

Application for Site Development Plan Review in a PUD  
New Lodge and Conference Facilities  
Hammock Dunes Planned Unit Development

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THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:  
Orlando L. Evora, Esquire  
Greenberg Traurig, P.A.  
450 South Orange Avenue, Suite 650  
Orlando, Florida 32801  
(407) 420-1000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of this 21<sup>st</sup> day of December, 2006, by **CENTEX HOSPITALITY GROUP, LLC**, a Delaware limited liability company (hereinafter called the "Grantor"), whose address is 1064 Greenwood Boulevard, Suite 124, Lake Mary, Florida 32746, to **GINN-LA HAMMOCK BEACH OCEAN LTD., LLLP**, a Georgia limited liability limited partnership (hereinafter called the "Grantee"), whose address is 1 Hammock Beach Parkway, Palm Coast, Florida 32137, and whose taxpayer identification number is 20-8026598.

**WITNESSETH:**

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida (the "Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2006 and those permitted encumbrances described in Exhibit "B" attached hereto and incorporated herein by reference; provided, however, this reference shall not serve to reimpose the same.

**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

CENTEX HOSPITALITY GROUP, LLC, a Delaware limited liability company

Karen H. Russell  
Print Name: Karen H. Russell

By: J.C.S.

Joseph Coker  
Print Name: Joseph Coker

Name: Joel C. Sowers, Jr.  
Title: President

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2006, by Joel C. Sowers, Jr. as President of CENTEX HOSPITALITY GROUP, LLC, a Delaware limited liability company, on behalf of the company.  She  is personally known to me, or  has produced FL Drivers License as identification.

[Affix Notary Stamp/Seal]

Karen H. Russell  
NOTARY PUBLIC  
Print Name: Karen H. Russell  
My Commission Expires:

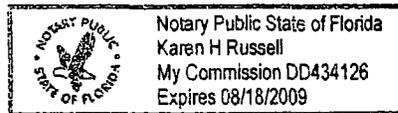


EXHIBIT "A"

THE PROPERTY

All of Plat of OCEAN HAMMOCK GOLF COURSE, according to the Plat thereof as recorded in Plat Book 33, Pages 11 through 18, Public Records of Flagler County, Florida, LESS AND EXCEPT any portion of said lands conveyed to Dunes Community Development District in Official Records Book 1167, Page 1711, Public Records of Flagler County, Florida.

RETURN TO:

FIDELITY TITLE  
2233 Lee Rd  
Suite 110  
WINTER PARK, FL 32789

This Document Prepared by:  
Robert W. Reardon  
1600 Atlanta Financial Center  
3343 Peachtree Road  
Atlanta, GA 30326

Inst No:99029734 Date:12/15/1999  
Doc Stamp-Deed : 87500.00  
SYD CROSBY, FLAGLER County  
By: M. Stevens D.C. Time:16:01:22

OFF REC 0677 PAGE 1278

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 15<sup>th</sup> day of DECEMBER, 1999, between ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware Corporation, ("Grantor") and NORTSHORE OCEAN HAMMOCK INVESTMENT, L.P., a Georgia limited partnership ("Grantee") whose address is 12 Office Park Drive, Palm Coast, Florida 32137.

Reserved for Recording Information

**WITNESSETH**

THAT Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, receipt of which is acknowledged, does hereby grant and convey to the Grantee all that land in Flagler County, Florida, specifically described as follows:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD THE SAME in fee simple, subject to the following covenants, restrictions, agreements, reservations and limitations:

- (a) All laws ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities.
- (b) Covenants, declarations, easements, restrictions, liens and assessments of record.
- (c) Facts which would be disclosed by a survey or personal inspection of the land.
- (d) Taxes for the year of conveyance and thereafter.
- (e) The restrictions attached hereto as Exhibit B and made a part hereof.

AND GRANTOR does hereby warrant the title to said lands, and will defend the same against all persons claiming by, through or under Grantor, but against none other.

