PERFORMANCE AGREEMENT

THIS AGREEMENT, made and entered into this 23rd day of February, A.D. 2007, between CONSERVATION COMMUNITY GROUP, LLC, hereinafter called the "Developer", and LEON COUNTY, a political subdivision of the State of Florida, hereinafter called "The County".

WHEREAS, the Developer has presented to the Board of County Commissioners of Leon County, Florida, a certain map or plat of a subdivision named and designated Centerville Conservation Community Phase 3 which map or plat is hereby referred to and made a part hereof by reference, and,

WHEREAS, as a condition to the acceptance and recording of said map or plat, the County has required that the Developer enter into an agreement to construct and pave the roads and streets and to install all drainage facilities, sidewalks and other infrastructure and survey monumentation in said subdivision in accordance with plans and specifications approved by the County on or before September 30, 2007, and to post bond in the amount of $400,164.69 conditioned for the faithful performance of said agreement, said bond to have as surety thereon some surety company authorized to do business under the laws of the State of Florida.

NOW THEREFOR, THIS INDENTURE WITNESSETH: That the Developer hereby agrees to construct and pave the roads and streets and install all drainage facilities, sidewalks and other infrastructure and survey monumentation in Centerville Conservation Community Phase 3 in accordance with plans and specifications approved by the County, on or before September 30, 2007.

PERFORMANCE OF THIS AGREEMENT by the Developer shall be secured by an irrevocable letter of credit in the amount of $400,164.69 with surety thereon approved by the County.

IN WITNESS WHEREOF, Conservation Community Group, LLC, has hereunto caused its name to be signed and its corporate seal affixed by its appropriate officer and Leon County Commissioners and its seal affixed by the Clerk of said Board, the day and year first above written.

Conservation Community Group, LLC

By: _____
Robert S. Williams, CEO

ATTEST:
_____
Its Secretary

LEON COUNTY, FLORIDA

By: _____
C.E. DePuy, Jr., Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Circuit Court
Leon County, Florida

By: _____

APPROVED AS TO FORM:
Leon County Attorney's Office

By: _____
Herbert W.A. Thiele, Esq.