

CUL Cover Sheet

☐ Checked for Duplicate Document

DM ID

Document Type: **CURRENT UPLAND LEASES**

Instrument: ☒ Parent Lease ☐ Amendment to Lease ☐ Assignment of Lease

☐ Release ☐ Partial Release ☐ Easement ☐ Use Agreement ☐ Sublease

☐ Amendment to Sublease ☐ Release of Sublease ☐ Other

Lease Number:

4579

Date:

08-29-2008

Original County:

FRANKLIN

Section:

19, 20, 30 --- 25

Township:

07S

07S

Range

04W

05W

Total Area/Area Unit:

X Acreage

Square Feet

County Bk/Pg/Type

B

P

O

Instrument Number:

COMMENTS:

PARENT LEASE 4579

TO CITY OF CARRABELLE

DATE PREPPED:

9/22/2008

FLIP CARDS:



INVENTORY #:

190065

190090

☐ MAA'D For Rescan & Additional Pgs

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

Date: 9/4/05

TO: Kathy Miklus, Planning Manager
Title and Land Records Section
Bureau of Survey and Mapping (MS 108)

FROM: Judy Woodward (STAFF NAME)
Bureau of Public Land Administration (MS 130)

SUBJECT: Transmittal of Land Documents to Title:

Easement # _____ or

Deed # _____ or
(conveyance such as surplus sale)

Lease Document# 4579

Associated with Lease # _____
(use when sending easements or deeds as needed)

Project Name City of Carabelle

Received by: Maria Guena
(Title and Land Records Section Staff)

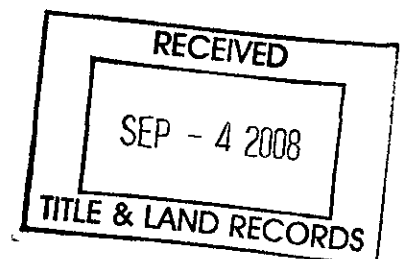
Received Date: 9-4-08

Please return copy of signed and dated transmittal memorandum
to Judy Woodward of BPLA, MS #130.

(initials of BPLA staff preparer)

Attachments

cc: BPLA File Log



BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

LEASE AGREEMENT

Lease No. 4579

THIS LEASE AGREEMENT, made and entered into this 29th day of August 2008, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA hereinafter referred to as "LESSOR," and CITY OF CARRABELLE, FLORIDA, hereinafter referred to as "LESSEE."

LESSOR, for and in consideration of mutual covenants and agreements hereinafter contained, does hereby lease to said LESSEE, the lands described in paragraph 2 below, together with the improvements thereon, and subject to the following terms and conditions:

1. DELEGATIONS OF AUTHORITY: LESSOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.
2. DESCRIPTION OF PREMISES: The property subject to this lease contains 372.56 acres, is situated in the County of Franklin, State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter called the "leased premises".
3. TERM: The term of this lease shall be for a period of fifty years commencing on 29 August 2008, and ending on 28 August 2058 unless sooner terminated pursuant to the provisions of this lease.
4. PURPOSE: LESSEE shall manage the leased premises only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(11), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 8 of this lease.
5. QUIET ENJOYMENT AND RIGHT OF USE: LESSEE shall have the right of ingress and egress to, from and upon the leased premises for all purposes necessary to the full quiet enjoyment by said LESSEE of the rights conveyed herein.

6. UNAUTHORIZED USE: LESSEE shall, through its agents and employees, prevent the unauthorized use of the leased premises or any use thereof not in conformity with this lease.

7. ASSIGNMENT: This lease shall not be assigned in whole or in part without the prior written consent of LESSOR, which consent shall not be unreasonably withheld. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.

