CONSERVATION EASEMENT

STATE OF FLORIDA

COUNTY OF LEON

THIS CONSERVATION EASEMENT is hereby made on this 13th day of November, 2008, by Dolgen of Woodville, LLC, whose mailing address is 3107 O'Brien Drive, Tallahassee, FL, 32309 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.

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.

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:

Dolgen of Woodville, LLC
A Florida Limited Liability Company

Wayne "Chip" Johnson - Manager

WITNESSES:

(Sign)
Jason Hart
(Print Name)

(Sign)
ALAN WISE
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1ST day of DECEMBER, 2008, by CHIP JOHNSON, who is personally known to me or who has produced
(name of person acknowledging)

PERSONALLY KNOWN as identification.
(type of identification produced)

(Signature of Notary)

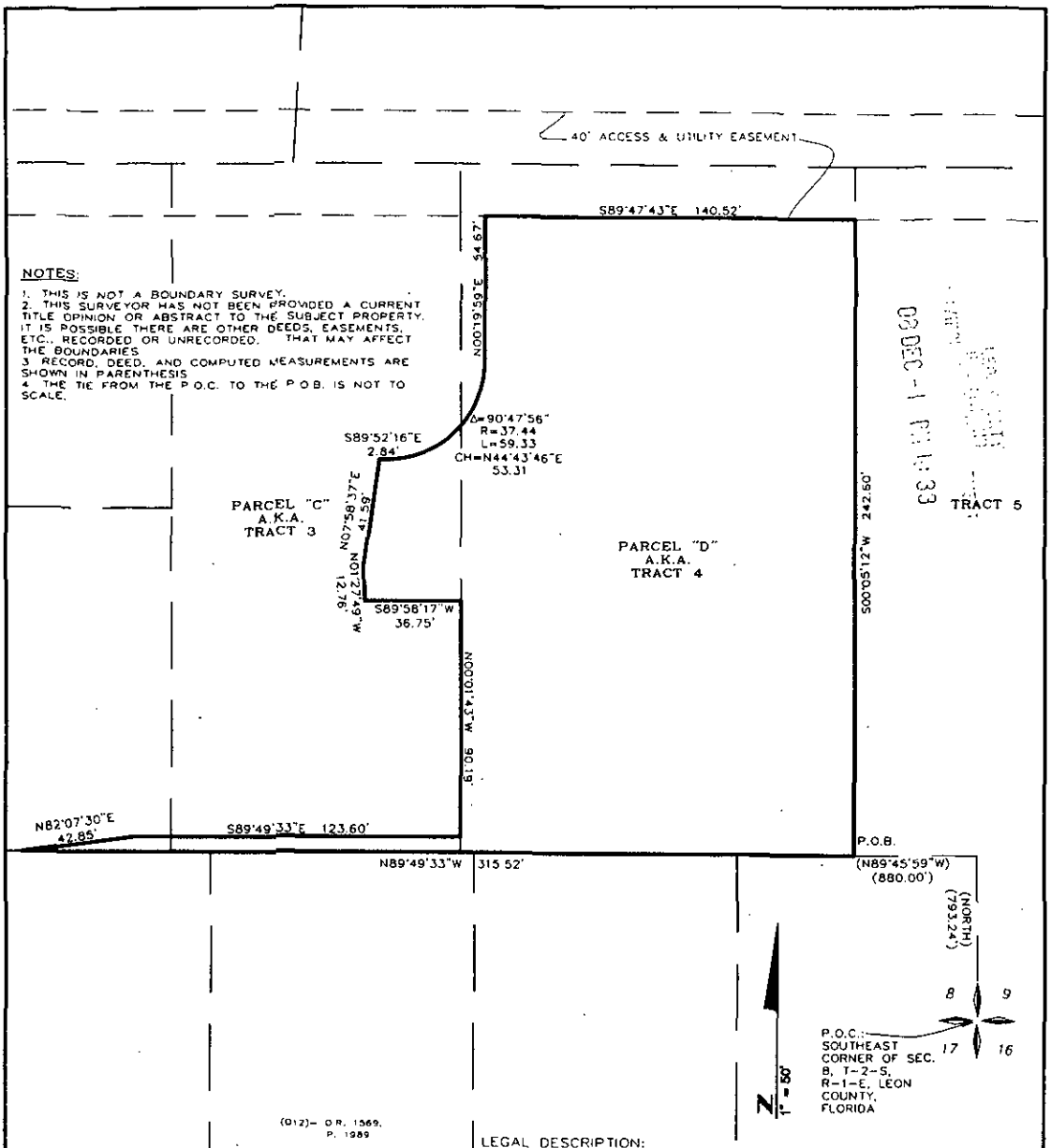
ALAN WISE 12/1/08
(Print, Type or Stamp Name of Notary)

NOTARY PUBLIC STATE OF FLORIDA
ALAN WISE
MY COMMISSION # DD523274
EXPIRES: Feb. 27, 2010
(407) 398-0153 Florida Notary Service.com

(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



NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS.
4. THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE.

