

Ret-101 Palm Coast Abstract & Title, Inc.

14 Office Park Dr. - Suite 1

Palm Coast, FL 32137

Public Records of
St. Johns County, FL
Clerk# 99044111
O.R. 1440 PG 1953
02:59PM 09/13/1999
REC \$77.00 SUR \$10.00

THIS INSTRUMENT PREPARED BY

~~AND RETURN TO:~~

Stephen L. Kussner, Esquire

Annis, Mitchell, Cockey,

Edwards & Roehn, P.A.

Post Office Box 3433

Tampa, Florida 33601

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE RESIDENCES AT WORLD GOLF VILLAGE is made this / day of September, 1999, by **ECOVENTURE WGV, LTD.**, a Florida limited partnership (the "Developer"), for its successors, grantees and assigns:

PREAMBLE

A. On or about November 10, 1998, the Developer submitted to the condominium form of ownership certain real property located in St. Johns County, Florida, known as Phase I of The Residences at World Golf Village, a Condominium, pursuant to the Declaration of Condominium of THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM, dated the 10th day of November, 1998, and recorded on November 20, 1998, in Official Record Book 1364, Pages 188 through 1988, of the Public Records of St. Johns County, Florida (the "Declaration"), which Phase is more particularly described therein; and

B. Developer has caused to be constructed on the Phase II lands legally described in Exhibit A-1 of the Declaration and on Exhibit A hereof, (i) Phase II, namely, two (2) buildings containing a total of thirty (30) residential Condominium Units; and

C. Developer desires to submit the Phase II improvements, as more previously described in the Declaration and to add such lands and units to the aforescribed Condominium regime; and

D. Pursuant to Paragraph 5 of the Declaration, the Developer shall have the right to amend the Declaration to submit to the condominium form of ownership the additional phases set forth in Paragraph 4 of the Declaration, together with the improvements thereon as part and parcel of the Condominium without the consent thereto by the Association, Unit Owners, lienors or mortgagees of Unit, by recording an amendment in the Public Records of St. Johns County, describing and submitting the land being submitted to the condominium form of ownership.

NOW THEREFORE, in furtherance of the foregoing and Developer's reserved rights pursuant to the Declaration, the Developer hereby submits Phase II (as more particularly described herein), together with the improvements constructed thereon to the condominium form

of ownership pursuant to the Condominium regime for the Condominium, as created and established pursuant to the Declaration, all in accord with the following:

1. **Additional Definitions.**

(a) "New Unit" means one of the thirty (30) residential Condominium Units located in the New Buildings as shown on the Survey, Graphic Description and Plot Plan attached hereto as Exhibit B, which units are designated thereon and as follows:

Building XII

Units 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1222, 1223, 1224, 1225, 1226, 1227, 1233, 1234, 1235, and 1236.

Building XIII

Units 1311, 1312, 1313, 1314, 1315, 1321, 1322, 1323, 1324, 1325, 1332, 1333 and 1334.

Each New Unit shall be deemed a Unit as such term is defined in the Declaration.

(b) "New Building" means Building "XII" and Building "XIII" constructed in Phase II, which contain the "New Units" and which are labeled on the Survey, Graphic Description and Plot Plan attached hereto as Exhibit B.

(c) All terms used herein have the meaning ascribed to them in the Declaration capitalized unless otherwise stated.

2. **Property Submitted to Condominium in the form Ownership.** Subject to easements, restrictions and reservations of record, the properties herein described as Phase II are hereby submitted to the condominium form of ownership pursuant to that condominium form of regime created pursuant to the Declaration.

3. **Description of Improvements.**

(a) **Phase II.** Phase II will consist of the property legally described on Exhibit A-1 to the Declaration as Phase II and on Exhibit A hereof and the improvements located thereon, including two buildings ("Building XII" and "Building XIII"), containing thirty (30) Units, more particularly described as follows:

(i) Building XII shall contain seventeen (17) Units and be comprised of the following Unit types:

(1) Three (3) four (4) bedroom/four (4) bath Units of approximately 2,422 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 219 square feet, and a Limited Common Element deck of approximately 86 square feet ("Unit Type A");

(2) Four (4) three (3) bedroom/three (3) bath Units of approximately 1,921 square feet of living area, with each Unit containing a

Limited Common Element screened lanai of approximately 217 square feet, and a Limited Common Element deck of approximately 135 square feet ("Unit Type B-1");

(3) Seven (7) three (3) bedroom/three (3) bath Units of approximately 1,921 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 217 square feet ("Unit Type B-2"); and

(4) Three (3) four (4) bedroom/four (4) bath Units of approximately 3,015 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 207 square feet, and a Limited Common Element deck of approximately 395 square feet ("Unit Type C").

(ii) Building XIII shall contain thirteen (13) Units and be comprised of the following Unit types:

(1) Two (2) four (4) bedroom/four (4) bath Units of approximately 2,422 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 219 square feet, and a Limited Common Element deck of approximately 86 square feet ("Unit Type A");

(2) Two (2) four (4) bedroom/four (4) bath Units of approximately 2,422 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 219 square feet ("Unit Type A-1");

(3) Three (3) three (3) bedroom/three (3) bath Units of approximately 1,921 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 217 square feet, and a Limited Common Element deck of approximately 135 square feet ("Unit Type B-1"); and

(4) Six (6) three (3) bedroom/three (3) bath Units of approximately 1,921 square feet of living area, with each Unit containing a Limited Common Element screened lanai of approximately 217 square feet ("Unit Type B-2").

Phase II shall contain twenty-four (24) uncovered parking spaces and thirty (30) covered parking spaces, as shown on Exhibit B of the Declaration and Exhibit B hereof, and which shall be submitted to Condominium ownership as part of Phase II of the Condominium. The uncovered parking spaces will be Common Elements and the covered parking spaces will be Limited Common Elements. Each Condominium Unit Owner in Phase II shall be assigned one (1) covered parking space. At the time of conveyance of the Units in Phase II, the Developer will assign to each Phase II Unit Owner the exclusive right to use one (1) covered parking space. Such assignment shall be in writing but shall not be recorded in the public records. Notwithstanding any provision to the contrary, the Developer reserves the right to assign and

re-assign the handicap spaces to such Unit Owners as Developer determines such parking spaces should be assigned to in its sole and absolute discretion.

A Survey, Graphic Description and Plot Plan of the Units and Buildings in which the Units are located is contained and attached as Exhibit B hereto. The balance of the improvements in the land comprising Phase II consists of Common Elements and Limited Common Elements.

4. **Survey of Land and Improvements.** The Declaration, as hereby amended, together with the Survey, Graphic Description and Plot Plan attached hereto as Exhibit B identify the Condominium's "Common Elements", "Limited Common Elements", each "Unit", and each "Building", along with their relative locations and approximate dimensions.

5. **Ownership and Redistribution of Common Elements and Common Surplus.** As set forth in Paragraph 11 of the original Declaration, each "Unit" shall own and have appurtenant to it an undivided interest in and to the Common Surplus of the Association and the Common Elements of all the land now part of the Condominium regime for The Residences at World Golf Village, a Condominium, all as calculated pursuant to that formula reflected in Paragraph 11 of the Declaration. By virtue of adding the thirty (30) New Units of Phase II to the condominium form of ownership of The Residences at World Golf Village, a Condominium, the undivided share of the Common Expense and ownership of the Common Elements and Common Surplus attributed to each Condominium Unit will be an undivided 1/54 share of the ownership of the Common Elements and the Common Surplus and in apportioning the Common Elements.