[Signatures and acknowledgments on next page]

IN WITNESS WHEREOF, the Grantor has executed this deed in its corporate name and its corporate seal has been affixed on the date set forth above.

WITNESSES:

Victoria P. Gard  
Print Name: VICTORIA P. GARD

Joseph O'Shields  
Print Name: Joseph O'Shields

ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation

By: James E. Gardner  
James E. Gardner, President

Attest: Robert G. Cuff  
Robert G. Cuff, Secretary

Address for all signatories is:  
ITT Community Development Corporation  
1 Corporate Drive  
Palm Coast, Florida 32151

STATE OF FLORIDA  
COUNTY OF ~~FLAGLER~~ VOLUSIA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of DECEMBER 1999 by James E. Gardner and Robert G. Cuff, the President and Secretary, respectively, of ITT Community Development Corporation, a Delaware corporation, on behalf of the corporation. They are known to me and did not take an oath.

Victoria P. Gard

Notary Public, State of Florida  
Printed name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
(SEAL)



Victoria P. Gard  
MY COMMISSION # CC553028 EXPIRES  
JUNE 1, 2000  
BONDED THROUGH FAIN INSURANCE, INC.

UNOFFICIAL DOCUMENT

EXHIBIT "A"LEGAL DESCRIPTIONDEVELOPMENT AREA C:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT SECTIONS 20, 21, 28, 29 AND 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 16TH ROAD (AN 80.00 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA; THENCE N71°10'52"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD A DISTANCE OF 98.10 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD N20°47'52"W A DISTANCE OF 142.41 FEET; THENCE N17°50'12"W A DISTANCE OF 113.97 FEET; THENCE N03°41'59"W A DISTANCE OF 195.76 FEET; THENCE N07°50'10"W A DISTANCE OF 175.05 FEET; THENCE N13°14'09"E A DISTANCE OF 52.18 FEET; THENCE N07°36'55"E A DISTANCE OF 55.29 FEET; THENCE N09°12'42"W A DISTANCE OF 120.77 FEET; THENCE N08°15'57"E A DISTANCE OF 103.66 FEET; THENCE N06°54'06"W A DISTANCE OF 211.51 FEET; THENCE N15°04'13"W A DISTANCE OF 166.16 FEET; THENCE N00°17'49"E A DISTANCE OF 127.19 FEET; THENCE N05°34'25"W A DISTANCE OF 92.88 FEET; THENCE N21°19'39"W A DISTANCE OF 154.78 FEET; THENCE N36°46'01"W A DISTANCE OF 100.09 FEET; THENCE N31°12'25"W A DISTANCE OF 140.61 FEET; THENCE N24°28'06"W A DISTANCE OF 104.57 FEET; THENCE N28°30'24"W A DISTANCE OF 166.46 FEET; THENCE