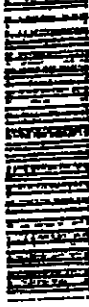


RECORD AND RETURN TO
This instrument prepared by
Carl M. Stewart Esquire
Cone, Yong, Stewart & Houston P A
P O Box 4550
Jacksonville FL 32201

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Documentary Tax Pd 1	28736.00
Intangible Tax Pd	
Dave Lang, Clerk, Leon County	
By <u>MED</u>	Deputy Clerk

WARRANTY DEED

THIS DEED, made this 5th day of May, A D 1998, by **POWERHOUSE, INC.**, a Florida corporation, whose post office address is 7300 Microsukee Road, Tallahassee, FL 32308 (hereinafter called "Grantor"), to **THE TRUST FOR PUBLIC LAND**, a charitable nonprofit California corporation, whose post office address is 306 North Monroe Street, Tallahassee, FL 32301 (hereinafter called "Grantee")

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument and the heirs, representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH That the Grantor, for and in consideration of the sum of Ten Dollars (\$10 00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of Leon, State of Florida, described as follows

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

RE Tax No 11-13 20-003-0000 and 11-14-20-901-0000

Subject to all existing covenants, restrictions and easements of record

Subject to ad valorem taxes for 1998 and subsequent years

Grantor hereby reserves perpetual, nonexclusive easements for vehicular and pedestrian ingress and egress and underground utilities, over, across and under each of the parcels of land more particularly described on Exhibits A-1(a), A-1(b) and A-1(c) for access to and from the adjacent lands retained by Grantor, and for the installation of underground utilities by the Grantor, or the utility suppliers (collectively the "Easements", and individually "Easement A-1(a)", "Easement A-1(b)", "Easement A-1(c)") Easement A-1(a) shall be no more than 224 00 feet in width, Easement A-1(b) shall be no more than 100 feet in width, and Easement A-1(c) shall be no more than 100 feet in width The final location of the Easements shall be mutually agreed to by the Grantor, its successors or assigns, and the City of Tallahassee (the "City")

Additionally, Grantor hereby reserves a perpetual, nonexclusive easement for vehicular and pedestrian ingress and egress and underground utilities, over, across and under the parcel of land described in Exhibit A-1(d) for a portion of the easterly extension of Shamrock South from Centerville Road to the east of the intersection of Interstate 10 with U S 90 (Mahan Drive) as required by that certain Urban Services Development Agreement (the "Agreement") between the Grantor and the City, dated April 15, 1990 (the "Shamrock Easement") The Shamrock Easement shall provide vehicular and pedestrian access over and across the Property, to and from the adjacent lands retained by Grantor, and may be used for the installation of underground utilities by Grantor or utility suppliers The Shamrock Easement shall be no more than 150 0 feet in width The final location of the Shamrock Easement shall be mutually agreed to by the City and Grantor, its successors or assigns, pursuant to the terms of the Agreement or any subsequent amendment thereto

Upon determining the exact location of the Shamrock Easement and the Easements, Grantor, its successors or assigns, shall record a declaration of easements (the "Declaration") in the County land records with legal descriptions and provide a boundary survey, acceptable in form and substance to Grantee, its successors or assigns, describing the precise location of the Shamrock Easement and the Easements relative to the Property The Declaration shall also contain a release of any other land described in Exhibits A-1(a), A-1(b), A-1(c) and A-1(d), which does not fall within the legal description of the Shamrock Easement or the Easements, such that

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PUBLIC RECORDS LEON COUNTY FL

BOOK R2122 PAGE 01040

MAY 05 1998 11:50 AM

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there will be no further encumbrances affecting those lands relative to the reservations contained herein

Grantor further reserves the right to dedicate the Shamrock Easement and the Easements A-1(a), A-1(b) and A-1(c) to Leon County (the "County"), or the City, as the case may be, for public road purposes. In the event of such dedication, Grantee, its successors or assigns, may, in its sole discretion, after receiving appropriate written notice of such dedication, quit claim all right, title and interest in and to its fee interest underlying the Easements and the Shamrock Easement to the City or the County. In the alternative, Grantee, its successors or assigns, may quit claim its right, title and interest in and to its fee interest underlying the Easements and the Shamrock Easement to the Grantor, its successors or assigns, upon receiving written notice of Grantor's intent to dedicate the Easements and the Shamrock Easement for public road purposes, such that title may be unified at the time of such dedication. Additionally, Grantor, its successors or assigns, may, at any time construct and maintain, at no expense to Grantee, its successors or assigns, one paved roadway within the Shamrock Easement and the Easements. Grantor hereby covenants and agrees that Grantor, its successors or assigns, shall maintain each roadway within the Easements and the Shamrock Easement in good repair at all times following the construction of each roadway or installation of utilities, at no expense to Grantee, its successors or assigns, except in the event that such roadway is dedicated to the County or City for public road purposes. Grantor hereby agrees to indemnify, defend and hold harmless, Grantee, its successors or assigns, and any lessee of the Property, against all loss from claims or causes of action for personal injury or property damage to anyone arising out of, or in connection with, any construction, operation or repair work within the Shamrock Easement or the Easements for roadways or utilities until such time as the Shamrock Easement or the Easements are dedicated for public use.

