

This instrument prepared by:
Wesley R. Poole, Esquire
Post Office Box 1280
Fernandina Beach, FL 32034

Doc# 200111417
Book: 982
Pages: 465 - 468
Filed & Recorded
04/19/2001 02:14:50 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING \$ 17.00
TRUST FUND \$ 2.50

ASSIGNMENT OF LEASE - PURCHASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That the **CITY OF FERNANDINA BEACH**, a municipal corporation, party of the first part, in consideration of the sum of One Dollar, and other good and valuable considerations, to it in hand paid by the **BOARD OF COUNTY OF COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, party of the second part, the receipt whereof is hereby acknowledged, has sold, assigned, transferred and set over, and by these presents does sell, assign, transfer and set over unto the said party of the second all of its undivided one-half interest in and to that certain Lease - Purchase Agreement, dated March 30, 1999, between **THE TRUST FOR PUBLIC LAND**, a California charitable corporation qualified to transact business in Florida, as the "Lessor" or "Seller", and the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, and the **CITY OF FERNANDINA BEACH**, a municipal corporation, as the "Lessee" or "Buyer", relative to the following described land situate in Nassau County, State of Florida, to-wit:

See Exhibit "A" attached.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Mayor and its City Clerk, this 4th day of May, 2000.

SIGNED, SEALED and DELIVERED
in the presence of:

Cathey L. Hickie
Cathey L. Hickie
Printed Name of Witness

CITY OF FERNANDINA BEACH

By: Ron Sapp
RON SAPP, Mayor-Commissioner

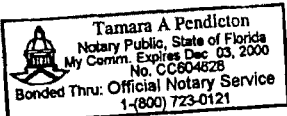
Margie H. Hatton
Margie H. Hatton
Printed Name of Witness

Attest: Vicki P. Cannon
VICKI P. CANNON, City Clerk

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 4th day of May, 2000, by **RON SAPP** and **VICKI P. CANNON**, the Mayor and City Clerk, respectively, of the **CITY OF FERNANDINA BEACH**, a municipal corporation. They are personally known to me or who have produced _____ as proof of identification.

Tamara A. Pendleton
TAMARA A. PENDLETON
Printed Name of Notary
My Commission Expires:



* Return to: Joyce - Admin
F:\WP51BURGESS\655-LSE.CTY

EXHIBIT "A"

PARCEL 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING ON AMELIA ISLAND, IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, AND BEING IN AND A PART OF SECTION TEN (10), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-EIGHT (28) EAST, AND WHICH TRACT OR PARCEL OF LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 676, PAGE 299 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH SEVENTY-NINE (79) DEGREES, THIRTY-ONE (31) MINUTES, THIRTY-SEVEN (37) SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "A" A DISTANCE OF THREE HUNDRED TWENTY-SEVEN AND SEVENTY-FIVE HUNDREDTHS (327.75) FEET; THENCE NORTH FIFTEEN (15) DEGREES, SEVEN (7) MINUTES, FORTY-FIVE (45) SECONDS WEST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 213, PAGE 404 OF SAID PUBLIC RECORDS A DISTANCE OF SIX HUNDRED SIXTEEN AND EIGHTY-FOUR HUNDREDTHS (616.84) FEET TO THE NORTHEAST CORNER OF SAID LANDS FOR THE POINT OF BEGINNING; THENCE SOUTH SEVENTY-FOUR (74) DEGREES, FIFTY-TWO (52) MINUTES, FIFTEEN (15) SECONDS WEST, A DISTANCE OF THREE HUNDRED FORTY-ONE AND SEVENTY-SEVEN HUNDREDTHS (341.77) FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE AMELIA RIVER; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE SEVEN HUNDRED FORTY AND TWENTY-SIX HUNDREDTHS (740.26) FEET MORE OR LESS; THENCE NORTH EIGHTY-THREE (83) DEGREES, THIRTY-SIX (36) MINUTES, FORTY-EIGHT (48) SECONDS EAST, A DISTANCE OF SIX HUNDRED EIGHTY-NINE AND TWO HUNDREDTHS (689.02) FEET MORE OR LESS; THENCE SOUTH FIFTEEN (15) DEGREES, SEVEN (07) MINUTES, FORTY-FIVE (45) SECONDS EAST, A DISTANCE OF EIGHT HUNDRED THREE AND NINETY-SIX HUNDREDTHS (803.96) FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD (80' RIGHT OF WAY) DESCRIBED IN DEED BOOK 75, PAGE 139 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH SEVENTY-EIGHT (78) DEGREES, TWENTY-TWO (22) MINUTES, FORTY-THREE (43) SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF TWO HUNDRED THIRTY-FIVE AND SEVENTY-FOUR HUNDREDTHS (235.74) FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE ONE HUNDRED TEN AND FIFTY-FOUR HUNDREDTHS (110.54) FEET, (SAID CURVE BEING CONCAVE, SOUTHWESTERLY, HAVING A RADIUS OF THREE HUNDRED NINETY-EIGHT AND 1 TENTH (398.10) FEET, A CHORD BEARING OF SOUTH SEVENTY (70) DEGREES, TWENTY-FIVE (25) MINUTES, TWENTY-EIGHT (28) SECONDS WEST AND A CHORD DISTANCE OF ONE HUNDRED TEN AND EIGHTEEN HUNDREDTHS (110.18) FEET, TO THE EASTERLY LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 213, PAGE 404; THENCE NORTH FIFTEEN (15) DEGREES, SEVEN (07) MINUTES, FORTY-FIVE (45) SECONDS WEST, ALONG SAID EASTERLY LINE A