N55°59'44"W A DISTANCE OF 189.15 FEET; THENCE N23°58'57"W A DISTANCE OF 160.70 FEET; THENCE N48°19'38"W A DISTANCE OF 109.90 FEET; THENCE N13°27'28"W A DISTANCE OF 107.80 FEET; THENCE N77°16'02"W A DISTANCE OF 146.92 FEET; THENCE N13°02'02"E A DISTANCE OF 62.83 FEET; THENCE S68°46'59"E A DISTANCE OF 108.95 FEET; THENCE N68°58'46"E A DISTANCE OF 72.14 FEET; THENCE N09°57'13"E A DISTANCE OF 99.69 FEET; THENCE N00°32'26"E A DISTANCE OF 129.44 FEET; THENCE N12°49'52"W A DISTANCE OF 115.20 FEET; THENCE N12°53'10"W A DISTANCE OF 143.83 FEET; THENCE N22°58'43"W A DISTANCE OF 100.23 FEET; THENCE N33°40'33"W A DISTANCE OF 54.84 FEET; THENCE N69°29'29"W A DISTANCE OF 55.90 FEET; THENCE S70°55'53"W A DISTANCE OF 81.76 FEET; THENCE N33°35'46"W A DISTANCE OF 96.46 FEET; THENCE N26°44'08"E A DISTANCE OF 76.05 FEET; THENCE N65°59'46"E A DISTANCE OF 153.54 FEET; THENCE N00°45'31"E A DISTANCE OF 59.23 FEET; THENCE N74°25'41"W A DISTANCE OF 142.71 FEET; THENCE S54°44'52"W A DISTANCE OF 98.62 FEET; THENCE N89°40'32"W A DISTANCE OF 103.81 FEET; THENCE S69°59'06"W A DISTANCE OF 177.44 FEET; THENCE N21°56'40"W A DISTANCE OF 190.10 FEET; THENCE N72°09'58"E A DISTANCE OF 73.27 FEET; THENCE N25°21'31"E A DISTANCE OF 51.98 FEET; THENCE N44°34'56"E A DISTANCE OF 278.74 FEET; THENCE N05°03'34"E A DISTANCE OF 40.80 FEET; THENCE S79°47'45"W A DISTANCE OF 260.43 FEET; THENCE S70°06'51"W A DISTANCE OF 123.21 FEET; THENCE N19°15'37"W A DISTANCE OF 87.11 FEET; THENCE N73°37'08"E A DISTANCE OF 91.79 FEET; THENCE N11°27'27"E A DISTANCE OF 47.51 FEET; THENCE N16°15'40"E A DISTANCE OF 211.80 FEET; THENCE N12°02'29"E A DISTANCE OF 87.21 FEET; THENCE N64°48'00"W A DISTANCE OF 187.66 FEET; THENCE S03°55'05"W A DISTANCE OF 72.44 FEET; THENCE N67°38'26"W A DISTANCE OF 185.17 FEET; THENCE N22°18'22"W A DISTANCE OF 198.89 FEET; THENCE N37°45'16"E A DISTANCE OF 134.01 FEET; THENCE N65°09'24"E A DISTANCE OF 109.14 FEET; THENCE S77°29'34"E A DISTANCE OF 172.44 FEET; THENCE S88°35'19"E A DISTANCE OF 447.89 FEET; THENCE N89°20'43"E A DISTANCE OF 429.08 FEET; THENCE S86°58'40"E A DISTANCE OF 25.39 FEET; THENCE S06°40'40"E A DISTANCE OF 55.03 FEET; THENCE S02°29'33"E A DISTANCE OF 96.87 FEET; THENCE S08°53'19"E A DISTANCE OF 107.15 FEET; THENCE S06°53'10"E A DISTANCE OF 100.44 FEET; THENCE S52°35'51"E A DISTANCE OF 21.71 FEET; THENCE S15°35'15"E A DISTANCE OF 168.91 FEET; THENCE

