

EXHIBIT "1-1"

**TO
DECLARATION OF SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM
LEGAL DESCRIPTION - PHASE II LAND**

The legal description of Phase II of Summer House in Old Ponte Vedra Condominium, is as follows:

COPY

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SUMMER HOUSE IN OLD PONTE VEDRA,
 CONDOMINIUM
 PHASE II

MAP SHOWING SURVEY OF:

A PART OF GOVERNMENT LOT 9, SECTION 27, TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT, SECTION 46, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY, WITH THE SOUTHERLY RIGHT OF WAY LINE OF THOUSAND OAKS BOULEVARD, AS DESCRIBED IN PARCEL "A" OF CABALLOS DEL MAR UNIT ONE, AS RECORDED IN MAP BOOK 12, PAGES 44, 45, 46 AND 47, OF THE PUBLIC RECORDS OF SAID COUNTY, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE SOUTH 87°12'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 48.63 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 57°12' 51" WEST, AND A CHORD DISTANCE OF 214.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE OF THOUSAND OAKS BOULEVARD SOUTH 27°13'43" WEST, A DISTANCE OF 231.62 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 66°36'47" WEST AND A CHORD DISTANCE OF 418.80 FEET; THENCE SOUTH 15°59'50" WEST, ALONG THE EASTERLY LINE OF THE LANDS DESCRIBED IN PARCEL "A" OF OFFICIAL RECORDS VOLUME 217, PAGE 450, OF SAID PUBLIC RECORDS, A DISTANCE OF 209.94 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE AND A SOUTHERLY PROJECTION THEREOF SOUTH 05°00'10" EAST, A DISTANCE OF 245.94 FEET; THENCE SOUTH 79°37'02" EAST A DISTANCE OF 126.62 FEET; THENCE SOUTH 89°16'24" EAST, A DISTANCE OF 160.21 FEET; THENCE NORTH 89°31'08" EAST, A DISTANCE OF 92.05 FEET; THENCE NORTH 68°18'00" EAST, A DISTANCE OF 65.81 FEET; THENCE NORTH 12°15'30" WEST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 79°30'36" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 86°06'15" EAST, A DISTANCE OF 60.22 FEET; THENCE NORTH 86°15'35" EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 84°38'24" EAST, A DISTANCE OF 186.60 FEET; THENCE NORTH 02°06'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A, A DISTANCE OF 467.09 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF NORTH 02°48'00" WEST, A DISTANCE OF 358.57 FEET TO THE POINT OF BEGINNING, CONTAINING 10.90 ACRES, MORE OR LESS.
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THOUSAND OAKS BOULEVARD.

THAT PART OF EXHIBIT "A", OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF GOVERNMENT LOT 9, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, (THE SAME BEING A PART OF THOUSAND OAKS BOULEVARD, A 60 FOOT RIGHT OF WAY AS DESCRIBED AS PARCEL "A" IN THE PLAT OF CABALLOS DEL MAR UNIT ONE AS RECORDED IN MAP BOOK 12, PAGES 44, 45, 46 AND 47 OF THE FOREMENTIONED PUBLIC RECORDS), MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY, WITH THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID THOUSAND OAKS BOULEVARD, THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: 1) SOUTH 87°12'00" WEST, A DISTANCE OF 48.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 215.00 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 57°12'51" WEST, A CHORD DISTANCE OF 214.90 FEET AND AN ARC DISTANCE OF 225.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 3) SOUTH 27°13'43" WEST A DISTANCE OF 231.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 330.00 FEET; 4) WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 78°51'00" WEST, A CHORD DISTANCE OF 517.40 FEET AND AN ARC DISTANCE OF 594.64 FEET THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 40°28'17" EAST, ACROSS SAID THOUSAND OAKS BOULEVARD AND NON-TANGENT TO THE RIGHT OF WAY LINES,

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

SHEETS 1 THROUGH 6 COMPRISE THE BOUNDARY SURVEY.
 SEE SHEETS 2 AND 3 FOR GENERAL NOTES.