In the event Grantor, its successors or assigns, dedicates the Shamrock Easement and the Easements to the City or the County, and Grantee, its successors or assigns quit claims its fee interest underlying the Shamrock Easement and the Easements to such entity, then Grantee, its successors or assigns, may, in its sole discretion, retain perpetual, nonexclusive easements for pedestrian and recreational access, over and across that portion of the Property so conveyed (the "Recreation Easements"). The Recreation Easements shall be of sufficient width and dimension and shall contain terms and conditions appropriate to assure the integrity of the proposed public recreation path within the greenway being created on the Property.

Additionally, Grantor hereby reserves a perpetual right to install at its sole cost and expense on the Shamrock Easement and the Easements necessary directional and safety signs, and signs acknowledging the role of the public agencies, nonprofit organizations and Grantor in the creation of the greenway. However, in no event shall such signs interfere with any pedestrian or bicycle path, or violate any state or local statute, rule, code, ordinance or zoning.

For purposes of this conveyance the parcels herein described and ultimately situated on the Property as the Shamrock Easement and the Easements shall be deemed donations from Grantor to Grantee (the "Donation Parcels"). By acceptance of said donation, Grantee covenants and agrees that in the event of a conveyance of the Property to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Trustees") it shall donate the Donation Parcels to the Trustees.

Finally, Grantor, its successors and assigns, hereby reserves the right to locate and establish within a two year period from the date of this conveyance, five (5) perpetual, non-exclusive easements over, across and under the Property, at no expense to the Grantee, its successors or assigns, for subsurface utility services, including, but not limited to electric, gas, water, sewer, telephone and cable television for the purpose of enhancing the development of the adjacent lands of Grantor, its successors or assigns (the "Utility Easements"). The maximum width of each of the Utility Easements shall be 100 0 feet, and such Utility Easements shall be located where mutually agreed upon by the Grantor, its successors or assigns, and the appropriate utility company, and the parties shall use their best efforts to minimize the area of the Property affected by the Utility Easements, with consideration being given to the location of improvements on the Property. Notwithstanding the foregoing, the Grantor, its successors or assigns shall collocate the Utility Easements beneath the Easements A-1(a), A-1(b), A-1(c) and the Shamrock Easement to the maximum extent feasible. Grantor, its successors or assigns, shall repair or replace any portion of the constructed bike path, recreation path, or any other improvements located on the Property, which are damaged or destroyed as a result of the construction, operation or repair of the Utility Easements. Grantor hereby agrees to indemnify, defend and hold harmless

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Grantee, its successors or assigns, and any lessee of the Property, against all loss from claims or causes of action for personal injury or property damage to anyone arising out of, or in connection with the construction, operation or repair of the Utility Easements by Grantor, its successors or assigns, or utility suppliers. In the event Grantor, its successors or assigns is unable to locate the Utility Easements within two years from the date of this conveyance, the Grantor, its successors or assigns, relinquishes its right to locate the Utility Easements in any location on the Property other than beneath the Shamrock Easement and Easements A-1(a), A-1(b) and A-1(c), and the reservations for the Utility Easements contained in this conveyance shall be null and void, and of no further force or legal effect

TO HAVE AND TO HOLD the same in fee simple forever

AND GRANTOR hereby covenants with said GRANTEE that it hereby fully warrants the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its authorized officer and caused its corporate seal to be hereunto affixed the day and year first above written

Signed, sealed and delivered in the presence of POWERHOUSE, INC., a Florida corporation

Print C. L. M. Stewart By Christopher F. Davenport Seal
Print C. L. M. Stewart Its President

Print Christopher F. Davenport [Corporate Seal]

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared Christopher F. Davenport, as President of POWERHOUSE, INC., a Florida corporation, on behalf of the corporation, and who executed the foregoing instrument and acknowledged the execution thereof to be his/her own free act and deed. He/she ☒ is personally known to me or produced as identification

WITNESS my hand and official seal this 3rd day of May 1998, at the County and State aforesaid



Charity A. Vickers
MY COMMISSION # 00557533 EXPIRES
September 24, 2000
BONDED TO THE TROY FARM INSURANCE, INC.

Notary Public, State of Florida

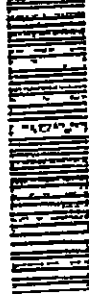
Notary Name Charity A. Vickers

My commission expires

My commission number is

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EXHIBIT "A"

MICCOSUKEE CANOPY ROAD GREENWAY

PARCEL 1

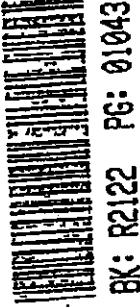
A tract of land lying in Section's 12, 13, 14, and 15, Township 1 North, Range 1 East, and Section 7, Township 1 North, Range 2 East, Leon County, Florida, more particularly described as follows