6. **Voting.** Each Unit, including the New Units hereby created, shall have the voting rights provided for in the Declaration.

7. **Estimated Operating Budget.** A budget for "THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM" as it will be upon completion of Phase I and Phase II is attached as Exhibit 5 to the Prospectus.

8. **Purchase Agreement.** A copy of the Purchase Agreement for the purchase of Condominium Units in THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM, including the New Units, is attached as Exhibit 6 to the Prospectus.

9. **Escrow Agreement.** A copy of the executed Escrow Agreement between the Developer and the Escrow Agent, for the purpose of holding deposits paid to the Developer pursuant to the Purchase Agreement, is attached as Exhibit 7 to the Prospectus.

10. **Miscellaneous.**

(a) This amendment is made and executed and is to be effective pursuant to the provisions of Florida Statute 718.403, (1997) and all amendments thereto, and as such is made by Developer's unilateral execution.

(b) Except as hereby amended, the Declaration remains unchanged.

IN WITNESS WHEREOF, this instrument was executed this 1 day of September, 1999.

Signed, sealed and delivered in the presence of:

Patricia Dacko
Print Name: PATRICIA DACKO
Teri Blake
Print Name: Teri Blake

ECOVENTURE WGV, LTD., a Florida limited partnership

By: ECOVENTURE WGV, INC., a Florida corporation, general partner

By: [Signature]
Print Name: Bryan L. Weber
Its: Vice President

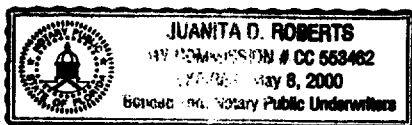
(CORPORATE SEAL)

Address: 601 Bayshore Boulevard, Suite 960
Tampa, Florida 33606

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 1 day of September, 1999, by BRYAN L. WEBER as VP of ECOVENTURE WGV, INC., a Florida corporation, general partner of ECOVENTURE WGV, LTD., a Florida limited partnership, on behalf of the corporation and on behalf of the limited partnership.
✓ is personally known to me.



[Signature]
NOTARY PUBLIC
Name: Juanita D. Roberts
Serial #: 553462
My Commission Expires: 5/8/00

#477126 v5 - 3099-167

EXHIBIT A

COPY

#477126 v4 - 3099-167

THE RESIDENCES AT
WORLD GOLF VILLAGE,
A CONDOMINIUM
PHASE II

OFFICIAL
RECORDS
BOOK

PAGE

0R1440P61959

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD (A RIGHT-OF-WAY OF VARYING WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 740, EXHIBIT "E" OF SAID PUBLIC RECORDS) AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 410.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°42'21" WEST AND A CHORD DISTANCE OF 410.59 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 586.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°21'20" WEST AND A CHORD DISTANCE OF 574.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°53'25" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 754.02 FEET; THENCE SOUTH 04°06'35" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WGV BOULEVARD; THENCE SOUTH 17°02'33" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE SOUTH 72°57'27" WEST, A DISTANCE OF 74.96 FEET; THENCE NORTH 89°09'49" WEST, A DISTANCE OF 240.96 FEET; THENCE NORTH 03°40'08" WEST, A DISTANCE OF 108.33 FEET; THENCE NORTH 88°11'16" WEST, A DISTANCE OF 44.71 FEET; THENCE SOUTH 86°20'25" WEST, A DISTANCE OF 168.80 FEET; THENCE NORTH 03°39'35" WEST, A DISTANCE OF 95.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 70.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 117.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°33'56" EAST AND A CHORD DISTANCE OF 104.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°12'33" EAST, A DISTANCE OF 33.94 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 50.88 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°38'04" EAST AND A CHORD DISTANCE OF 50.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 70°03'35" EAST, A DISTANCE OF 53.97 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 119.70 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°04'46" EAST AND A CHORD DISTANCE OF 116.55 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 40.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ARC DISTANCE OF 101.77 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°40'06" WEST AND A CHORD DISTANCE OF 76.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°33'20" WEST, A DISTANCE OF 64.41 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.56 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°49'23" WEST AND A CHORD DISTANCE OF 51.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'27" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 30.69 FEET SAID POINT LYING ON A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 99.81 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°54'40" EAST AND A CHORD DISTANCE OF 99.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°53'25" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 117.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.89 ACRES MORE OR LESS.

EXHIBIT A
SHEET 1 OF 1



Bessent, Hammock & Rackman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1900 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-2991 Fax (904) 725-0171
Certification Number LB 6739

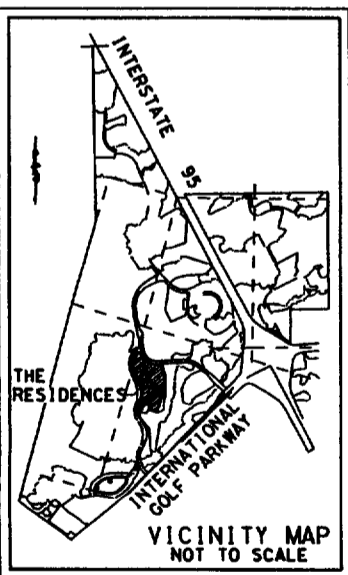
EXHIBIT B

COPY

#477126 v4 - 3099-167

PAGE

POINT OF REFERENCE
SOUTHEAST CORNER
OF SECTION 10



THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 718.104(4)(E), FLORIDA STATUTES, THE CONSTRUCTION OF IMPROVEMENTS OF THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM, PHASE II, DESCRIBED IN THIS SURVEY PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS ON EXHIBIT A SHEET I AND EXHIBIT B SHEETS I THROUGH II, IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE RESIDENCES AT WORLD GOLF VILLAGE, AS RECORDED IN OFFICIAL RECORDS BOOK 1364, PAGE 188, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE RESIDENCES AT WORLD GOLF VILLAGE AND PHASE II CONDOMINIUM TO WHICH THIS EXHIBIT IS ATTACHED AND SUPPLEMENTS THERETO, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE IDENTIFICATION, LOCATIONS, AND DIMENSIONS OF THE IMPROVEMENTS AND FURTHER THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

Bessent, Hammack & Ruckman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1900 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-2991 Fax (904) 725-0171
Certification Number LB 6739

BRENDA D. CATONE, FLA. P.S.M. CERT. NO. LS 54477

DATED: AUGUST 23, 1999 SCALE: 1" = 100'

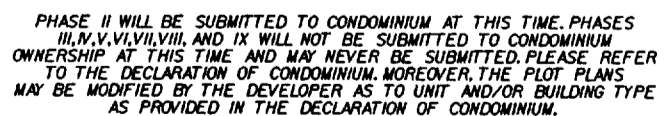
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

