

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 31th day of August, 2006, by Capital Circle Commerce Park, LLC, whose mailing address is P.O. Box 3886, Tallahassee, Florida 32315 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of the easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

**Capital Circle Commerce Park, LLC**  
(Name of Corporation Typewritten)

[Signature]  
(Signature of Officer or Agent)

**Roger Leslie, Managing Partner**  
(Print Name and Title of Officer or Agent)

WITNESSES:

[Signature]  
(Sign)  
Karen Murrett  
(Print Name)

[Signature]  
(Sign)  
Mary Beth Kapp  
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31th day of August, 2006, by Roger Leslie, Managing Partner,  
(name of officer or agent, title of officer or agent)

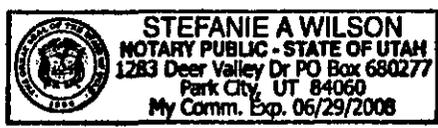
of Capital Circle Commerce Park, LLC, a Florida corporation, on  
(name of corporation acknowledging) (state or place of incorporation)

behalf of the corporation. He/she is personally known to me or has produced Florida DL  
(type of identification)  
as identification.

[Signature]  
(Signature of Notary)

Stefanie Wilson  
(Print, Type or Stamp Name of Notary)

Notary Public  
(Title or Rank)



(Serial Number, If Any)

This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
Suite 202, 301 South Monroe Street  
Tallahassee, Florida 32301

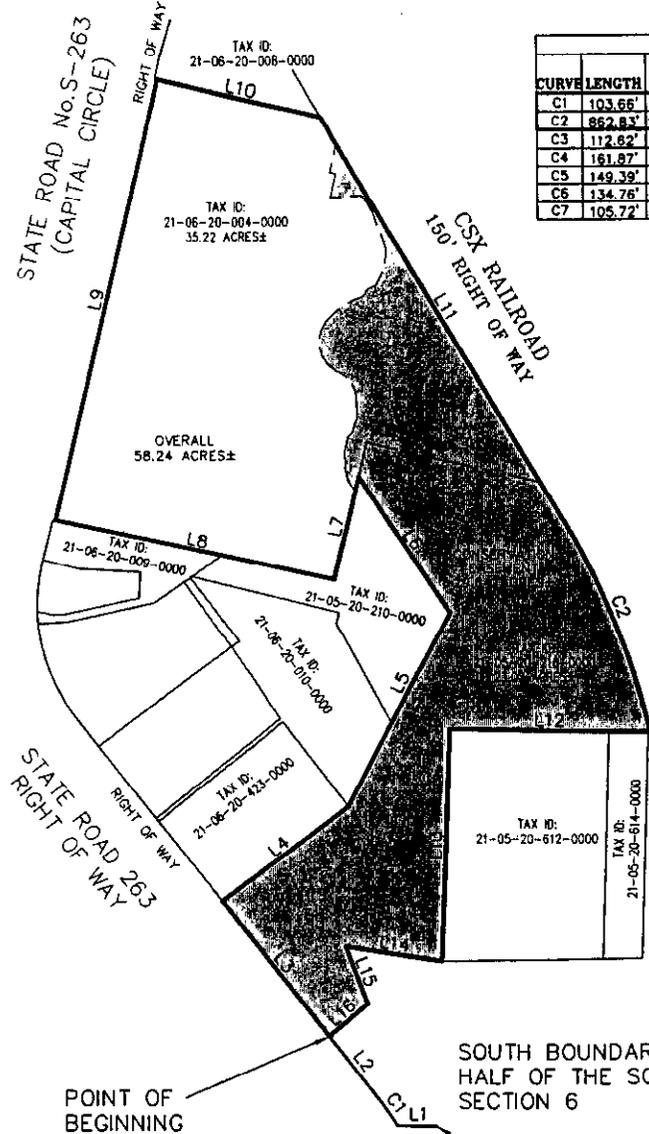
**PROPOSED SITE BOUNDARY**

500 250 0'  
SCALE IN FEET: 1" = 500'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	103.66'	1196.28'	4°57'54"	N34°56'58"W	103.63'
C2	852.83'	2789.83'	17°43'13"	S21°26'41"E	859.39'
C3	112.82'	108.44'	59°30'15"	N38°50'10"W	107.83'
C4	161.87'	125.97'	73°37'21"	N00°04'07"W	150.96'
C5	149.39'	299.82'	28°32'55"	N56°33'38"E	147.85'
C6	134.76'	216.99'	35°34'56"	N15°35'58"E	132.60'
C7	105.72'	664.57'	9°06'53"	S85°37'09"W	105.81'

