If, however, pursuant to the provisions of paragraph 3E hereof any portion of the Exhibit 2 Property shall cease to be so restricted as provided in paragraph 1 hereof, such portion and only such portion of the Exhibit 2 Property shall cease to be accessible through the Exhibit 1 Property, the Exhibit 10 Property, or the Exhibit 4 Property, either directly or indirectly.

3. The owners of the Exhibit 1 Property, the Exhibit 3 Property, the Exhibit 5 Property, the Exhibit 6 Property, the Exhibit 7 Property, the Exhibit 8 Property, the Exhibit 9 Property, and the Exhibit 10 Property shall have the right to acquire the Exhibit 2 Property from the owners thereof in the following manner:

A. The easterly 2.25 acres of the Exhibit 2 Property may be acquired (i) for a purchase price of \$46,300.00 after the execution of this agreement, said purchase price to be increased by a sum of \$630.00 per month on the first day of each month from and including February 1, 1984, through and including December 1, 1984, or (ii) for a purchase price of \$56,000.00 on or after January 1, 1985, said purchase price to be increased by a sum of \$630.00 per month on the first day of each month from and including February 1, 1985, through and including June 1, 1985. If this option shall not have been exercised by June 30, 1985, then the option rights hereby granted shall cease and terminate.

B. As to the remaining portion of the Exhibit 2 Property, the same being the westerly 2.026 acres more or less thereof, if the option to purchase the 2.25 acres pursuant to paragraph 3A shall have been exercised or shall be exercised simultaneously herewith, said westerly 2.026 acres more or less may be acquired (i) for a purchase price of \$41,700.00 after the execution of this agreement, said purchase price to be increased by a sum of \$570.00 per month on the first day of each month from and including February 1, 1984, through and including December 1, 1984, or (ii) for a purchase price of \$50,400.00 on or after January 1, 1985, said purchase price to be increased by a sum of \$570.00 per month on the first day of each month from and including February 1, 1985, through and including December 1, 1985. This option provided in this paragraph 3B shall cease and terminate on January 1, 1986; provided, however, that if the option provided in paragraph 3A shall not have been exercised on or before June 30, 1985, the option provided in this paragraph 3B shall cease and terminate on June 30, 1985, simultaneously with the cessation and termination of the option to purchase the 2.25 acre parcel as provided in paragraph 3A.

C. In addition to the foregoing purchase prices, those parties participating in the exercise of the options provided in paragraph 3A and 3B shall pay to HealthCorp, Inc., and AOA Partners, II, all of the closing costs involved in the exercise of the options, exclusive only of the attorneys' fees of HealthCorp, Inc., and AOA Partners, II.

D. Each of the parties hereto shall have the right to participate in the exercise of the foregoing options upon the basis of a fraction, the numerator of which shall be respectively as follows:

7 J. Charles Morand  
 6 HealthCorp, Inc., and AOA Partners, III, jointly  
 2 Robert R. Thousand, Jr.  
 1 Dionisio Ybanez  
 1 Robert D. Lee  
 1 Shriram S. Marathe  
 1 Anderson R. Williams, Jr., and Mark P. Sokolay, jointly  
 1 HealthCorp, Inc., and AOA Partners, II, jointly

and the denominator of which shall be the sum of the numerators of those parties participating in the exercise of the option.

E. If the parties hereto shall not have exercised their option to purchase all of the Exhibit 2 Property pursuant to paragraphs 3A, 3B, 3C, and 3D hereof prior to January 1, 1986, then all restrictions of operations and uses pursuant to paragraph 1 hereof shall cease and terminate on January 1, 1987, with respect to the Exhibit 3 Property, the easterly 1.5 acres of the Exhibit 5 Property, and that portion of the Exhibit 2 Property as to which the option to purchase pursuant to paragraphs 3A, 3B, 3C, and 3D has not been exercised.

