

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF

DM1266FC1410

HIGH HILLS

THIS DECLARATION, made and executed this 3rd day of June, 1987, by The 107 Development Corp., a Florida corporation, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property located in Leon County, Florida, and more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I  
DEFINITIONS

Section 1. "Association" shall mean and refer to High Hills Homeowners Association, Inc., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area

APPROVED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
JUN 11 3 45 PM '87  
PAUL HANSEN  
CLERK OF CIRCUIT COURT

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This instrument prepared by  
RUSSELL D. GAUTIER  
Attorney at Law  
Post Office Box 670  
Tallahassee, Florida 32302

PENNINGTON, WILKINSON, DUNLAP & GAUTIER  
TALLAHASSEE, FLORIDA 32308

which will be owned by the Association at the time of the conveyance of the first Lot consists of the easements created by this Declaration. Additional real property may be conveyed to the Association for the common use and enjoyment of the owners as the Properties are developed.

Section 5. "Lot" shall mean and refer to each of the lots described in Exhibit "B" attached hereto and by reference made a part hereof.

Section 6. "Declarant" shall mean and refer to The 107 Development Corp., and its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

## ARTICLE II

### PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid and for a period not to exceed 60 days for any infraction of its published rules and regulations; and

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members (no such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded).

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common

Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) upon the expiration of five (5) years from the date of the recording of this Declaration.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2)

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special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area and of the homes situated upon the properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be \$150.00 (\$12.50 per month).

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may increase the annual assessment at any time to an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special

assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including road paving or other road improve-  
ments, and fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum.

Section 6. Uniform Rate of Assessment; Collection. Both annual and special assessments shall be fixed at a uniform rate for all Lots and may be collected on a monthly or quarterly basis.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the

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Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of fifteen percent (15%) per annum or at such other legal rate as may be established by the Board of Directors. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof or the bona fide conveyance to a mortgagee in satisfaction of a first mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. All properties dedicated to, and accepted by, a local public authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Florida shall be exempt from the assessments created herein, except no land or improvements devoted to dwelling use shall be exempt from said assessments.

ARTICLE V

EASEMENTS

The Declarant hereby reserves, excepts, imposes, grants and creates to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest, a non-exclusive, perpetual easement for drainage and utility

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purposes and for ingress and egress, over, under and across that portion of the property described in "Exhibit C" attached hereto and by reference made a part hereof. This easement shall be maintained by the Association. Within this easement, no structure, planting or other material which may interfere with the use and purpose of the easement shall be placed or permitted to remain. The Declarant further reserves, excepts, imposes, grants and creates to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest, a non-exclusive, perpetual easement for drainage purposes over and across the property described in "Exhibit D" attached hereto and by reference made a part hereof. Within this easement, no structure, planting or other material which may block the flow of stormwater or divert the flow of stormwater onto other Lots shall be placed or permitted to remain. This easement shall be maintained by the respective Owners of each Lot on which the easement is located.

#### ARTICLE VI

##### ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans, exterior color scheme and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

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ARTICLE VII  
LAND USE, LOT SIZE, BUILDING TYPE  
AND DWELLING SIZE

No Lot shall be used except for residential purposes and such other purposes set forth in this Declaration. No building of any type shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single-family dwelling not to exceed two and one-half stories in height and such accessory buildings specifically provided for in this Declaration. A manufactured housing unit and mobile or modular home shall be allowed for residential purposes if any such unit or home: has been manufactured in or subsequent to 1980 or, if manufactured prior to that time, is approved as to size (provided that such unit or home shall be not less than 24 feet wide and not less than 44 feet long), design and color by the Board of Directors of the Association or a committee appointed by the Board. All such units shall be well maintained and shall be skirted between floor and ground level. The ground floor of any dwelling constructed on a Lot, i.e., a dwelling other than a manufactured housing unit or mobile or modular home, shall contain not less than 1,100 square feet for a one-story dwelling and 750 square feet for a dwelling of more than one story, exclusive of garages, carports, porches and decks. Each Lot shall contain not less than one and one-half (1½) acres. No Lot shall be re-subdivided unless each lot resulting from the re-subdivision contains not less than one and one-half (1½) acres.

ARTICLE VIII  
BUILDING LOCATION

No building shall be located on any Lot: nearer than 50 feet to the front Lot line; nearer than 25 feet to the rear Lot line, except for an accessory building which may be located 10 feet to the rear Lot line; nearer than 7.5 feet to an interior Lot line; or nearer than 15 feet to any side street line. For the purposes of this Article VIII, eaves and steps shall not be considered as a part of a building, provided, however, that this



shall not be construed to permit any portion of a building to encroach upon another site. No driveway or back-up pad shall be located nearer than one (1) foot to an interior Lot line. The Board of Directors of the Association or an Architectural Control Committee appointed by the Board may, in its sole discretion, grant variances to the set-back distances provided for in this Article.