S50°22'42"E A DISTANCE OF 96.96 FEET; THENCE S34°36'29"E A DISTANCE OF 39.71 FEET; THENCE S02°36'13"E A DISTANCE OF 53.35 FEET; THENCE S08°23'02"E A DISTANCE OF 69.12 FEET; THENCE S07°15'53"E A DISTANCE OF 81.92 FEET; THENCE S02°29'07"E A DISTANCE OF 61.48 FEET; THENCE S05°23'23"W A DISTANCE OF 65.53 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 25.94 FEET, A CENTRAL ANGLE OF 08°29'40" AND A CHORD BEARING S26°54'59"W, 25.92 FEET TO A POINT OF TANGENCY; THENCE S22°40'09"W A DISTANCE OF 393.07 FEET; THENCE S11°04'19"E A DISTANCE OF 653.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 70.03 FEET, A CENTRAL ANGLE OF 22°55'40" AND A CHORD BEARING S22°32'11"E, 69.56 FEET TO A POINT OF TANGENCY; THENCE S34°00'03"E A DISTANCE OF 792.50 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 218.37 FEET, A CENTRAL ANGLE OF 166°49'20" AND A CHORD BEARING N63°30'31"E, 149.01 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE ALONG SAID NON-TANGENT LINE N19°38'18"W A DISTANCE OF 780.25 FEET; THENCE N11°04'19"W A DISTANCE OF 533.84 FEET; THENCE N22°40'09"E A DISTANCE OF 395.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 128.90 FEET, A CENTRAL ANGLE OF 98°28'33" AND A CHORD BEARING N71°54'26"E, 113.61 FEET TO A POINT OF TANGENCY; THENCE S58°51'18"E A DISTANCE OF 603.47 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 43.86 FEET, A CENTRAL ANGLE OF 14°21'41" AND A CHORD BEARING S66°02'09"E, 43.75 FEET TO A POINT OF TANGENCY; THENCE S73°12'59"E A DISTANCE OF 277.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 154.45 FEET, A CENTRAL ANGLE OF 117°59'19" AND A CHORD BEARING S14°13'19"E, 128.57 FEET TO A POINT OF TANGENCY; THENCE S44°46'20"W A DISTANCE OF 348.79 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 116.40 FEET, A CENTRAL ANGLE OF 38°06'36" AND A CHORD BEARING S25°45'37"W, 114.27 FEET TO A POINT OF TANGENCY; THENCE S06°42'19"W A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 549.78 FEET, A CENTRAL ANGLE OF 180°00'00" AND A CHORD BEARING S83°17'41"E, 350.00 FEET TO A POINT OF TANGENCY; THENCE N06°42'19"E A DISTANCE OF 94.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 109.65 FEET, A CENTRAL ANGLE OF 41°53'06" AND A CHORD BEARING N27°38'52"E, 107.23 FEET TO A POINT OF TANGENCY; THENCE N48°35'24"E A DISTANCE OF 166.48 FEET; THENCE N67°13'50"E A DISTANCE OF 248.67 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 78.81 FEET, A CENTRAL ANGLE OF 45°09'27", AND A CHORD BEARING S30°40'19"E, 76.79 FEET TO A POINT OF TANGENCY; THENCE S08°05'36"E A DISTANCE OF 653.77 FEET; THENCE S17°16'33"E A DISTANCE OF 629.08 FEET; THENCE S34°42'17"E A DISTANCE OF 277.51 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 74.39 FEET, A CENTRAL ANGLE OF 24°21'25" AND A CHORD BEARING S47°18'23"E, 73.84 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE ALONG SAID NON-TANGENT LINE S30°30'55"W A DISTANCE OF 36.85 FEET; THENCE S71°10'52"W A DISTANCE OF 430.00 FEET; THENCE S18°49'08"E A DISTANCE OF 236.00 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF 16TH ROAD; THENCE S71°10'52"W A DISTANCE OF 1822.46 FEET TO THE AFOREMENTIONED EAST LINE OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT SECTIONS 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 16TH ROAD (AN 80.00 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF GOVERNMENT SECTION 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA; THENCE N71°10'52"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF 16<sup>TH</sup> ROAD, A DISTANCE OF 98.10 FEET; THENCE CONTINUING N71°10'52"E ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD, A DISTANCE OF 374.28 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF 16TH ROAD N01°27'28"W A DISTANCE OF 38.10 FEET TO A NON-TANGENT CURVE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 152.66 FEET, A CENTRAL ANGLE OF 116°37'12" AND A CHORD BEARING N61°26'40"W, 127.64 FEET TO A POINT OF TANGENCY; THENCE N03°08'04"W A DISTANCE OF 786.71 FEET; THENCE N07°43'27"W A DISTANCE OF 492.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 549.78 FEET, A CENTRAL ANGLE OF 180°00'00" AND A CHORD BEARING N82°16'33"E, 350.00 FEET TO A POINT OF TANGENCY; THENCE S07°43'27"E A DISTANCE OF 500.00 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 57.88 FEET, A CENTRAL ANGLE OF 18°57'04" AND A CHORD BEARING S01°45'05"W, 57.62 FEET TO A POINT OF TANGENCY; THENCE S11°13'37"W A DISTANCE OF 793.72 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 64.11 FEET, A CENTRAL ANGLE OF 49°01'06" AND A CHORD BEARING S35°44'11"W, 62.23 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