4. In the event that (a) the restrictions imposed pursuant to paragraph 1 hereof have ceased and terminated pursuant to the provisions of paragraph 3E hereof with respect to the Exhibit 3 Property and the easterly 1.5 acres of the Exhibit 5 Property, and (b) any portion of the Exhibit 3 Property or the easterly 1.5 acres of the Exhibit 5 Property shall be used for operations and uses not specifically permitted in paragraph 1 hereof, then the owners of such portions of such property shall create and establish thereon for the benefit of all other parties hereto a 10-foot buffer of real property separating such operations and uses from the Exhibit 4 Property and an additional 10-foot buffer of real property to the west of such operations and uses. The parties hereto shall be entitled to enter upon said 10-foot buffers of real property and to plant and maintain thereon any vegetation which they may desire.

5. The terms, covenants, and conditions contained in this agreement shall be construed as covenants running with the land and shall bind, and the benefits and advantages thereof shall inure to the benefit of, the parties, their heirs, legal representatives, successors, assigns, tenants, and mortgagees, as applicable and appropriate.

6. This agreement supersedes and replaces any previous written or oral agreements between the parties pertaining to the matters contained herein and all such agreements are hereby declared to be null and void and of no further force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement as to Covenants and Restrictions to be executed the day and year first above written.

Signed, sealed, and delivered, in the presence of:

Melanie M. Jones  
As to HealthCorp, Inc.

Robert A. Harding  
Denise S. ...  
As to AOA Partners, II

Robert A. Harding  
Denise S. ...  
As to AOA Partners, III

Simon W. ...  
Judith A. ...  
As to J. Charles Morand

HEALTHCORP, INC.

By: Michael W. Beavers  
Michael W. Beavers,  
Vice President

AOA PARTNERS, II

By: Dale L. McCord  
Dale L. McCord,  
Managing General Partner

AOA PARTNERS, III

By: Dale L. McCord  
Dale L. McCord  
Managing General Partner

J. Charles Morand  
J. Charles Morand

Simon W. Allen  
Judith S. England  
As to Robert R. Thousand, Jr.

Robert R. Thousand, Jr.  
Robert R. Thousand, Jr.

Simon W. Allen  
Judith S. England  
As to Dionisio Ybanez

Dionisio Ybanez  
Dionisio Ybanez

Simon W. Allen  
Judith S. England  
As to Robert D. Lee

Robert D. Lee  
Robert D. Lee

Simon W. Allen  
Judith S. England  
As to Shriram S. Marathe

Shriram S. Marathe  
Shriram S. Marathe

Simon W. Allen  
Judith S. England  
As to Anderson R. Williams, Jr.

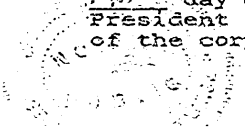
Anderson R. Williams, Jr.  
Anderson R. Williams, Jr.

Simon W. Allen  
Judith S. England  
As to Mark P. Sokolay

Mark P. Sokolay  
Mark P. Sokolay

STATE OF GEORGIA )  
COUNTY OF FULTON )

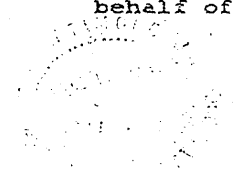
The foregoing instrument was acknowledged before me this 9th day of December, 1983, by Michael W. Beavers, as Vice President of HealthCorp, Inc., a Delaware corporation, on behalf of the corporation.



[Signature]  
Notary Public, State of Georgia  
My commission expires:  
Notary Public, Georgia, State of Georgia  
My Commission Expires Dec 31, 1984

STATE OF GEORGIA )  
COUNTY OF FULTON )

The foregoing instrument was acknowledged before me this 9th day of December, 1983, by Dale L. McCord, as Managing General Partner of AOA Partners, III, a general partnership, on behalf of the partnership.