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#### ARTICLE IX

##### ACCESSORY BUILDINGS

No accessory buildings shall be placed or permitted to remain on any Lot other than an accessory building that has been approved by the Board of Directors or an Architectural Control Committee appointed by the Board, provided, that any accessory building shall be located to the rear of any dwelling, shall be fully enclosed and equipped with functioning doors, and shall be no less than ten (10) feet from the rear Lot line.

#### ARTICLE X

##### NUISANCES

No noxious, offensive, or illegal activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance, embarrassment, or nuisance to the neighborhood.

#### ARTICLE XI

##### TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage building, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently. The foregoing shall not prevent the use of manufactured housing units or mobile or modular homes which satisfy the conditions and requirements set forth in Articles VII and VIII.

#### ARTICLE XII

##### SIGNS

No sign of any kind shall be displayed to the public view on any Lot except one sign, not larger than two feet by three feet

(2 x 3) in size, to advertise the property for sale or lease, provided, however, the Declarant shall retain the right to maintain such signs as it may deem necessary in the proper conduct of its operations for the development, improvement and sale of the Properties.

ARTICLE XIII

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and except that horses, cows, poultry and other livestock, other than swine, may be raised, bred and kept provided that they are not kept, bred or maintained, for any commercial purpose, the Lot is adequately fenced to prevent such animals from leaving the Lot without direct control by the Owner, e.g., leash, bridle, cage, etc., and any pens or cages are located to the rear of the dwelling and no nearer than 100 feet to any property line.

ARTICLE XIV

RADIO AND TELEVISION ANTENNA

No exterior radio or television antenna, tower or satellite dish may be installed or placed on any portion of the Properties unless such installation and the size, design and location of the antenna have been approved by the Board of Directors of the Association or an architectural control committee appointed by the Board.

ARTICLE XV

MAIL BOXES

No mail box or paper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar materials shall be erected or located on the Properties unless and until the size, location and type of material for said boxes or receptacles shall have been approved by the Board of Directors of the Association or an architectural control committee appointed by the Board.

ARTICLE XVI

GARBAGE AND REFUSE DISPOSAL

No Lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs or rubbish. Trash, rubbish, wrecked or inoperable vehicles, garbage or other waste shall not be allowed to accumulate or remain on the property and shall not be kept except in sanitary containers installed in such a manner to be acceptable to the Board of Directors of the Association or an architectural control committee appointed by the Board. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be screened with fencing or shrubbery or otherwise concealed so as not to be visible from any roadway.

ARTICLE XVII

SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the roadway boundary lines and a line connecting them at points twenty-five (25) feet from the intersection of the roadway boundary lines, or in the case of a rounded property corner from the intersection of the roadway boundary lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a roadway boundary line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. The Board of Directors of the Association or an Architectural Control Committee appointed by the Board may, in its sole discretion, grant variances to the restrictions provided for in this Article.

ARTICLE XVIII

BOATS, TRAILERS, CAMPERS AND VEHICLES

No Owner of a Lot shall park, store or keep any motor vehicle, boat or recreational vehicle, except wholly within the driveway or attached garage or carport located on the Lot or to the rear of the dwelling located on the Lot. No owner of a Lot shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle on any portion of any Lot, except wholly within a carport, garage or other enclosed structure and except for emergency repairs (and then only to the extent necessary to enable movement to a proper repair facility). Boats, trailers, recreational vehicles and campers shall be parked or stored wholly within the garage or placed behind the dwelling in a manner so that they shall not be visible from any roadway.

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ARTICLE XIX

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Annexation. Additional residential property and common areas may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 4. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for succes-

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sive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded. No amendment shall prejudice the right of any holder of any first mortgage under the terms of this Declaration unless such holder joins in the amendment.

Section 5. FHA/VA Approval. As long as any lot is encumbered by any mortgage insured or guaranteed by the Federal Housing Administration or the Veterans Administration and there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal day and year first above written.

WITNESSES:

Kay Williams  
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THE 107 DEVELOPMENT CORP.  
By: Jimmy G. Petrandis  
Its: President

Corporate Seal

STATE OF FLORIDA,  
COUNTY OF LEON.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Jimmy G. Petrandis to me known to be the person described as President of The 107 DEVELOPMENT CORP., in and who executed the foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIGH HILLS, and acknowledged before me that that person executed the foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIGH HILLS in the name of and for that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officer that person is duly authorized by that corporation to do so; and that the foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIGH HILLS, is the act and DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIGH HILLS of that corporation.