Commence at a concrete monument marking the Southwest corner of said Section 15, and run South 89 degrees 56 minutes 31 seconds East 2267 07 feet to a City of Tallahassee iron pin lying on a curve concave to the Southwest on the Easterly right of way boundary of Fleischman Road as described in Official Records Book 1376, page 485 of the Public Records of Leon County, Florida for the Point of Beginning From said Point of Beginning run Northwesterly along said right of way curve with a radius of 592 25 feet, through a central angle of 48 degrees 18 minutes 58 seconds, for an arc distance of 499 43 feet (the chord of said arc being North 42 degrees 38 minutes 26 seconds West 484 77 feet) to a concrete monument #3562, thence leaving said right of way boundary run North 80 degrees 22 minutes 51 seconds East 855 01 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 31 seconds East 1104 46 feet to an iron pipe #LB732, thence North 53 degrees 54 minutes 58 seconds East 1374 69 feet to an iron pipe #LB732, thence North 64 degrees 11 minutes 03 seconds East along a line 800 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of Miccosukee Road a distance of 310 00 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said parallel line and said curve with a radius of 6529 65 feet through a central angle of 02 degrees 04 minutes 11 seconds, for an arc distance of 235 88 feet to an iron pipe #LB732 in a fence line, thence South 44 degrees 02 minutes 19 seconds East along said fence line 428 35 feet to an iron pipe #LB732, thence North 67 degrees 26 minutes 03 seconds East along a line 400 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of said Miccosukee Road a distance of 1262 18 feet to an iron pipe #LB732, thence North 12 degrees 21 minutes 12 seconds East 698 86 feet to an iron pipe #LB732 on the approximate 94 foot contour of Dove Lake, thence North 73 degrees 06 minutes 18 seconds East 371 39 feet to an iron pipe #LB732, thence North 15 degrees 38 minutes 10 seconds East 520 46 feet to an iron pipe #LB732, thence North 88 degrees 40 minutes 44 seconds East 1795 91 feet to an iron pipe #LB732, thence Northeasterly along a line 525 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of said Miccosukee Road as follows North 61 degrees 19 minutes 03 seconds East 2274 49 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said curve with a radius of 22,393 60 feet, through a central angle of 00 degrees 50 minutes 00 seconds, for an arc distance of 325 70 feet, thence North 60 degrees 29 minutes 03 seconds East 319 71 feet to an iron pipe #LB732, thence leaving said parallel line run South 29 degrees 30 minutes 57 seconds East 75 00 feet to an iron pipe #LB732, thence North 60 degrees 29 minutes 03 seconds East along a line 450 feet from and parallel to the centerline of the 66 foot right of way of said Miccosukee Road a distance of 2899 39 feet to an iron pipe #LB732, thence leaving said parallel line run North 27 degrees 04 minutes 18 seconds West 631 45 feet to an iron pipe #LB732, thence North 15 degrees 18 minutes 33 seconds West 912 77 feet to an iron pipe #LB732 lying

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BOOK R2122 PAGE 01043

MAY 05 1998 11:50 AM
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on a curve concave to the Southerly right of way boundary of Interstate 10 (State Road No 8), thence Southeasterly along said right of way boundary as follows along said curve with a radius of 3669 83 feet, through a central angle of 09 degrees 25 minutes 01 second, for an arc distance of 603 16 feet (the chord of said arc being South 84 degrees 35 minutes 48 seconds East 602 48 feet) to a Florida Department of Transportation iron pin, thence South 71 degrees 02 minutes 53 seconds East 384 10 feet to a Florida Department of Transportation iron pin, thence South 72 degrees 25 minutes 48 seconds East 381 02 feet to a Florida Department of Transportation iron pin lying on a curve concave to the Southwesterly, thence Southeasterly along said curve with a radius of 3639 83 feet, through a central angle of 14 degrees 59 minutes 44 seconds, for an arc distance of 952 61 feet (the chord of said arc being South 60 degrees 26 minutes 27 seconds East 949 91 feet) to a Florida Department of Transportation iron pin, thence South 53 degrees 10 minutes 30 seconds East 155 68 to an iron pipe #LB732 on the Northwesterly limited access right of way boundary of said Miccosukee Road, thence leaving the right of way boundary of said Interstate 10 run South 53 degrees 23 minutes 35 seconds West along said limited access right of way boundary of Miccosukee Road a distance of 204 40 feet to an iron pipe #LB732, thence South 60 degrees 25 minutes 06 seconds West along said limited access right of way boundary 600 00 feet to a Florida Department of Transportation iron pin, thence South 29 degrees 34 minutes 54 seconds East along said limited access right of way boundary 37 89 feet to an iron pipe #LB732 on the Northwesterly boundary of the 66 foot right of way of said Miccosukee Road, thence South 60 degrees 29 minutes 03 seconds West along said right of way boundary 1891 27 feet to an iron pipe #LB732, thence leaving said right of way boundary run North 29 degrees 30 minutes 57 seconds West 298 05 feet to an iron pipe #LB732, thence South 60 degrees 29 minutes 03 seconds West 1068 07 feet to an iron pipe #LB732, thence South 35 degrees 33 minutes 45 seconds East 299 72 feet to an iron pipe #LB732 on the Northwesterly boundary of the 66 foot right of way of said Miccosukee Road, thence Southwesterly along said right of way boundary as follows. South 60 degrees 29 minutes 03 seconds West 1298 25 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said curve with a radius of 22,885 60 feet, through a central angle of 00 degrees 50 minutes 00 seconds, for an arc distance of 332 86 feet to an iron pipe #LB732, thence South 61 degrees 19 minutes 03 seconds West 3588 03 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said curve with a radius of 5696 65 feet, through a central angle of 06 degrees 07 minutes 00 seconds, for an arc distance of 608 15 feet to an iron pipe #LB732, thence South 67 degrees 26 minutes 03 seconds West 2189 20 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said curve with a radius of 5762 65 feet, through a central angle of 03 degrees 15 minutes 00 seconds, for an arc distance of 326 88 feet to an iron pipe #LB732, thence South 64 degrees 11 minutes 03 seconds West 1481 39 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said curve with a radius of 11,426 30 feet, through a central angle of 01 degree 16 minutes 42 seconds, for an arc distance of 254 92 feet to an iron pipe #LB732, thence leaving said right of way boundary run North 83 degrees 51 minutes 05 seconds West 377 00 feet to an iron pipe #LB732, thence South 89 degrees 46 minutes 04 seconds West 320 17 feet to an iron pipe #LB732, thence South 87 degrees 12 minutes 44 seconds West 312 00 feet to an iron pipe, thence South 00 degrees 00 minutes 45 seconds West 23 68 feet to a concrete monument marking the Northeast corner of Forest Commons, an

