

NOTICE OF PRELIMINARY DEVELOPMENT AGREEMENT FOR A
DEVELOPMENT OF REGIONAL IMPACT KNOWN AS
SOUTHWOOD PLANTATION

OR1337712323

PLEASE TAKE NOTICE that a Preliminary Development Agreement for a Development of Regional Impact known as Southwood Plantation, covering the property described in Exhibit "A" hereto, was entered into on August 29, 1988, pursuant to Subsection 380.06(8), Florida Statutes (1987), between the Florida Department of Community Affairs and Southwood Properties, Inc. The Agreement may be examined at the offices of the Department of Community Affairs, Bureau of Resource Management, Rhyne Building, 2740 Centerview Dr., Tallahassee, Florida 32399, (904) 488-4925. Said Preliminary Development Agreement constitutes a land development regulation applicable to the land covered by the Agreement.

WITNESS: Thyler D. Cochran

SOUTHWOOD PROPERTIES, INC.

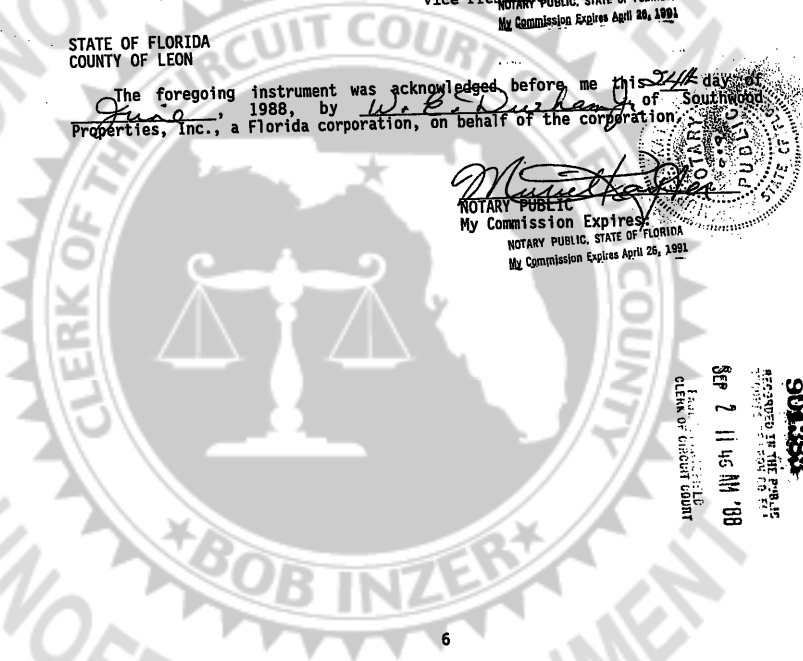
WITNESS: W. E. Durham, Jr.

BY: W. E. Durham, Jr.
W. E. Durham, Jr.
Vice President, SOUTHWOOD PROPERTIES, INC.
My Commission Expires April 28, 1991

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29th day of August, 1988, by W. E. Durham, Jr. of Southwood Properties, Inc., a Florida corporation, on behalf of the corporation.

M. W. ...
NOTARY PUBLIC
My Commission Expires
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires April 26, 1991



904388
RECORDED IN THE PUBLIC
CLERK OF CIRCUIT COURT
SEP 2 11 46 AM '88

February 3, 1988

PROPOSED DRI SITE
SOUTHWOOD PROPERTIES, INC. OWNERSHIP
LEON COUNTY, FLORIDA

OR1337P2324

** Township 1S Range 1E

Section 1 23.239 Acres more or less
SE1/4 OF SE1/4; THAT PART OF THE N1/2 OF SW1/4 LYING S. OF SR SR 20; ALL THAT PART OF THE NE1/4 OF SE1/4 LYING S. OF SR 20; THE S. 870 FT. OF SW1/4 OF SW1/4; ALL THAT PART OF THE E1/2 OF W1/2 LYING S. OF SR 20; THE S. 450 FT. OF THE W 770 FT. OF THE SW1/4 OF SE1/4; A TRACT OF LAND BEGINNING AT THE SOUTHEAST CORNER OF SEC. 1, TWS. 1S, RG. 1E, THENCE ALONG THE W. SEC. LINE, N. 02 DEGREES 43 MIN. W. 870 FT., TO THE P.O.B.; THENCE CONTINUE N. 02 DEGREES 43 MIN. W 2,258.22 FT. TO THE SW R/W LINE OF SR 19, THENCE ALONG SAID RIGHT-OF-WAY LINE S. 76 DEGREES 50 MIN. E. 99.44 FT., THENCE S. 76 DEGREES 13 MIN. E. 1,255.82 FT. TO THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE W. RIGHT-OF-WAY LINE OF A DIRT ROAD, THENCE ALONG THE W. RIGHT-OF-WAY OF SAID DIRT ROAD, S. 02 DEGREES 37 MIN. E. 553.31 FT., THENCE S. 45 DEGREES 53 MIN. E. 101.67 FT., THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING S. 44 DEGREES 08 MIN. W. 68.24 FT., THENCE S. 02 DEGREES 37 MINUTES E. 1207.90 FT., THENCE S. 87 DEGREES 41 MIN. W. 1319.52 FT. TO THE P.O.B.