WITNESS my hand and official seal in the State and County named above this 3<sup>rd</sup> day of June, 1987.

Kay Williams  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_  
Notary Public, State of Florida at Large.  
My Commission Expires July 12, 1989.

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A part of Government Lots 5 and 6 lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Begin at a concrete monument marking the Northeast corner of said Lot 6, also the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundaries of said Government Lots 6 and 5 a distance of 1886.60 feet, thence South 01 degree 09 minutes 00 seconds East 1417.68 feet to a point lying on a curve concave to the Southwesterly on the Northerly right of way boundary of State Road No. 12 (80 foot right of way), thence Southeasterly along said right of way boundary and said curve with a radius of 5411.56 feet, through a central angle of 01 degree 03 minutes 53 seconds, for an arc distance of 100.57 feet (the chord of said arc being South 63 degrees 43 minutes 57 seconds East 100.57 feet) to a concrete monument, thence South 63 degrees 12 minutes 00 seconds East along said right of way boundary 1849.61 feet to a concrete monument marking a point of curve to the left, thence along said right of way curve with a radius of 2819.88 feet, through a central angle of 02 degrees 39 minutes 42 seconds, for an arc distance of 131.00 feet to a concrete monument on the East boundary of said Government Lot 6, thence North 00 degrees 01 minute 48 seconds West along said East boundary 2353.72 feet to the POINT OF BEGINNING; containing 80.97 acres, more or less.



"EXHIBIT A"

Lot 1, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 1880.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 58 minutes 12 seconds West 410.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence South 00 degrees 01 minute 48 seconds East along said centerline 142.53 feet to a point of curve to the right, thence along said centerline and said curve with a radius of 251.56 feet, through a central angle of 26 degrees 49 minutes 48 seconds, for an arc distance of 117.80 feet to the Northeasterly right of way boundary of State Road No. 12 (80 foot right of way), thence South 63 degrees 12 minutes 00 seconds East along said right of way boundary 357.32 feet to a concrete monument marking a point of curve to the left, thence along said right of way boundary and said curve with a radius of 2819.88 feet, through a central angle of 02 degrees 39 minutes 42 seconds, for an arc distance of 131.00 feet (the chord of said arc being South 64 degrees 31 minutes 51 seconds East 130.99 feet) to a concrete monument on the East boundary of the Southeast Quarter of said Section 12, thence North 00 degrees 01 minute 48 seconds West along said East boundary 473.72 feet to the POINT OF BEGINNING; containing 3.54 acres, more or less.

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Lot 2, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 1580.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East along said East boundary 300.00 feet, thence South 89 degrees 58 minutes 12 seconds West 410.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 300.00 feet, thence North 89 degrees 58 minutes 12 seconds East 410.00 feet to the POINT OF BEGINNING; containing 2.82 acres, more or less.

Lot 3, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 1280.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East along said East boundary 300.00 feet, thence South 89 degrees 58 minutes 12 seconds West 410.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 300.00 feet, thence North 89 degrees 58 minutes 12 seconds East 410.00 feet to the POINT OF BEGINNING; containing 2.82 acres, more or less.

"EXHIBIT B page 1"

Lot 4, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 980.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East along said East boundary 300.00 feet, thence South 89 degrees 58 minutes 12 seconds West 410.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 300.00 feet, thence North 89 degrees 58 minutes 12 seconds East 410.00 feet to the POINT OF BEGINNING; containing 2.82 acres, more or less.

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Lot 5, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 680.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East along said East boundary 300.00 feet, thence South 89 degrees 58 minutes 12 seconds West 410.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 300.00 feet, thence North 89 degrees 58 minutes 12 seconds East 410.00 feet to the POINT OF BEGINNING; containing 2.82 acres, more or less.

Lot 6, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 380.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East along said East boundary 300.00 feet, thence South 89 degrees 58 minutes 12 seconds West 410.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 219.84 feet to a point of curve to the left, thence along said centerline and said curve with a radius of 100.00 feet, through a central angle of 53 degrees 09 minutes 01 second, for an arc distance of 92.77 feet, thence North 89 degrees 57 minutes 11 seconds East 450.03 feet to the POINT OF BEGINNING; containing 2.85 acres, more or less.



Lot 7, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Begin at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 380.00 feet, thence South 89 degrees 57 minutes 11 seconds West 450.03 feet to a point lying on a curve concave to the Southwesterly on the centerline of a 60 Foot access, utility and drainage easement, thence Northwesterly along said centerline and said curve with a radius 100.00 feet, through a central angle of 21 degrees 04 minutes 13 seconds, for an arc distance of 36.78 feet (the chord of said arc being North 63 degrees 42 minutes 55 seconds West 36.57 feet), thence North 15 degrees 44 minutes 58 seconds East 378.06 feet to the North boundary of the Southeast Quarter of said Section 12, thence North 89 degrees 57 minutes 11 seconds East along said North boundary 380.00 feet to the POINT OF BEGINNING; containing 3.78 acres, more or less.

