

MAP SHOWING BOUNDARY AND AS-BUILT SURVEY OF
GRANDE VILLAS AT WGV
PHASE II BUILDINGS 5 AND 6

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA
(SEE SHEET 2 OF 2 FOR FURTHER LEGAL DESCRIPTION)

AS-BUILT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°08'04" W	23.26
L2	N 58°47'55" W	89.21
L3	N 36°26'46" E	50.34
L4	N 03°49'56" E	197.26
L5	S 86°21'15" E	75.00
L6	N 23°28'48" E	44.15
L7	N 75°40'07" E	54.42
L8	N 61°12'07" W	34.77
L9	N 62°58'06" W	13.07
L10	N 29°19'45" E	43.20
L11	N 33°28'55" E	31.00
L12	N 44°47'17" E	19.85
L13	N 30°43'42" E	34.46
L14	S 01°24'04" W	19.80
L15	S 55°01'06" W	21.55
L16	N 18°59'05" E	17.70
L17	N 60°28'54" E	19.81
L18	S 76°16'31" E	34.65
L19	N 28°30'43" E	7.66
L20	S 61°12'07" W	30.26
L21	S 75°15'53" W	33.66
L22	N 09°31'32" E	317.03
L23	N 07°16'54" E	83.26
L24	S 75°28'24" E	82.76
L25	S 07°16'54" E	8.77
L26	S 75°28'24" E	135.52
L27	N 18°59'05" E	24.20
L28	S 69°18'06" E	54.54
L29	S 01°28'05" E	229.89
L30	S 01°19'38" E	43.15
L31	S 70°48'40" E	231.81
L32	S 82°23'04" E	22.26

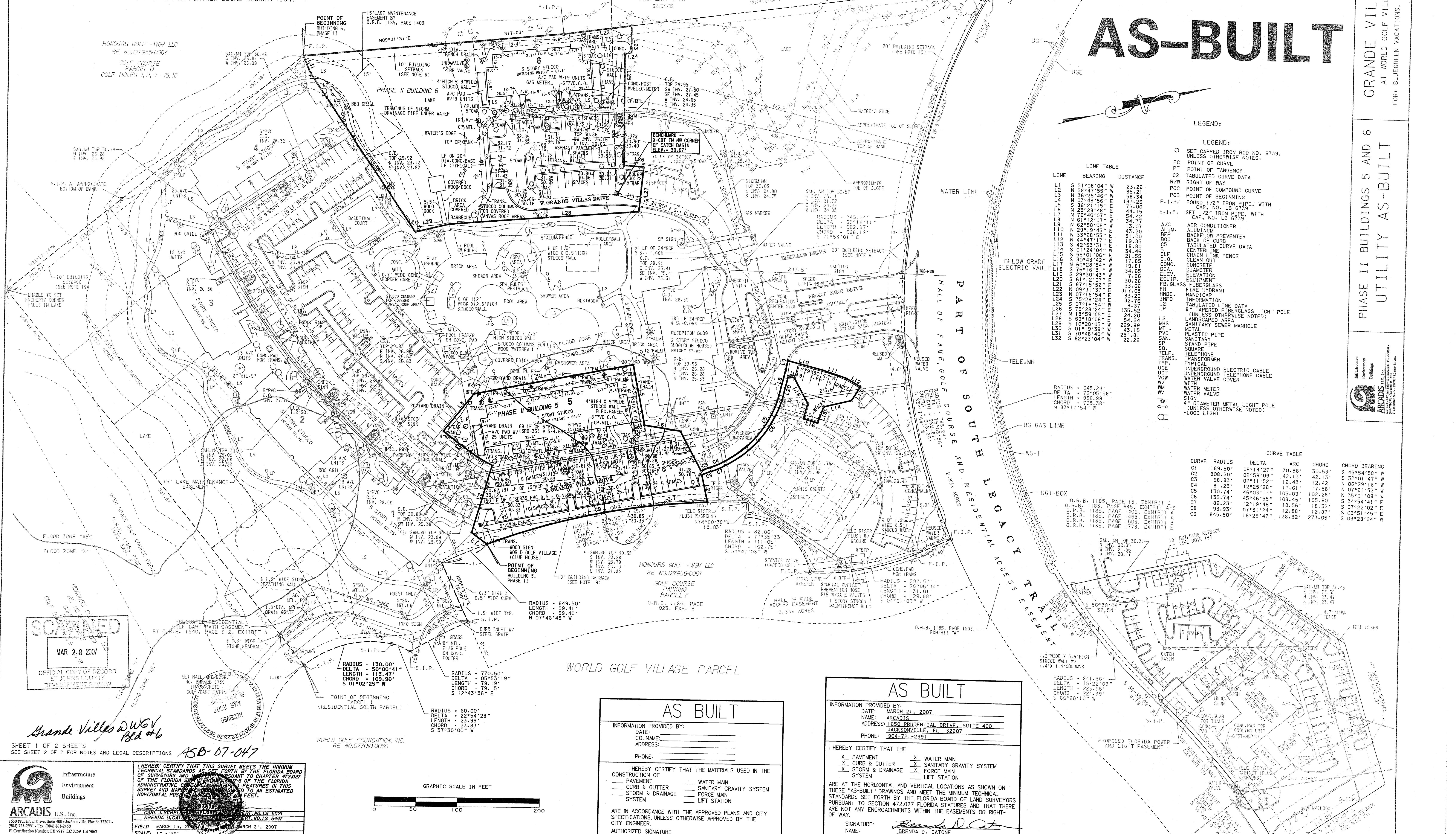
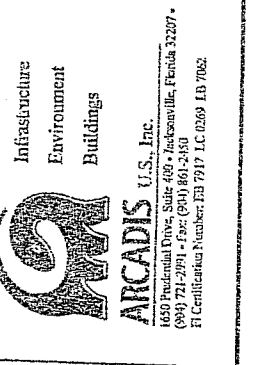
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	189.50'	09°14'27"	30.56'	30.53'	S 45°54'58" W
C2	808.50'	02°59'09"	42.13'	42.13'	S 52°01'47" W
C3	98.93'	07°11'52"	12.43'	12.42'	N 06°29'16" W
C4	81.23'	12°25'28"	17.61'	17.58'	N 07°21'52" W
C5	130.74'	46°03'11"	105.09'	102.28'	N 34°54'41" E
C6	135.74'	45°46'55"	108.46'	105.60'	S 07°22'02" E
C7	86.23'	12°19'46"	18.56'	18.52'	S 06°51'45" E
C8	93.33'	07°51'24"	12.88'	12.87'	S 03°28'24" W
C9	845.50'	18°29'47"	138.32'	273.05'	