Section 2 160.00 Acres more or less
S1/2 OF S1/2, DEED BOOK 134/62, 135/269.

Section 3 146.18 Acres more or less
SE1/4 EXCEPT 2 PARCELS DESCRIBED AS: FIRST BEGIN AT SE CORNER OF NE1/4 OF SE1/4, RUN N. 184 FT., W. 701 FT., N. 1158 FT., E. 701 FT., S. 1158 FT. TO BEGINNING; SECOND, BEGIN AT NW CORNER OF SE1/4, THENCE S. 1804.33 FT., THENCE E. 324.15 FT., THENCE N. 537.53 FT., THENCE E. 323.15 FT., THENCE 13.6 FT., THENCE E. 326.35 FT., THENCE N. 1,081.3 FT., THENCE E. 336.35 FT., THENCE N. 207.7 FT., TO NW CORNER OF E1/2 OF SE1/4, THENCE W TO P.O.B.; A PARCEL IN SW1/4 DESCRIBED AS: COMMENCE AT SW CORNER OF SEC., RUN N. 1,336.6 FT., THENCE E. 880 FT. TO BEGINNING, THENCE E. 1250 FT., S. 1336.6 FT. TO S. SECTION LINE, THENCE W. ALONG SECTION LINE TO N. BOUNDARY OF ST. AUGUSTINE ROAD, THENCE NW ALONG ROAD TO POINT S. OF POINT OF BEGINNING, THENCE N. 1,295.5 FT. TO P.O.B.; A PARCEL IN SW1/4 OF SW1/4 DESCRIBED AS: BEGIN AT SOUTHWEST CORNER OF SECTION, THENCE N. 162.4 FT. TO S. BOUNDARY OF ST. AUGUSTINE ROAD, THENCE SE ALONGRD. 845.19 FT., THENCE S. TO S. LINE OF SECTION, THENCE W. ALONG SECTION LINE 825 FT. MORE OR LESS TO P.O.B. LESS R/W.

Section 9 10.00 Acres more or less
10 AC. IN SW1/4, DEED BOOK 147, PG. 245, LYING W OF SR 261.

Section 9 239.53 Acres more or less
W1/2 OF NE1/4, EXCEPT .85 AC. SE1/4 OF NE1/4 EXCEPT N. 66 FT., E1/2 OF SE1/4, 1.15 AC. IN NE1/4 OF NE1/4 LESS R/W, W1/2 OF SE1/4 LESS R/W, DB 87, PG. 429, OR 271, PG. 133.

Section 10 83.00 Acres more or less
NE1/4 N. OF ST. AUGUSTINE ROAD AND A PARCEL IN THE NW1/4 N. OF ST. AUGUSTINE ROAD.

Section 10 512.88 Acres more or less
W3/4 EXCEPT W362 FT. OF NE1/4 S OF ROAD AND EXCEPT A PARCEL IN THE NW1/4 N OF ST. AUGUSTINE ROAD AND INCLUDING 28.02 AC IN SE1/4 OR 259/104 LENGTHY M/B DESCRIPTION AND 52.23 AC IN E1/2 OF 31/2 LYING S OF ST. AUGUSTINE ROAD OR 259/104 AND 292/484, 485, 486.

