

SUBDIVISION RESTRICTIONS

DR15430518

AUSTIN, TANNER, GARRETT CORPORATION, a Florida corporation, CHERYL ROBINSON, GUYTE P. McCORD, III and BEVERLY B. McCORD, his wife, and THE CHEMONIE ESTATE TRUST, INC., a Florida corporation ("Grantors"), as Owners of certain lands in Leon County, Florida being developed for eventual residential purposes, said land being described on Exhibits A and B attached hereto and incorporated herein by reference and file the following Master Form of Restrictions, covenants running with the land, and conditions of use and occupancy. The purpose of these Restrictions, which by the filing of this document shall apply only to the hereinabove described property, is to enable and aid the establishment and maintenance of a high quality residential area for the benefit and enjoyment of its residents.

Grantors intend to establish a residential subdivision on the lots described in Exhibit "A" in the future, but these restrictive covenants are not intended to preclude the exclusive or partial agricultural or recreational use of the subject lands by respective lot owners and no future restrictions shall unreasonably restrict such uses.

The following provisions are restrictive covenants and conditions which shall be complied with by all property owners who are obligated also to take all reasonable steps to see that their guests and visitors, and any persons coming or remaining on the property at their instance, comply with such of the following provisions as are applicable to behavior and activities on the property. The following provisions shall affect lot 24 as depicted on Exhibit "B", only to the extent of road maintenance fee assessments.

I
Permitted and Prohibited Uses

1. The word "lot" wherever used herein, shall mean any one of the areas of land within the boundaries designated as a lot on the attached Exhibit "B". The word "Plot" wherever used herein, shall mean the entire piece of land on which a residence is situated, or is to be situated, be it one lot, or more than one lot, which meet or meets the minimum area and other requirements of these restrictions.

2. One lot shall be the minimum building area upon which a single family residence may be constructed, except that Grantors may construct residences on a portion of a lot or on portions of lots. Each lot as described in Exhibit "A" shall not be used or occupied by other than a single family, and its servants, and shall not be used for other than residential, recreational (including, but not limited to hunting and fishing) or agricultural purposes. Any provisions herein to the contrary notwithstanding, Grantors, in their sole and absolute discretion, shall have full authority to

waive the requirements of this section, provided that such waiver shall be in writing. Commercially agricultural wholesale or retail sales activity is prohibited.

DR154300519

3. Prior to the commencement of construction of a single family residence to be constructed on each lot, each owner shall apply to the Board of Directors of the Chemonie Trace Property Owners' Association for architectural approval of said construction plans, which approval shall not be unreasonably withheld. The Board shall be known as the "Architectural Review Board" when exercising this authority.

4. Prior to the commencement of construction of any out-buildings to be constructed on each lot, each owner shall apply to the Architectural Review Board for architectural approval of said construction plans, which approval shall not be unreasonably withheld. Construction plans alternatively may be approved by three-fourths (3/4) of the members of the Property Owners' Association.

5. No nuisance shall be caused, or permitted to exist, by any plot owner on, about or in the vicinity of his plot or elsewhere in the subdivision, nor shall there be any use or practice which is the source of annoyance to residents, or any of them or which unreasonably interferes in any way with the peaceful possession and proper use by the residents, or any of them, of the subdivision property or any part thereof. Reasonable use shall in any event include all uses set forth in Article I, paragraph 2, above. All parts of the subject premises, including each lot, shall be kept in a neat, clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed by any plot owner or by anyone to accumulate, nor shall any fire hazard be allowed to exist. No improper, offensive, or unlawful use shall be made of any plot, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof, and all regulations of the Chemonie Trace Property Owners' Association, Inc., shall be observed.

6. Except for nameplates identifying the property owner, which shall be of uniform size and design as approved by the Grantors, no property owner shall post, affix, cause or permit the placement or existence of any sign on any plot or other portion of the subdivision property which is visible from any street or from any other lot in the subdivision. Specifically, no "For Rent" or "For Sale" or like signs or insignia may be placed in, or about a lot or residence thereon, except that one "For Rent" or "For Sale" sign no larger than six square feet in surface area may be placed on a plot.

7. Domestic animals and livestock, except pigs, may be permitted and maintained on any plot, provided they are not a nuisance. Pigs may be permitted and maintained on any plot in excess of 20 acres.

8. No exterior antennas or "satellite dish" type antennas shall be erected or placed on any plot unless approved in writing in advance by the Architectural Review Board. OR154310520

9. No dwelling shall be erected on any plot unless the heated area of the main structure contains at least 2,100 square feet. No two-story dwelling shall be erected on any plot unless the first floor heated area contains at least 1,400 square feet.

10. All structures must have a minimum roof pitch of 6/12, and all exposed foundations and chimneys must be masonry.

11. No building, whether residence, garage, carport, out-building or otherwise, or swimming pool shall be erected nearer than 75 feet to the front property line; 30 feet to the side property line; 75 feet to the rear property line; and 35 feet from any corner property lines.

12. No walls or fences may be erected, placed or maintained on any plot unless approved in writing in advance by the Architectural Review Board.