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unrecorded subdivision described in Official Records Book 966, page 208 of the Public Records of Leon County, Florida, thence North 89 degrees 56 minutes 31 seconds West along the North boundary of said Forest Commons Subdivision a distance of 72 27 feet to a City of Tallahassee iron pin marking the Southeast corner of property deeded to the City of Tallahassee in Official Records Book 1476, page 690 of the Public Records of Leon County, Florida, said iron pin lying on a curve concave to the Westerly, thence along the boundaries of said property as follows Northwesterly along said curve with a radius of 1293 69 feet, through a central angle of 15 degrees 48 minutes 12 seconds, for an arc distance of 356 83 feet (the chord of said arc being North 16 degrees 57 minutes 57 seconds West 355 70 feet) to a City of Tallahassee iron pin, thence South 65 degrees 07 minutes 16 seconds West 300 00 feet to a City of Tallahassee iron pin lying on a curve concave to the Westerly, thence Southeasterly along said curve with a radius of 993 69 feet, through a central angle of 13 degrees 00 minutes 38 seconds, for an arc distance of 225 64 feet (the chord of said arc being South 18 degrees 21 minutes 32 seconds East 225 16 feet) to a City of Tallahassee iron pin on the North boundary of said Forest Commons Subdivision, thence North 89 degrees 56 minutes 31 seconds West along said boundary 394 92 feet to the Point of Beginning

Less and Except the following described cemetery tract

A tract of land lying in Section 14, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows

Commence at a concrete monument marking the Southwest corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida and run South 89 degrees 56 minutes 31 seconds East 2267 07 feet to a City of Tallahassee iron pin lying on a curve concave to the Southwesterly on the Easterly right of way boundary of Fleischman Road as described in Official Records Book 1376, page 485 of the Public Records of Leon County, Florida, thence run Northwesterly along said right of way curve with a radius of 592 25 feet, through a central angle of 48 degrees 18 minutes 58 seconds, for an arc distance of 499 43 feet (the chord of said arc being North 42 degrees 38 minutes 26 seconds West 484 77 feet) to a concrete monument #3562, thence leaving said right of way boundary run North 80 degrees 22 minutes 51 seconds East 855 01 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 31 seconds East 1104 46 feet to an iron pipe #LB732, thence North 53 degrees 54 minutes 58 seconds East 1374 69 feet to an iron pipe #LB732, thence North 64 degrees 11 minutes 03 seconds East along a line 800 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of Miccosukee Road a distance of 310 00 feet to an iron pipe #LB732, thence South 15 degrees 58 minutes 19 seconds East 43 44 feet to an iron pipe #LB732 for the Point of Beginning. From said Point of Beginning continue South 15 degrees 58 minutes 19 seconds East 146 86 feet to an iron pipe #LB732, thence North 78 degrees 21 minutes 21 seconds East 163 90 feet to an iron pipe #LB732, thence North 22 degrees 56 minutes 22 seconds West 179 66 feet to an iron pipe #LB732, thence South 66 degrees 20 minutes 34 seconds West 142 92 to the Point of Beginning, containing 0 57 acre, more or less

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BOOK: R2122 PAGE: 01045
MAY 05 1998 11:50 AM
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The foregoing described property containing, less exception, 220 33 acres, more or less

The foregoing described property being subject to a 40 foot access and utility easement recorded Official Records Book 1476, page 699, a drainage easement recorded in Deed Book 110, page 493, and a 30 foot natural gas pipeline easement recorded in Deed Book 240, page 217, all of the Public Records of Leon County, Florida

PARCEL 2

A tract of land lying in Section 7, Township 1 North, Range 2 East, Leon County, Florida, more particularly described as follows

Commence at a terra cotta pipe filled with concrete marking the Southwest corner of Lot 24 of Miccosukee Meadows, an unrecorded subdivision, and also marking the Southeast corner of the Southwest 1/4, of the Southwest 1/4, of Section 4, Township 1 North, Range 2 East, Leon County, Florida and run North 00 degrees 08 minutes 04 seconds East along the West boundary of said Miccosukee Meadows Subdivision a distance of 2193 90 feet to an iron pipe #LB732 lying on the Southeasterly boundary of the 66 foot right of way of Miccosukee Road, said iron pipe also lying on a curve concave to the Southeasterly, thence Southwesterly along said right of way curve with a radius of 22,885 60 feet, through a central angle of 01 degree 27 minutes 29 seconds, for an arc distance of 582 39 feet (the chord of said arc being South 61 degrees 15 minutes 48 seconds West 582 57 feet) to an iron pipe #LB732, thence South 60 degrees 32 minutes 03 seconds West along said right of way boundary 6921 44 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said right of way curve with a radius of 22,951 60 feet, through a central angle of 00 degrees 44 minutes 00 seconds, for an arc distance of 293 76 feet to an iron pipe #LB732, thence South 61 degrees 16 minutes 03 seconds West along said right of way boundary 312 44 feet, thence leaving said right of way boundary run North 23 degrees 47 minutes 55 seconds West 66 24 feet to an iron pipe #LB732 on the Northwesterly right of way boundary of said Miccosukee Road for the Point of Beginning From said Point of Beginning run Southwesterly along the Northwesterly boundary of said 66 foot right of way and along the Northwesterly limited access boundary of said Miccosukee Road as follows South 61 degrees 16 minutes 03 seconds West 1448 65 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said right of way curve with a radius of 11,492 30 feet, through a central angle of 02 degrees 15 minutes 00 seconds, for an arc distance of 451 30 to an iron pipe #LB732, thence South 59 degrees 01 minute 03 seconds West 435 48 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said right of way curve with a radius of 17,155 95 feet, through a central angle of 01 degree 28 minutes 00 seconds, for an arc distance of 439 16 feet to an iron pipe #LB732, thence South 60 degrees 29 minutes 03 seconds West 1133 07 feet to an iron pipe #LB732, thence North 29 degrees 34 minutes 54 seconds West 42 05 feet to an iron pipe #LB732, thence South 60 degrees 25 minutes 06 seconds West 300 00 feet to a Florida Department of Transportation iron pin, thence South 66 degrees 51 minutes 12 seconds West 402 28 feet to a Florida Department of Transportation iron pin, thence South 59 degrees 54 minutes 51 seconds West 214 05 feet to a Florida Department of Transportation iron pin on the Northeasterly right of way of Interstate 10 (State Road No 8), thence leaving the right