4 BEDROOM
UNIT TYPE C

3 BEDROOM
UNIT TYPE B-2

3 BEDROOM
UNIT TYPE B-2

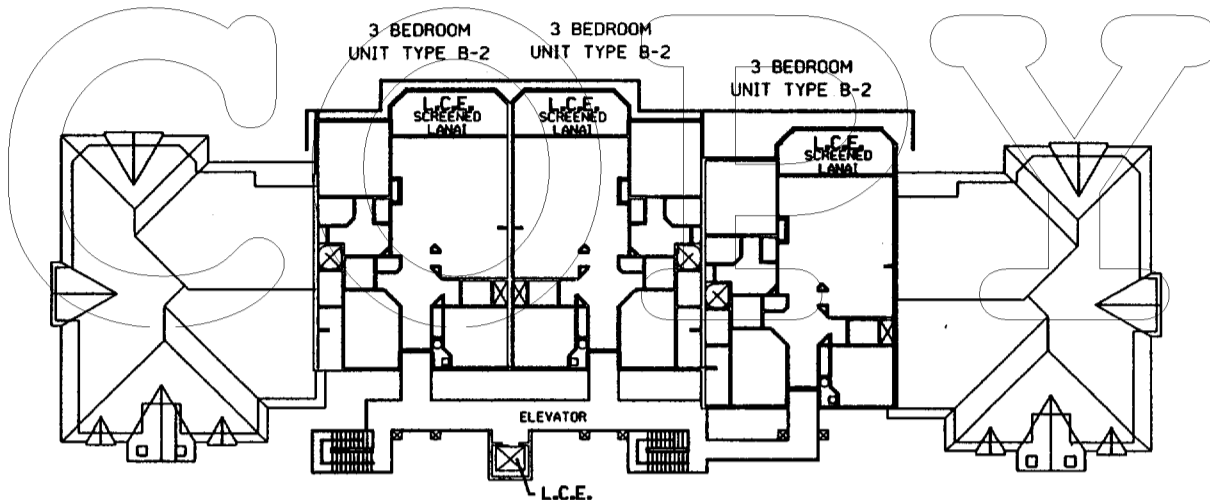
3 BEDROOM
UNIT TYPE B-2



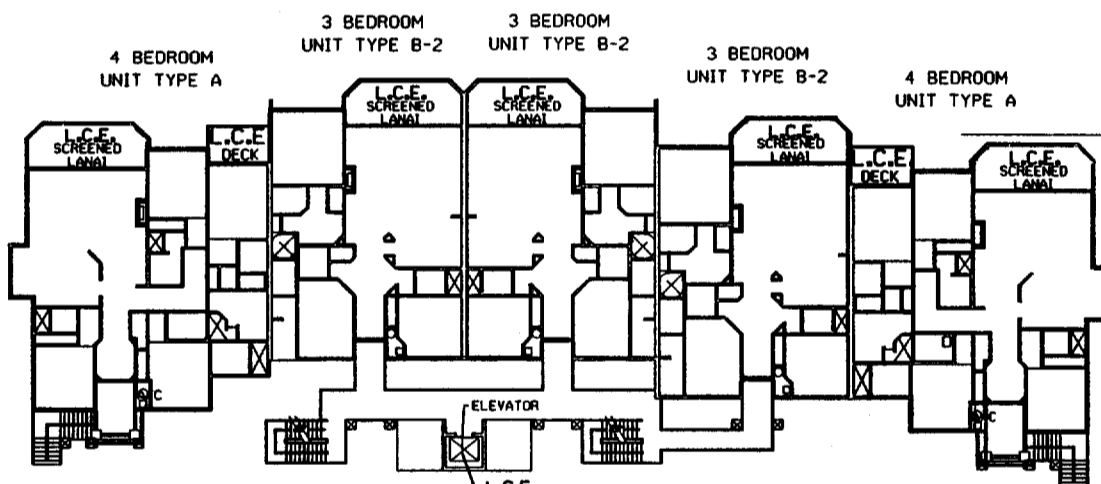
Beasnt, Hammack & Ruckman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1908 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-2991 Fax (904) 725-0171
Certification Number LB 6739
SCALE: 1" = 50'

THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM FLOOR PLAN

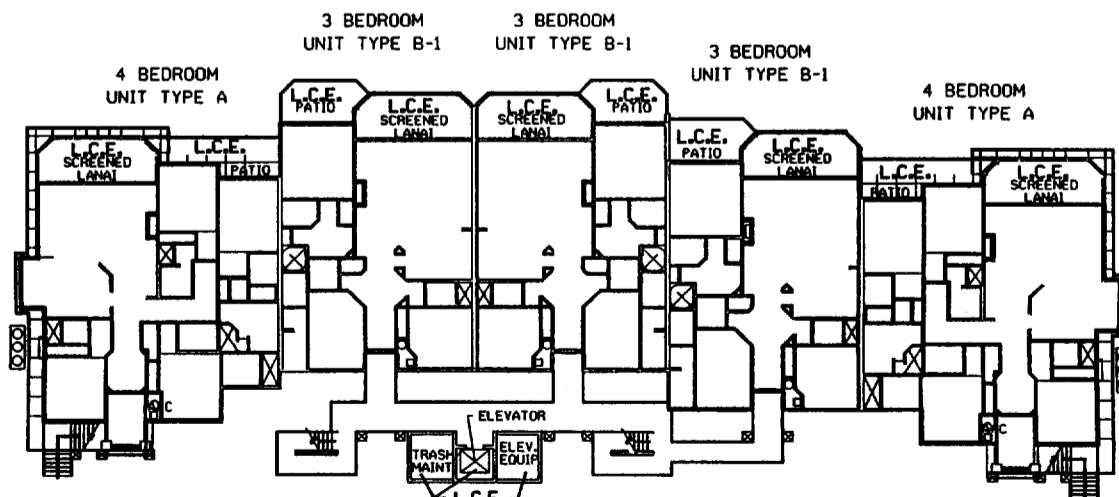
BUILDING NO. XIII



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PHASE II WILL BE SUBMITTED TO CONDOMINIUM AT THIS TIME. PHASES III, IV, V, VI, VII, VIII, AND IX WILL NOT BE SUBMITTED TO CONDOMINIUM OWNERSHIP AT THIS TIME AND MAY NEVER BE SUBMITTED. PLEASE REFER TO THE DECLARATION OF CONDOMINIUM. MOREOVER, THE PLOT PLANS MAY BE MODIFIED BY THE DEVELOPER AS TO UNIT AND/OR BUILDING TYPE AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.

EXHIBIT B SHEET 3 OF 11

Bessent, Hammack & Ruckman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1900 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-2591 Fax (904) 725-0171
Certification Number LB 6739
SCALE: 1" = 40'

THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM UNIT FLOOR PLAN

OFFICIAL
RECORDS
BOOK

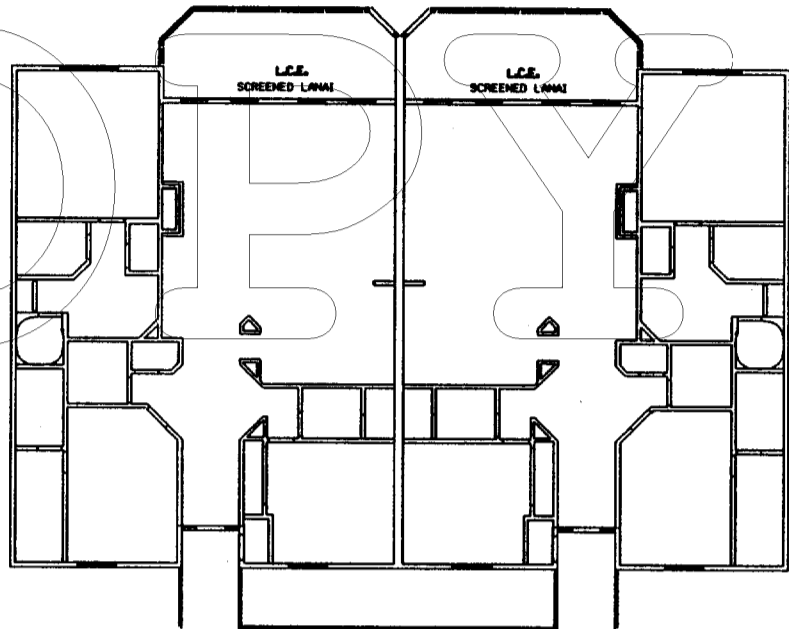
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3 BEDROOM LEFT

3 BEDROOM RIGHT

3 BEDROOM UNIT
NO GARAGE
(UPPER FLOOR)
(TYPE B-2)

UNITS NO. 1222, 1224, 1225, 1226,
1234, 1235, 1236, 1322, 1323, 1324,
1332, 1333, 1334.

