

CONSERVATION EASEMENT "A"

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 3rd day of April, 2007, by San Miguel Partnership, LLP, whose mailing address is 537 Frank Shaw Road, Tallahassee, Florida 32312 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 or utilities.
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, except as noted in Exhibit B.
3. Removal or destruction of trees, shrubs, or other vegetation, except as noted in Exhibit B in relation to maintenance of the existing dam.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface, except as noted in Exhibit B.
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.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this 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.

12

Grantor hereby fully warrants the title to said real 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 ensure 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

Charles A. White
(Name typewritten)

[Handwritten Signature]
(Signature)

WITNESSES:

[Handwritten Signature]
(Sign)
Caronda Idony
(Print Name)

[Handwritten Signature]
(Sign)
Shanna Baggett
(Print Name)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of April, 2004,
by Charles A. White, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

[Handwritten Signature]
(Signature of Notary)

Tracy Wheeler
(Print, Type or Stamp Name of Notary)



Tracy Wheeler
Commission # DD536219
Expires June 14, 2010
Bonded Troy Fair Insurance, Inc. 800-385-7019

(Title or Rank)

(Serial Number, If Any)

This Instrument was prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street
Tallahassee, Florida 32301

Exhibit "B" to Conservation Easement Area "A"

Activities are allowed within the Conservation Easement Area "A" consistent with the approved Environmental Management Permit from Leon County Growth and Environmental Management for the Mission San Miguel Subdivision, including stormwater conveyance pipe installation, maintenance of outfall pipes, necessary routine maintenance in order to maintain the intent of the drainage patterns, and operation of drainage structures.

POOLE ENGINEERING & SURVEYING, Inc.

SAN MIGUEL

Attachment # 1
Page 4 of 6

CONSERVATION EASEMENT "A"

A tract of land located in Section 15, Township 1 North, Range 2 East, Leon County, Florida being a portion of the lands described in Official Records Book 3329, Page 250, Public Records of Leon County, Florida and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of Section 15, Township 1 North, Range 2 East, Leon County, Florida; thence South 89 degrees 52 minutes 57 seconds West along the North boundary of said Section 15, a distance of 1,539.11 feet to the Northwest corner of a one-acre parcel as described in Deed Book 75, Page 236, Public Records of Leon County, Florida; thence South 01 degrees 01 minutes 16 seconds West along the Westerly boundary of said lands, a distance of 199.63 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 01 minutes 16 seconds West, a distance of 9.29 feet to the Southwest corner of said lands; thence North 89 degrees 53 minutes 29 seconds East along the South boundary of said lands, a distance of 208.91 feet; thence leaving said South boundary run South 01 degrees 03 minutes 44 seconds West along the Easterly boundary of lands described in Official Records Book 3329, page 250, Public Records of Leon County, Florida, a distance of 331.95 feet; thence leaving said Easterly boundary run thence the following courses and distances: South 40 degrees 09 minutes 28 seconds West, a distance of 199.27 feet; thence South 58 degrees 35 minutes 40 seconds West, a distance of 50.63 feet; thence North 71 degrees 24 minutes 36 seconds West, a distance of 203.21 feet; thence South 08 degrees 03 minutes 08 seconds West, a distance of 20.36 feet; thence North 53 degrees 00 minutes 04 seconds West, a distance of 164.21 feet; thence North 44 degrees 32 minutes 06 seconds East, a distance of 90.18 feet; thence North 08 degrees 10 minutes 11 seconds East, a distance of 107.11 feet; thence North 28 degrees 18 minutes 55 seconds East, a distance of 127.18 feet; thence North 68 degrees 08 minutes 57 seconds East, a distance of 98.01 feet; thence North 11 degrees 33 minutes 58 seconds East, a distance of 56.45 feet; thence North 87 degrees 56 minutes 15 seconds East to aforementioned West boundary of said one-acre tract, a distance of 54.69 feet to the POINT OF BEGINNING, containing 4.21 acres, more or less.

SURVEYOR'S CERTIFICATION

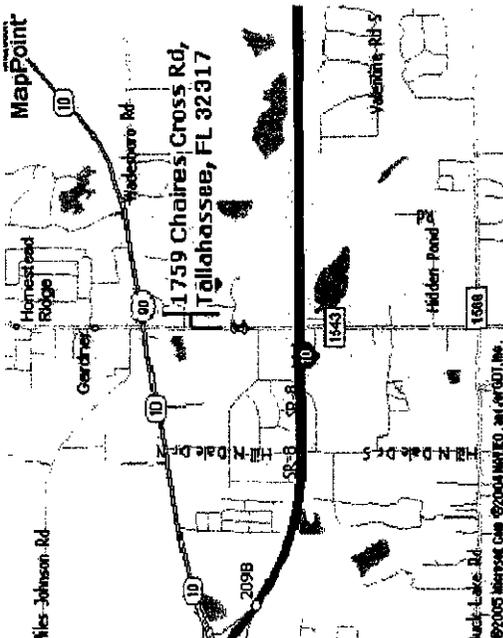
I hereby certify that the above descriptions are based on an overall Boundary Survey of the 258.65 acre site performed by this firm last dated June 17, 2005 under my direct supervision for the proposed development of San Miguel Subdivision. All conservation easement boundaries based on location of low areas, wetland delineation and pond areas as flagged by Florida Environmental & Land Services.