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
AC - ACRES ±
CH - CHORD
D.B. - DEED BOOK
FCM - FOUND CONCRETE MONUMENT
FIR - FOUND IRON ROD (5/8" UNLESS NOTED)
F.I.R.M. - FLOOD INSURANCE RATE MAP
FIP - FOUND IRON PIPE
FPIP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
L - ARC LENGTH
T - TOWNSHIP
LB - LICENSED BUSINESS
O.R. - OFFICIAL RECORD BOOK
PG. - PAGE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT OF WAY
SCM - SET CONCRETE MONUMENT (4" x 4") UNLESS NOTED
SEC - SECTION
SIR - SET 5/8" IRON ROD/CAP
SNC - SET NAIL AND CAP
UNREC - UNRECORDED
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G17-6)

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

09/16/08
DATE SIGNED
09/16/08
DATE SKETCHED

LEGAL DESCRIPTION:
Commence at the Southeast corner of Section 8, Township 2 South, Range 1 East, Leon County, Florida and run North along the Easterly boundary of said Section 8, 793.24 feet, thence leaving said Easterly boundary North 89 degrees 45 minutes 59 seconds West 1030.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 49 minutes 33 seconds West a distance of 315.52 feet, thence run North 82 degrees 07 minutes 30 seconds East a distance of 42.85 feet, thence run South 89 degrees 49 minutes 33 seconds East a distance of 123.60 feet, thence run North 00 degrees 01 minutes 43 seconds West a distance of 90.19 feet, thence run South 89 degrees 58 minutes 17 seconds West a distance of 36.75 feet, thence run North 01 degrees 27 minutes 49 seconds West a distance of 12.76 feet, thence run North 07 degrees 58 minutes 37 seconds East a distance of 41.59 feet, thence run South 89 degrees 52 minutes 16 seconds East a distance of 2.84 feet, to a point on a curve concave to the northwest, thence run northeasterly along said curve having a radius of 37.44 feet, through a central angle of 90 degrees 47 minutes 56 seconds for an arc distance of 59.33 feet (chord of said arc bears North 44 degrees 43 minutes 46 seconds East for a distance of 53.32 feet), thence run North 00 degrees 19 minutes 59 seconds East a distance of 54.67 feet, thence run South 89 degrees 47 minutes 43 seconds East a distance of 140.52 feet, thence run South 00 degrees 05 minutes 12 seconds West a distance of 242.60 feet, to the POINT OF BEGINNING, said lands containing 0.88 acres, more or less.

DRAWING: 9711-SK-CONS PROJECT: 9711	SKETCH OF LEGAL DESCRIPTION OF: A 0.88± CONSERVATION EASEMENT IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA	A.D. Platt & ASSOCIATES, INC. 489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303 PHONE (850) 385-1036 FAX (850) 385-1108 LICENSED BUSINESS No. 8590	CERTIFIED TO DOLGEN OF WOODVILLE, LLC. CAPITAL CITY BANK GARDNER, BIST, WIENER, WADSWORTH & BOWDEN, P.A. FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT "A"

HARGRAVES ENGINEERING

Vegetation Management Plan
For
Woodville Commercial Center's
Natural Area

December 1, 2008

Introduction:

There is a conservation easement area proposed on the eastern end this development. This area was set aside to satisfy the County's natural area requirement and is approximately 0.88 Acres. The goal of this plan is to control exotic / invasive species (as determined by the Florida Exotic Pest Plant Council) and to promote higher quality forest community.

Management Activities:

The easements do not contain any environmentally sensitive or protected features, but are to remain in their existing conditions. However, due to safety concerns and overall aesthetics, invasive species located within the areas shall be removed as necessary by hand (bush hook, sling blade, machete, etc.). Existing under-story and ground cover is to remain, but may be trimmed by hand to provide a more manicured appearance. All healthy trees within the easement areas are to remain, but may be pruned, by hand, of dead or diseased limbs. Dead species, that are harmful to adjacent species, may be removed by cutting trees or plants above existing grade. The conservation easement shall not preclude the Owner from removing trash or other unnatural debris. Waste materials from maintenance of the site, such as trimmed limbs, leaf litter, and grass trimmings, shall not be disposed of within the conservation easement areas. Before any maintenance is performed, the owner shall contact the Biologist w/ Leon County Growth and Environmental Management to obtain approval. Reporting of activities performed to maintain this Natural Area shall be submitted to the Leon Co. Growth and Environmental Management Department annually. Said reports, at a minimum, shall include scientific and common name of species treated, type of treatment performed, recommended next treatment date, approximate cost of next treatment.

Vegetation Maintenance Plan.doc

Exhibit "B"

HARGRAVES ENGINEERING, L. L.C.
3201 SHAMROCK SOUTH, SUITE 101, TALLAHASSEE, FLORIDA 32309
OFFICE (850) 668-7800 • FAX (850) 668- 0077