LEGEND:

- SET CAPPED IRON ROD NO. 6739, UNLESS OTHERWISE NOTED.
- PC POINT OF CURVE
- PT POINT OF TANGENCY
- C2 TABULATED CURVE DATA
- R/W RIGHT OF WAY
- PCC POINT OF COMPOUND CURVE
- PBB POINT OF BEGINNING
- F.I.P. FOUND 1/2" IRON PIPE, WITH CAP, NO. LB 6739
- S.I.P. SET 1/2" IRON PIPE, WITH CAP, NO. LB 6739
- A/C AIR CONDITIONER
- ALUM. ALUMINUM
- BACK. BACK OF CURB
- BOC TABULATED CURVE DATA
- C CENTERLINE
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- DIA. DIAMETER
- ELEV. ELEVATION
- EQUIP. EQUIPMENT
- FB. GLASS FIBERGLASS
- FR. FIRE HYDRANT
- HNDC. HANDICAP
- INFO. INFORMATION
- L2 8" TAPERED FIBERGLASS LIGHT POLE (UNLESS OTHERWISE NOTED)
- LANDSCAPED AREA
- MTL. METAL
- MTL. PLASTIC PIPE
- MTL. SANITARY
- MTL. STAND PIPE
- SO. SQUARE
- TELE. TELEPHONE
- TRANS. TRANSFORMER
- UTP. UNDERGROUND ELECTRIC CABLE
- UGT. UNDERGROUND TELEPHONE CABLE
- UGT. WATER VALVE COVER
- WM. WATER METER
- WV. WATER VALVE
- WV. SIGN
- 2" DIAMETER METAL LIGHT POLE (UNLESS OTHERWISE NOTED)
- FLOOD LIGHT

GRANDE VILLAS
AT WORLD GOLF VILLAGE
FOR: BLUEGREEN VACATIONS, UNLIMITED



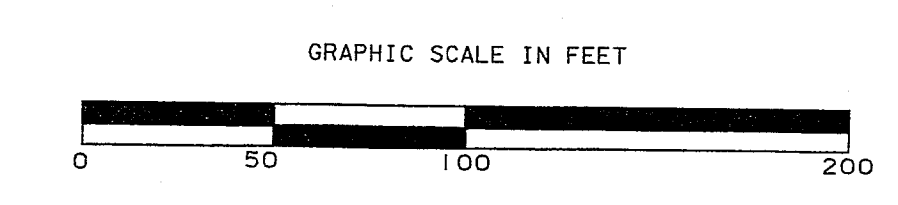
SCANNED
MAR 28 2007
OFFICIAL COPY OF RECORD
ST. JOHNS COUNTY
DEVELOPMENT REVIEW

Grande Villas DWGV
Pld #6
SHEET 1 OF 2 SHEETS
SEE SHEET 2 OF 2 FOR NOTES AND LEGAL DESCRIPTIONS
ASB-07-047

ARCADIS U.S., Inc.
1600 Prudential Drive, Suite 400 - Jacksonville, Florida 32207
(904) 721-2991 • Fax: (904) 861-3490
PI Certification Number: EB 7917 LC 0269 I.B 7062

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND THAT THE SURVEY AND MAPS HERETOBY SUBMITTED TO THE FLORIDA ADMINISTRATIVE CODE COMMISSION MEET THE ESTIMATED HORIZONTAL POSITIONING ACCURACY OF 1/1000 FEET.