** Township 1S Range 1E (Continued)

- Section 11 275.00 Acres more or less
ALL OF SECTION 11 N OF ST. AUGUSTINE ROAD EXCEPT WILLIAMS TRACT BEING 14 AC. IN SE1/4 OF NE1/4 AND EXCEPT 6.85 ACRES IN E1/2 OF NW1/4 TO WATKINS.
- Section 11 345.15 Acres more or less
ALL OF SECTION 11 S OF ST. AUGUSTINE ROAD EXCEPT WILLIAMS TRACT BEING 14 AC IN SE1/4 OF NE1/4 AND EXCEPT 6.85 ACRES IN E1/2 OF NW1/4 TO WATKINS.
- Section 12 165.00 Acres more or less
NE1/4 AND E1/4 OF NW1/4 LYING N. OF ST. AUGUSTINE ROAD.
- Section 12 380.79 Acres
ALL OF SECTION S OF ST. AUGUSTINE ROAD OR 937, PG 1411, 8/24/79 AND E1/2 OF NW1/4 S OF ST. AUGUSTINE ROAD AND W1/2 OF NE1/4 S OF ST. AUGUSTINE ROAD AND 5 AC IN NWC OF NE1/4 OF SW1/4 DB 30/502, 198/189.
- Section 13 620 Acres more or less
ALL EXCEPT W1/2 OF NE1/4 OF NW1/4 DB 136/449.
- Section 14 640 Acres more or less
ALL OF SECTION OR 921/1625, 3/2/79 AND OR 922/1464, 3/14/79.
- Section 15 642.25 Acres more or less
ALL - DB 102/179.
- Section 16 314.06 Acres more or less
E1/2, EXCEPT 65.26 ACRES OWNED BY DEGRAFF, N 34.99 CHAINS OF E1/2 OF NW1/4 LYING EAST OF SR261 LESS R/W, S 26.66 CHAINS OF E1/2 OF SW1/4 LYING EAST OF SR 261 LESS R/W AND THAT PORTION OF THE FOLLOWING M/B DESCRIPTION EAST OF SR 261; BEG. 18.13 CHAINS S OF NEC OF SEC 16, 1S, 1E AND RUN W 40 CHAINS THEN S 16 2/3 CHAINS THEN E 40 CHAINS THEN N 16 2/3 CHAINS TO POB-66 2/3 AC - LESS THAT DEEDED TO LEON COUNTY AND STATE OF FLORIDA FOR ROAD R/W PURPOSES.
- Section 16 193.00 Acres more or less
N. 34.99 CHAINS OF E1/2 OF NW1/4, W1/2 OF SW1/4 AND THE S. 26.66 CHAINS OF THE E1/2 OF SW1/4, ALL LYING W. OF SR 261, LESS R/W.
- Section 17 21.00 Acres more or less
ALL THAT PORTION OF SW1/4 S OF ROAD 261
- Section 19 140.00 Acres more or less
E1/2 OF SE1/4, SE1/4 OF NE1/4, N1/2 OF SW1/4 OF NE1/4
- Section 20 551.46 Acres more or less
S3/4, ALSO N1/4 S OF STATE ROAD 261, LESS R/W DB 107/335.
- Section 21 288.2 Acres more or less
ALL OF SECTION EAST OF SR 261 AND NORTH OF TRAM ROAD.
- Section 21 228.00 Acres more or less
ALL OF THE NW1/4, NW1/4 OF SW1/4, W1/2 OF SW1/4 OF SW1/2 LYING W OF SR 261 AND THAT PART OF NE1/4 OF SW1/4 LYING N OF SR 261-A AND W OF SR 261, AND THAT PART OF W1/4 OF NE1/4 OF SW1/4 LYING S OF SR 261-A, LESS ROAD R/W AND LESS 4.34 ACRES TO THE CITY OF TALLAHASSEE.
- Section 22 625.54 Acres more or less
ALL OF SECTION NORTH OF TRAM ROAD.
- Section 23 642 Acres more or less
ALL - DB 98/234, 99/96.
- Section 24 648.75 Acres more or less
ALL - DB 98/234, 99/96.

** Township 1S Range 1E (Continued)

Section 27 (5) Acres more or less
 THAT PORTION NORTH OF TRAM ROAD.

Section 28 201.66 Acres more or less
 W1/2, SW1/4 OF NE1/4, SE1/4 LESS R/W AND A 100 FT. WIDE
 STRIP ON THE W SIDE OF NW1/4 OF NE1/4 CONTAINING 3.03 AC.,
 OR 1111, PG. 858, APRIL 25, 1984, AND LESS ALL OF THE SOUTH
 1/2 OF SEC.

Section 29 293.94 Acres more or less
 ALL OF SEC., 10.21 A IN 100F PL. EASEMENT TO CITY TALLAHASSEE
 DATED 11/30/49 NOT EXCEPTED, LESS R/W LESS P.L. R/W - DB
 126/37 DB 97/312, AND LESS ALL OF THE SOUTH 1/2 OF SEC.

Section 30 252.00 Acres more or less
 NE1/4, N1/2 OF SE1/4, SE1/4 OF SE1/4 LESS R.60 AC. IN 60F
 R/W SAL RY. AND EX 5.70 A IN 66F R/W RD. 10, S1/2 OF NW1/4,
 LESS R/W P.L., AND LESS THAT PORTION OF THE SOUTH 1/2 OF THE
 SECTION LYING EAST OF THE ROW OF C.R. 363.



LEON COUNTY, FLORIDA

OR1337PC2327

** Township 1S Range 2E

Section 6 3.65 Acres more or less
THAT PT. OF N1/2 OF SW1/4 S OF RD. 20.