Barbara Jo Bergstrom
Professional Surveyor and Mapper
State of Florida
License No. 5754
Licensed Business No. 6745

3/29/07
Date

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



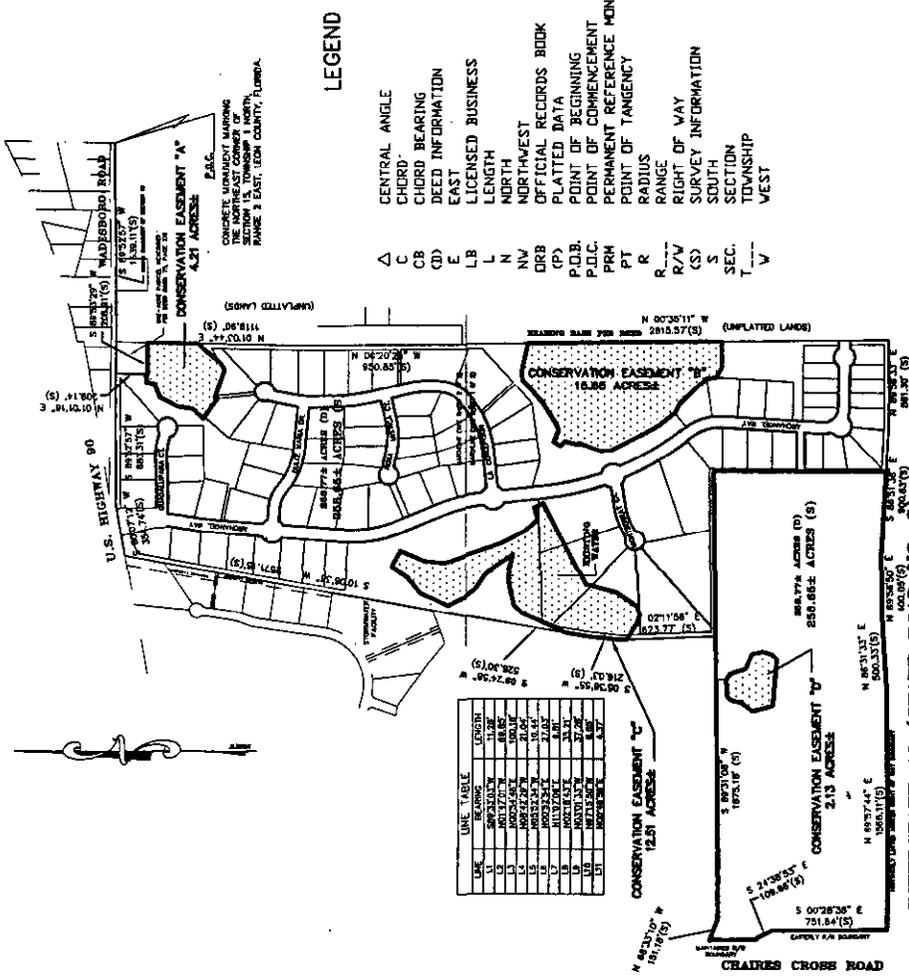
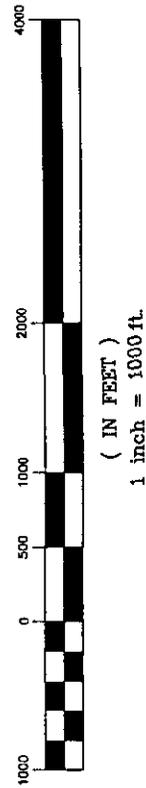
VICINITY MAP (NOT TO SCALE)