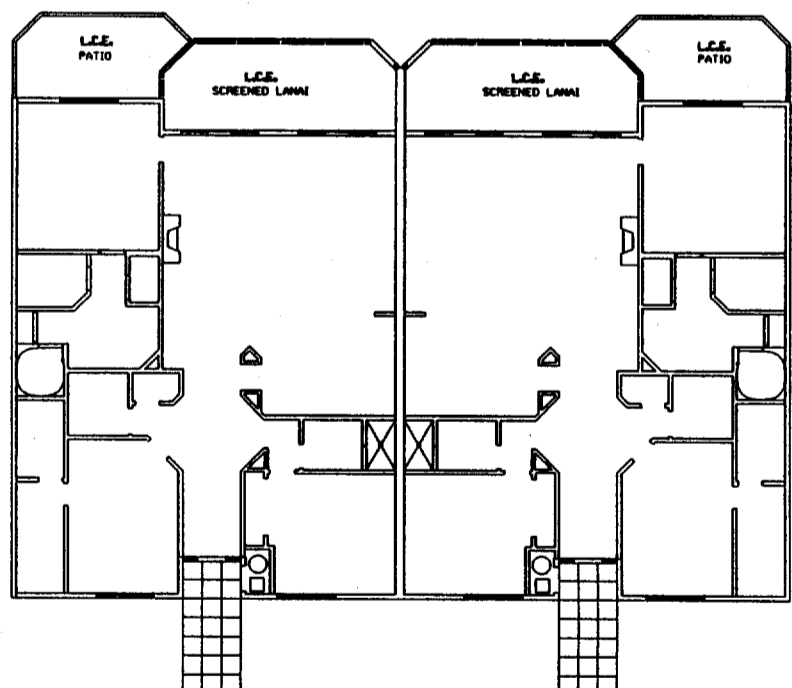


3 BEDROOM LEFT

3 BEDROOM RIGHT

3 BEDROOM UNIT
NO GARAGE
(GROUND FLOOR)
(TYPE B-1)

UNITS NO. 1212, 1214, 1215, 1216,
1312, 1313, 1314.



PHASE II WILL BE SUBMITTED TO CONDOMINIUM AT THIS TIME. PHASES III, IV, V, VI, VII, VIII, AND IX
WILL NOT BE SUBMITTED TO CONDOMINIUM OWNERSHIP AT THIS TIME AND MAY NEVER BE SUBMITTED.
PLEASE REFER TO THE DECLARATION OF CONDOMINIUM. MOREOVER, THE PLOT PLANS MAY BE MODIFIED BY
THE DEVELOPER AS TO UNIT AND/OR BUILDING TYPE AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.

EXHIBIT B
SHEET 4 OF 11

Bessent, Hammack & Rockman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1908 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-2991 Fax (904) 725-0171
Certification Number LB 6739
SCALE: 1" = 20'

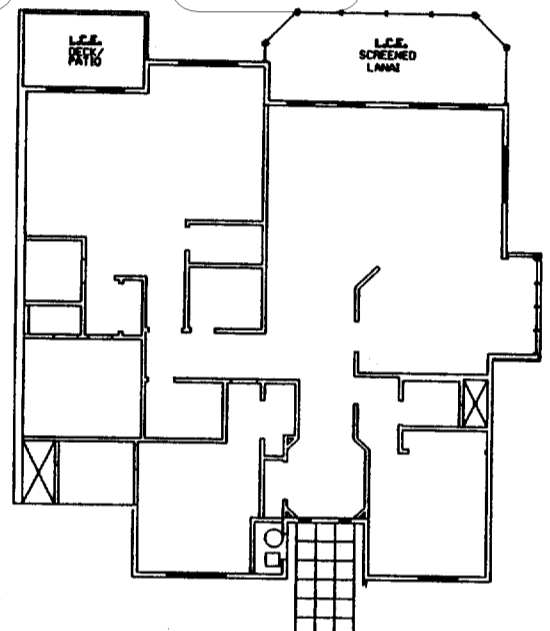
THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM UNIT FLOOR PLAN

OFFICIAL
RECORDS
BOOK

PAGE

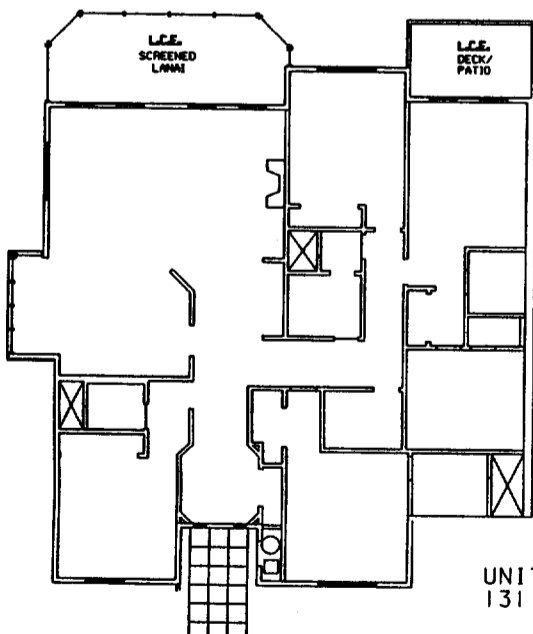
COPY

4 BEDROOM RIGHT



4 BEDROOM UNIT
NO GARAGE
(UNIT TYPE A)
(REVISED)
UNIT NO. 1227

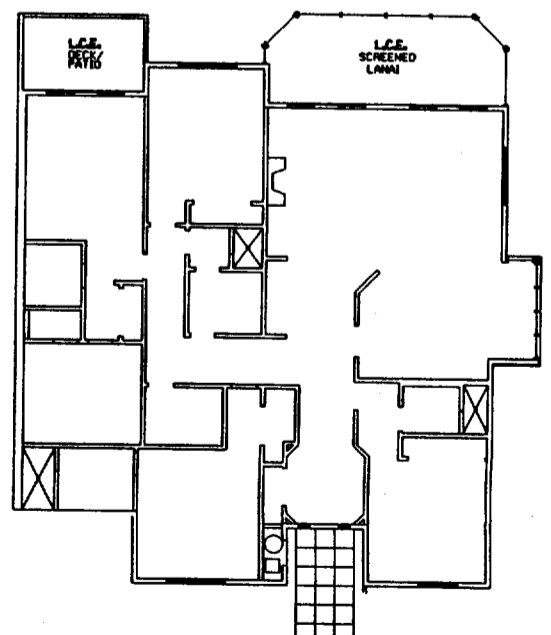
4 BEDROOM LEFT



4 BEDROOM UNIT
NO GARAGE
(UNIT TYPE A)

UNITS NO. 1211, 1217,
1311, 1315, 1321, 1325.