[Signature]  
Notary Public, State of Georgia  
My commission expires:  
Notary Public, Georgia, State of Georgia  
My Commission Expires Dec 31, 1984



STATE OF GEORGIA )  
COUNTY OF Fulton )

The foregoing instrument was acknowledged before me this 10th day of December, 1983, by Dale L. McCord, as Managing General Partner of AOA Partners, III, a general partnership, on behalf of the partnership.



Judith L. Singleton  
Notary Public, State of Georgia  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 11th day of December, 1983, by J. Charles Morand.

Judith L. Singleton  
Notary Public, State of Florida at Large  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 11th day of December, 1983, by Robert R. Thousand, Jr.

Judith L. Singleton  
Notary Public, State of Florida at Large  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 11th day of December, 1983, by Dionisio Ybanez.

Judith L. Singleton  
Notary Public, State of Florida at Large  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 11th day of December, 1983, by Robert D. Lee.

Judith L. Singleton  
Notary Public, State of Florida at Large  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 11th day of December, 1983, by Shriram S. Marathe.

Judith L. Singleton  
Notary Public, State of Florida at Large  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this  
19th day of December, 1983, by Anderson R. Williams, Jr.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires: NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1984

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this  
11th day of December, 1983, by Mark P. Sokolay.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires: NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1984

## EXHIBIT 1

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 327.00 feet to a point; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 217.80 feet to the point of beginning; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence South 88 degrees 38 minutes 00 seconds West on said North line a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet to the point of beginning; said parcel containing 0.500 acre more or less.

## EXHIBIT 2

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 132 feet to a point at the Northeast corner of land described in Official Records Book 56, page 328, public records of said County; thence South 88 degrees 38 minutes 00 seconds West on the North line of the South 132 feet of said Government Lot 3, a distance of 773.50 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West on said North line a distance of 413.36 feet to a point lying on the East right of way line of Road number S-5A (Old Moultrie Road) said East right of way line being 33 feet East from and parallel with the centerline of said road; thence North 1 degree 22 minutes 00 seconds West on said East right of way line a distance of 450.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 414.45 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 450.00 feet to the point of beginning; said parcel containing 4.276 acres more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West on said right of way line, 387.00 feet to the point of beginning; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 335.10 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 195.00 feet to a point; thence North 88 degrees 38 minutes 00 seconds East a distance of 335.10 feet to a point lying in the said West right of way line of U.S. Highway 1, said point being 195.00 feet from the point of beginning; thence South 1 degree 13 minutes 40 seconds East 195.00 feet on said West right of way line to the point of beginning; said parcel containing 1.500 acres more or less.

## EXHIBIT 4

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 132 feet to a point at the Northeast corner of land described in Official Records Book 56, page 328, public records of said County; thence continue North 1 degree 13 minutes 40 seconds West on said West right of way line of U.S. Highway No. 1 a distance of 195.00 feet to the point of beginning; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of said Government Lot 3 a distance of 446.80 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 326.70 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 50.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 326.70 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 446.80 feet to a point lying in the said West right of way line of U.S. Highway No. 1 at a point 60.00 feet from the point of beginning; thence South 1 degree 13 minutes 40 seconds East on said West right of way line a distance of 60.00 feet to the point of beginning; said parcel containing 0.990 acre more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 132 feet to the point of beginning at the Southeast corner of the herein described parcel of land at the Northeast corner of land described in Official Records Book 56, page 328, public records of said County; thence continue North 1 degree 13 minutes 40 seconds West on said right of way line a distance of 195.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 446.80 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 195.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence North 88 degrees 38 minutes 00 seconds East on said North line a distance of 446.80 feet to the point of beginning; said parcel containing 2.000 acres more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the west right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 387 feet; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 335.10 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West a distance of 111.70 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 220.60 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 195.00 feet to the point of beginning; said parcel containing 1.000 acre more or less.



A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet west from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 387 feet; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to the point of beginning, said parcel containing 0.500 acre more or less.