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BOOK R2122 PAGE 01046

MAY 05 1998 11:50 AM BK: R2122 PG: 01046

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of boundary of said Interstate 10 and the right of way boundary of said Miccosukee Road run North 40 degrees 11 minutes 10 seconds East 1680 00 feet to an iron pipe #LB732, thence North 60 degrees 29 minutes 03 seconds East along a line 700 feet Northwesterly of and parallel to the centerline of the 66 foot right of way boundary of said Miccosukee Road a distance of 471 29 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said parallel line and said curve with a radius of 16,488 95, through a central angle of 01 degree 07 minutes 51 seconds, for an arc distance of 325 43 feet to an iron pipe #LB732, thence South 30 degrees 38 minutes 48 seconds East 500 00 feet to a 1/2" iron pin #LB732 in a fence line, said iron pipe lying on a curve concave to the Northwesterly, thence Northeasterly along a line 200 feet Northwesterly of and parallel to the centerline of the 66 foot right of way boundary of said Miccosukee Road as follows along said curve with a radius of 16,988 95 feet, through a central angle of 00 degrees 20 minutes 09 seconds, for an arc distance of 99 58 feet (the chord of said arc being North 59 degrees 11 minutes 08 seconds East 99 58 feet) to an iron pipe #LB732, thence North 59 degrees 01 minute 03 seconds East 435 48 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said curve with a radius of 11,659 30 feet, through a central angle of 02 degrees 15 minutes 00 seconds, for an arc distance of 457 86 feet to an iron pipe #LB732, thence North 61 degrees 16 minutes 03 seconds East 1463 06 feet to an iron pipe #LB732 in a fence line, thence leaving said parallel line run South 23 degrees 47 minutes 55 seconds East along said fence line 167 62 feet to the Point of Beginning, containing 33 97 acres, more or less

The foregoing described property being subject to a drainage easement recorded in Official Records Book 1803, page 2226, and a temporary access easement recorded in Official Records Book 1923, page 1706, both of the Public Records of Leon County, Florida

PARCEL 3

A tract of land lying in Section's 4, 5, 7, and 8, Township 1 North, Range 2 East, Leon County, Florida, more particularly described as follows:

Begin at a terra cotta pipe filled with concrete marking the Southwest corner of Lot 24 of Miccosukee Meadows, an unrecorded subdivision, and also marking the Southeast corner of the Southwest 1/4, of the Southwest 1/4, of said Section 4 and run North 00 degrees 08 minutes 04 seconds East along the West boundary of said Miccosukee Meadows Subdivision a distance of 2193 90 feet to an iron pipe #LB732 lying on the Southeasterly boundary of the 66 foot right of way of Miccosukee Road, said iron pipe also lying on a curve concave to the Southeasterly, thence Southwesterly along said right of way curve with a radius of 22,885 60 feet, through a central angle of 01 degree 27 minutes 29 seconds, for an arc distance of 582 39 feet (the chord of said arc being South 61 degrees 15 minutes 48 seconds West 582 37 feet) to an iron pipe #LB732, thence South 60 degrees 32 minutes 03 seconds West along said right of way boundary 6921 44 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said right of way curve with a radius of 22,951 60 feet, through a central angle of 00 degrees 44 minutes 00 seconds, for an arc distance of 293 76 feet to an iron pipe #LB732, thence South 61 degrees 16

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BOOK 22122 PAGE 01047

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minutes 03 seconds West along said right of way boundary 920 68 feet to an iron pipe #LB732 on the Northeastly right of way boundary of Miles Johnson Road (60 foot right of way), thence South 66 degrees 43 minutes 33 seconds East along said right of way boundary 1260 75 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said right of way curve with a radius of 689 88 feet, through a central angle of 05 degrees 49 minutes 56 seconds, for an arc distance of 70 22 feet to an iron pipe #LB732, thence North 34 degrees 47 minutes 00 seconds East 1873 33 feet to an iron pipe #LB732, thence South 89 degrees 50 minutes 36 seconds East 2645 83 feet to an iron pipe #LB732, thence North 1070 05 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 38 seconds East 1334 74 feet to a terra cotta pipe filled with concrete and marking the Southeast corner of said Section 5 (also the Southwest corner of said Section 4), thence continue South 89 degrees 56 minutes 38 seconds East 1322 41 feet to the POINT OF BEGINNING, containing 184 80 acres, more or less