Continued on next page

CONTINUATION OF EXHIBIT "A" .

DISTANCE OF FOUR HUNDRED TWENTY-FIVE AND FORTY-TWO HUNDREDTHS (425.42) FEET TO THE POINT OF BEGINNING.

ALSO:

THAT PORTION OF THE AFOREMENTIONED PARCEL "A" LYING SOUTHERLY OF THE AFOREMENTIONED COUNTY ROAD (80' RIGHT OF WAY), DESCRIBED IN DEED BOOK 75, PAGE 139 OF SAID PUBLIC RECORDS, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 213, PAGE 404 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT:

ALL THAT CERTAIN PARCEL OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PARCEL ALSO BEING A PORTION OF PARCEL NO. 2 AS SHOWN ON A PLAT RECORDED IN PLAT BOOK "O", PAGE 39 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF REFERENCE IS A GRANITE MONUMENT MARKED "U.S.M.R" WHICH IS SHOWN AS STATION "C" ON SAID PLAT RECORDED IN PLAT BOOK "O", PAGE 39; THENCE PROCEED NORTH 79° 17' 50" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 327.55 FEET; THENCE NORTH 15° 22' 00" WEST, A DISTANCE OF 616.82 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 74° 38' 00" WEST, A DISTANCE OF 312.61 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT MARKED "LB2392", THENCE CONTINUE SOUTH 74° 38' 00" WEST, A DISTANCE OF 31.05 FEET, MORE OR LESS, TO A POINT HEREBY DESCRIBED AS "POINT A" AND TO THE MEAN HIGH WATER LINE OF THE AMELIA RIVER AS ESTABLISHED BY A SURVEY BY ARC SURVEYING & MAPPING, INC., DATED AUGUST 11, 1993 WHICH SHOWS THE MEAN HIGH WATER LINE AT ELEVATION 3.38 FEET, NATIONAL GEODETIC VERTICAL DATUM, 1929; THENCE RETURN TO THE POINT OF BEGINNING AND PROCEED NORTH 74° 38' 00" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 15° 22' 00" WEST A DISTANCE OF 175.00 FEET; THENCE SOUTH 74° 38' 00" WEST, A DISTANCE OF 374.10 FEET, MORE OR LESS, TO THE AFORESAID MEAN HIGH WATER LINE OF THE AMELIA RIVER; THENCE PROCEED SOUTHEASTERLY ALONG THE MEANDERINGS OF SAID MEAN HIGH WATER LINE TO AFORESAID "POINT A".

BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK
Continued on next page

CONTINUATION OF EXHIBIT "A"

415, PAGE 169 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

RESERVING UNTO THE GRANTOR HEREIN A 60 FOOT PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE AFOREMENTIONED POINT OF BEGINNING PROCEED NORTH 15° 22' 00" WEST, A DISTANCE OF 100.00 FEET, THENCE NORTH 74° 38' 00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 15° 22' 00" EAST A DISTANCE OF 517.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AN 80 FOOT COUNTY RIGHT OF WAY AS DESCRIBED IN DEED BOOK 75, PAGE 139 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE WHICH IS CONCAVE TO THE SOUTHEAST; SAID CURVE HAVING A RADIUS OF 398.10 FEET, A CENTRAL ANGLE OF 08° 43' 28", AND A CHORD BEARING OF SOUTH 66° 49' 57" WEST AND DISTANCE OF 60.56 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 60.62 FEET; THENCE NORTH 15° 22' 00" WEST, A DISTANCE OF 425.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (SALT MARSH BOUNDARY)

BEING A PORTION OF PARCEL "D" AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGES 169-173 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF SALT MARSH LAND SITUATE, LYING AND BEING ON AMELIA ISLAND, IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

ALL OF THE SALT MARSH PORTION OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 28 EAST, AS LIES NORTH OF THE NORTH BANK OF EGAN'S CREEK AND WEST OF THE WEST RIGHT-OF-WAY OF "COUNTY ROAD 14TH STREET" AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 74611-2601, RECORDED IN ROAD PLAT BOOK 6, PAGE 76, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 30, PAGES 140-141 AND OFFICIAL RECORD BOOK 113, PAGES 601-603 ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LESS THEREFROM: ALL THAT CERTAIN PARCEL OF LAND DESIGNATED UPON AND ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF FERNANDINA BEACH AS MARSH LOT 13.

you Mar. 26. 2001 at 11:23 PM EST or STEWART TITLE receive complaints, please call 1-800-722-1800. If No. 2007 claim P. 2/8 our policy. I must furnish written notice in accordance with Section 3 of the Conditions and Stipulations.

If our World-Wide Web site at: <http://www.stewart.com>

POLICY OF TITLE INSURANCE ISSUED BY

STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being created other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, including attorneys' fees, incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of the Date of Policy.

Stewart Title Guaranty Co.
Chairman of the Board

Michael S. Morris
President

Countersigned:

[Signature]
Authorized Signatory

Company

City, State

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or changes in the dimensions or area of the land or any part of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (a) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

03/25/2001 11:27

TRUST FOR PUBLIC LAND → 19042776611

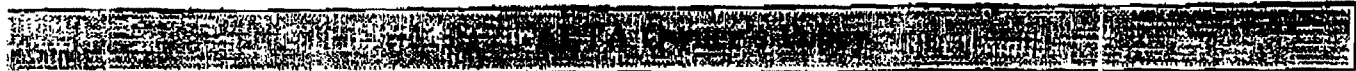
NO. 203

003

Mar. 26. 2001 11:24PM

STEWART, TITLE

No. 2007 P. 3/8



SCHEDULE A

| FILE NO. | POLICY NUMBER | DATE OF POLICY | AMOUNT OF INSURANCE |
|----------|---------------|---------------------------------|---------------------|
| 01010286 | Q-2125-296930 | April 02, 1999 insured deed. | \$710,000.00 |

1. Name of Insured:

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in the Insured.

4. The land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

For Company reference Purposes Only

According to insured representation or vesting instrument(s), the street address of the property is:

Street Name:

City/State/Zip:

Mar-26. 2001 11:24PM

STEWART TITLE

No. 2007 P. 4/8



Policy Number: Q-2125-296930

SCHEDULE B

File No: 01010286

This policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the insured.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
7. Taxes for the year 2001 and thereafter and assessments, if any, not recorded in the public records.
8. SUBJECT TO THAT CERTAIN 60.00 FOOT PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN THE "LESS AND EXCEPT" PORTION OF THE EXHIBIT "A" LEGAL DESCRIPTION OF THAT CERTAIN MEMORANDUM OF OPTION BETWEEN WILLIAM AGRICOLA, A MARRIED MAN AND JR BAKER, INC. A FLORIDA CORPORATION AND THE TRUST FOR PUBLIC LAND, A CHARITABLE NONPROFIT CALIFORNIA CORPORATION RECORDED NOVEMBER 23, 1990, IN OFFICIAL RECORDS BOOK 859, PAGE 671 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND AS DESCRIBED UNDER THE ATTACHED EXHIBIT "A" HERETO.
9. RIPARIAN AND/OR LITTORAL RIGHTS ARE NEITHER GAURANTEED NOR INSURED.
10. THAT PORTION OF THE PROPERTY, IF ANY, LYING BELOW THE MEAN HIGH WATER LINE OF THE AMELIA RIVER AND/OR THE CUMBERLAND SOUND.
11. SUBJECT TO ANY OWNERSHIP CLAIMS BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS.
12. THOSE PORTIONS (IF ANY) OF THE LANDS HEREIN DESCRIBED COMPRISING ARTIFICIALLY FILLED LANDS IN WHAT WAS FORMERLY NAVIGABLE WATERS ARE SUBJECT TO ANY AND ALL RIGHTS OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT'S CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE.