8. MANAGEMENT PLAN: LESSEE shall prepare and submit a Management Plan for the leased premises in accordance with Section 253.034, Florida Statutes and subsection 18-2.021(4), Florida Administrative Code. The Management Plan shall be submitted to LESSOR for approval through the Division of State Lands, State of Florida Department of Environmental Protection. The leased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the leased premises without the prior written approval of LESSOR until the Management Plan is approved. LESSEE shall provide LESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the leased premises. The Management Plan shall be submitted to LESSOR in draft form for review and comments within ten months of the effective date of this lease. LESSEE shall give LESSOR reasonable notice of the application for and receipt of any state, federal or local permits as well as any public hearings or meetings relating to the development or use of the leased premises. LESSEE shall not proceed with development of said leased premises including, but not limited to, funding, permit applications, design or building contracts until the Management Plan required herein has been submitted and approved. Any financial commitments made by LESSEE which are not in compliance with the terms of this lease shall be done at LESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by LESSOR at the time of acquisition which established the primary public purpose for which the leased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by LESSEE and LESSOR. LESSEE shall not use or alter the leased premises except as provided for in the approved Management Plan without the prior written

approval of LESSOR. The Management Plan prepared under this lease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

9. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of LESSOR. Any easement not approved in writing by LESSOR shall be void and without legal effect.

10. SUBLEASES: This lease is for the purposes specified herein and subleases of any nature are prohibited without the prior written approval of LESSOR, which approval shall not be unreasonably withheld. Any sublease not approved in writing by LESSOR shall be void and without legal effect.

11. RIGHT OF INSPECTION: LESSOR or its duly authorized agents, representatives or employees shall have the right to reasonably inspect the leased premises and the works and operations of LESSEE in any matter pertaining to this lease.

12. PLACEMENT AND REMOVAL OF IMPROVEMENTS: All buildings, structures and improvements shall be constructed at the expense of LESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of LESSOR as to purpose, location and design. Further, no trees, other than non-native species, shall be removed or major land alterations done by LESSEE without the prior written approval of LESSOR. Removable equipment and removable improvements placed on the leased premises by LESSEE which do not become a permanent part of the leased premises will remain the property of LESSEE and may be removed by LESSEE before or upon termination of this lease.

13. INSURANCE REQUIREMENTS: During the term of this lease LESSEE shall procure and maintain policies of fire, extended risk, and liability insurance coverage. The extended risk and fire insurance coverage shall be in an amount equal to the full insurable replacement value of any improvements or fixtures located on the leased premises. The liability insurance coverage shall be in amounts not less than \$100,000 per person and \$200,000 per incident or occurrence for personal injury, death, and property damage on the leased premises. Such policies of insurance shall name LESSOR, the State of Florida

and LESSEE as additional insureds. LESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this lease and shall submit annually thereafter, written evidence of maintaining such insurance to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. LESSEE shall purchase all policies of insurance from a financially-responsible insurer duly authorized to do business in the State of Florida. Any certificate of self-insurance shall be issued or approved by the Chief Financial Officer, State of Florida. The certificate of self-insurance shall provide for casualty and liability coverage. LESSEE shall immediately notify LESSOR and the insurer of any erection or removal of any building or other improvement on the leased premises and any changes affecting the value of any improvements and shall request the insurer to make adequate changes in the coverage to reflect the changes in value. LESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage, and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this lease.

14. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

15. PAYMENT OF TAXES AND ASSESSMENTS: LESSEE shall assume full responsibility for and shall pay all taxes, assessments, liens or other similar liabilities that accrue to the leased premises or to the improvements thereon arising after this lease commences including any and all ad valorem taxes and drainage and special assessments or personal property taxes of every kind and all construction or materialman's liens which may be hereafter lawfully assessed and levied against the leased premises subsequent to the effective date of this lease. In no event shall the LESSEE be held liable for such liabilities which arose prior to the effective date of this lease.