The foregoing described property being subject to a drainage easement recorded in Deed Book 110, page 493 of the Public Records of Leon County, Florida

PARCEL 4

A tract of land lying in Section 4, Township 1 North, Range 2 East, Leon County, Florida and more particularly described as follows

Commence at a terra cotta pipe filled with concrete marking the Southeast corner of Lot 1 of Pine Tree Circle, an unrecorded subdivision, and also marking the Northeast corner of the West 1/2, of the Northeast 1/4, of said Section 4 and run South 00 degrees 30 minutes 18 seconds East along the East boundary of the West 1/2, of the Northeast 1/4 of said Section 4 a distance of 700 00 feet to a 1/2" iron pin #LB732 for the Point of Beginning From said Point of Beginning run West 1125 70 feet to an iron pipe #LB732, thence South 34 degrees 16 minutes 03 seconds West 2337 73 feet to an iron pipe #LB732, thence Southwesterly along a line 300 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of Miccosukee Road as follows South 62 degrees 28 minutes 03 seconds West 182 09 feet to a point of curve to the left, thence along said curve with a radius of 23,218 60 feet, through a central angle of 01 degree 56 minutes 00 seconds, for an arc distance of 783 47 feet to an iron pipe #LB732, thence South 60 degrees 32 minutes 03 seconds West 399 22 feet to an iron pipe #LB732, thence leaving said parallel line run South 29 degrees 27 minutes 57 seconds East 267 00 feet to an iron pipe #LB732 lying on the Northwesterly right of way boundary of said Miccosukee Road, thence Northeasterly along said right of way boundary as follows North 60 degrees 32 minutes 03 seconds East 399 22 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said curve with a radius of 22,951 60 feet, through a central angle of 01 degree 56 minutes 00 seconds, for an arc distance of 774 46 feet to an iron pipe #LB732, thence North 62 degrees 28 minutes 03 seconds East 321 26 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said curve with a radius of 22,885 60 feet, through a central angle of 02 degrees 57 minutes 00 seconds, for an arc distance of 1178 32 feet to an iron pipe #LB732, thence North 59 degrees 31 minutes 03 seconds East 801 95 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said

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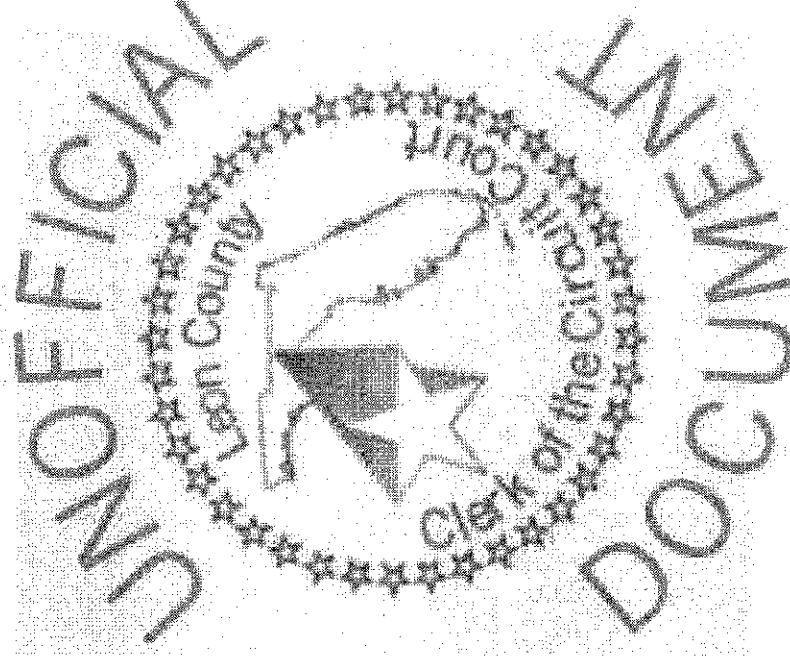
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BOOK R2122 PAGE: 01048

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curve with a radius of 22,951 60 feet, through a central angle of 01 degree 23 minutes 03 seconds, for an arc distance of 554 44 feet to an iron pipe #LB732 on the East boundary of the West 1/2, of the Northeast 1/4, of said Section 4, thence leaving the right of way boundary of said Miccosukee Road run North 00 degrees 30 minutes 18 seconds West along the East boundary of the West 1/2, of the Northeast 1/4, of said Section 4 a distance of 76 27 feet to an iron pipe #LB732 lying on a curve concave to the Southeasterly, thence Southwesterly along said curve and along a line 100 feet Northwesterly of and parallel to the centerline of the 66 foot right of way boundary of said Miccosukee Road with a radius of 23,018 60 feet, through a central angle of 00 degrees 59 minutes 46 seconds, for an arc distance of 400 16 feet (the chord of said arc being South 60 degrees 29 minutes 40 seconds West 400 16 feet) to an iron pipe #LB732, thence North 00 degrees 30 minutes 18 seconds West 571 63 feet to an iron pipe #LB732, thence East 350 00 feet to an iron pipe #LB732 on the East boundary of the West 1/2, of the Northeast 1/4, of said Section 4, thence North 00 degrees 30 minutes 18 seconds West along said East boundary 400 00 feet to the Point of Beginning, containing 62 30 acres, more or less