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Lot 8, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 380.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 57 minutes 11 seconds West along said North boundary 385.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence North 89 degrees 57 minutes 11 seconds East along said survey line 255.00 feet to a point of curve to the right, thence along said survey line and said curve with a radius of 100.00 feet, through a central angle of 15 degrees 47 minutes 47 seconds, for an arc distance of 27.56 feet, thence North 15 degrees 44 minutes 58 seconds East 378.06 feet to the POINT OF BEGINNING; containing 2.76 acres, more or less.

Lot 9, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 57 minutes 11 seconds West along said North boundary 340.00 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence North 89 degrees 57 minutes 11 seconds East along said survey line 340.00 feet, thence North 00 degrees 02 minutes 49 seconds West 360.00 feet to the POINT OF BEGINNING; containing 2.81 acres, more or less.

Lot 10, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1105.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 57 minutes 11 seconds West along said North boundary 781.46 feet, thence South 01 degree 09 minutes 00 seconds East 360.07 feet, thence North 89 degrees 57 minutes 11 seconds East 774.53 feet to a point on the survey line of an access, utility and drainage easement, thence North 00 degrees 02 minutes 49 seconds West 360.00 feet to the POINT OF BEGINNING; containing 6.43 acres, more or less.

00128611427

Lot 11, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1886.60 feet to a concrete monument, thence South 01 degree 09 minutes 00 seconds East 360.07 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 09 minutes 00 seconds East 249.61 feet, thence North 89 degrees 58 minutes 12 seconds East 669.68 feet to the centerline of an access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 149.79 feet to a point of curve to the right, thence along the survey line of said access, utility and drainage easement and along said curve with a radius of 100.00 feet, through a central angle of 89 degrees 58 minutes 59 seconds, for an arc distance of 157.05 feet, thence South 89 degrees 57 minutes 11 seconds West 774.53 feet to the POINT OF BEGINNING; containing 3.90 acres, more or less.

Lot 12, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1886.60 feet to a concrete monument, thence South 01 degree 09 minutes 00 seconds East 609.68 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 09 minutes 00 seconds East 250.05 feet, thence North 89 degrees 58 minutes 12 seconds East 664.79 feet to the centerline of an access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 250.00 feet, thence South 89 degrees 58 minutes 12 seconds West 669.68 feet to the POINT OF BEGINNING; containing 3.83 acres, more or less.

Lot 13, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1886.60 feet to a concrete monument, thence South 01 degree 09 minutes 00 seconds East 859.73 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degree 09 minutes 00 seconds East 250.05 feet, thence North 89 degrees 58 minutes 12 seconds East 659.91 feet to the centerline of an access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 250.00 feet, thence South 89 degrees 58 minutes 12 seconds West 664.79 feet to the POINT OF BEGINNING; containing 3.80 acres, more or less.

M126501428

Lot 14, Block "A"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1886.60 feet to a concrete monument, thence South 01 degree 09 minutes 00 seconds East 1109.78 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 58 minutes 12 seconds East 659.91 feet to the centerline of a 60 foot access, utility and drainage easement, thence South 00 degrees 01 minute 48 seconds East along said centerline 90.24 feet to a point of curve to the right, thence along said centerline and said curve with a radius of 419.27 feet, through a central angle of 26 degrees 49 minutes 48 seconds, for an arc distance of 196.33 feet, thence South 26 degrees 48 minutes 00 seconds West along said centerline 299.14 feet to the Northeastly right of way boundary of State Road No. 12 (80 foot right of way), thence North 63 degrees 12 minutes 00 seconds West along said right of way boundary 429.85 feet to a concrete monument marking a point of curve to the left, thence along said right of way boundary and said curve with a radius of 5411.56 feet, through a central angle of 01 degree 03 minutes 53 seconds, for an arc distance of 100.57 feet (the chord of said arc being North 63 degrees 43 minutes 57 seconds West 100.57 feet) to a concrete monument, thence North 01 degree 09 minutes 00 seconds West 307.90 feet to the POINT OF BEGINNING; containing 6.17 acres, more or less.