4 BEDROOM RIGHT



PHASE II WILL BE SUBMITTED TO CONDOMINIUM AT THIS TIME. PHASES III, IV, V, VI, VII, VIII, AND IX
WILL NOT BE SUBMITTED TO CONDOMINIUM OWNERSHIP AT THIS TIME AND MAY NEVER BE SUBMITTED.
PLEASE REFER TO THE DECLARATION OF CONDOMINIUM. MOREOVER, THE PLOT PLANS MAY BE MODIFIED BY
THE DEVELOPER AS TO UNIT AND/OR BUILDING TYPE AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.

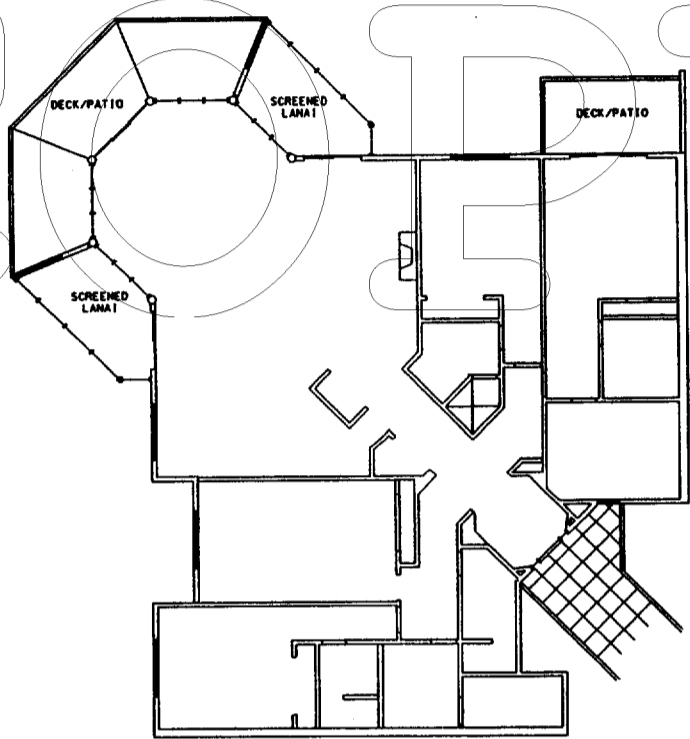
EXHIBIT B
SHEET 5 OF 11

Bessent, Hammack & Rockman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1900 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-2991 Fax (904) 725-0171
Certification Number LB 6739
SCALE: 1" = 20'

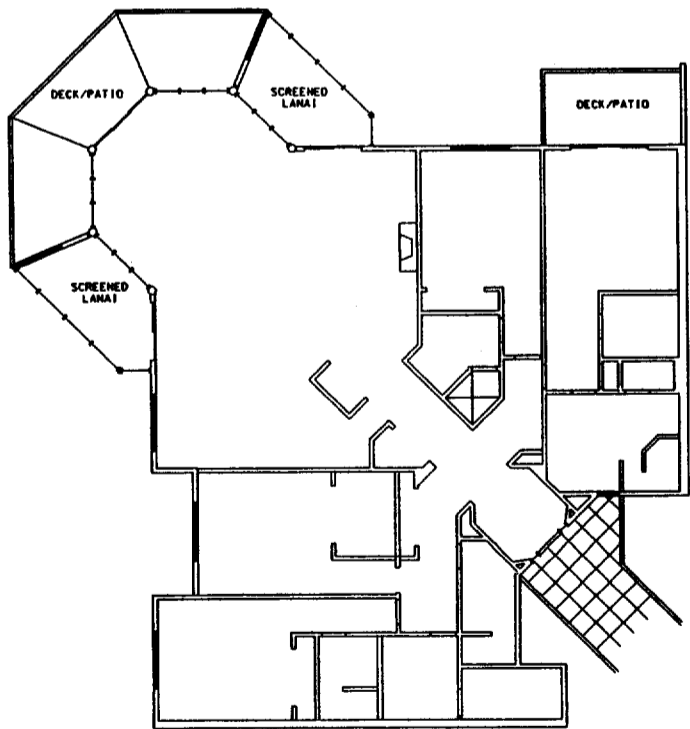
THE RESIDENCES AT
WORLD GOLF VILLAGE,
A CONDOMINIUM
UNIT FLOOR PLAN

OFFICIAL
RECORDS
BOOK

PAGE



4 BEDROOM UNIT
(UNIT TYPE C)
(REVISED)
UNIT NO. 1233.



4 BEDROOM UNIT
(UNIT TYPE C)
UNITS NO. 1213, 1223.

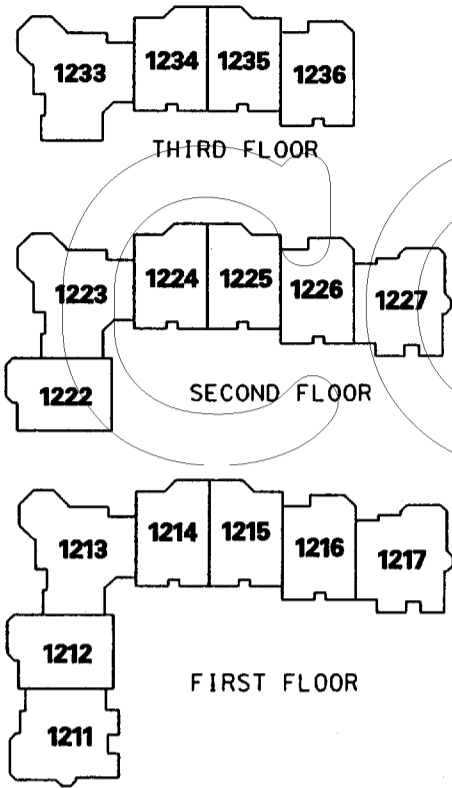
PHASE II WILL BE SUBMITTED TO CONDOMINIUM AT THIS TIME. PHASES III, N, V, VI, VII, VIII, AND IX
WILL NOT BE SUBMITTED TO CONDOMINIUM OWNERSHIP AT THIS TIME AND MAY NEVER BE SUBMITTED.
PLEASE REFER TO THE DECLARATION OF CONDOMINIUM. MOREOVER, THE PLOT PLANS MAY BE MODIFIED BY
THE DEVELOPER AS TO UNIT AND/OR BUILDING TYPE AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.

EXHIBIT B
SHEET 6 OF 11

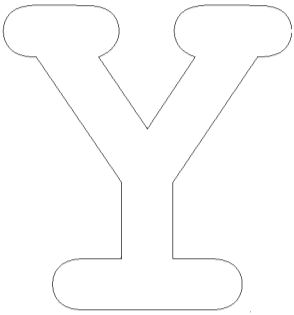
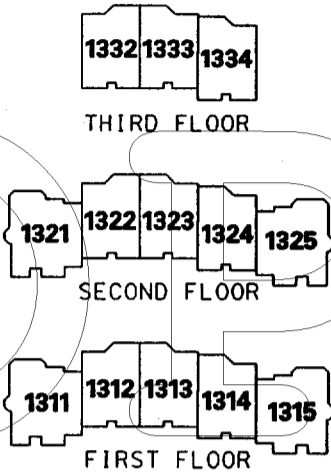
Bessent, Hammack & Ruckman, Inc.
Engineers • Planners • Landscape Architects • Surveyors
1900 Corporate Square Boulevard
Jacksonville, Florida 32216
Phone (904) 721-3991 Fax (904) 725-0171
Certification Number LB 6739
SCALE: 1" = 20'

THE RESIDENCES AT
WORLD GOLF VILLAGE,
A CONDOMINIUM
UNIT NUMBERS

BUILDING NO. XII



BUILDING NO. XIII



PHASE II WILL BE SUBMITTED TO CONDOMINIUM AT THIS TIME. PHASES III, IV, V, VI, VII, VIII, AND IX WILL NOT BE SUBMITTED TO CONDOMINIUM OWNERSHIP AT THIS TIME AND MAY NEVER BE SUBMITTED. PLEASE REFER TO THE DECLARATION OF CONDOMINIUM. MOREOVER, THE PLOT PLANS MAY BE MODIFIED BY THE DEVELOPER AS TO UNIT AND/OR BUILDING TYPE AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.