DATE: MARCH 15, 2007
SCALE: 1" = 50'



AS BUILT

INFORMATION PROVIDED BY:
DATE: _____
CO. NAME: _____
ADDRESS: _____
PHONE: _____

I HEREBY CERTIFY THAT THE MATERIALS USED IN THE CONSTRUCTION OF:
PAVEMENT _____ WATER MAIN _____
CURB & GUTTER _____ SANITARY GRAVITY SYSTEM _____
STORM & DRAINAGE _____ FORCE MAIN _____
SYSTEM _____ LIFT STATION _____

ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

AUTHORIZED SIGNATURE: _____

AS BUILT

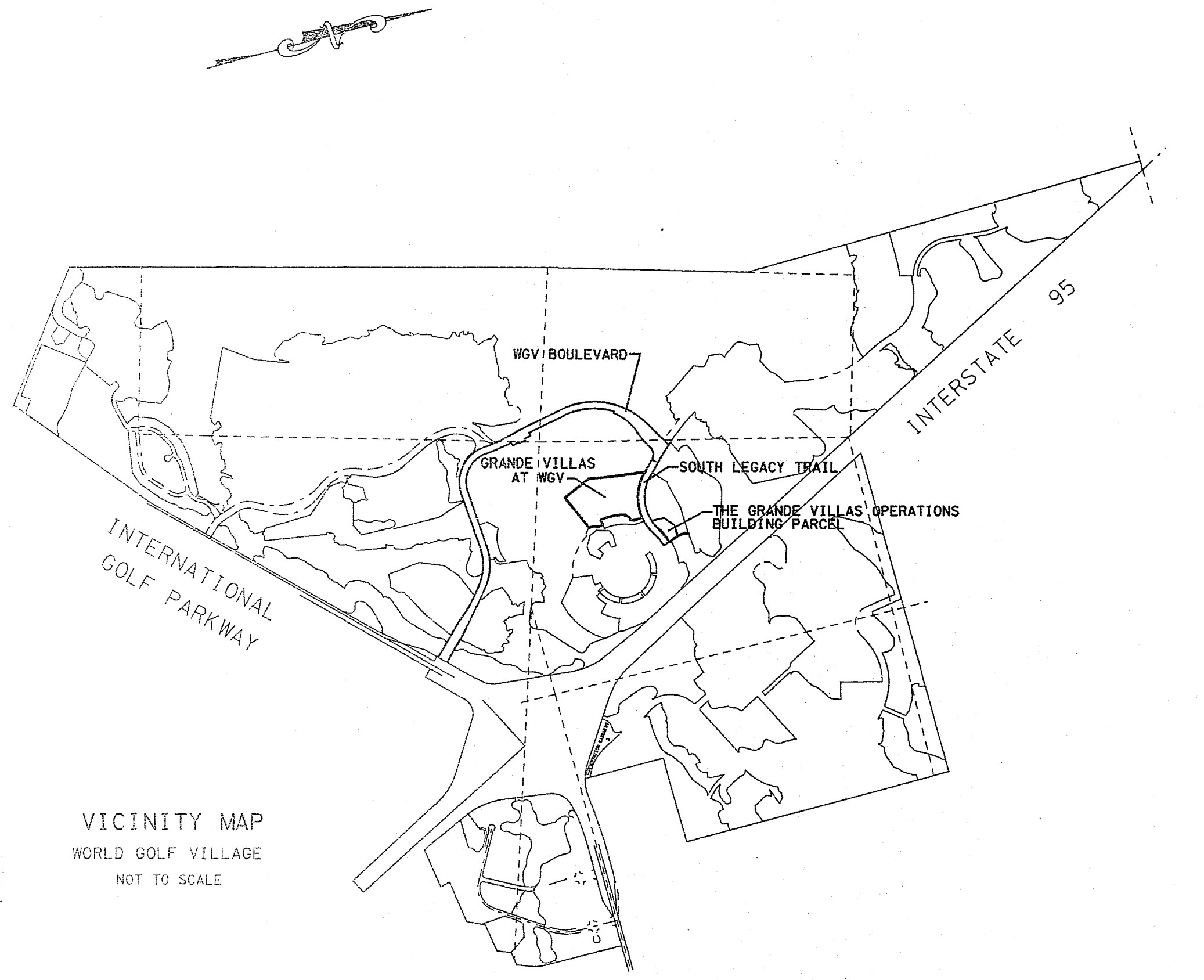
INFORMATION PROVIDED BY:
DATE: MARCH 21, 2007
NAME: ARCADIS
ADDRESS: 1650 PRUDENTIAL DRIVE, SUITE 400
JACKSONVILLE, FL 32207
PHONE: 904-721-2991