Lot 1, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet, thence South 00 degrees 01 minute 48 seconds East 1130.42 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 79 degrees 06 minutes 13 seconds East 366.65 feet to the centerline of a 60 foot access, utility and drainage easement, thence South 00 degrees 01 minute 48 seconds East along said centerline 462.37 feet to a point of curve to the right, thence along said centerline and said curve with a radius of 251.56 feet, through a central angle of 26 degrees 49 minutes 48 seconds, for an arc distance of 117.80 feet to the Northeasterly right of way boundary of State Road No. 12 (80 foot right of way), thence North 63 degrees 12 minutes 00 seconds West along said right of way boundary 1062.44 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 26 degrees 48 minutes 00 seconds East along said centerline 290.59 feet, thence South 79 degrees 06 minutes 13 seconds East 492.93 feet to the POINT OF BEGINNING; containing 9.33 acres, more or less.

112661 1429

Lot 2, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet, thence South 00 degrees 01 minute 48 seconds East 719.92 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East 410.50 feet, thence South 79 degrees 06 minutes 13 seconds East 366.65 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 480.00 feet, thence South 89 degrees 58 minutes 12 seconds West 360.00 feet to the POINT OF BEGINNING; containing 3.68 acres, more or less.

Lot 3, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet, thence South 00 degrees 01 minute 48 seconds East 369.92 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East 350.00 feet, thence North 89 degrees 58 minutes 12 seconds East 360.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 350.00 feet, thence South 89 degrees 58 minutes 12 seconds West 360.00 feet to the POINT OF BEGINNING; containing 2.89 acres, more or less.

"EXHIBIT B page 6"

Lot 4, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 57 minutes 11 seconds East along said survey line 259.97 feet to a point of curve to the right, thence along said survey line and said curve with a radius 100.00 feet, through a central angle of 90 degrees 01 minute 01 second, for an arc distance of 157.11 feet, thence South 00 degrees 01 minute 48 seconds East along the centerline of said access, utility and drainage easement 270.00 feet, thence South 89 degrees 58 minutes 12 seconds West 360.00 feet, thence North 00 degrees 01 minute 48 seconds West 369.92 feet to the POINT OF BEGINNING; containing 3.01 acres, more or less.

Lot 5, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

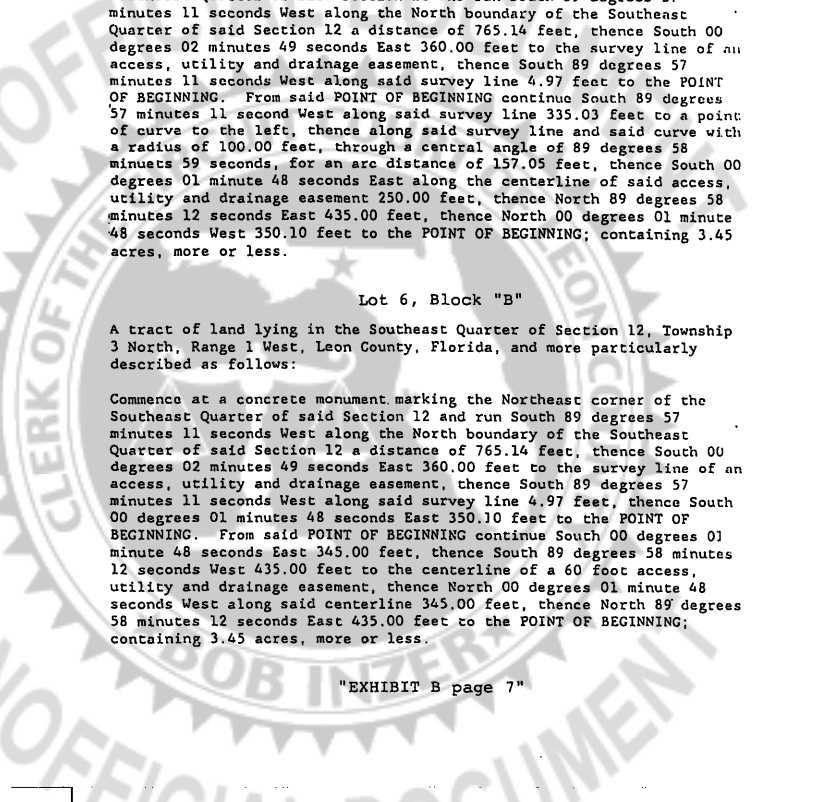
Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 57 minutes 11 second West along said survey line 335.03 feet to a point of curve to the left, thence along said survey line and said curve with a radius of 100.00 feet, through a central angle of 89 degrees 58 minutes 59 seconds, for an arc distance of 157.05 feet, thence South 00 degrees 01 minute 48 seconds East along the centerline of said access, utility and drainage easement 250.00 feet, thence North 89 degrees 58 minutes 12 seconds East 435.00 feet, thence North 00 degrees 01 minute 48 seconds West 350.10 feet to the POINT OF BEGINNING; containing 3.45 acres, more or less.