## EXHIBIT 8

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 327.00 feet to a point; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet to the point of beginning; thence South 1 degree 13 minutes 40 seconds East a distance of 195.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence South 88 degrees 38 minutes 00 seconds West on said North line a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet to the point of beginning; said parcel containing 0.500 acre more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 327.00 feet to a point; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet to the point of beginning; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence South 88 degrees 38 minutes 00 seconds West on said North line a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet to the point of beginning; said parcel containing 0.500 acre more or less.

EXHIBIT 10

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 387 feet; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 217.80 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to the point of beginning, said parcel containing 0.500 acre more or less.

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

1983 DEC 12 PM 2:45

*Paul "Bud" Markel*  
CLERK OF DISTRICT COURT

83 21179

OFF REC 617 PAGE 849

GRANT OF EASEMENT

THIS GRANT OF EASEMENT dated this 9th day of December, 1983, by and from HealthCorp, Inc., a Delaware corporation, ACA Partners III, a Georgia general partnership, and J. Charles Morand, as tenants in common, hereinafter referred to as the "Grantors," and to HealthCorp, Inc., ACA Partners, II, a Georgia general partnership, AOA Partners, III, a Georgia general partnership, J. Charles Morand, Robert R. Thousand, Dionisio Ybanez, Robert D. Lee, Shriram S. Marathe, Anderson R. Williams, Jr., and Mark P. Sokolay, hereinafter referred to as the "Grantees,"

WITNESSETH:

WHEREAS the Grantors own the following described property in St. Johns County, Florida, to wit:

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 132 feet to a point at the Northeast corner of land described in Official Records Book 56, page 328, public records of said County; thence continue North 1 degree 13 minutes 40 seconds West on said West right of way line of U.S. Highway No. 1 a distance of 195.00 feet to the point of beginning; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of said Government Lot 3 a distance of 446.80 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 326.70 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 50.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 326.70 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 446.80 feet to a point lying in the said West right of way line of U.S. Highway No. 1 at a point 60.00 feet from the point of beginning; thence South 1 degree 13 minutes 40 seconds East on said West right of way line a distance of 60.00 feet to the point of beginning,

hereinafter referred to as the "Grantors' Property"; and

THIS INSTRUMENT WAS PREPARED BY:  
SIMON W. SELBER OF  
SELBER & SELBER, ATTORNEYS  
427 FLORIDA NATIONAL BANK BUILDING  
JACKSONVILLE, FLORIDA 32202

RETURN TO: SELBER & SELBER  
SUITE 427 FLORIDA NATIONAL BANK BLDG.  
JACKSONVILLE, FLORIDA 32202



WHEREAS HealthCorp, Inc., and AOA Partners, II, have acquired the property described in Exhibit 1 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 1 Property"; and

WHEREAS HealthCorp, Inc., and AOA Partners, III, have acquired the property described in Exhibit 3 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 3 Property"; and

WHEREAS J. Charles Morand has acquired the property described in Exhibit 5 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 5 Property"; and

WHEREAS Robert R. Thousand, Jr. has acquired the property described in Exhibit 6 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 6 Property"; and

WHEREAS Dionisio Ybanez has acquired the property described in Exhibit 7 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 7 Property"; and

WHEREAS Robert D. Lee has acquired the property described in Exhibit 8 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 8 Property"; and

WHEREAS Shriram S. Marathe has acquired the property described in Exhibit 9 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 9 Property"; and

WHEREAS Anderson R. Williams, Jr., and Mark P. Sokolay have acquired the property described in Exhibit 10 attached hereto and by this reference made a part hereof, hereinafter referred to as the "Exhibit 10 Property"; and

WHEREAS the Grantors have agreed to grant to the Grantees an easement over the Grantors' Property for the use and benefit of the Grantees' Property, said term "Grantees' Property" being defined as being collectively the Exhibit 1 Property, the Exhibit 3 Property, the Exhibit 5 Property, the Exhibit 6 Property, the Exhibit 7 Property, the Exhibit 8 Property, the Exhibit 9 Property,

and the Exhibit 10 Property, as said easement is hereinafter provided for and established;