UNOFFICIAL DOCUMENT

This Document Prepared by:  
Robert W. Reardon  
Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road  
Atlanta, GA 30326

RESERVED FOR RECORDING

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 3 day of November, 2004, by **NORTHSHORE OCEAN HAMMOCK INVESTMENT LTD., LLLP**, a Georgia limited liability limited partnership ("Grantor"), whose address is 215 Celebration Place, Suite 200, Celebration, Florida 34747, to and in favor of **HAMMOCK BEACH III, LLC** a Georgia limited liability company ("Grantee"), whose address is 215 Celebration Place, Suite 200, Celebration, Florida 34747.

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby grant, bargain, sell, alien, remise, release, confirm and convey to the Grantee and its successors and assigns all that land in Flagler County, Florida, specifically described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER WITH all rights, privileges, easements, tenements, hereditaments, and appurtenances belonging or appertaining thereto.

TO HAVE AND TO HOLD THE SAME in fee simple forever, subject to the following covenants, restrictions, agreements, reservations and limitations:

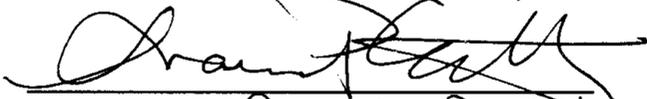
- (a) All applicable laws, ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities.
- (b) Taxes for the year of conveyance and thereafter.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property and does hereby fully warrant the title to said lands, and will defend the same against the claim of all persons claiming by, through or under Grantor, but against none other.

Tax ID # 041131-3605-00020-0000  
041131-3605-00030-0000  
041131-3605-00040-0000

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its duly authorized officer on the date set forth above.

  
Print Name: LINDA K. Langewin

  
Print Name: Maria P. Eckley

**GRANTOR:**

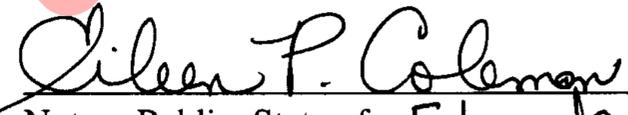
NORTHSHORE OCEAN HAMMOCK  
INVESTMENT LTD., LLLP, a Georgia limited  
liability limited partnership

By: Hammock GP, LLC, a Georgia limited  
liability company, its sole general partner

By:   
Name: Robert F. Masters  
Title: Executive Vice President

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF FLAGLER        )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November, 2004, by Robert F. Masters, the Executive Vice President of Hammock GP, LLC, a Georgia limited liability company, as General Partner of Northshore Ocean Hammock Investment Ltd., LLLP, a Georgia limited liability limited partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

  
Notary Public, State of Florida  
My commission expires: Apr. 10, 2007

(Notary Seal)

**EILEEN P. COLEMAN**  
**Notary Public, State of Florida**  
**My comm. exp. Apr. 10, 2007**  
**Comm. No. DD 202478**

**EXHIBIT A**

**Legal Description**

**FCCRD**

LEGAL DESCRIPTION – PARCEL 1:

ALL OF PARCEL 2 AND A PORTION OF PARCEL 1A & A PORTION OF PARCEL C, NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTHWESTERLY CORNER OF SAID PARCEL 2 WITH THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN CREST DRIVE (A 30' PRIVATE R/W) AND ALSO BEING THE NORTHWEST CORNER OF NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S52°37'58"E ALONG THE NORTHERLY LINE OF SAID NORTHSHORE PLAT FIVE FOR A DISTANCE OF 110.00 FEET; THENCE S25°25'12"W AND DEPARTING SAID NORTHERLY LINE OF NORTHSHORE PLAT FIVE FOR A DISTANCE OF 21.93 FEET; THENCE S04°13'32"E FOR A DISTANCE OF 2.75 FEET; THENCE S49°13'32"E FOR A DISTANCE OF 10.55 FEET; THENCE S04°13'32"E FOR A DISTANCE OF 10.81 FEET; THENCE S40°46'28"W FOR A DISTANCE OF 10.81 FEET; THENCE S85°46'28"W FOR A DISTANCE OF 6.67 FEET; THENCE S40°46'28"W FOR A DISTANCE OF 6.27 FEET; THENCE S49°13'32"E FOR A DISTANCE OF 9.28 FEET; THENCE S40°46'28"W FOR A DISTANCE OF 7.00 FEET; THENCE S49°15'16"E FOR A DISTANCE OF 3.71 FEET; THENCE S24°48'53"E FOR A DISTANCE OF 26.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 142.06 FEET, A RADIUS OF 105.25 FEET, A CENTRAL ANGLE OF 77°20'05", A CHORD BEARING OF S29°28'05"W AND A CHORD DISTANCE OF 131.52 FEET TO A POINT; THENCE S83°45'03"W NON-TANGENTIAL TO SAID CURVE FOR A DISTANCE OF 23.71 FEET; THENCE S15°07'24"W FOR A DISTANCE OF 1.97 FEET; THENCE S60°07'24"W FOR A DISTANCE OF 4.73 FEET; THENCE S17°17'15"E FOR A DISTANCE OF 5.02 FEET; THENCE S71°18'31"W FOR A DISTANCE OF 111.71 FEET; THENCE N18°17'30"W FOR A DISTANCE OF 1.35 FEET; THENCE S71°12'16"W FOR A DISTANCE OF 7.97 FEET; THENCE N18°17'30"W FOR A DISTANCE OF 1.35 FEET; THENCE S71°12'16"W FOR A DISTANCE OF 16.90 FEET; THENCE S18°17'30"E FOR A DISTANCE OF 1.70 FEET; THENCE S71°42'30"W FOR A DISTANCE OF 7.97 FEET; THENCE S18°48'10"E FOR A DISTANCE OF 8.10 FEET; THENCE S71°11'50"W FOR A DISTANCE OF 1.55 FEET; THENCE S18°30'04"E FOR A DISTANCE OF 16.84 FEET; THENCE N71°11'50"E FOR A DISTANCE OF 1.64 FEET; THENCE S18°48'10"E FOR A DISTANCE OF 8.05 FEET; THENCE N71°10'43"E FOR A DISTANCE OF 8.08 FEET; THENCE S18°49'17"E FOR A DISTANCE OF 1.60 FEET; THENCE N70°43'57"E FOR A DISTANCE OF 1.95 FEET; THENCE N19°16'03"W FOR A DISTANCE OF 0.25 FEET; THENCE N70°43'57"E FOR A DISTANCE OF 2.66 FEET; THENCE S18°49'17"E FOR A DISTANCE OF 28.81 FEET; THENCE S71°10'43"W FOR A DISTANCE OF 5.09 FEET; THENCE S18°54'49"E FOR A DISTANCE OF 31.13 FEET; THENCE N71°10'43"E FOR A DISTANCE OF 5.04 FEET; THENCE S18°49'17"E FOR A DISTANCE OF 30.70 FEET; THENCE S71°10'52"W FOR A DISTANCE OF 163.63 FEET; THENCE S18°49'08"E FOR A DISTANCE OF 73.76 FEET; THENCE S71°10'52"W FOR A DISTANCE OF 81.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 88.38 FEET, A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 49°29'38", A CHORD BEARING OF N08°24'34"E AND A CHORD DISTANCE OF 83.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 117.93 FEET, A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 51°58'31", A CHORD BEARING OF N07°10'08"E AND A CHORD DISTANCE OF 113.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 294.80 FEET, A RADIUS OF 199.75 FEET, A CENTRAL ANGLE OF 84°33'34", A CHORD BEARING OF N23°17'43"E AND A CHORD DISTANCE OF 268.76 FEET

TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 171.90 FEET, A RADIUS OF 351.63 FEET, A CENTRAL ANGLE OF 28°00'33", A CHORD BEARING OF N51°26'19"E AND A CHORD DISTANCE OF 170.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N37°22'02"E FOR A DISTANCE OF 55.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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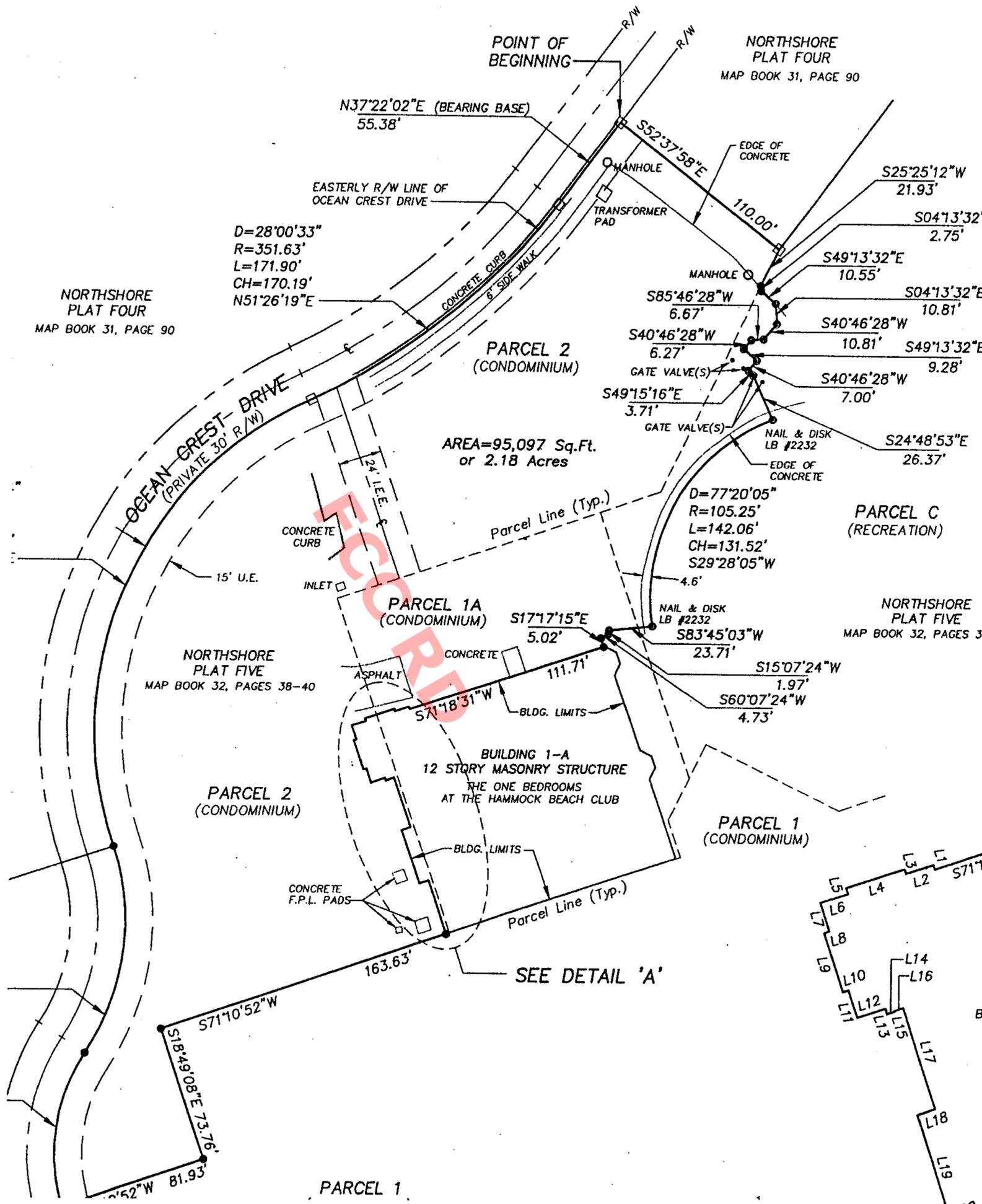
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LEGAL DESCRIPTION – PARCEL 2:

ALL OF PARCEL 3 AND A PORTION OF PARCELS 1B, PARCEL 4 AND PARCEL C, NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTHEASTERLY CORNER OF SAID PARCEL 3 WITH THE WESTERLY RIGHT-OF-WAY LINE OF 16<sup>TH</sup> ROAD (A 80' R/W) AND ALSO BEING THE NORTHEAST CORNER OF NORTHSHORE PLAT FIVE, AS RECORDED IN MAP BOOK 32, PAGES 38-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S71°10'59"W ALONG THE WESTERLY LINE OF SAID 16<sup>TH</sup> ROAD FOR A DISTANCE OF 483.50 FEET; THENCE N18°49'08"W AND DEPARTING SAID WESTERLY LINE OF 16<sup>TH</sup> ROAD FOR A DISTANCE OF 60.97 FEET; THENCE N38°49'07"W FOR A DISTANCE OF 84.03 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 73.87 FEET; THENCE N18°49'08"W FOR A DISTANCE OF 149.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 20.03 FEET, A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 31°52'34", A CHORD BEARING OF N34°45'25"W AND A CHORD DISTANCE OF 19.77 FEET TO THE POINT OF A COMPOUND CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 32.10 FEET, A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 20°54'00", A CHORD BEARING OF N61°08'42"W AND A CHORD DISTANCE OF 32.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING AN ARC DISTANCE OF 32.10 FEET, A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 20°54'00", A CHORD BEARING OF N61°08'42"W AND A CHORD DISTANCE OF 32.92 FEET TO A POINT; THENCE RUN S71°10'52"W NON-TANGENTIAL TO SAID CURVE FOR A DISTANCE OF 28.23 FEET; THENCE N18°49'08"W FOR A DISTANCE OF 89.65 FEET; THENCE S63°49'08"E FOR A DISTANCE OF 35.36 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 30.00 FEET; THENCE N26°10'52"E FOR A DISTANCE OF 4.24 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 79.02 FEET; THENCE S18°49'08"E FOR A DISTANCE OF 81.74 FEET; THENCE N71°10'52"E FOR A DISTANCE OF 163.55 FEET; THENCE S18°53'06"E FOR A DISTANCE OF 30.38 FEET; THENCE S71°06'54"W FOR A DISTANCE OF 5.01 FEET; THENCE S18°56'44"E FOR A DISTANCE OF 31.38 FEET; THENCE N71°03'16"E FOR A DISTANCE OF 5.00 FEET; THENCE S18°56'44"E FOR A DISTANCE OF 28.36 FEET; THENCE S70°42'24"W FOR A DISTANCE OF 4.91 FEET; THENCE S18°51'31"E FOR A DISTANCE OF 1.66 FEET; THENCE S70°42'24"W FOR A DISTANCE OF 7.92 FEET; THENCE S18°51'31"E FOR A DISTANCE OF 8.02 FEET; THENCE S71°08'29"W FOR A DISTANCE OF 1.75 FEET; THENCE S19°20'42"E FOR A DISTANCE OF 16.88 FEET; THENCE N71°08'29"E FOR A DISTANCE OF 1.61 FEET; THENCE S18°51'31"E FOR A DISTANCE OF 8.03 FEET; THENCE N71°03'04"E FOR A DISTANCE OF 8.02 FEET; THENCE S18°56'56"E FOR A DISTANCE OF 1.67 FEET; THENCE N71°03'51"E FOR A DISTANCE OF 16.81 FEET; THENCE N18°56'09"W FOR A DISTANCE OF 1.67 FEET; THENCE N71°03'04"E FOR A DISTANCE OF 8.03 FEET; THENCE N18°46'56"W FOR A DISTANCE OF 1.38 FEET; THENCE N71°13'04"E FOR A DISTANCE OF 112.25 FEET; THENCE N27°54'31"E FOR A DISTANCE OF 6.71 FEET; THENCE N71°06'54"E FOR A DISTANCE OF 96.49 FEET; THENCE S18°49'08"E FOR A DISTANCE OF 236.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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