Lot 6, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet, thence South 00 degrees 01 minutes 48 seconds East 350.10 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East 345.00 feet, thence South 89 degrees 58 minutes 12 seconds West 435.00 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 00 degrees 01 minute 48 seconds West along said centerline 345.00 feet, thence North 89 degrees 58 minutes 12 seconds East 435.00 feet to the POINT OF BEGINNING; containing 3.45 acres, more or less.

112661430



Lot 7, Block "B"

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 765.14 feet, thence South 00 degrees 02 minutes 49 seconds East 360.00 feet to the survey line of an access, utility and drainage easement, thence South 89 degrees 57 minutes 11 seconds West along said survey line 4.97 feet, thence South 00 degrees 01 minute 48 seconds East 695.10 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 01 minute 48 seconds East 435.32 feet, thence North 79 degrees 06 minutes 13 seconds West 492.93 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 26 degrees 48 minutes 00 seconds East along said centerline 8.55 feet to a point of curve to the left, thence along said centerline and said curve with a radius of 419.27 feet, through a central angle of 26 degrees 49 minutes 48 seconds, for an arc distance of 196.33 feet, thence North 00 degrees 01 minute 48 seconds West along said centerline 145.03 feet, thence North 89 degrees 58 minutes 12 seconds East 435.00 feet to the POINT OF BEGINNING; containing 4.01 acres, more or less.

MISSILE 1431



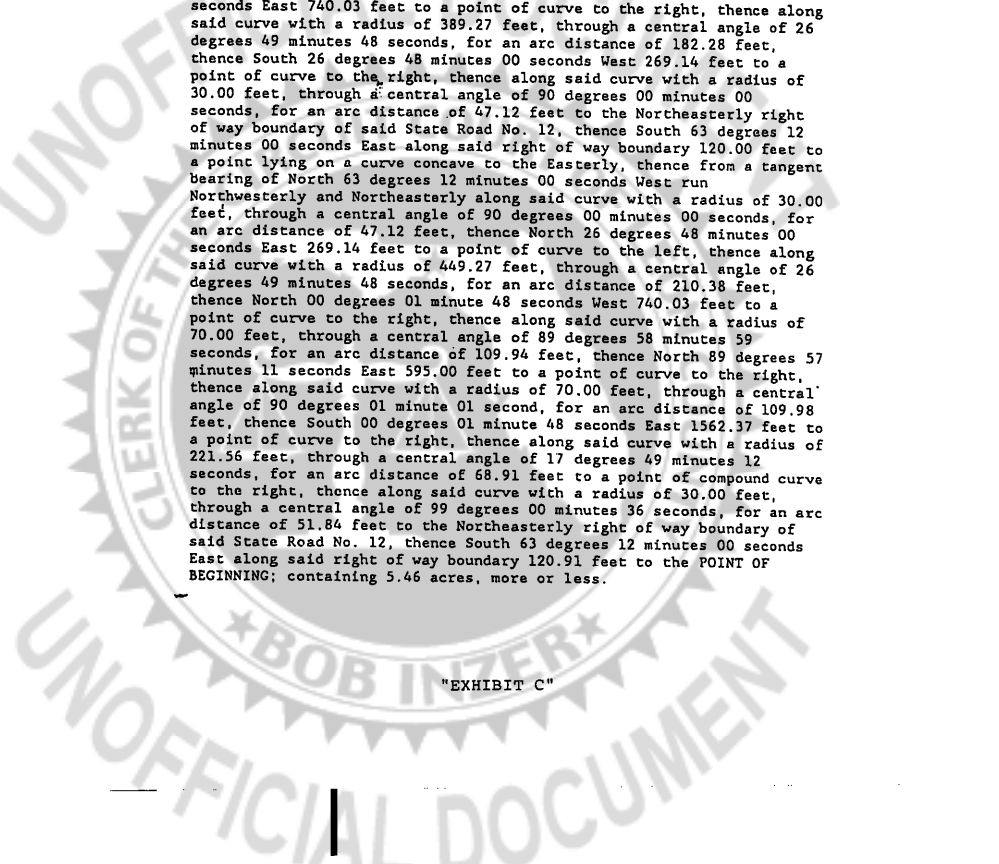
A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 00 degrees 01 minute 48 seconds East along the East boundary of the Southeast Quarter of said Section 12 a distance of 2353.72 feet to a concrete monument lying on a curve concave to the Northeasterly on the Northeasterly right of way boundary of State Road No. 12 (80 foot right of way), thence Northwesterly along said right of way boundary and said curve with a radius of 2819.88 feet, through a central angle of 02 degrees 39 minutes 42 seconds, for an arc distance of 131.00 feet (the chord of said arc being North 64 degrees 31 minutes 51 seconds West 130.99 feet to a concrete monument, thence North 63 degrees 12 minutes 00 seconds West along said right of way boundary 298.77 feet to a point of curve to the right and the POINT OF BEGINNING. From said POINT OF BEGINNING run Northwesterly and Northeasterly along said curve with a radius of 30.00 feet, through a central angle of 84 degrees 28 minutes 28 seconds, for an arc distance of 44.23 feet to a point of reverse curve to the left, thence along said curve with a radius of 281.56 feet, through a central angle of 21 degrees 18 minutes 16 seconds, for an arc distance of 104.69 feet, thence North 00 degrees 01 minute 48 seconds West 1562.37 feet to a point of curve to the left, thence along said curve with a radius of 140.00 feet, through a central angle of 90 degrees 01 minute 01 second, for an arc distance of 219.95 feet, thence South 89 degrees 57 minutes 11 seconds West 575.00 feet to a point of curve to the left, thence along said curve with a radius of 140.00