NOW, THEREFORE, in consideration of the premises, the easements, covenants, and agreements hereinafter set forth, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by all parties hereto, HealthCorp, Inc., AOA Partners, II, AOA Partners, III, J. Charles Morand, Robert R. Thousand, Jr., Dionisio Ybanez, Robert D. Lee, Shriram S. Marathe, Anderson R. Williams, Jr., and Mark P. Sokolay hereby grant, bargain, sell, convey, covenant, and agree as follows:

1. The Grantors grant, bargain, sell, and convey to the Grantees and their heirs, legal representatives, successors, and assigns forever a perpetual, non-exclusive easement on, over, under, and upon the Grantors' Property (a) for ingress to and egress from the Grantees' Property by the Grantees and any invitees of the Grantees, (b) for the provision of utilities and services to the Grantees' Property, including, but not limited to, water, sewer, storm drainage, electrical, gas, telephone, and cable television utilities and services, and (c) for the provision of an entrance sign as provided in paragraph 6 hereof.

2. By acceptance of this grant of easement, the Grantees covenant and agree, at the Grantees' own cost and expense, to construct, pave, and improve a roadway, including necessary drainage improvements, upon the Grantors' Property for purposes of ingress and egress, said roadway to be constructed, paved, and improved to a standard acceptable for public roadways of similar purpose in St. Johns County, Florida. The Grantees shall obtain the Grantors' prior written consent to the Grantees' improvement plans, which consent will not be unreasonably withheld. The Grantees shall submit such plans for the Grantors' review within one hundred eighty (180) days of the date hereof. The Grantors shall have twenty (20) days after receipt of such plans to review the same; and, if the Grantors have not disapproved the plans within such period, the plans shall be deemed approved. If the

Grantors disapprove the plans submitted by the Grantees, then the Grantees shall make the revisions reasonably requested by the Grantors. The Grantees shall commence the construction, paving, and improvement of the roadway upon the Grantors' Property within one hundred eighty (180) days after the Grantors have approved the plans or requested any revisions thereto. The Grantees shall diligently proceed with and shall complete such construction as soon as reasonably possible thereafter. In improving the easement and exercising their rights hereunder, the Grantees shall comply with all applicable laws and regulations and shall not unreasonably interfere with the use of the Grantors' Property or the Grantees' Property. All improvements constructed with the easement shall be maintained in good condition and repair at the expense of the Grantees. The Grantees, at the Grantees' own cost and expense, shall be responsible for such maintenance and repair in perpetuity unless and until the Grantors shall convey the Grantor's Property to the County of St. Johns, Florida, or to any other appropriate governmental entity or shall dedicate the Grantors' Property to public use, provided that any such conveyance or dedication shall result in the acceptance of such roadway for maintenance by an appropriate governmental entity. Upon such conveyance or dedication by the Grantors, all right, title and interest of the Grantees in the Grantors' Property shall cease and terminate, and the Grantees shall execute all necessary documents and instruments required to evidence the cessation and termination of the Grantees' right, title, and interest in the Grantors' Property, other than the rights that they may have as members of the general public. All costs of constructing, paving, improving, maintaining, and repairing the roadway improvements, including landscaping, shall be allocated to the Grantees in the following percentages:



- 28 4/7% J. Charles Morand
- 21 3/7 HealthCorp, Inc., and AOA Partners, III, jointly
- 14 2/7 Robert R. Thousand, Jr.
- 7 1/7 Dionisio Ybanez
- 7 1/7 Robert D. Lee
- 7 1/7 Shriram S. Marathe
- 7 1/7 Anderson R. Williams, Jr., and Mark P. Sokolay,  
jointly
- 7 1/7 HealthCorp, Inc., and AOA Partners, II, jointly