I HEREBY CERTIFY THAT THE:
 PAVEMENT
 CURB & GUTTER
 STORM & DRAINAGE SYSTEM
 WATER MAIN
 SANITARY GRAVITY SYSTEM
 FORCE MAIN
 LIFT STATION

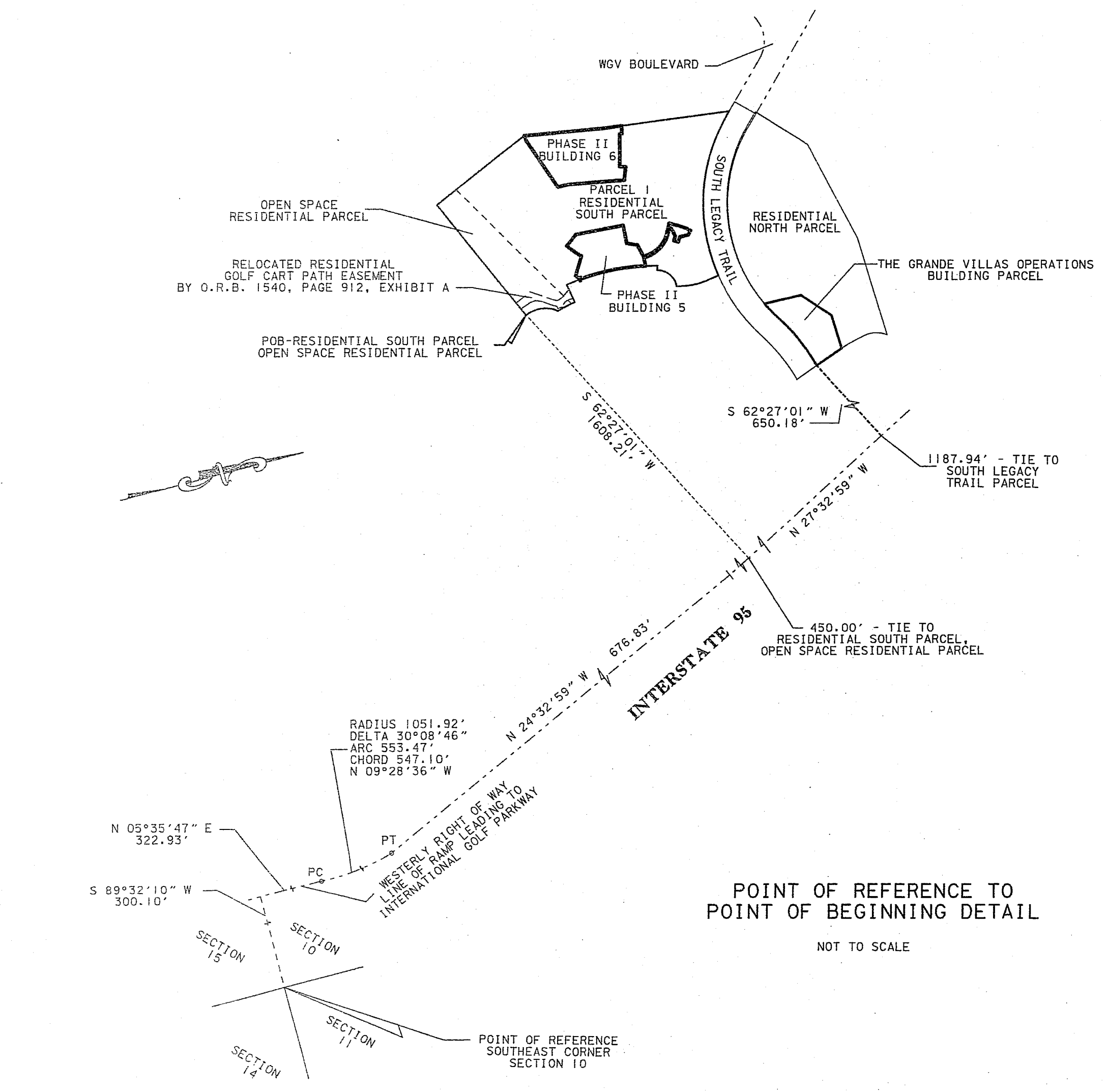
ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS AS SHOWN ON THESE "AS-BUILT" DRAWINGS AND MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND THAT THERE ARE NOT ANY ENCROACHMENTS WITHIN THE EASEMENTS OR RIGHT-OF-WAY.