feet, through a central angle of 89 degrees 58 minutes 59 seconds, for an arc distance of 219.88 feet, thence South 00 degrees 01 minute 48 seconds East 740.03 feet to a point of curve to the right, thence along said curve with a radius of 389.27 feet, through a central angle of 26 degrees 49 minutes 48 seconds, for an arc distance of 182.28 feet, thence South 26 degrees 48 minutes 00 seconds West 269.14 feet to a point of curve to the right, thence along said curve with a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet to the Northeasterly right of way boundary of said State Road No. 12, thence South 63 degrees 12 minutes 00 seconds East along said right of way boundary 120.00 feet to a point lying on a curve concave to the Easterly, thence from a tangent bearing of North 63 degrees 12 minutes 00 seconds West run Northwesterly and Northeasterly along said curve with a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet, thence North 26 degrees 48 minutes 00 seconds East 269.14 feet to a point of curve to the left, thence along said curve with a radius of 449.27 feet, through a central angle of 26 degrees 49 minutes 48 seconds, for an arc distance of 210.38 feet, thence North 00 degrees 01 minute 48 seconds West 740.03 feet to a point of curve to the right, thence along said curve with a radius of 70.00 feet, through a central angle of 89 degrees 58 minutes 59 seconds, for an arc distance of 109.94 feet, thence North 89 degrees 57 minutes 11 seconds East 595.00 feet to a point of curve to the right, thence along said curve with a radius of 70.00 feet, through a central angle of 90 degrees 01 minute 01 second, for an arc distance of 109.98 feet, thence South 00 degrees 01 minute 48 seconds East 1562.37 feet to a point of curve to the right, thence along said curve with a radius of 221.56 feet, through a central angle of 17 degrees 49 minutes 12 seconds, for an arc distance of 68.91 feet to a point of compound curve to the right, thence along said curve with a radius of 30.00 feet, through a central angle of 99 degrees 00 minutes 36 seconds, for an arc distance of 51.84 feet to the Northeasterly right of way boundary of said State Road No. 12, thence South 63 degrees 12 minutes 00 seconds East along said right of way boundary 120.91 feet to the POINT OF BEGINNING; containing 5.46 acres, more or less.

"EXHIBIT C"