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EXHIBIT "A-1(a)



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A tract of land lying in Section's 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows

Commence at a concrete monument marking the Southwest corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida and run South 89 degrees 56 minutes 31 seconds East 2267 07 feet to a City of Tallahassee iron pin lying on a curve concave to the Southwesterly on the Easterly right of way boundary of Fleischman Road as described in Official Records Book 1376, page 485 of the Public Records of Leon County, Florida; thence run Northwesterly along said right of way curve with a radius of 592 25 feet, through a central angle of 48 degrees 18 minutes 58 seconds, for an arc distance of 499 43 feet (the chord of said arc being North 42 degrees 38 minutes 26 seconds West 484 77 feet) to a concrete monument #3562, thence leaving said right of way boundary run North 80 degrees 22 minutes 51 seconds East 855 01 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 31 seconds East 1104 46 feet to an iron pipe #LB732, thence North 53 degrees 54 minutes 58 seconds East 1360 55 to the Point of Beginning From said Point of Beginning continue North 53 degrees 54 minutes 58 seconds East 14 14 feet to an iron pipe #LB732, thence North 64 degrees 11 minutes 03 seconds East along a line 800 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of Miccosukee Road a distance of 210 66 feet to point lying on a curve concave to the Westerly, thence Southerly along said curve with a radius of 1224 00 feet, through a central angle of 21 degrees 36 minutes 45 seconds, for an arc distance of 461 70 feet (the chord of said arc being South 11 degrees 53 minutes 05 seconds East 458 97 feet), thence South 01 degree 04 minutes 42 seconds East 354 04 feet to the Northwesterly boundary of the 66 foot right of way of said Miccosukee Road, thence South 64 degrees 11 minutes 03 seconds West along said right of way boundary 246 63 feet, thence leaving said right of way boundary run North 01 degree 04 minutes 42 seconds West 457 22 feet to a point of curve to the left, thence along said curve with a radius of 1000 00 feet, through a central angle of 20 degrees 46 minutes 00 seconds, for an arc distance of 362 45 feet to the Point of Beginning

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BOOK R2122 PAGE 01050
MAY 05 1998 11:50 AM
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EXHIBIT "A-1(b)

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A tract of land lying in Section 14, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows

Commence at a concrete monument marking the Southwest corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida and run South 89 degrees 56 minutes 31 seconds East 2267 07 feet to a City of Tallahassee iron pin lying on a curve concave to the Southwesterly on the Easterly right of way boundary of Fleischman Road as described in Official Records Book 1376, page 485 of the Public Records of Leon County, Florida, thence Northwesterly along said right of way curve with a radius of 592 25 feet, through a central angle of 48 degrees 18 minutes 58 seconds, for an arc distance of 499 43 feet (the chord of said arc being North 42 degrees 38 minutes 26 seconds West 484 77 feet) to a concrete monument #3562, thence leaving said right of way boundary run North 80 degrees 22 minutes 51 seconds East 855 01 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 31 seconds East 1104 46 feet to an iron pipe #LB732, thence North 53 degrees 54 minutes 58 seconds East 1374 69 feet to an iron pipe #LB732, thence North 64 degrees 11 minutes 03 seconds East along a line 800 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of Miccosukee Road a distance of 310 00 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said parallel line and said curve with a radius of 6529 65 feet, through a central angle of 02 degrees 04 minutes 11 seconds, for an arc distance of 235 88 feet to an iron pipe #LB732 in a fence line, thence South 44 degrees 02 minutes 19 seconds East along said fence line 428 35 feet to an iron pipe #LB732, thence North 67 degrees 26 minutes 03 seconds East along a line 400 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of said Miccosukee Road a distance of 1262 18 feet to an iron pipe #LB732, thence North 12 degrees 21 minutes 12 seconds East 698 86 feet to an iron pipe #LB732 on the approximate 94 foot contour of Dove Lake, thence North 73 degrees 06 minutes 18 seconds East 371 39 feet to an iron pipe #LB732, thence North 15 degrees 38 minutes 10 seconds East 520 46 feet to an iron pipe #LB732, thence North 88 degrees 40 minutes 44 seconds East 1081 30 feet to the Point of Beginning. From said Point of Beginning continue North 88 degrees 40 minutes 44 seconds East 100 03 feet, thence South 663 81 feet to a point of curve to the left, thence along said curve with a radius of 350 00 feet, through a central angle of 28 degrees 40 minutes 57 seconds, for an arc distance of 175 21 feet, thence South 28 degrees 40 minutes 57 seconds East 24 12 feet to the Northwesterly boundary of the 66 foot right of way of said Miccosukee Road, thence South 61 degrees 19 minutes 03 seconds West along said right of way boundary 100 00 feet, thence leaving said boundary run North 28 degrees 40 minutes 57 seconds West 24 12 feet to a point of curve to the right, thence along said curve with a radius of 450 00 feet, through a central angle of 28 degrees 40 minutes 57 seconds, for an arc distance of 225 27 feet, thence North 661 50 feet to the Point of Beginning

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BOOK R2122 PAGE 01051
MAY 05 1998 11:50 AM
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EXHIBIT "A-1(c)"
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A tract of land lying in Section's 12, 13, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows

Commence at a concrete monument marking the Southwest corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida and run South 89 degrees 56 minutes 31 seconds East 2267 07 feet to a City of Tallahassee iron pin lying on a curve concave to the Southwesterly on the Easterly right of way boundary of Fleischman Road as described in Official Records Book 1376, page 485 of the Public Records of Leon County, Florida, thence Northwesterly along said right of way curve with a radius of 592 25 feet, through a central angle of 48 degrees 18 minutes 58 seconds, for an arc distance of 499 43 feet (the chord of said arc being North 42 degrees 38 minutes 26 seconds West 484 77 feet) to a concrete monument #3562, thence leaving said right of way boundary run North 80 degrees 22 minutes 51 seconds East 855 01 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 31 seconds East 1104 46 feet to an iron pipe #LB732, thence North 59 degrees 54 minutes 58 seconds East 1374 69 feet to an iron pipe #LB732, thence North 64 degrees 11 minutes 03 seconds East along a line 800 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of Miccosukee Road a distance of 310 00 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said parallel line and said curve with a radius of 529 65 feet, through a central angle of 02 degrees 04 minutes 11 seconds, for an arc distance of 235 88 feet to an iron pipe #LB732 in a fence line, thence South 44 degrees 02 minutes 19 seconds East along said fence line 428 35 feet to an iron pipe #LB732, thence North 67 degrees 26 minutes 03 seconds East along a line 400 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of said Miccosukee Road a distance of 1262 18 feet to an iron pipe #LB732, thence North 12 degrees 21 minutes 12 seconds East 698 86 feet to an iron pipe #LB732 on the approximate 94 foot contour of Dove Lake, thence North 73 degrees 06 minutes 18 seconds East 371 39 feet to an iron pipe #LB732, thence North 15 degrees 38 minutes 10 seconds East 520 46 feet to an iron pipe #LB732, thence North 88 degrees 40 minutes 44 seconds East 1795 91 feet to an iron pipe #LB732, thence Northeasterly along a line 525 feet Northwesterly of and parallel to the centerline of the 66 foot right of way of said Miccosukee Road as follows North 61 degrees 19 minutes 03 seconds East 2274 49 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said curve with a radius of 22,393 60 feet, through a central angle of 00 degrees 50 minutes 00 seconds, for an arc distance of 325 70 feet, thence North 60 degrees 29 minutes 03 seconds East 319 71 feet to an iron pipe #LB732, thence leaving said parallel line run South 29 degrees 30 minutes 57 seconds East 75 00 feet to an iron pipe #LB732, thence North 60 degrees 29 minutes 03 seconds East along a line 450 feet from and parallel to the centerline of the 66 foot right of way of said Miccosukee Road a distance of 2015 04 feet to the Point of Beginning From said Point of Beginning continue North 60 degrees 29 minutes 03 seconds East along said parallel line 730 00 feet, thence leaving said parallel line run South 29 degrees 30 minutes 57 seconds East 417 00 feet to the Northwesterly boundary of the 66 foot right of way of said Miccosukee Road, thence South 60 degrees 29 minutes 03 seconds West along said right of way boundary 730 00 feet, thence leaving said right of way boundary run North 29 degrees 30 minutes 57 seconds West 417 00 feet to the Point of Beginning

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BOOK R2122 PAGE 01052
MAY 05 1998 11:50 AM
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EXHIBIT "A-1(d)"

A tract of land lying in Sections 4, 5, 7, and 8, Township 1 North, Range 2 East, Leon County, Florida, more particularly described as follows:

Begin at a terra cotta pipe filled with concrete marking the Southwest corner of Lot 24 of Miccosukee Meadows, an unrecorded subdivision, and also marking the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 4 and run North 00 degrees 08 minutes 04 seconds East along the West boundary of said Miccosukee Meadows Subdivision a distance of 2193 90 feet to an iron pipe #LB732 lying on the Southeasterly boundary of the 66 foot right of way of Miccosukee Road, said iron pipe also lying on a curve concave to the Southeast, thence Southwesterly along said right of way curve with a radius of 22,885.60 feet, through a central angle of 01 degree 27 minutes 29 seconds, for an arc distance of 582.39 feet (the chord of said arc being South 61 degrees 15 minutes 48 seconds West 582.37 feet) to an iron pipe #LB732, thence South 60 degrees 32 minutes 03 seconds West along said right of way boundary 6921.44 feet to an iron pipe #LB732 marking a point of curve to the right, thence along said right of way curve with a radius of 22,951.60 feet, through a central angle of 00 degrees 44 minutes 00 seconds, for an arc distance of 293.76 feet to an iron pipe #LB732, thence South 61 degrees 16 minutes 03 seconds West along said right of way boundary 920.68 feet to an iron pipe #LB732 on the Northeasterly right of way boundary of Miles Johnson Road (60 foot right of way), thence South 66 degrees 43 minutes 33 seconds East along said right of way boundary 1260.75 feet to an iron pipe #LB732 marking a point of curve to the left, thence along said right of way curve with a radius of 689.88 feet, through a central angle of 05 degrees 49 minutes 56 seconds, for an arc distance of 70.22 feet to an iron pipe #LB732, thence North 34 degrees 47 minutes 00 seconds East 1875.33 feet to an iron pipe #LB732, thence South 89 degrees 50 minutes 36 seconds East 2645.83 feet to an iron pipe #LB732, thence North 1070.05 feet to an iron pipe #LB732, thence South 89 degrees 56 minutes 38 seconds East 1334.74 feet to a terra cotta pipe filled with concrete and marking the Southeast corner of said Section 5 (also the Southwest corner of said Section 4), thence continue South 89 degrees 56 minutes 38 seconds East 1322.41 feet to the POINT OF BEGINNING