SIGNATURE: *Brenda D. Catone*
NAME: BRENDA D. CATONE
FLORIDA REG. LAND SURVEYOR'S NUMBER: 5447

MAP SHOWING BOUNDARY AND AS-BUILT SURVEY OF
GRANDE VILLAS AT WGV
PHASE II BUILDINGS 5 AND 6



VICINITY MAP
WORLD GOLF VILLAGE
NOT TO SCALE



POINT OF REFERENCE TO
POINT OF BEGINNING DETAIL
NOT TO SCALE

GRANDE VILLAS AT WORLD GOLF VILLAGE CONDOMINIUM
PHASE II BUILDING 5

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.07 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 300.10 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY; THENCE NORTH 05°35'47" EAST, 322.93 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE 553.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOLLOWING AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1051.92 FEET AND A CHORD OF NORTH 09°28'36" WEST, 547.10 FEET TO A POINT; THENCE NORTH 24°32'59" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP A DISTANCE OF 676.83 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE NORTH 27°32'59" WEST, 450.00 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 TO A POINT; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1608.21 FEET TO A POINT; THENCE 113.47 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 130.00 FEET AND A CHORD OF NORTH 07°46'43" WEST, 59.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°08'04" WEST, 23.26 FEET TO A POINT; THENCE NORTH 58°47'55" WEST, 44.15 FEET TO A POINT; THENCE 30.56 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 189.50 FEET AND A CHORD OF SOUTH 52°01'47" WEST, 42.13 FEET TO A POINT; THENCE NORTH 36°26'46" WEST, 58.34 FEET TO A POINT; THENCE NORTH 03°49'55" EAST, 197.26 FEET TO A POINT; THENCE SOUTH 86°21'15" EAST, 75.00 FEET TO A POINT; THENCE NORTH 23°28'48" EAST, 44.15 FEET TO A POINT; THENCE NORTH 76°40'07" EAST, 54.42 FEET TO A POINT; THENCE 12.43 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 98.93 FEET AND A CHORD OF NORTH 06°29'16" WEST, 17.58 FEET TO A POINT; THENCE 105.09 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET AND A CHORD OF NORTH 35°01'09" WEST, 102.28 FEET TO A POINT; THENCE NORTH 61°12'07" WEST, 34.77 FEET TO A POINT; THENCE NORTH 62°58'06" WEST, 13.07 FEET TO A POINT; THENCE NORTH 29°19'45" EAST, 43.20 FEET TO A POINT; THENCE NORTH 33°28'58" EAST, 17.85 FEET TO A POINT; THENCE NORTH 03°47'15" EAST, 19.81 FEET TO A POINT; THENCE SOUTH 42°53'31" EAST, 19.80 FEET TO A POINT; THENCE SOUTH 01°24'04" WEST, 34.46 FEET TO A POINT; THENCE SOUTH 55°01'06" EAST, 21.55 FEET TO A POINT; THENCE SOUTH 30°43'42" WEST, 17.85 FEET TO A POINT; THENCE NORTH 60°28'54" WEST, 19.81 FEET TO A POINT; THENCE SOUTH 76°16'31" WEST, 34.65 FEET TO A POINT; THENCE SOUTH 23°28'48" EAST, 7.66 FEET TO A POINT; THENCE SOUTH 61°12'07" EAST, 30.26 FEET TO A POINT; THENCE 108.46 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 135.74 FEET AND A CHORD OF SOUTH 34°54'41" EAST, 105.56 FEET TO A POINT; THENCE 18.56 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 86.23 FEET AND A CHORD OF SOUTH 07°22'02" EAST, 18.52 FEET TO A POINT; THENCE 12.88 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 93.83 FEET AND A CHORD OF SOUTH 05°11'45" EAST, 12.87 FEET TO A POINT; THENCE SOUTH 87°15'52" EAST, 33.66 FEET TO A POINT; THENCE 274.24 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 849.50 FEET AND A CHORD OF SOUTH 03°28'24" WEST, 273.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.07 ACRES MORE OR LESS.