16. NO WAIVER OF BREACH: The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this lease shall not be construed as a waiver of such covenants, terms or conditions, but the same shall continue in full force and effect, and no waiver of LESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by LESSOR.
17. TIME: Time is expressly declared to be of the essence of this lease.
18. NON-DISCRIMINATION: LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the leased premises or upon lands adjacent to and used as an adjunct of the leased premises.
19. UTILITY FEES: LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the leased premises and for having the utilities turned off when the leased premises are surrendered.
20. MINERAL RIGHTS: This lease does not cover petroleum or petroleum products or minerals and does not give the right to LESSEE to drill for or develop the same.
21. RIGHT OF AUDIT: LESSEE shall make available to LESSOR all financial and other records relating to this lease, and LESSOR shall have the right to audit such records at any reasonable time during the term of this lease. This right shall be continuous until this lease expires or is terminated. This lease may be terminated by LESSOR should LESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this lease, pursuant to the provisions of Chapter 119, Florida Statutes.
22. CONDITION OF PREMISES: LESSOR assumes no liability or obligation to LESSEE with reference to the conditions of the leased premises. The leased premises herein are leased by LESSOR to LESSEE in an "as is" condition, with LESSOR assuming no responsibility for the care, repair, maintenance or improvement of the leased premises for the benefit of LESSEE.

23. COMPLIANCE WITH LAWS: LESSEE agrees that this lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

24. NOTICE: All notices given under this lease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. LESSOR and LESSEE hereby designate their address as follows:

LESSOR: State of Florida Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration
3800 Commonwealth Boulevard, M. S. 130
Tallahassee, Florida 32399-3000

LESSEE: City of Carrabelle
Post Office Box 569
Carrabelle, Florida 32322-0569
(850) 697-3618

25. BREACH OF COVENANTS, TERMS, OR CONDITIONS: Should LESSEE breach any of the covenants, terms, or conditions of this lease, LESSOR shall give written notice to LESSEE to remedy such breach within sixty days of such notice. In the event LESSEE fails to remedy the breach to the satisfaction of LESSOR within sixty days of receipt of written notice, LESSOR may either terminate this lease and recover from LESSEE all damages LESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the leased premises and attorneys' fees or maintain this lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

26. DAMAGE TO THE PREMISES: (a) LESSEE shall not do, or suffer to be done, in, on or upon the leased premises or as affecting said leased premises or adjacent properties, any act which may result in damage or depreciation of value to the leased premises or adjacent properties, or any part thereof. (b) LESSEE shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants, or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the

leased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of LESSEE's failure to comply with this paragraph, LESSEE shall, at its sole cost and expense, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the leased premises, and (2) all off-site ground and surface waters and lands affected by LESSEE's such failure to comply, as may be necessary to bring the leased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. LESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this lease. This paragraph shall not be construed as a limitation upon LESSEE'S obligations as set forth in paragraph 14 of this lease, nor upon any other obligations or responsibilities of LESSEE as set forth herein. Nothing herein shall relieve LESSEE of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by LESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement,

treatment, release or discharge of any contaminant, LESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to LESSOR, all within the reporting periods of the applicable governmental agencies. This paragraph shall not be deemed to apply to any conditions existing prior to the effective date of this lease.

27. ENVIRONMENTAL AUDIT: At LESSOR'S discretion, LESSEE shall provide LESSOR with a current Phase I environmental site assessment conducted in accordance with the State of Florida Department of Environmental Protection, Division of State Lands' standards prior to termination of this lease, and if necessary a Phase II environmental site assessment.

28. SURRENDER OF PREMISES: Upon termination or expiration of this lease, LESSEE shall surrender the leased premises to LESSOR. In the event no further use of the leased premises or any part thereof is needed, LESSEE shall give written notification to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the leased premises. Notification shall include a legal description, this lease number, and an explanation of the release. The release shall only be valid if approved by LESSOR through the execution of a release of lease instrument with the same formality as this lease. Upon release of all or any part of the leased premises or upon termination or expiration of this lease, all permanent/capital improvements, including both physical structures and modifications to the leased premises, shall become the property of LESSOR, unless LESSOR gives written notice to LESSEE to remove any or all such improvements at the expense of LESSEE. The decision to retain any improvements upon termination of this lease shall be at LESSOR'S sole discretion. Prior to surrender of all or any part of the leased premises a representative of the Division of State Lands, State of Florida Department of Environmental Protection, shall perform an on-site inspection and the keys to any building on the leased premises shall be turned over to the division.