3. By acceptance of this grant of easement, the Grantees further covenant and agree (a) that the Grantees shall install, maintain, and repair any facilities for the provision of utilities and services at their sole cost and expense and shall make, maintain, and repair such facilities in such a manner that interferes as little as is reasonably possible with the use of the easement rights herein granted and (b) that the Grantees shall immediately repair any damage to the surface of or the support underlying the roadway which may occur as a result of the Grantees' exercise of their rights granted hereunder and shall restore the roadway to good, safe, and usable condition immediately after installing, maintaining, or repairing the facilities for the provision of utilities and services provided for herein.

4. By acceptance of this grant of easement, the Grantees further covenant and agree to save and hold harmless the Grantors and to indemnify the Grantors from any and all loss, cost, liability, expense, claim, or damage to any person or property caused directly or indirectly by the exercise of the easement rights herein granted or the Grantees' breach of any covenant or condition contained herein.

5. Notice to the Grantors or to the Grantees may be given, and shall be deemed given, either by personally delivering copies of such notices both to Charles W. Skinner, Esquire, Rogers, Towers, Bailey, Jones & Gay, 1300 Gulf Life Drive, Jacksonville,

Florida 32202, and to Simon W. Selber, Esquire, Selber & Selber, 427 Edward Ball Building, Jacksonville, Florida 32202, or by mailing the same to both law firms by certified mail, return receipt requested.

6. The Grantees shall have the right to construct upon the Grantors' Property at the Grantees' own cost and expense a common sign (a) identifying the Grantors' Property as the entrance to the "St. Johns Medical Complex," or such name as may be chosen by a majority of the Grantees as determined by the cost allocation percentages provided in paragraph 2 hereof, and (b) listing the names and medical specialties of each of the Grantees or any heir, legal representative, successor, assign or tenant thereof who is a medical practitioner. Said sign shall be of a design and construction acceptable to a majority of the Grantees, as determined by the cost allocation percentages provided in paragraph 2 hereof, and the cost of constructing said sign shall be borne by the Grantees according to the same cost allocation percentages.

7. The Grantors disclaim any warranty, express or implied, that the exercise of the easement rights herein granted are or will be safe or adequate for any purpose, including ingress and egress.

8. The terms, covenants, and conditions contained in this Grant of Easement shall be construed as covenants running with the land and shall bind, and the benefits and advantages thereof shall inure to the benefit of, the Grantees and their heirs, legal representatives, successors, assigns, customers, invitees, guests, employees, agents, licensees, designees, tenants, and mortgagees, as applicable and appropriate.

9. This Grant of Easement supersedes and replaces any previous written or oral agreements between the parties pertaining to the matters contained herein and all such agreements are hereby declared to be null and void and of no further force and effect.

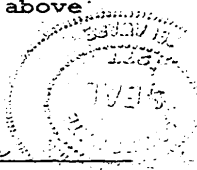
IN WITNESS WHEREOF, the parties hereto have caused this Grant of Easement to be executed the day and year first above written.

Signed, sealed, and delivered, in the presence of:

[Signature]  
As to HealthCorp, Inc.

HEALTHCORP, INC.

By: [Signature]  
Michael W. Beavers,  
Vice President



[Signature]  
As to

AOA PARTNERS, III

By: [Signature]  
A General Partner

[Signature]  
As to

By: [Signature]  
A General Partner

[Signature]  
As to

By: [Signature]  
A General Partner

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

The foregoing being all of the General Partners of AOA Partners, III

[Signature]  
J. Charles Morand

"GRANTORS"

[Signature]  
As to J. Charles Morand

HEALTHCORP, INC.

By: [Signature]  
Michael W. Beavers,  
Vice President

[Signature]  
As to HealthCorp, Inc.