EXHIBIT B
SHEET 7 OF 11

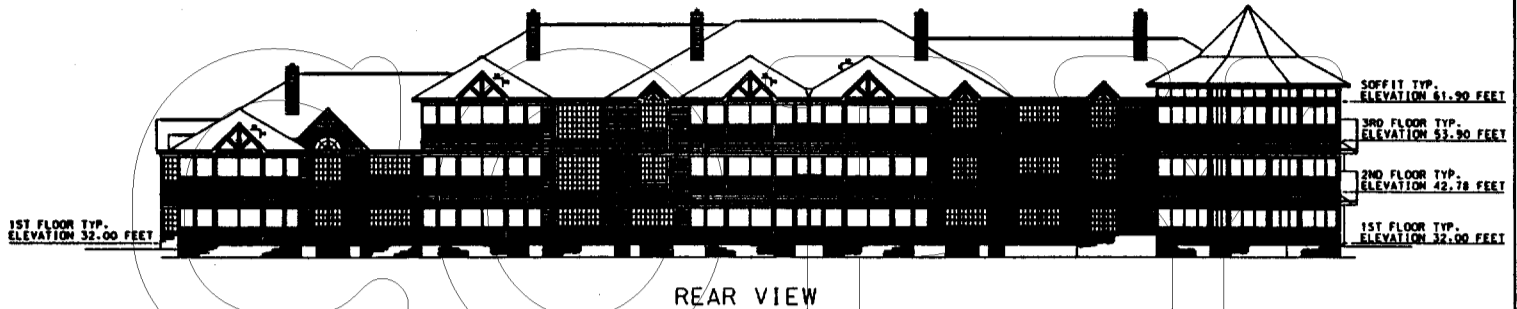
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SCALE: NOT TO SCALE

THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM BUILDING ELEVATIONS BUILDING NO. XII

OFFICIAL
RECORDS
BOOK

PAGE

NOTE: ELEVATIONS SHOWN HEREON BASED ON NGVD 1929, WITH THE ORIGINATING BENCHMARK BEING A RAILROAD SPIKE IN A LIVE OAK TREE LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AT WGV BOULEVARD.



REAR VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



FRONT VIEW

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EXHIBIT B
SHEET 8 OF 11

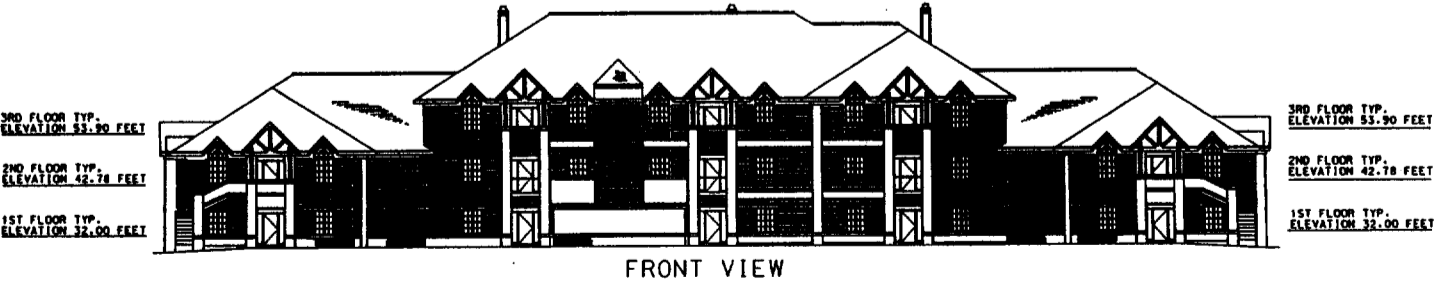
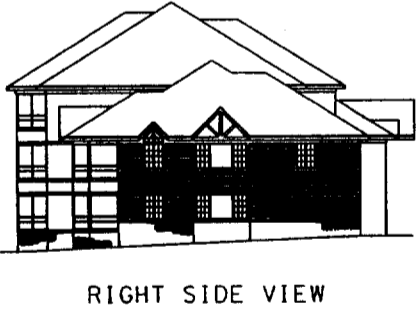
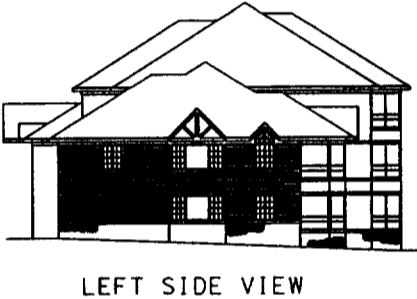
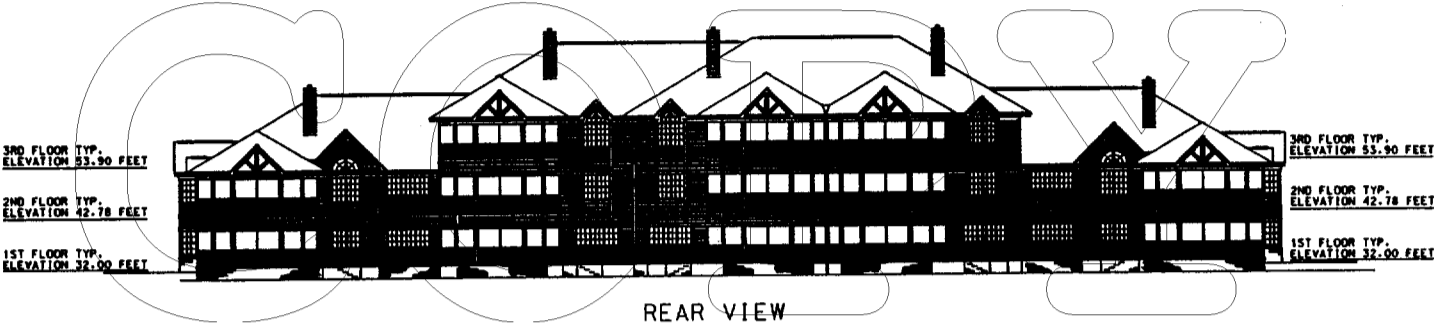
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SCALE: 1" = 40'

THE RESIDENCES AT
WORLD GOLF VILLAGE,
A CONDOMINIUM
BUILDING ELEVATIONS
BUILDING NO. XIII

OFFICIAL
RECORDS
BOOK

PAGE

NOTE: ELEVATIONS SHOWN HEREON BASED ON NGVD 1929, WITH THE ORIGINATING BENCHMARK BEING A RAILROAD SPIKE IN A LIVE OAK TREE LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AT WGV BOULEVARD.