08126611432



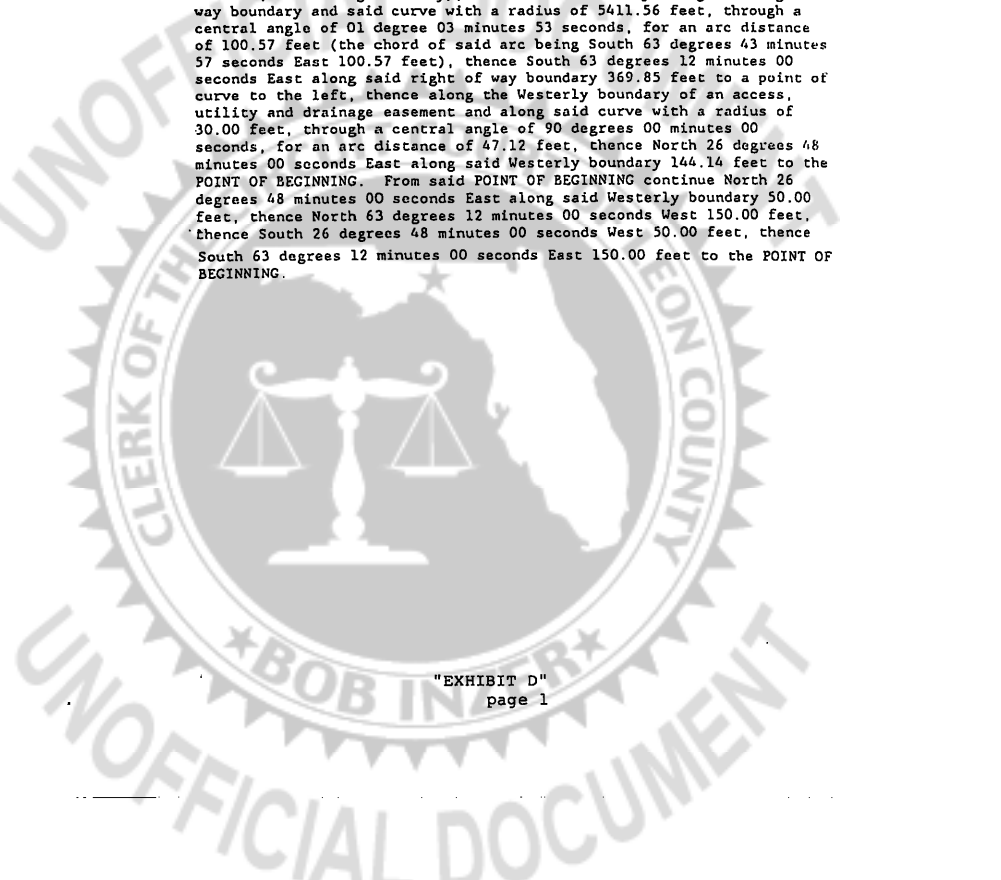
A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1105.14 feet, thence South 00 degrees 02 minutes 49 seconds East 290.36 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 02 minutes 49 seconds East 30.00 feet to the Northerly boundary of an access, utility and drainage easement, said point lying on a curve concave to the Southërly, thence Westerly along said boundary and said curve with a radius of 140.00 feet, through a central angle of 12 degrees 30 minutes 20 seconds, for an arc distance of 30.56 feet (the chord of said arc being South 79 degrees 35 minutes 51 seconds West 30.50 feet), thence North 00 degrees 02 minutes 49 seconds West 35.48 feet, thence North 89 degrees 57 minutes 11 seconds East 30.00 feet to the POINT OF BEGINNING.

012661433

A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1886.60 feet to a concrete monument, thence South 01 degree 09 minutes 00 seconds East 1417.68 feet to a concrete monument lying on a curve concave to the Southwesterly on the Northeasterly right of way boundary of State Road No. 12 (80 Foot right of way), thence Southeasterly along said right of way boundary and said curve with a radius of 5411.56 feet, through a central angle of 01 degree 03 minutes 53 seconds, for an arc distance of 100.57 feet (the chord of said arc being South 63 degrees 43 minutes 57 seconds East 100.57 feet), thence South 63 degrees 12 minutes 00 seconds East along said right of way boundary 369.85 feet to a point of curve to the left, thence along the Westerly boundary of an access, utility and drainage easement and along said curve with a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet, thence North 26 degrees 48 minutes 00 seconds East along said Westerly boundary 144.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 26 degrees 48 minutes 00 seconds East along said Westerly boundary 50.00 feet, thence North 63 degrees 12 minutes 00 seconds West 150.00 feet, thence South 26 degrees 48 minutes 00 seconds West 50.00 feet, thence South 63 degrees 12 minutes 00 seconds East 150.00 feet to the POINT OF BEGINNING.





A tract of land lying in the Southeast Quarter of Section 12, Township 3 North, Range 1 West, Leon County, Florida, and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of the Southeast Quarter of said Section 12 and run South 89 degrees 57 minutes 11 seconds West along the North boundary of the Southeast Quarter of said Section 12 a distance of 1886.60 feet to a concrete monument, thence South 01 degree 09 minutes 00 seconds East 1417.68 feet to a concrete monument lying on a curve concave to the Southwesterly on the Northeasterly right of way boundary of State Road No. 12 (80 foot right of way), thence Southeasterly along said right of way boundary and said curve with a radius of 5411.56 feet, through a central angle of 01 degree 03 minutes 53 seconds, for an arc distance of 100.57 feet (the chord of said arc being South 63 degrees 43 minutes 57 seconds East 100.57 feet), thence South 63 degrees 12 minutes 00 seconds East along said right of way boundary 429.85 feet to the centerline of a 60 foot access, utility and drainage easement, thence North 26 degrees 48 minutes 00 seconds East along said centerline 290.59 feet, thence South 79 degrees 06 minutes 13 seconds East 31.20 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 79 degrees 06 minutes 13 seconds East 31.20 feet, thence South 26 degrees 48 minutes 00 seconds West 110.00 feet, thence North 63 degrees 12 minutes 00 seconds West 30.00 feet to the Easterly boundary of said access, utility and drainage easement, thence North 26 degrees 48

minutes 00 seconds East along said boundary 101.45 feet to the POINT OF BEGINNING.

012661434