AOA PARTNERS, II

By: [Signature]  
Dale L. McCord,  
Managing General Partner

[Signature]  
As to AOA Partners, II

Lyn Stewart  
As to  
Jeff W. Harding  
Lyn Stewart  
As to  
Jeff W. Harding  
Lyn Stewart  
As to  
Jeff W. Harding

AOA PARTNERS, III  
By: [Signature]  
A General Partner  
By: [Signature]  
A General Partner  
By: [Signature]  
A General Partner

X XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XX ASX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

The foregoing being all of the  
General Partners of AOA  
Partners, III

[Signature]  
Judith [Signature]  
As to J. Charles Morand  
[Signature]  
Judith [Signature]  
As to Robert R. Thousand, Jr.  
[Signature]  
Judith [Signature]  
As to Dionisio Ybanez  
[Signature]  
Judith [Signature]  
As to Robert D. Lee  
[Signature]  
Judith [Signature]  
As to Shriram S. Marathe  
[Signature]  
Judith [Signature]  
As to Anderson R. Williams, Jr.  
[Signature]  
Judith [Signature]  
As to Mark P. Sokolay

[Signature]  
J. Charles Morand  
[Signature]  
Robert R. Thousand, Jr.  
[Signature]  
Dionisio Ybanez  
[Signature]  
Robert D. Lee  
[Signature]  
Shriram S. Marathe  
[Signature]  
Anderson R. Williams, Jr.  
[Signature]  
Mark P. Sokolay

"GRANTEES"

STATE OF GEORGIA )  
COUNTY OF Fulton )

9th The foregoing instrument was acknowledged before me this 9th day of December, 1983, by Michael W Beavers, as Vice President of HealthCorp, Inc., a Delaware corporation, on behalf of the corporation.

[Signature]  
Notary Public, State of Georgia  
My commission expires:

Notary Public, State of Georgia  
My Commission Expires August 15, 1985

STATE OF GEORGIA )  
COUNTY OF Fulton )

The foregoing instrument was acknowledged before me this 9th day of December, 1983, by Dale L. McCord, as Managing General Partner, of AOA Partners, III, a Georgia general partnership, on behalf of the partnership.

[Signature]  
Notary Public, State of Georgia  
My commission expires:

Notary Public, Georgia, State at Large  
My Commission Expires August 15, 1985

STATE OF GEORGIA )  
COUNTY OF Fulton )

The foregoing instrument was acknowledged before me this 9th day of December, 1983, by THOMAS W. PHILLIPS as General Partner of AOA Partners, III, a Georgia general partnership, on behalf of the partnership.

[Signature]  
Notary Public, State of Georgia  
My commission expires:

Notary Public, Georgia, State at Large  
My Commission Expires August 15, 1985

STATE OF GEORGIA )  
COUNTY OF Fulton )

The foregoing instrument was acknowledged before me this 9th day of December, 1983, by Dale L. McCord as General Partner of AOA Partners, III, a Georgia general partnership, on behalf of the partnership.

[Signature]  
Notary Public, State of Georgia  
My commission expires:

Notary Public, Georgia, State at Large  
My Commission Expires August 15, 1985

STATE OF GEORGIA )  
COUNTY OF Fulton )

The foregoing instrument was acknowledged before me this 9th day of December, 1983, by ANDREW R. JAMES as General Partner of AOA Partners, III, a Georgia general partnership, on behalf of the partnership.

[Signature]  
Notary Public, State of Georgia  
My commission expires:

Notary Public, Georgia, State at Large  
My Commission Expires August 15, 1985

STATE OF GEORGIA )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 1983, by \_\_\_\_\_ as General Partner of AOA Partners, III, a Georgia General partnership, on behalf of the partnership.

\_\_\_\_\_  
Notary Public, State of Georgia  
My commission expires:

STATE OF FLORIDA )  
COUNTY OF DUVAL )

11<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1983, by J. Charles Morand.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1997.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

11<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1983, by Robert R. Thousand, Jr.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1997.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

11<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1983, by Dionisio Ybanez.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1997.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

11<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1983, by Robert D. Lee.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1997.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

11<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1983, by Shriram S. Marathe.