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EXHIBIT B
SHEET 9 OF 11

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THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	BEARING
C1	155.00	23° 19' 08" RT	63.08	62.65	S 21° 22' 23" W
C2	45.00	111° 25' 52" LT	87.52	74.36	S 22° 41' 00" E
C3	50.00	91° 02' 01" LT	79.44	71.35	N 56° 05' 04" E
C4	65.00	106° 00' 57" RT	120.27	103.83	N 63° 34' 32" E
C5	65.00	65° 02' 17" RT	73.78	69.89	S 30° 53' 51" E
C6	85.00	52° 06' 32" LT	77.30	74.67	S 24° 25' 58" E
C7	100.00	46° 49' 40" RT	81.73	79.47	S 27° 04' 24" E
C8	40.00	60° 09' 24" RT	42.00	40.09	S 26° 25' 07" W
C9	50.66	175° 16' 36" LT	154.99	101.24	S 31° 08' 28" E
C10	120.00	39° 10' 39" RT	82.05	80.46	N 80° 48' 33" E
C11	74.14	32° 46' 19" LT	42.41	41.83	N 84° 15' 48" E
C12	55.00	56° 52' 30" LT	54.60	52.38	N 39° 26' 23" E
C13	206.81	4° 42' 50" LT	17.01	17.01	N 8° 38' 43" E
C14	30.00	107° 30' 38" LT	56.29	48.39	N 47° 28' 01" W
C15	60.00	97° 33' 46" RT	102.17	90.26	N 52° 26' 27" W
C16	70.00	96° 27' 02" RT	117.84	104.41	N 44° 33' 56" E
C17	170.00	17° 08' 58" RT	50.88	50.69	S 78° 38' 04" E
C18	150.00	45° 43' 17" LT	119.70	116.55	N 87° 04' 46" E
C19	40.00	145° 46' 28" LT	101.77	76.46	N 8° 40' 06" W
C20	45.00	69° 27' 53" RT	54.56	51.28	N 46° 49' 23" W
C21	550.00	10° 23' 50" LT	99.81	99.67	S 88° 54' 40" E
C22	650.00	2° 40' 01" LT	30.26	30.25	N 24° 55' 37" W
C23	950.00	24° 27' 53" RT	405.64	402.56	N 14° 01' 42" W
C24	450.00	45° 57' 23" RT	360.94	351.34	N 21° 10' 56" E
C25	135.00	111° 23' 59" RT	262.48	223.05	S 80° 08' 23" E
C26	562.00	9° 43' 22" LT	95.37	95.26	S 29° 18' 05" E
C27	556.50	32° 59' 58" LT	320.51	316.10	S 52° 45' 08" E
C28	550.00	13° 10' 11" LT	126.41	126.13	S 73° 45' 17" E
C29	70.00	75° 20' 03" RT	92.04	85.55	S 67° 05' 03" W
C30	100.00	29° 31' 57" RT	51.54	50.97	N 60° 28' 57" W
C31	1,750.00	11° 14' 44" RT	343.47	342.92	N 40° 05' 37" W
C32	60.00	77° 44' 34" LT	81.41	75.31	N 73° 20' 32" W
C33	155.00	47° 44' 24" RT	129.15	125.45	N 88° 20' 38" W
C34	35.90	105° 48' 45" LT	66.29	57.27	S 62° 37' 11" W
C35	30.00	34° 15' 50" RT	17.94	17.67	N 12° 38' 11" W
C36	90.00	109° 58' 38" LT	172.75	147.43	N 50° 29' 35" W
C37	20.00	57° 48' 22" RT	20.18	19.33	N 76° 34' 43" W
C38	130.00	27° 52' 53" LT	63.26	62.64	N 61° 36' 59" W
C39	130.00	79° 27' 59" LT	180.30	166.20	S 64° 42' 35" W
C40	30.00	27° 25' 44" LT	14.36	14.23	S 11° 15' 44" W
C41	30.00	115° 02' 26" LT	60.24	50.61	S 59° 58' 21" E
C42	100.00	36° 47' 36" RT	64.22	63.12	N 80° 54' 13" E
C43	150.00	18° 26' 36" RT	48.28	48.08	S 71° 28' 40" E
C44	50.00	32° 36' 32" LT	28.46	28.07	S 78° 33' 38" E
C45	30.00	58° 11' 57" RT	30.47	29.18	S 65° 45' 56" E
C46	180.00	59° 50' 16" RT	187.99	179.56	S 6° 44' 49" E
C47	120.00	14° 43' 09" LT	30.83	30.74	S 15° 48' 44" W
C48	120.00	32° 26' 16" LT	67.94	67.03	S 7° 45' 58" E
C49	130.00	42° 22' 16" RT	96.14	93.96	S 2° 47' 58" E
C50	80.00	72° 39' 28" RT	101.45	94.79	S 54° 42' 54" W
C51	60.00	47° 20' 37" LT	49.58	48.18	S 67° 22' 19" W
C52	65.00	46° 08' 07" RT	52.34	50.94	S 67° 41' 10" W
C53	40.00	62° 28' 05" LT	43.61	41.48	S 59° 31' 11" W
C54	50.00	95° 38' 38" RT	83.46	74.11	S 76° 06' 28" W
C55	50.00	60° 03' 55" RT	52.42	50.05	N 26° 02' 16" W
C56	500.00	9° 10' 10" RT	80.02	79.93	N 16° 49' 59" E
C57	650.00	45° 00' 41" LT	510.64	497.61	N 1° 05' 16" W
C58	850.00	39° 30' 30" LT	586.12	574.58	N 74° 21' 20" W
C59	3022.00	7° 47' 26" LT	410.90	410.59	N 50° 42' 21" W
C60	25.00	90° 00' 01" RT	39.27	35.36	S 89° 29' 55" W
C61	336.00	35° 44' 59" RT	209.65	206.26	S 23° 28' 17" W
C62	36.00	125° 53' 45" LT	79.10	64.12	N 54° 59' 50" E
C63	36.00	143° 24' 06" LT	90.10	68.36	S 80° 07' 23" W
C64	650.00	00° 36' 59" LT	6.99	6.99	N 25° 57' 09" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 78° 23' 56" E	45.33
L2	S 63° 25' 00" E	11.20
L3	S 01° 37' 18" W	50.83
L4	S 50° 29' 14" E	125.43
L5	S 03° 39' 35" E	357.48
L6	S 79° 36' 07" E	39.97
L7	S 78° 46' 40" W	55.80
L8	N 03° 39' 35" W	267.31
L9	S 87° 12' 33" E	33.94
L10	S 70° 03' 35" E	53.97
L11	N 81° 33' 20" W	64.41
L12	N 12° 05' 27" W	30.69
L13	N 85° 53' 25" E	117.25
L14	S 17° 02' 33" E	446.35
L15	S 00° 04' 59" W	257.44
L16	N 90° 00' 00" W	109.67
L17	N 59° 33' 02" W	208.26
L18	N 88° 47' 45" W	79.43
L19	S 46° 43' 24" W	56.47
L20	S 85° 43' 38" W	183.41
L21	S 40° 31' 48" W	76.53
L22	S 70° 20' 01" W	226.12
L23	N 26° 15' 38" W	405.77
L24	S 29° 25' 11" W	22.24
L25	N 75° 14' 56" W	56.66
L26	S 00° 04' 59" W	417.78
L27	S 39° 52' 09" W	19.77
L28	N 04° 29' 44" E	21.70
L29	S 74° 31' 06" W	54.76
L30	N 47° 40' 33" W	27.61
L31	N 75° 33' 26" W	107.78
L32	S 02° 27' 08" E	45.29
L33	N 62° 30' 26" E	56.68
L34	S 80° 41' 59" E	56.11
L35	S 62° 15' 22" E	70.41
L36	N 85° 08' 06" E	52.41
L37	S 23° 10' 18" W	29.72
L38	S 08° 27' 10" W	7.83
L39	S 23° 59' 06" E	37.77
L40	S 18° 23' 10" W	40.46
L41	N 88° 57' 22" W	60.16
L42	S 43° 42' 00" W	12.99
L43	N 75° 15' 21" W	277.08
L44	N 23° 53' 32" E	23.96
L45	N 19° 20' 24" E	19.12
L46	N 14° 54' 50" W	40.97
L47	N 01° 54' 55" W	29.02
L48	N 49° 10' 10" W	23.04
L49	N 28° 17' 09" E	91.83
L50	N 64° 48' 06" W	18.24
L51	N 89° 14' 46" W	107.60
L52	S 28° 17' 09" W	173.74
L53	N 56° 04' 13" W	20.10
L54	N 63° 43' 49" W	27.60
L55	N 21° 25' 04" E	201.54
L56	S 04° 06' 35" E	100.00
L57	S 85° 53' 25" W	754.02
L58	N 49° 24' 42" W	378.16
L59	N 45° 30' 05" W	475.00
L60	S 44° 29' 54" W	362.78
L61	S 41° 20' 46" W	224.57
L62	S 05° 35' 47" W	798.06
L63	S 89° 32' 10" W	300.10
L64	S 26° 15' 38" E	66.57
L65	S 26° 15' 38" E	263.14
L66	S 26° 15' 38" E	76.06
L67	N 63° 44' 22" E	48.61
L68	N 63° 44' 22" E	112.00
L69	S 25° 19' 09" E	70.00
L70	S 53° 57' 20" W	107.27
L71	N 29° 35' 43" W	88.37
L72	N 29° 35' 43" W	30.74
L73	N 63° 44' 22" E	105.59
L74	S 64° 29' 05" E	21.94
L75	N 63° 44' 22" E	162.98
L76	S 04° 32' 16" E	138.22
L77	S 67° 21' 37" W	36.42
L78	S 06° 09' 55" W	10.47
L79	S 67° 05' 09" W	88.70
L80	S 80° 34' 37" W	111.57
L81	N 26° 32' 49" W	115.69
L82	S 70° 26' 49" W	43.09