**MISSION SAN MIGUEL
SUBDIVISION LAYOUT**

258± ACRES LOCATED IN SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 EAST
LEON COUNTY, FLORIDA

TAX I.D. NO. 12-15-20-040-0000

GRAPHIC SCALE



LEGEND

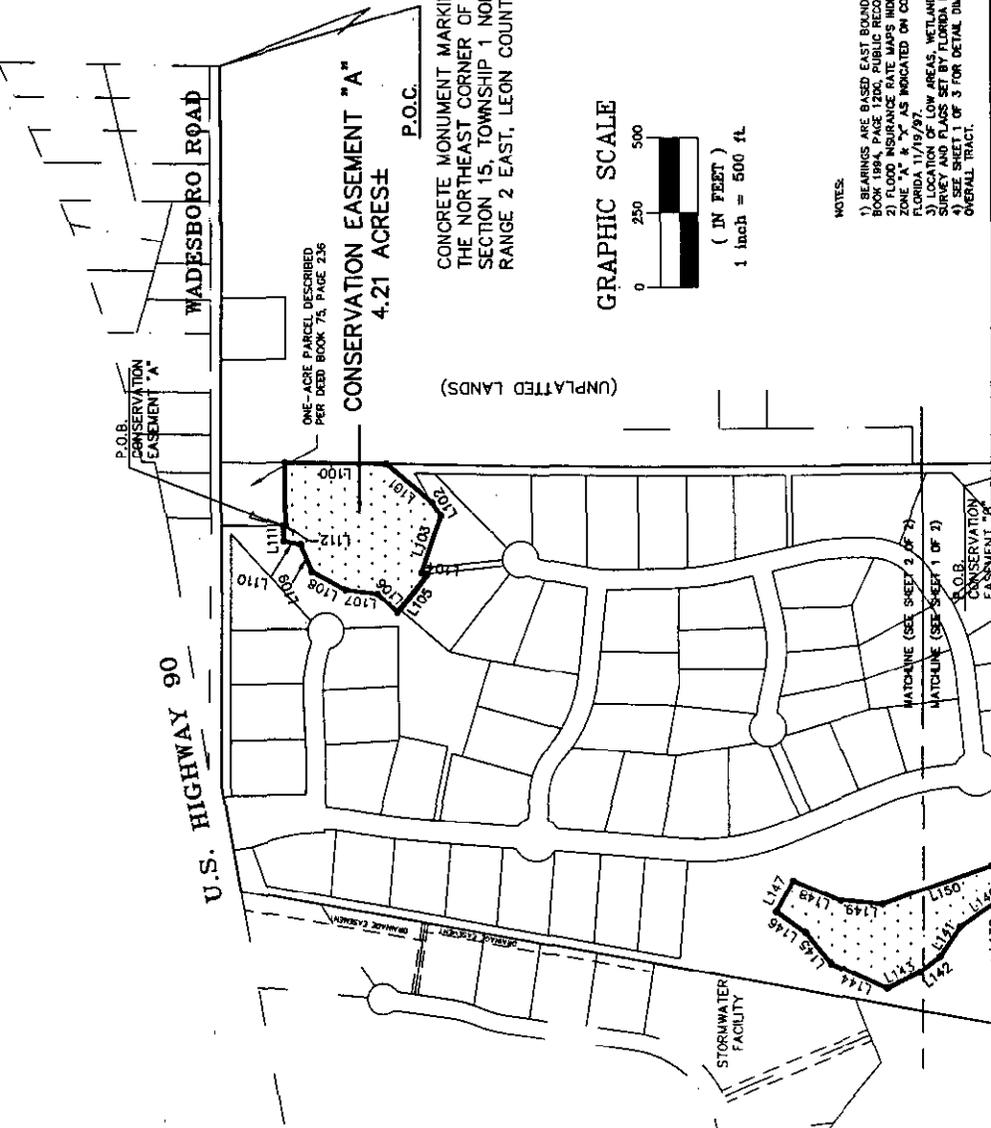
- △ CENTRAL ANGLE
- C CHORD
- CB CHORD BEARING
- CD DEED INFORMATION
- E EAST
- LB LICENSED BUSINESS
- L LENGTH
- N NORTH
- NV NORTHWEST
- OSB OFFICIAL RECORDS BOOK
- (P) PLATTED DATA
- POB. POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RADIUS
- R/W R/W
- R-- RANGE
- RIGHT OF WAY
- RIGHT OF WAY
- S SOUTH
- SEC. SECTION
- TOWNSHIP TOWNSHIP
- V VEST

LINE	TABLE	LENGTH
1	1	111.12
2	2	111.12
3	3	111.12
4	4	111.12
5	5	111.12
6	6	111.12
7	7	111.12
8	8	111.12
9	9	111.12
10	10	111.12
11	11	111.12
12	12	111.12
13	13	111.12
14	14	111.12
15	15	111.12
16	16	111.12
17	17	111.12
18	18	111.12
19	19	111.12
20	20	111.12
21	21	111.12
22	22	111.12
23	23	111.12
24	24	111.12
25	25	111.12
26	26	111.12
27	27	111.12
28	28	111.12
29	29	111.12
30	30	111.12
31	31	111.12
32	32	111.12
33	33	111.12
34	34	111.12
35	35	111.12
36	36	111.12
37	37	111.12
38	38	111.12
39	39	111.12
40	40	111.12
41	41	111.12
42	42	111.12
43	43	111.12
44	44	111.12
45	45	111.12
46	46	111.12
47	47	111.12
48	48	111.12
49	49	111.12
50	50	111.12