03/26/2001

11:27

TRUST FOR PUBLIC LAND → 19042776611

NO.203

025

Mar. 26. 2001 11:24PM

STEWART TITLE

No.2007 P. 5/8

ALTA OWNER'S POLICY SCHEDULE B - CONTINUED

POLICY NO. C-2125-296930
FILE NO: 01010286

13. RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE, OR OTHER APPARENT BOUNDARY LINE SEPERATING THE PUBLICLY USED AREA, IF ANY, FROM THE UPLAND PRIVATE AREA.
14. SUBJECT TO A FENCE ENCROACHMENT ON A PORTION OF THE INSURED PREMISES AS SHOWN ON THE SURVEY BY OLDE ISLE SURVEYING & MAPPING COMPANY DATED JANUARY 18, 1999 BEARING JOB NO. 98009.
15. SUBJECT TO A DITCH WHICH EXTENDS ONTO A PORTION OF THE INSURED PREMISES AS SHOWN ON SURVEY BY OLDE ISLE SURVEYING & MAPPING COMPANY DATED JANUARY 18, 1999 BEARING JOB NO. 98009.

Mar. 26. 2001 11:25PM

STEWART TITLE

No.2007 P. 6/8

EXHIBIT "A"**PARCEL 1:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING ON AMELIA ISLAND, IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, AND BEING IN AND A PART OF SECTION TEN (10), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-EIGHT (28) EAST, AND WHICH TRACT OR PARCEL OF LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Continued on next page

CONTINUATION OF EXHIBIT "A"

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ALSO:

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BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK
Continued on next page

CONTINUATION OF EXHIBIT "A"

415, PAGE 169 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

RESERVING UNTO THE GRANTOR HEREIN A 60 FOOT PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE AFOREMENTIONED POINT OF BEGINNING PROCEED NORTH 15° 22' 00" WEST, A DISTANCE OF 100.00 FEET, THENCE NORTH 74° 38' 00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 15° 22' 00" EAST A DISTANCE OF 517.20 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AN 80 FOOT COUNTY RIGHT OF WAY AS DESCRIBED IN DEED BOOK 75, PAGE 139 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE WHICH IS CONCAVE TO THE SOUTHEAST; SAID CURVE HAVING A RADIUS OF 398.10 FEET, A CENTRAL ANGLE OF 08° 43' 28", AND A CHORD BEARING OF SOUTH 66° 49' 57" WEST AND DISTANCE OF 60.56 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 60.62 FEET; THENCE NORTH 15° 22' 00" WEST, A DISTANCE OF 425.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (SALT MARSH BOUNDARY)

BEING A PORTION OF PARCEL "D" AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGES 169-173 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF SALT MARSH LAND SITUATE, LYING AND BEING ON AMELIA ISLAND, IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

ALL OF THE SALT MARSH PORTION OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 28 EAST, AS LIES NORTH OF THE NORTH BANK OF EGAN'S CREEK AND WEST OF THE WEST RIGHT-OF-WAY OF "COUNTY ROAD 14TH STREET" AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 74611-2501, RECORDED IN ROAD PLAT BOOK 6, PAGE 76, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 30, PAGES 140-141 AND OFFICIAL RECORD BOOK 113, PAGES 601-603 ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

LESS THEREFROM: ALL THAT CERTAIN PARCEL OF LAND DESIGNATED UPON AND ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF FERNANDINA BEACH AS MARSH LOT 13.

MARSHALL E. WOOD, P.A.
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FERNANDINA BEACH, FLORIDA 32034

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FAX TRANSMITTAL

Date: April 14, 2003
To: Anne Myers
From: Joyce Middleton
Fax Number: 491 3618
Re: The Trust for Public Lands
of Pages: 9 (including cover page)
Comments: Copy of Title Policy. According to the notes on our file, the original policy was forwarded to you directly from Stewart Title of Tallahassee. I do not know what address they sent it to. Please let me know if you need anything further. Thanks.

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