29. BEST MANAGEMENT PRACTICES: LESSEE shall implement applicable Best Management Practices for all activities conducted under this lease in

compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by LESSOR, LESSEE or other land managing agencies for the protection and enhancement of the leased premises.

30. PUBLIC LANDS ARTHROPOD CONTROL PLAN: LESSEE shall identify and subsequently designate to the respective arthropod control district or districts within one year of the effective date of this lease all of the environmentally sensitive and biologically highly productive lands contained within the leased premises, in accordance with Section 388.4111, Florida Statutes and Chapter 5E-13, Florida Administrative Code, for the purpose of obtaining a public lands arthropod control plan for such lands.

31. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the leased premises is held by LESSOR. LESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the leased premises including, but not limited to, mortgages or construction liens against the leased premises or against any interest of LESSOR therein.

32. PARTIAL INVALIDITY: If any term, covenant, condition or provision of this lease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

33. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapter 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises.

34. SOVEREIGNTY SUBMERGED LANDS: This lease does not authorize the use of any lands located waterward of the mean or ordinary high water line of any

lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

35. ENTIRE UNDERSTANDING: This lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of LESSOR.

36. MAINTENANCE OF IMPROVEMENTS: LESSEE shall maintain the real property contained within the leased premises and the improvements located thereon, in a state of good condition, working order and repair including, but not limited to, removing all trash or litter, maintaining all planned improvements as set forth in the approved Management Plan, and meeting all building and safety codes. LESSEE shall maintain any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this lease.

37. GOVERNING LAW: This lease shall be governed by and interpreted according to the laws of the State of Florida.

38. SIGNS: LESSEE shall ensure that the area is identified as being publicly owned and operated as a public facility in all signs, literature and advertising. If federal grants or funds are used by LESSEE for any project on the leased premises LESSEE shall erect signs identifying the leased premises as a federally assisted project.

39. SECTION CAPTIONS: Articles, subsections and other captions contained in this lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease or any provisions thereof.

40. ADMINISTRATIVE FEE: LESSEE shall pay LESSOR an annual administrative fee of \$300 pursuant to subsection 18-2.021(8), Florida Administrative Code. The initial annual administrative fee shall be payable within thirty days from the date of execution of this lease agreement and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this lease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

IN WITNESS WHEREOF, the parties have caused this lease to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

Robin J. Smith
Witness

Robin J. Smith
Print/Type Witness Name

Judy Woodward
Witness
Judy Woodward
Print/Type Witness Name

By: Gloria C. Barber (SEAL)
GLORIA C. BARBER, OPERATIONS
AND MANAGEMENT CONSULTANT
MANAGER, BUREAU OF PUBLIC
LAND ADMINISTRATION, DIVISION
OF STATE LANDS, STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29th day of August, 2008, by Gloria C. Barber, as Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, who is personally known to me or who has produced _____ as identification.

Sylvia S. Roberts
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:



Approved as to Form and Legality

By: Samuel Allen
DEP Attorney

By:

Title: Major
(OFFICIAL SEAL)

R03/08

Imu# 190065.0

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LEASED PREMISES

WARRANTY DEED

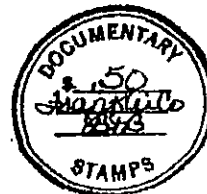
Recorded O.R. # 228 Page 111
Franklin County, Florida

THIS WARRANTY DEED made this 18th day of November, 1985, by McKISSACK PROPERTIES, INC., 6430 Sunset Boulevard, Suite 1200, Hollywood, California 90028, Grantor, to THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida 32303, Grantee:

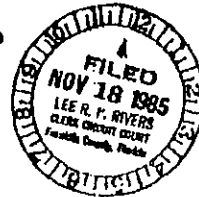
WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Franklin County, Florida, viz:

9,20,
9,30-
75-
4W

All that property owned by McKissack Properties, Inc. lying seaward of the most landward extent of the saltwater marsh line of Postum Bayou and Boggy Jordan Bayou in Sections 19, 20 and 30, Township 7 South, Range 4 West, Franklin County, Florida, containing approximately 330.00 acres, more or less. Such description shall include all lands and islands rising above the mean high water line within the area described above. Such description is less and except that portion of property within the existing state road right-of-way.



The above-described property is not the homestead of Grantors within the meaning of Florida law and Grantor's spouse has no interest in the property requiring joinder herein.



TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LEASED PREMISES

encumbrances, except taxes accruing subsequent to December 31, 1984.

Recorded O.R. 228 Page 112
Franklin County, Florida

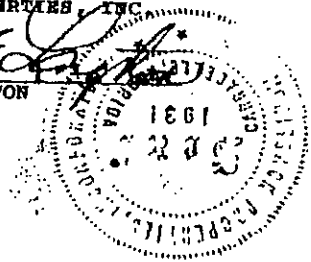
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary H. Thomas
Della Marshall
As to

McKISSACK PROPERTIES, INC.

Audie E. Langston
AUDIE E. LANGSTON
Secretary

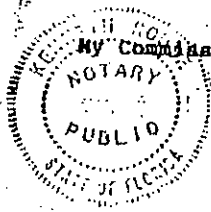


STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared AUDIE E. LANGSTON to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 18th day of Nov., 1985.

Barbara R. Rouse
Notary Public
State of Florida at Large



My Commission Expires: 3/16/87

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LEASED PREMISES

IMU #
190090.0

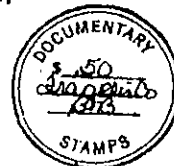
WARRANTY DEED

THIS WARRANTY DEED made this 18th day of ~~October~~ ^{November}, 1985,
by MCKISSACK PROPERTIES, INC., 6430 Sunset Boulevard, Suite 1200,
Hollywood, California 90028, Grantor, to THE BOARD OF TRUSTEES
OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA,
whose address is 3900 Commonwealth Boulevard, Tallahassee,
Florida 32303, Grantee:

Recorded O.R. 228 Page 108
Franklin County, Florida

WITNESSETH: That the Grantor, for and in consideration of
the sum of Ten Dollars (\$10.00) and other valuable
considerations, receipt of which is hereby acknowledged, grants,
bargains, sells, aliens, remises, releases, conveys and confirms
unto the Grantee, all that certain land situate in Franklin
County, Florida, viz:

Begin at a concrete monument marking the
Southwest corner of McKissack Beach
Subdivision, a subdivision as per map or plat
thereof recorded in the Public Records of
Franklin County, Florida, and thence run
South 78 degrees 49 minutes West 974.50 feet,
thence run South 67 degrees 50 minutes 26
seconds West 430.42 feet to an iron pipe,
thence run South 65 degrees 48 minutes 01
seconds West 450.51 feet to an iron pipe,
thence run South 27 degrees 12 minutes 10
seconds East 23.34 feet to an iron pipe,
thence run South 65 degrees 49 minutes 10
seconds West 100.09 feet to an iron pipe,
thence run South 57 degrees 28 minutes 10
seconds West 74.53 feet, thence run North 32
degrees 31 minutes 50 seconds West 100.00
feet to the Southeasterly right-of-way
boundary of U.S. Highway No. 98, thence run
South 57 degrees 21 minutes 52 seconds West
along said right-of-way boundary 339.82 feet,
thence run South 32 degrees 34 minutes 32
seconds East 274.00 feet to the approximate
mean high water line of St. George Sound,
thence run along said approximate mean high
water line as follows: North 68 degrees 09
minutes 37 seconds East 315.07 feet, thence
North 70 degrees 29 minutes 47 seconds East
359.71 feet, thence North 73 degrees 08
minutes 13 seconds East 509.11 feet, thence
North 78 degrees 28 minutes 55 seconds East
457.43 feet, thence North 81 degrees 52
minutes 47 seconds East 419.28 feet, thence
North 85 degrees 12 minutes 45 seconds East
344.03 feet, thence North 88 degrees 34
minutes 56 seconds East 379.47 feet, thence