GRANDE VILLAS AT WORLD GOLF VILLAGE CONDOMINIUM
PHASE II BUILDING 6

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.69 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 300.10 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY; THENCE NORTH 05°35'47" EAST, 322.93 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE 553.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOLLOWING AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1051.92 FEET AND A CHORD OF NORTH 09°28'36" WEST, 547.10 FEET TO A POINT; THENCE NORTH 24°32'59" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP A DISTANCE OF 676.83 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE NORTH 27°32'59" WEST, 450.00 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 TO A POINT; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1608.21 FEET TO A POINT; THENCE 113.47 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 130.00 FEET AND A CHORD OF NORTH 07°46'43" WEST, 59.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°08'04" WEST, 23.26 FEET TO A POINT; THENCE NORTH 58°47'55" WEST, 44.15 FEET TO A POINT; THENCE 30.56 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 189.50 FEET AND A CHORD OF SOUTH 52°01'47" WEST, 42.13 FEET TO A POINT; THENCE NORTH 36°26'46" WEST, 58.34 FEET TO A POINT; THENCE NORTH 03°49'55" EAST, 197.26 FEET TO A POINT; THENCE SOUTH 86°21'15" EAST, 75.00 FEET TO A POINT; THENCE NORTH 23°28'48" EAST, 44.15 FEET TO A POINT; THENCE NORTH 76°40'07" EAST, 54.42 FEET TO A POINT; THENCE 12.43 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 98.93 FEET AND A CHORD OF NORTH 06°29'16" WEST, 17.58 FEET TO A POINT; THENCE 105.09 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET AND A CHORD OF NORTH 35°01'09" WEST, 102.28 FEET TO A POINT; THENCE NORTH 61°12'07" WEST, 34.77 FEET TO A POINT; THENCE NORTH 62°58'06" WEST, 13.07 FEET TO A POINT; THENCE NORTH 29°19'45" EAST, 43.20 FEET TO A POINT; THENCE NORTH 33°28'58" EAST, 17.85 FEET TO A POINT; THENCE NORTH 03°47'15" EAST, 19.81 FEET TO A POINT; THENCE SOUTH 42°53'31" EAST, 19.80 FEET TO A POINT; THENCE SOUTH 01°24'04" WEST, 34.46 FEET TO A POINT; THENCE SOUTH 55°01'06" EAST, 21.55 FEET TO A POINT; THENCE SOUTH 30°43'42" WEST, 17.85 FEET TO A POINT; THENCE NORTH 60°28'54" WEST, 19.81 FEET TO A POINT; THENCE SOUTH 76°16'31" WEST, 34.65 FEET TO A POINT; THENCE SOUTH 23°28'48" EAST, 7.66 FEET TO A POINT; THENCE SOUTH 61°12'07" EAST, 30.26 FEET TO A POINT; THENCE 108.46 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 135.74 FEET AND A CHORD OF SOUTH 34°54'41" EAST, 105.56 FEET TO A POINT; THENCE 18.56 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 86.23 FEET AND A CHORD OF SOUTH 07°22'02" EAST, 18.52 FEET TO A POINT; THENCE 12.88 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 93.83 FEET AND A CHORD OF SOUTH 05°11'45" EAST, 12.87 FEET TO A POINT; THENCE SOUTH 87°15'52" EAST, 33.66 FEET TO A POINT; THENCE 274.24 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 849.50 FEET AND A CHORD OF SOUTH 03°28'24" WEST, 273.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.69 ACRES MORE OR LESS.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS (ACCESS) RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1478 AND OFFICIAL RECORDS BOOK 1185, PAGE 1503; AND AS PROVIDED BY DECLARATION OF CONDOMINIUM FOR GRANDE VILLAS AT WORLD GOLF VILLAGE CONDOMINIUM, BLUEGREEN VACATION CLUB RESORT RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 1051, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTES:

- BEARINGS HEREON BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, BEING N 89°32'10" E, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2405.
- THE ABOVE DESCRIBED LANDS APPEAR TO LIE IN FLOOD ZONES "X" AND "AE" (100-YEAR FLOOD ELEVATION 29.9' NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS TAKEN FROM A PREDEVELOPMENT TOPOGRAPHIC MAP FOR THE ST. JOHNS INTERCHANGE PARCEL ENTITLED PROPOSED 100-YEAR FLOOD ELEVATIONS, DATED FEBRUARY, 1993, PREPARED BY BESSENT, HAMMACK & RUCKMAN, INC., CASE NO. 93-04-195P.
- THIS SURVEY WAS PERFORMED BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 2164-1538570, WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2007. ABOVE DESCRIBED PHASE II, BUILDINGS 5 AND 6 BEING THE SAME LANDS AS DESCRIBED IN SCHEDULE A LANDS THEREIN.
- IMPROVEMENTS LOCATED ONLY AS SHOWN HEREON. ONLY ABOVE-GROUND INDICATORS TO BELOW-GROUND UTILITIES WERE LOCATED BY THIS SURVEY. OTHER UTILITIES MAY BE PRESENT ALTHOUGH NOT SHOWN HEREON.
- PHASE II, BUILDING 5 HAS 58 PARKING SPACES, INCLUDING 3 HANDICAP DESIGNATED PARKING SPACES; PHASE II, BUILDING 6 HAS 44 SPACES, INCLUDING 2 HANDICAP DESIGNATED SPACES, PER PAINT STRIPING.
- THE ZONING DESIGNATION IS PLANNED UNIT DEVELOPMENT (PUD). ACCORDING TO THE FINAL DRAFT FOR THE SAINT JOHNS WORLD GOLF VILLAGE RESORT STANDARDS AND GUIDELINES FOR RESIDENTIAL DEVELOPMENT, THE BUILDING HEIGHT SHALL NOT EXCEED 65' AND THE BUILDING SETBACK REQUIREMENTS INCLUDE A 20' FRONT SETBACK, 10' SIDE AND REAR SETBACK, AS PER THE FINAL DEVELOPMENT PLAN.
- ELEVATIONS HEREON SHOWN THUS: \pm BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 WITH THE ORIGINATING BENCHMARK BEING A 600 NAIL AND CAP IN SEAM OF CONCRETE BRIDGE, NORTH LEGACY TRAIL, EAST SIDE, SOUTH BOUND LANE. ELEVATION = 36.20 FEET.
- SEE OVERALL BOUNDARY SURVEY DATED FEBRUARY 28, 2007, MAP NO. 00-313 A AND B.
- REVISED MARCH 21, 2007.

