

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

TRANSFER OF DEVELOPMENT RIGHTS
AND IMPOSITION OF RESTRICTIONS
FEB 25 1 04 PM '94

DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY FLORIDA

This instrument made and entered into on this 27th day of December, 1993, by and between R.L. Wilson, a married man, Grantor; and LEON COUNTY, a political subdivision of the State of Florida, Grantee;

WHEREAS, the Grantor, in accordance with §193.501, Fla. Stat., desires to transfer the development rights to certain real property in Leon County, Florida, to Grantee for outdoor recreation and park purposes for a term of ten (10) years; and

WHEREAS, the Grantor desires that such property be made available to and operated by the Tallahassee Museum of History and Natural Science, formerly known as the Tallahassee Junior Museum, a Florida not-for-profit corporation, hereinafter referred to as "Tallahassee Museum of History"; and

WHEREAS, the Board of County Commissioners of Leon County, Florida, has determined that such real property can be of use and benefit to the general public for outdoor recreation and park purposes if operated by the Tallahassee Museum of History;

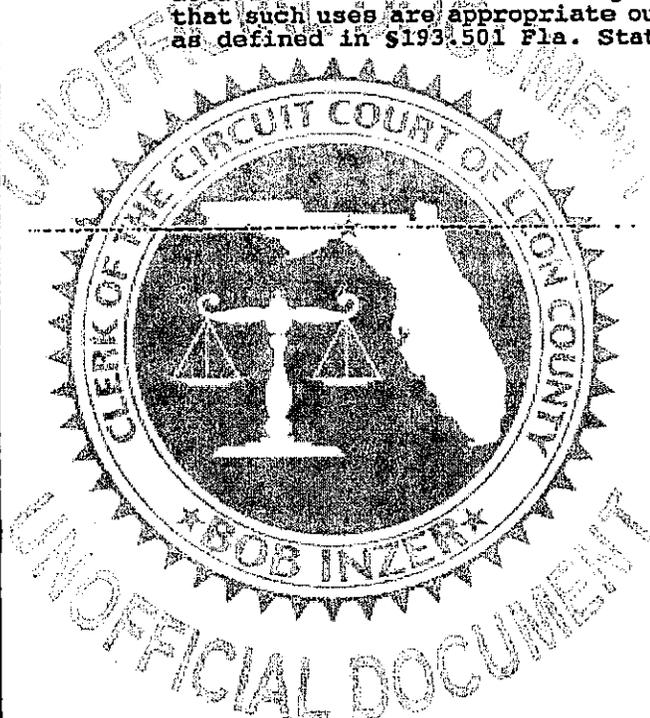
NOW, THIS INDENTURE WITNESSETH:

1. In consideration of the ad valorem tax benefits authorized by §193.501, Fla. Stat., Grantor, for a term of ten (10) years, does hereby grant, alien, release, and confirm to Grantee all development right to the following described property, to-wit:

See description in Exhibit "A"
attached hereto.

2. During the term of this transfer, Grantor shall not use the above described property in any manner not consistent with the use of said property for outdoor recreation and park purposes, as determined by Grantee, nor shall Grantor change the use of said property from outdoor recreation and park purposes during the term hereof without first obtaining written approval of the Grantee in accordance with §193.501, Fla. Stat.

3. It is understood by the parties hereto that the subject property is adjacent to lands now owned by the Tallahassee Museum of History. It is further understood that this transfer is conditioned upon the Grantee allowing the subject property to be used by the Tallahassee Museum of History as part of its program activities which benefit the general public. It is further agreed that such uses are appropriate outdoor recreation and park purposes as defined in §193.501 Fla. Stat.



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4. The parties understand that should this transfer be terminated prior to the end of the ten (10) year term, such termination shall be in accordance with §193.501(4) and (5), Fla. Stat., including the public hearing requirements contained therein, and all deferred tax liabilities shall be then due and owing.

5. The restrictions imposed hereby shall run with the land and be binding on all subsequent owners of such property.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day and year first above written.

SIGNED IN THE PRESENCE OF:

Brenda [Signature]
WITNESS

[Signature]
R. L. WILSON

Shann R. Moderau
WITNESS

STATE OF FLORIDA
COUNTY OF LEON

Sworn to and subscribed before me this 27th day of December, 1993, by R.L. Wilson, who is (is not) personally known to me, and who produced Florida Driver's License as identification.

Shann Dawson Moderau
NOTARY PUBLIC
My Commission Expires:



SHANN LAWSON MODERAU
MY COMMISSION # CC329718 EXPIRES
November 11, 1997
BONDED THRU TROY FARM INSURANCE, INC.

BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA

By: [Signature]
Arita L. Davis, Chairman

APPROVED AS TO FORM:

COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

By: [Signature]
Herbert W.A. Thiele, Esq.
County Attorney

ATTEST:
[Signature]
Clerk of the Circuit Court
By: [Signature]
Bill Hogan, D.C.
Director of Finance

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All that property lying in Section 9, Township 1 South, Range 1 West in Leon County, Florida, described by approximate notes and bounds descriptions (subject to verification by a field survey) as follows:

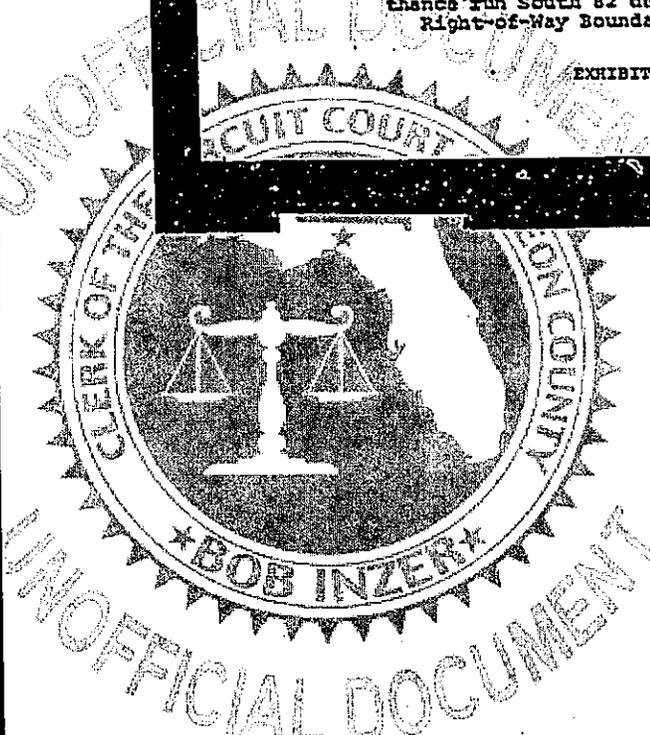
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OK 1713 PG 0366

9-I Commence at a permanent reference monument marking the Northwest corner of the Southwest Quarter of Section 9, Township 1 South, Range 1 West and run thence South along the West boundary of said Section 9 to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 9 for the Point of Beginning. From said Point of Beginning run East along the North boundary of said Southwest Quarter of the Southwest Quarter of Section 9 also being the Southerly boundary of the Tallahassee Junior Museum property 475.40 feet to the Northwest corner of Lot 1 of the plat of Lake Bradford Shores, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 29 of the Public Records of Leon County, Florida, run thence South 07 degrees 27 minutes West along the Westerly boundary of said Lot 1 a distance of 263.5 feet, more or less, thence South 00 degrees 27 minutes West along said Westerly boundary of Lot 1 a distance of 396.5 feet, more or less, thence West 450.00 feet to the West boundary of said Section 9, thence North along said West boundary a distance of 660.00 feet, more or less, to the Point of Beginning, containing 6.73 Acres, more or less.

9-II Commence at a permanent reference monument marking the Northwest corner of the Southwest One Quarter of Section 9, Township 1 South, Range 1 West in Leon County, Florida, and run thence North 89 degrees 50 minutes East 38.00 feet to the Point of Beginning. From said Point of Beginning continue thence North 89 degrees 50 minutes East 2654.90 feet to the Northeast corner of the Southwest One Quarter of Section 9, Township 1 South, Range 1 West, thence run South 00 degrees 27 minutes West 690.90 feet, thence East 612.50 feet, thence South 398.60 feet to the North boundary of Lakeview Drive, thence Southwesterly along said North Right-of-Way Boundary a distance of 240.00 feet, thence Northwesterly along said North Right-of-Way Boundary a distance of 390.00 feet to a point located South 00 degrees 27 minutes West 1156.17 feet from the Northeast corner of the Southwest Quarter of said Section 9 said point also lying on the East boundary of said Southwest Quarter of Section 9, thence run South 64 degrees 47 minutes West along said North Right-of-Way of Lakeview Drive 288.40 feet, thence run Westerly along a curve concave to the North, having a central angle of 53 degrees 33 minutes for a distance of 150.78 feet, thence run North 61 degrees 40 minutes West along said North Right-of-Way Boundary 159.17 feet, thence run Westerly along a curve concave to the South having a central angle of 07 degrees 35 minutes for a distance of 256.67 feet, thence run North 69 degrees 15 minutes West along said Right-of-Way Boundary 26.65 feet, thence run Westerly along a curve concave to the South having a central angle of 28 degrees 18 minutes for a distance of 368.54 feet, thence run South 82 degrees 27 minutes West along said Right-of-Way Boundary 75.10 feet,

EXHIBIT "A", page 1 of 2



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thence run Southwesterly along a curve concave to the South having a central angle of 22 degrees 21 minutes for a distance of 235.20 feet,
thence run South 60 degrees 06 minutes West along said Right-of-Way Boundary 132.07 feet,
thence run Westerly along a curve concave to the North having a central angle of 29 degrees 54 minutes for a distance of 283.37 feet,
thence run West along said Right-of-Way Boundary of Lakeview Drive 99.38 feet,
thence run North along the East Boundary of a County Road 613.20 feet,
thence run South 89 degrees 55 minutes West 663.00 feet,
thence run North 00 degrees 27 minutes West 641.00 feet to the Point of Beginning,
containing 69.08 Acres, more or less.

GRANTOR affirms that the property interest herein conveyed is not homestead property of the GRANTOR.

DR 1713 PG 0367