DRAWN BY : BP CHECKED BY : BAR DATE : 08/17/08 REVISED: 10/29/08 COMMENTS 01/29/07 - SHOT DESCRIPTION CALL OUTS SCALE 1" = 500'	INCOMPLETE WITHOUT ATTACHED DESCRIPTION (SEE EXHIBIT "A") <i>Barbara J. Bergstrom</i> BARBARA JO BERGSTROM PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LICENSE NO. 5754	NOT A BOUNDARY SURVEY EXHIBIT "A-1" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.	POOLE ENGINEERING & SURVEYING, Inc. LB NO. 6745 2145 DELTA BOULEVARD, SUITE 100 TALLAHASSEE, FLORIDA 32303 TELEPHONE # (850) 386-5117
EXHIBIT OF DESCRIPTIONS CONSERVATION EASEMENTS LOCATED IN SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 EAST LEON COUNTY, FLORIDA		MISSION SAN MIGUEL	
SHEET NO. 1 OF 3 SHEETS		ATTACHMENT # 1 Page 5 of 6	

43

LINE TABLE		
LINE	BEARING	LENGTH
L100	S01°03'44"W	331.95'
L101	S40°09'28"W	199.27'
L102	S58°35'40"W	50.63'
L103	N71°24'36"W	203.21'
L104	S08°03'08"W	20.36'
L105	N53°00'04"W	164.21'
L106	N44°32'06"E	90.18'
L107	N08°10'11"E	107.11'
L108	N28°18'55"E	127.18'
L109	N68°08'57"E	98.01'
L110	N11°33'58"E	56.45'
L111	N87°56'15"E	54.69'
L112	N77°11'05"E	144.79'
L113	S89°57'37"E	77.85'
L114	S74°33'15"E	120.97'
L115	N34°23'07"W	228.85'
L116	N55°59'14"W	119.65'
L117	N37°43'08"W	83.23'
L118	N26°41'09"W	120.39'
L119	N24°12'51"E	203.55'
L120	N51°09'02"E	132.48'
L121	N35°16'09"E	119.14'
L122	S61°34'24"E	117.62'
L123	S22°55'54"W	171.24'
L124	S05°36'26"W	136.16'
L125	S19°28'24"E	381.60'
L126	S27°45'30"E	187.45'



NOTES:

- 1) BEARINGS ARE BASED EAST BOUNDARY OF PARENT TRACT AS RECORDED IN O.R. BOOK 1984, PAGE 1290, PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- 2) FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY IS LOCATED IN FLOOD ZONE "A", "X", "Y" AS INDICATED ON COMMUNITY NO. 12073C 0300 LEON COUNTY, FLORIDA 10/19/91.
- 3) WETLAND AND POND AREAS TAKEN AS LOCATED FROM SURVEY AND PLANS SET BY FLORIDA ENVIRONMENTAL & LANDS SERVICES, INC.
- 4) SEE SHEET 1 OF 3 FOR DETAIL DIMENSIONS ALONG PERIMETER BOUNDARY OF OVERALL TRACT.

EXHIBIT OF DESCRIPTION
 CONSERVATION EASEMENTS
 LOCATED IN SECTION 15
 TOWNSHIP 1 NORTH, RANGE 2 EAST
 LEON COUNTY, FLORIDA

MISSION SAN MIGUEL
 POOLE ENGINEERING & SURVEYING, Inc.
 LB NO. 6745
 2145 DELTA BOULEVARD, SUITE 100
 TALLAHASSEE, FLORIDA 32303
 TELEPHONE # (850) 386-5117

NOT A BOUNDARY SURVEY
 EXHIBIT "A-2"

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

INCOMPLETE WITHOUT ATTACHED DESCRIPTION (SEE EXHIBIT "A")

Barbara M. Bergstrom
 BARBARA M. BERGSTROM
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA
 LICENSE NO. 5754

DRAWN BY: *SB*
 CHECKED BY: *SB*
 DATE: 06/17/08
 REVISIONS: 10/19/08
 REVIEW COMMENTS: 03/29/07 - CALL DOTS
 SCALE 1" = 500'

SHEET NO. 2 OF 3
 DATE 05/13/11
 Attachment # 1
 Page 6 of 6