CHECKED BY: _____
 DRAWN BY: J CJ
 FILE #: 2005-0453

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MARCH 21, 2005
 SHEET 1 OF 9

SUMMER HOUSE IN OLD PONTE VEDRA,
 CONDOMINIUM
 PHASE II

MAP SHOWING SURVEY OF, continued:

A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE AND THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: 1) ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 78°51'00" EAST, A CHORD DISTANCE OF 423.32 FEET AND AN ARC DISTANCE OF 486.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 2) NORTH 27°13'43" EAST, A DISTANCE OF 231.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET; 3) ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 57°12'51" EAST, A CHORD DISTANCE OF 274.88 FEET AND AN ARC DISTANCE OF 287.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 4) NORTH 87°12'00" EAST, A DISTANCE OF 48.63 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE SOUTH 02°48'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) THIS IS A BOUNDARY SURVEY OF EXHIBIT "A", OFFICIAL RECORDS 652, PAGE 239, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2) SEE BOATWRIGHT LAND SURVEYORS, INC.'S DRAWING FILE 2005-0087 DATED JANUARY 24, 2005 FOR BUILDING TIES AND ABOVE GROUND IMPROVEMENTS.
- 3) THE EASEMENTS FOR UTILITIES ARE PROVIDED BY "BLANKET" TYPE EASEMENTS RATHER THAN SPECIFIC EASEMENTS.
- 4) INGRESS AND EGRESS TO "THE PROPERTY" IS PROVIDED BY THOUSAND OAKS BOULEVARD. THE EASTERLY 1077 FEET ± OF THOUSAND OAKS BOULEVARD IS INCLUDED IN THIS SURVEY AND IS THE ONLY PART NECESSARY FOR INGRESS AND EGRESS TO "THE PROPERTY". THOUSAND OAKS BOULEVARD APPEARS TO SERVE THIS (AND OTHER) PROPERTY WITH ALL UTILITIES. THE UTILITY INDICATORS WERE NOT LOCATED.
- 5) THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS "THE PROPERTY" BOUNDARIES, EXCEPT AS SHOWN.
- 6) "THE PROPERTY" IS BELIEVED TO BE IN A PLANNED UNIT DEVELOPMENT (PUD) WITH NO BUILDING RESTRICTION LINES. OFFICIAL RECORDS VOLUME 652, PAGE 239 REQUIRES A 20 FOOT SETBACK FOR ANY CONSTRUCTION ADJACENT TO THE GOLF COURSE.
- 7) BEARINGS ARE BASED ON A LINE FROM THE NORTHEASTERLY CORNER TO THE SOUTHEASTERLY CORNER OF THE SURVEYED LANDS BEING S02°24'31"E PER DESCRIPTION.
- 8) "THE PROPERTY" LIES IN FLOOD ZONE "X" AND FLOOD ZONE "X" (SHADED) AS DETERMINED FROM FLOOD INSURANCE RATE MAP NUMBER 12109C0085H, REVISED SEPTEMBER 2, 2004, FOR ST. JOHNS COUNTY, FLORIDA.
- 9) THERE ARE 295 REGULAR PARKING SPACES AND 9 HANDICAPPED PARKING SPACES ON SUBJECT PROPERTY.
- 10) THE PROPERTY CONTAINS 474,906 SQUARE FEET OR 10.90 ACRES. THE ROADWAY CONTAINS 64,636 SQUARE FEET OR 1.48 ACRES.
- 11) NO IMPROVEMENTS WERE LOCATED IN THOUSAND OAKS BOULEVARD.
- 12) THE PROPERTY ADDRESS IS 100 FAIRWAY PARK BOULEVARD, PONTE VEDRA BEACH, FLORIDA.

SHEETS 1 THROUGH 6 COMPRISE THE BOUNDARY SURVEY.

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

CHECKED BY: _____
 DRAWN BY: J.C.J.
 FILE #: 2005-0453

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MARCH 21, 2005
 SHEET 2 OF 9

SUMMER HOUSE IN OLD PONTE VEDRA, CONDOMINIUM PHASE II

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RECORDED INSTRUMENTS RELATED TO THE PROPERTY:

- A) OFFICIAL RECORDS VOLUME 298, PAGE 793:
THIS IS A "BLANKET" EASEMENT GIVEN TO JACKSONVILLE ELECTRIC AUTHORITY. THE RIGHTS WERE LATER TRANSFERRED TO THE CITY OF JACKSONVILLE BEACH ELECTRIC DEPARTMENT BY OFFICIAL RECORDS 436, PAGE 103.
- B) OFFICIAL RECORDS VOLUME 538, PAGE 37:
THIS IS A "BLANKET" UTILITY SERVICE AGREEMENT THAT INCLUDES "THE PROPERTY" IN PARCEL 1 OF EXHIBIT "A" ON PAGE 45. OTHER DESCRIPTIONS (AND EXCLUSIONS) ARE NOT LEGIBLE OR ARE NOT DETERMINABLE.
- C) OFFICIAL RECORDS VOLUME 652, PAGE 239:
THIS "SPECIAL WARRANTY DEED" DESCRIBES "THE PROPERTY" IN EXHIBIT "A". THIS DEED ALSO INCLUDES RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS ON AND ABOUT "THE PROPERTY". THIS DOCUMENT WAS MODIFIED BY A "SPECIAL WARRANTY DEED MODIFICATION AGREEMENT" THAT PURPORTEDLY IS RECORDED IN OFFICIAL RECORDS BOOK 952, PAGE 1222.
- D) OFFICIAL RECORDS VOLUME 666, PAGE 550:
THIS "GRANT OF NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBES "THE PROPERTY" IN EXHIBIT "B". EXHIBIT "A" DESCRIBES THE ENTIRE THOUSAND OAKS BOULEVARD, A PRIVATE ROADWAY THAT WAS CREATED BY THE PLAT OF CABALLOS DEL MAR UNIT ONE, AS RECORDED BY MAP BOOK 12, PAGES 44-47. THE EASEMENT GRANTED (AS DESCRIBED IN EXHIBIT "C" AND GRAPHICALLY DEPICTED ON EXHIBIT "C-1") INCLUDES ALL OF THE ROADWAY ON THIS SURVEY AND EXTENDS ANOTHER 550-600 FEET BEYOND (NORTHWESTERLY) "THE PROPERTY".
- E) OFFICIAL RECORDS VOLUME 579, PAGE 424:
"THE PROPERTY" IS SUBJECT TO THE RECIPROCAL GRANT OF EASEMENT FOR DRAINAGE (ARVIDA/ARDEV).

WE WERE FURNISHED A COPY OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER C 150500260 DATED DECEMBER 20, 2004. THE (AND DESCRIBED) IN PARCEL 1 IS THE SAME AS THE 10.90-ACRE BOUNDARY SHOWN HEREON. PARCEL 2 OF THE POLICY DESCRIBES ALL OF THOUSAND OAKS BOULEVARD BY MAP BOOK 12, PAGES 44 THROUGH 47. THIS SURVEY ONLY INCLUDES THAT PART OF THE ROADWAY THAT SERVES THIS DEVELOPMENT (DESCRIBED HEREON). ALL OF THE ROADWAY IS NOT ACCESSIBLE FROM THE PART SHOWN HEREON.

CERTIFICATION:
THE UNDERSIGNED, BEING A SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 718.104(4)(c), FLORIDA STATUTES, THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, THAT CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IS SUBSTANTIALLY COMPLETE, SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR SUMMER HOUSE IN OLD PONTE VEDRA, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND FURTHER THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

SHEETS 1 THROUGH 6 COMPRISE THE BOUNDARY SURVEY.

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

CHECKED BY: _____	BOATWRIGHT LAND SURVEYORS, INC.	DATE: MARCH 21, 2005
DRAWN BY: JCJ	1500 ROBERTS DRIVE	
FILE #: 2005-0453	JACKSONVILLE BEACH, FLORIDA 241-8550	SHEET 3 OF 9

The foregoing described property is presently subject to the following:

- 1) Real Estate Taxes for the year 2005 and subsequent years.
- 2) Reservations, Restrictions, Easements and Conditions as contained in Warranty Deed dated July 26, 1984, and recorded in Official Records Book 652, Page 239 of the public records of St. Johns County, Florida and modified by Modification Agreement recorded in Official Records Book 952, Page 1222 of the public records of St. Johns County, Florida..
- 3) Jacksonville Electric Authority Easement as set forth in Easement dated March 12, 1976, and recorded in Official Records Book 298, Page 793 of the public records of St. Johns County, Florida.
- 4) Memorandum of Utility Service Agreement by and between St. Johns Utilities, Inc., Arvida Corporation and Fletcher Land Corporation, as contained in Memorandum of Utility Service Agreement dated May 7, 1982 and recorded in Official Records Book 538, Page 37 of the public records of St. Johns County, Florida.
- 5) Ingress and Egress Easement in favor of Ponte Vedra Beach Associates, LTD., contained in Grant of Non-Exclusive Easement dated January 25, 1985, and recorded in Official Records Book 666, Page 550 of the public records of St. Johns County, Florida.
- 6) Existing unrecorded leases and all rights thereunder of the lessees and any person claiming by, through or under the lessees.
- 7) Memorandum of Lease in favor of Web Service Company, Inc. recorded October 23, 1992, in Official Records Book 962, Page 1432 of the public records of St. Johns County, Florida.
- 8) All other covenants, conditions, restrictions and easements of record.

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