*Judith L. England*  
Notary Public, State of Florida at Large  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1997.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

12th The foregoing instrument was acknowledged before me this  
day of December, 1983, by Anderson R. Williams, Jr.

*Judith L. Singleton*  
Notary Public, State of Florida at Large  
My commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1984

STATE OF FLORIDA )  
COUNTY OF DUVAL )

11th The foregoing instrument was acknowledged before me this  
day of December, 1983, by Mark P. Sokolay.

*Judith L. Singleton*  
Notary Public, State of Florida at Large  
My commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 18, 1984

## EXHIBIT 1

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 327.00 feet to a point; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 217.11 feet to the point of beginning; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence South 88 degrees 38 minutes 00 seconds West on said North line a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet to the point of beginning; said parcel containing 0.500 acre more or less.



A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the west right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West on said right of way line, 387.00 feet to the point of beginning; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 335.10 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 195.00 feet to a point; thence North 88 degrees 38 minutes 00 seconds East a distance of 335.10 feet to a point lying in the said West right of way line of U.S. Highway 1, said point being 195.00 feet from the point of beginning; thence South 1 degree 13 minutes 40 seconds East 195.00 feet on said West right of way line to the point of beginning; said parcel containing 1.500 acres more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 132 feet to the point of beginning at the Southeast corner of the herein described parcel of land at the Northeast corner of land described in Official Records Book 56, page 328, public records of said County; thence continue North 1 degree 13 minutes 40 seconds West on said right of way line a distance of 195.00 feet; thence South 88 degrees 28 minutes 00 seconds West a distance of 446.80 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 195.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence North 88 degrees 38 minutes 00 seconds East on said North line a distance of 446.80 feet to the point of beginning; said parcel containing 2.000 acres more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 387 feet; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 335.10 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West a distance of 111.70 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 220.60 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 199.00 feet to the point of beginning; said parcel containing 1.000 acre more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet west from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 387 feet; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to the point of beginning, said parcel containing 0.500 acre more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 327.00 feet to a point; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet to the point of beginning; thence South 1 degree 13 minutes 40 seconds East a distance of 195.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence South 88 degrees 38 minutes 00 seconds West on said North line a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds East a distance of 5.00 feet to the point of beginning; said parcel containing 0.500 acre more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 327.00 feet to a point; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet to the point of beginning; thence South 1 degree 13 minutes 40 seconds East a distance of 200.00 feet to a point on the North line of the South 132 feet of said Government Lot 3; thence South 88 degrees 38 minutes 00 seconds West on said North line a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence South 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet to the point of beginning; said parcel containing 0.500 acre more or less.

A parcel of land in Government Lot 3, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

Commencing at the intersection of the South line of said Government Lot 3 with the West right of way line of U.S. Highway No. 1, said right of way line being 100 feet West from and parallel with the center line of the southbound traffic lanes of said highway; thence North 1 degree 13 minutes 40 seconds West, on said right of way line, 387 feet; thence South 88 degrees 38 minutes 00 seconds West parallel with said South line of Government Lot 3 a distance of 446.80 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 5.00 feet; thence South 88 degrees 38 minutes 00 seconds West a distance of 217.80 feet to the point of beginning; thence continue South 88 degrees 38 minutes 00 seconds West a distance of 108.90 feet; thence North 1 degree 13 minutes 40 seconds West a distance of 200.00 feet; thence North 88 degrees 38 minutes 00 seconds East a distance of 108.90 feet; thence South 1 degree 13 minutes 40 seconds East a distance of 2 feet to the point of beginning, said parcel containing 0.500 acre more or less.

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

1983 DEC 12 PM 2:45

*Paul "Bud" Markel*  
CLERK OF CIRCUIT COURT