THE RESIDENCES AT WORLD GOLF VILLAGE, A CONDOMINIUM

 OFFICIAL
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PAGE

NOTES:

1. BEARINGS SHOWN HEREON BASED ON THE SOUTH LINE OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST AS BEING S 89°32'10" W AS SHOWN ON FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 78080-2405.
2. THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THAT WATER AND WASTEWATER UTILITY SERVICE AGREEMENT, BETWEEN NORTHWEST UTILITIES I, INC., SJH PARTNERSHIP, LTD. AND ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 1094, PAGE 332 OF THE ST. JOHNS COUNTY PUBLIC RECORDS.
3. THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THAT DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAINT JOHNS - NORTHWEST MASTER AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 595, AND THAT DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAINT JOHNS - NORTHWEST RESIDENTIAL AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 740, AS AMENDED IN OFFICIAL RECORDS BOOK 1198, PAGE 872, AND OFFICIAL RECORDS BOOK 1198, PAGE 890 ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
4. THE ABOVE DESCRIBED LANDS BEING SUBJECT TO SECTIONS 5 AND 6 OF THAT DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1023 OF THE ST. JOHNS COUNTY PUBLIC RECORDS.
5. THE ABOVE DESCRIBED LANDS BEING SUBJECT TO EXCLUSIVE DEVELOPMENT RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1409, AND OFFICIAL RECORDS BOOK 1185, PAGE 1519, ST. JOHNS COUNTY PUBLIC RECORDS, AND TERMS AND PROVISIONS OF SECTION 9.7 OF THE AGREEMENT FOR SALE AND PURCHASE BY AND BETWEEN SJH PARTNERSHIP, LTD. AND BROUDY BROTHERS, INC. DATED MAY 24, 1996.
6. THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THE SAINT JOHNS DRI DEVELOPMENT ORDER APPROVED UNDER ST. JOHNS COUNTY, FLORIDA RESOLUTION NO. 91-130, AS MODIFIED BY MODIFICATION OF SAINT JOHNS DRI DEVELOPMENT ORDER UNDER RESOLUTION NO. 91-183, AS NOTICED UNDER NOTIFICATION OF DRI/DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 922, PAGE 219, AS FURTHER MODIFIED BY MODIFICATION OF SAINT JOHNS DRI DEVELOPMENT ORDER UNDER RESOLUTION 94-211 AND RESOLUTION 95-06, AS NOTICED UNDER NOTIFICATION OF DRI/DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 1119, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
7. THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THAT RIGHT OF FIRST REFUSAL AGREEMENT BETWEEN SJH PARTNERSHIP, LTD. AND JOHN O. HAMMONS HOTELS TWO, L.P., AS RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 2058 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
8. THE ABOVE DESCRIBED LANDS MAY BE SUBJECT TO OTHER EASEMENTS OF RECORD, RECORDED AFTER OCTOBER 25, 1996.
9. ALL AREAS AND IMPROVEMENTS WHICH ARE BEING DEDICATED TO CONDOMINIUM IN EACH PHASE (1-9) EXCLUSIVE OF THE UNITS, AND LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
10. AS OF THE DATE OF THIS SURVEY BUILDINGS NO. I, II, III, V, XII & XIII HAVE BEEN CONSTRUCTED. BUILDINGS IV, VI - XI, XIV - XXII HAVE NOT MET THE REQUIREMENT OF BEING SUBSTANTIALLY COMPLETE AND ARE TAKEN FROM PLANS DRAWN BY SMMA INC.
11. PHASE II WILL BE SUBMITTED TO CONDOMINIUM AT THIS TIME. PHASES III, IV, V, VI, VII, VIII, AND IX WILL NOT BE SUBMITTED TO CONDOMINIUM OWNERSHIP AT THIS TIME AND MAY NEVER BE SUBMITTED. PLEASE REFER TO THE DECLARATION OF CONDOMINIUM. MOREOVER, THE PLOT PLANS MAY BE MODIFIED BY THE DEVELOPER AS TO UNIT AND/OR BUILDING TYPE AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.
12. BUILDINGS INCLUDED IN EACH PHASE ARE AS FOLLOWS:
 - PHASE I ENCOMPASSES BUILDINGS NO. I, II, III, AND V.
 - PHASE II ENCOMPASSES BUILDINGS NO. XII AND XIII.
 - PHASE III ENCOMPASSES BUILDINGS NO. VII, XI, AND XIV.
 - PHASE IV ENCOMPASSES BUILDINGS NO. IX AND X.
 - PHASE V ENCOMPASSES BUILDINGS NO. VI AND VIII.
 - PHASE VI ENCOMPASSES BUILDINGS NO. XIX, XX, AND XXI.
 - PHASE VII ENCOMPASSES BUILDINGS NO. XVI, XVII, XVIII, AND XXII.
 - PHASE VIII ENCOMPASSES BUILDING NO. XV.
 - PHASE IX ENCOMPASSES BUILDING NO. IV.

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
 PC POINT OF CURVE
 PCC POINT OF COMPOUND CURVATURE
 PRC POINT OF REVERSE CURVATURE
 PT POINT OF TANGENCY
 R/W RIGHT OF WAY
 L.C.E. LIMITED COMMON ELEMENTS



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