LINE TABLE		
LINE	LENGTH	BEARING
L1	129.31'	N89°03'37"W
L2	272.13'	N37°25'38"W
L3	578.82'	N37°25'38"W
L4	528.07'	N52°34'22"E
L5	744.00'	N27°29'02"E
L6	965.68'	N31°50'26"W
L7	370.06'	S13°09'38"W
L8	941.14'	N76°50'24"W
L9	1520.53'	N13°09'36"E
L10	552.06'	S76°50'23"E
L11	1507.34'	S30°18'17"E
L12	664.08'	N89°02'58"W
L13	787.82'	S02°14'43"W
L14	324.32'	N81°05'43"W
L15	207.22'	S20°31'47"E
L16	167.74'	S49°38'57"W
L21	53.35'	S13°09'38"W
L22	43.38'	N32°25'07"W
L23	45.76'	N12°36'48"W
L24	21.06'	N09°23'57"E
L25	27.82'	N12°58'57"W
L26	57.98'	N13°09'58"E
L27	26.49'	N39°14'31"E
L28	28.95'	N15°52'28"E
L29	14.16'	N32°08'33"E
L30	78.86'	N02°09'39"W
L31	34.95'	N51°59'24"W
L32	25.37'	N30°08'49"E
L33	29.46'	N84°18'06"E
L34	132.77'	N20°15'53"W
L35	60.95'	N31°41'37"W
L36	83.93'	N12°50'04"E
L37	20.00'	N77°13'04"W
L38	95.94'	N12°46'58"E

SCALE: 1" = 500'



= CONSERVATION EASEMENT

SOUTH BOUNDARY OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 6

POINT OF COMMENCEMENT  
SE CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

- NOTES:
- THIS IS NOT A BOUNDARY SURVEY.
  - THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION FOR THE SUBJECT PROPERTY.

- LEGEND:
- Δ = CENTRAL ANGLE
  - L = LENGTH
  - R = RADIUS
  - R1W = RANGE 1 WEST
  - SEC = SECTION
  - T1N = TOWNSHIP 1 NORTH

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Paul N. Williamson*  
Paul N. Williamson  
Professional Surveyor and Mapper  
Certificate Number 3208

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

**Allen Nobles & Associates, Inc.**  
TALLAHASSEE • CHIPLEY • NICEVILLE • PENSACOLA • VALDOSTA • LANARK  
PROFESSIONAL LAND SURVEYING, MAPPING, AND CIVIL ENGINEERING LR#3293 EB#7990  
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308  
PHONE: 850-385-1179 FAX: 850-385-1404

**SKETCH OF DESCRIPTION**  
PROPERTY CONTAINED IN PARCELS  
21-06-20-004-0000 &  
21-05-20-216-0000  
LEON COUNTY, FLORIDA

COMMERCIAL CONSULTANTS

SCALE: 1" = 500'	PROJECT NO.: SHEET 4617-008
DATE: 5/15/2008	FIELDBOOK: 1
DRAWN BY: DAV	OF 2
CAD NO.: 4617BD-ALL.dwg	
REVISED:	BY:

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Capital Circle Commerce Park  
ANA Project Number 4617.009  
June 5, 2006  
Sheet 2 of 2

**58.24 Acres± in Section 6, Township 1 North, Range 1 West.**

Commence at the Southeast corner of the North Half of Section 6, Township 1 North, Range 1 West, Leon County, Florida; thence run North 89 degrees 03 minutes 37 seconds West a distance of 129.31 feet to a point on the Easterly right of way boundary of State Road 263 (Capital Circle) being on a curve concave Southwest, having a radius of 1,196.28 feet; thence run Northwesterly along said curve, through a central angle of 04 degrees 57 minutes 54 seconds, a distance of 103.66 feet (the chord of 103.63 feet bears North 34 degrees 56 minutes 58 seconds West), thence run North 37 degrees 25 minutes 38 seconds West a distance of 272.12 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue along said right of way boundary North 37 degrees 25 minutes 38 seconds West, a distance of 578.82 feet, thence leaving said Easterly right of way boundary run North 52 degrees 34 minutes 22 seconds East a distance of 528.07 feet, thence run North 27 degrees 29 minutes 02 seconds East a distance of 744.00 feet, thence run North 31 degrees 50 minutes 26 seconds West a distance of 565.68 feet, thence run South 13 degrees 09 minutes 36 seconds West a distance of 370.06 feet, thence run North 76 degrees 50 minutes 24 seconds West a distance of 941.14 feet to the Easterly right of way boundary of State Road 263 (Capital Circle), thence run along said Easterly boundary North 13 degrees 09 minutes 36 seconds East a distance of 1,520.53 feet, thence leaving said Easterly right of way boundary run South 76 degrees 50 minutes 23 seconds East a distance of 552.06 feet to the Westerly right of way boundary of CSX Railroad, formerly Seaboard Coast Line Railroad, thence run along said Westerly right of way South 30 degrees 18 minutes 17 seconds East a distance of 1,507.34 feet to a point of curve to the right with a radius of 2,789.83 feet through a central angle of 17 degrees 43 minutes 13 seconds for an arc distance of 862.83 feet, (chord of 859.39 feet bears South 21 degrees 26 minutes 41 seconds East), thence leaving said Westerly right of way boundary run North 89 degrees 02 minutes 58 seconds West a distance of 664.08 feet, thence run South 02 degrees 14 minutes 43 seconds West a distance of 787.82 feet, thence run North 81 degrees 05 minutes 53 seconds West a distance of 324.32 feet, thence run South 20 degrees 31 minutes 47 seconds East a distance of 207.22 feet, thence run South 49 degrees 36 minutes 57 seconds West a distance of 167.74 feet to the Easterly right of way boundary of State Road 263 (Capital Circle) for the POINT OF BEGINNING, containing 58.24 acres, more or less.

The above described property being subject to a conservation easement.

Prepared from existing maps, plats, and legal descriptions. No fieldwork has been performed by Allen Nobles & Associates, Inc. to verify its accuracy.