next
page
✓

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LEASED PREMISES

Recorded O.R. 228 Page 109
Franklin County, Florida

South 87 degrees 42 minutes 42 seconds East
311.80 feet, thence South 80 degrees 32
minutes 20 seconds East 421.97 feet, thence
South 80 degrees 43 minutes 12 seconds East
218.92 feet, thence South 76 degrees 48
minutes 29 seconds East 150.55 feet, thence
South 83 degrees 46 minutes 44 seconds East
522.15 feet, thence North 58 degrees 56
minutes 59 seconds East 94.04 feet, thence
North 38 degrees 08 minutes 57 seconds East
113.68 feet, thence North 49 degrees 28
minutes 43 seconds East 43.49 feet, thence
North 74 degrees 54 minutes 33 seconds East
243.16 feet, thence South 84 degrees 42
minutes 44 seconds East 163.24 feet, thence
South 69 degrees 33 minutes 37 seconds East
60.11 feet, thence North 61 degrees 14
minutes 49 seconds East 66.67 feet, thence
North 45 degrees 41 minutes 43 seconds East
38.89 feet, thence North 16 degrees 32
minutes 05 seconds East 52.92 feet, thence
North 17 degrees 11 minutes 38 seconds West
41.71 feet, thence North 62 degrees 34
minutes 01 seconds West 11.63 feet, thence
South 60 degrees 19 minutes 37 seconds West
22.56 feet, thence North 61 degrees 45
minutes 48 seconds West 25.88 feet, thence
North 45 degrees 46 minutes 13 seconds West
15.68 feet, thence North 12 degrees 17
minutes 11 seconds West 46.06 feet, thence
North 00 degrees 30 minutes 35 seconds East
46.98 feet, thence leaving said approximate
mean high water line run North 88 degrees 57
minutes 30 seconds West 1838.61 feet, thence
run North 13 degrees 02 minutes 30 seconds
East 100.00 feet to a concrete monument on
the southerly boundary of said McKissack
Beach Subdivision, thence run North 88
degrees 58 minutes 55 seconds West along said
southerly boundary 1049.87 feet to the POINT
OF BEGINNING containing 42.56 acres, more or
less, situate, lying and being in Section 30,
Township 7 South, Range 4 West, and Section
25, Township 7 South, Range 5 West, Franklin
County, Florida.

Containing 42.56 acres.

The above-described property is not the
homestead of Grantors within the meaning of
Florida law and Grantors' spouses have no
interest in the property requiring their
joinder herein.

TOGETHER with all the tenements, hereditaments and
appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantees that the
Grantor is lawfully seized of said land in fee simple; that the
Grantor has good right and lawful authority to sell and convey

30
7S
4W
25
7S
5W

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LEASED PREMISES

said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except taxes accruing subsequent to December 31, 1984.

Recorded O.R. 228 Page 110
Franklin County, Florida

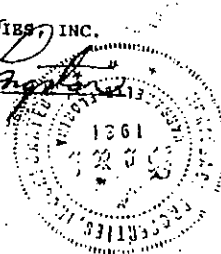
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Randy H. Linsell
Della Marshall
As to

McKISSACK PROPERTIES, INC.

Audie E. Langston
AUDIE E. LANGSTON
Secretary



STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared AUDIE E. LANGSTON to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 18th day of Nov., 1985.

Kenneth R. Rame
Notary Public
State of Florida at Large

My Commission Expires: 3/11/87