THE FOLLOWING IS A LIST OF EXCEPTIONS TAKEN FROM SCHEDULE B SECTION 2 OF TITLE INSURANCE COMMITMENT, FILE NO. 2164-1538570, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EXCEPTIONS SHOWN APPLY TO THE ENTIRE PROPERTY, UNLESS OTHERWISE NOTED.

- ASSIGNMENT OF DEVELOPERS RIGHTS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1813, PAGE 181.
- NOTIFICATION OF DEVELOPMENT ORDER AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 922, PAGE 219, MODIFIED IN BOOK 1091, PAGE 1119 AND ALLOCATION AND ASSIGNMENT OF LAND USES AND DEVELOPMENT RIGHTS AND DUTIES IN BOOK 1185, PAGE 1478.
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, INCLUDING BLANKET TYPE EASEMENTS FOR MAINTENANCE OF COMMON AREAS, GOLF BALL RETRIEVAL AND FOR CABLE TV, RADIO AND OTHER COMMUNICATION LINES, RECORDED IN BOOK 1185, PAGE 595, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION OR INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 1185, PAGE 645, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. 3604(C), INCLUDING BLANKET TYPE EASEMENTS FOR UTILITIES, INGRESS AND EGRESS.
- SAINT JOHNS WATER AND WASTEWATER UTILITY SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1094, PAGE 337, ALLOCATION AND ASSIGNMENT OF LAND USE AND DEVELOPMENT RIGHTS AND DUTIES AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1478.
- RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1409 INCLUDING A BLANKET-TYPE EASEMENT AND A 15 FOOT EASEMENT AROUND LAKES FOR MAINTENANCE OF LAKES AND AMENDED IN BOOK 1345, PAGE 1608, AS SHOWN HEREON.
- ACCESS EASEMENT AND GOLF CART PATH EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 930, AMENDED IN BOOK 1540, PAGE 912 AS SHOWN HEREON.
- RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1519 (PARAGRAPH 5.13).
- MEMORANDUM OF AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1494.
- DECLARATION OF VOLUNTARY PAYMENT OBLIGATIONS, ST. JOHNS COUNTY TAXABLE CONVENTION CENTER REVENUE BONDS SERIES 1996 AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1854.
- SPECIAL ASSESSMENT AGREEMENT, ST. JOHNS COUNTY TAXABLE CONVENTION CENTER REVENUE BONDS SERIES 1996 AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1907, AMENDED IN BOOK 1298, PAGE 1014, SUPPLEMENTAL IN BOOK 1345, PAGE 1618, SUPPLEMENTAL ASSESSMENT AGREEMENT IN BOOK 1345, PAGE 1631, SUPPLEMENTAL SPECIAL ASSESSMENT AGREEMENT IN BOOK 1345, PAGE 1641, SUPPLEMENTAL SPECIAL ASSESSMENT AGREEMENT IN BOOK 1421, PAGE 1109 AND COMMON EXPENSE ELECTION IN BOOK 1421, PAGE 1118.
- ACCESS EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1465, EASEMENT IS OVER WGV BOULEVARD AS SHOWN HEREON.
- INGRESS AND EGRESS EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1503. EASEMENT IS OVER PART OF SOUTH LEGACY TRAIL AS SHOWN HEREON.
- TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS (INCLUDING NON-EXCLUSIVE EASEMENTS OVER ACRES AND UNDER THE CONDOMINIUM PROPERTY FOR ACCESS AND UTILITIES) CONTAINED IN DECLARATION OF CONDOMINIUM OF THE GRANDE VILLAS AT WORLD GOLF VILLAGE CONDOMINIUM, A CONDOMINIUM, AND ANY EXHIBITS ANNEXED THERETO, INCLUDING BUT NOT LIMITED TO, PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS AND A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, RECORDED IN BOOK 1345, PAGE 1647, AMENDED IN BOOK 1421, BOOK 1576, PAGE 477, BOOK 1785, PAGE 506, BOOK 1785, PAGE 513, ASSIGNMENT IN BOOK 1813, PAGE 1759, CORRECTIVE INSTRUMENT TO THE DECLARATION OF CONDOMINIUM OF THE RESORT AT WORLD GOLF VILLAGE CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1449; AND FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE RESORT AT WORLD GOLF VILLAGE CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2324, PAGE 498.
- RESTORATION AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1326, PAGE 984.
- MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, (INCLUDING NON-EXCLUSIVE EASEMENTS FOR ACCESS, PARKING, DRAINAGE, AND UTILITIES) AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1345, PAGE 1586.
- MEMORANDUM OF AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1185, PAGE 1778, AMENDED IN BOOK 1375, PAGE 181 AND AMENDED AND RESTATED IN BOOK 1785, PAGE 528 AND BOOK 2035, PAGE 1469.
- MEMORANDUM OF AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1375, PAGE 15, AMENDED IN BOOK 1375, PAGE 64.
- ALLOCATION AND ASSIGNMENT OF LAND USE AND DEVELOPMENT RIGHTS, DUTIES AND ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1479.
- TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS CONTAINED IN DECLARATION OF CONDOMINIUM OF GRANDE VILLAS AT WORLD GOLF VILLAGE CONDOMINIUM A BLUEGREEN VACATION CLUB RESORT, AND ANY EXHIBITS ANNEXED THERETO, INCLUDING BUT NOT LIMITED TO, PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS AND A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 1051.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO BLUEGREEN VACATIONS UNLIMITED, INC., BLUEGREEN CORPORATION, RESORT TITLE AGENCY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, TETRAX FINANCIAL CORPORATION AND RUDEN, MCLOSKO, SMITH, SCHUSTER & RUSSELL, P.A. THAT THE SURVEY ATTACHED HERETO ("SURVEY") WAS MADE BY THE UNDERSIGNED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AND THAT:

- THIS SURVEY
 - WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");
 - CORRECTLY SHOWS THE LOCATION OF ALL THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;
 - CORRECTLY SHOWS THE LOCATION, DIMENSIONABLE ALLEYS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE FILE NO. 2164-1538570 ("TITLE WORK") AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);
 - CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS, IN NOTE FORM;
 - CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150 FEET OF THE SUBJECT PROPERTY;
 - CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE;
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE
 - EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;
 - ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;
 - ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR
 - ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING INTERNATIONAL GOLF PARKWAY BY WAY OF SOUTH LEGACY TRAIL AND WGV BOULEVARD, BOTH PRIVATE ROADWAYS.
- THE SUBJECT PROPERTY CONSISTS OF ONE CONTIGUOUS PARCEL, WITHOUT OVERLAPS, GAPS OR GORES.
- THE SUBJECT PROPERTY IS WITHIN SPECIAL FLOOD HAZARD AREAS X AND AE (100-YEAR FLOOD ELEVATION 29.9' NATIONAL GEODETIC VERTICAL DATUM OF 1929) AS TAKEN FROM A PREDEVELOPMENT TOPOGRAPHIC MAP FOR THE SAINT JOHNS INTERCHANGE PARCEL ENTITLED "100-YEAR FLOOD PLAIN ELEVATIONS," DATED FEBRUARY 1993, PREPARED BY BESSENT HAMMACK & RUCKMAN, INC., CASE NUMBER 93-04-195P.
- THE SUBJECT PROPERTY CONTAINS 119,951 SQUARE FEET (EXCLUDING ANY EXISTING OR REQUIRED: (I) DEDICATED PUBLIC ROAD, RIGHT-OF-WAY OR STREET OR FUTURE DEDICATED ROAD, RIGHT-OF-WAY OR STREET; AND (II) ANY WETLAND OR CONSERVATION AREA.
- THE SUBJECT PROPERTY WAS LAST SURVEYED ON MARCH 15, 2007.

DATED: MARCH 21, 2007

Brenda D. Catone
BRENDA D. CATONE, PSM
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5447



SEE SHEET 1 OF 2 FOR AS-BUILT SURVEY

Infrastructure
Environment
Buildings

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FL Certification Number: EB 7917 LC 0269 LII 7042
DATE: MARCH 21, 2007 SHEET 2 OF 2