13. All utility lines must be buried or below grade.

14. All residences are required to have a garage with a side automobile entrance.

15. All exterior security lighting must shield glare away from adjacent plot owners.

16. No more than one single family residence may be placed on a 10 acre lot. Lots may not be subdivided below 10 acres.

17. All exposed foundations must be masonry and exposed chimneys must be masonry.

18. Exterior lights including security lights must shield glare away from adjoining property.

19. These restrictions shall also include all restrictions required by governmental authorities relative to subdivision approval.

20. Agricultural uses may include, but are not limited to row crops, tree farming, fish farming or game management.

21. Mobile homes or manufactured homes are allowed only until January 1, 1995. After January 1, 1995 mobile homes or manufactured housing are not allowed without the written permission of three-fourths (3/4) of all Property Owners' Association members.

22. Clothesline are permissible inside of the building setback areas specified in Article I, paragraph 11, above, so long as they are not a nuisance.

23. Hunting is specifically allowed providing that hunters may not shoot directly toward adjacent lots, houses or easements.

24. Ingress and egress access from Highway 90 to all lots shall be from platted easements only.

OR15430521

25. Nothing in these Subdivision Restrictions shall be construed to authorize or permit any activity which, even though permissible by the terms of these Subdivision Restrictions, would be a violation of any law, ordinance, rule or regulation of any governmental agency or instrumentality having jurisdiction thereof, and such violation shall be deemed a violation of these Subdivision Restrictions.

II
Assessments

1. The owner of each lot shall pay to the Chemonie Trace Property Owners' Association, a Florida corporation, at Tallahassee, Florida, a fee of Six Hundred and no/100 (\$600.00) Dollars per year, payable semi-annually on the first day of March and September of each successive year, beginning on March 1, 1993, provided, however, that multiple contiguous lots other than lots 12 through 23, owned by a single owner shall be considered to be a single lot for fee assessment purposes unless such lots contain multiple residences. Said fee shall be used by the Chemonie Trace Property Owners' Association, Inc. as specified in the Articles and By-Laws of said corporation. Said fee may be increased only by two-thirds (2/3) of the total membership votes of the Chemonie Trace Property Owners' Association, Inc. Said fee may be decreased only by two-thirds (2/3) of the total membership votes of the Chemonie Trace Property Owners' Association, Inc., and, in computing said membership votes for the purpose of decreasing the said fee, Grantors shall hold the number of votes to which it is entitled under the Articles of Incorporation of Chemonie Trace Property Owners' Association, Inc. Votes for the purpose of increasing or decreasing the said fee may be cast by United States Mail if at a duly constituted meeting of the membership of Chemonie Trace Property Owners' Association, Inc. for said purpose, a majority of those present vote in favor of said increase or decrease but if said increase is not favored by a two-thirds (2/3) vote of the total membership vote of said organization, said voting by United States Mail to be conducted and completed within ninety (90) days after said meeting under the procedures otherwise established by the Board of Directors of Chemonie Trace Property Owners' Association, Inc.

2. Any such fee remaining unpaid by any such plot owner for a period of thirty (30) days following the date payable as

specified hereinabove shall thereafter bear interest at the rate of eighteen (18%) percent per annum, or the highest interest rate permitted by law if the law permits such rate in excess of eighteen (18%) percent, from and after the due date until paid. All payments shall be first applied to interest, if any is due, and then to the principal of the assessment lien against said plot, the amount of said lien to include said interest and all costs of recordation, collection, and enforcement of said lien, including reasonable attorneys' fees. The Board of Directors may at any time after such fee of assessment has become a lien, as aforesaid, record in the public records of Leon County, Florida, a Claim of Lien, which shall state the amount and description of said lien, said Claim to be signed by an officer of Chemonie Trace Property Owners' Association, Inc. Upon satisfaction of said lien, said corporation shall provide said owner with written notice that said lien has been satisfied, said notice of satisfaction of lien to be signed by an officer of said corporation. Said lien may be enforced and foreclosed upon as and in the same manner as it provided for the foreclosure of real estate mortgages under Florida law.

3. A plot owner within the subdivision, regardless of how his title is acquired, shall be liable to the Chemonie Trace Property Owners' Association, Inc. for assessments for payment of all foregoing sums to which plot owners and plots are subject to and as otherwise provided in the Chemonie Trace Property Owners' Association, Inc. By-Laws. In the event of a voluntary conveyance of a lot (not including a conveyance to an institutional mortgagee in lieu of foreclosure), the grantee shall be liable severally and jointly with the prior plot owner for all unpaid assessments against the prior plot owner of such lot for his share of the foregoing costs and expenses owned for the period up to the time of such conveyance.

4. If an institutional mortgagee obtains title to a lot as the result of a foreclosure of a mortgage thereon or by a voluntary conveyance in lieu of foreclosure, said mortgagee shall not be liable for the assessment owing for the period up to the time of acquisition of title by such mortgagee; such delinquent assessments shall be collected from all subdivision plot owners.

5. The liability for assessments may not be avoided by waiver of the use or enjoyment of any lot, by abandonment of a lot or residence thereon for which the assessment was made or by any means not specifically provided herein, except by payment of such assessment.

III

Property Owners' Association

Each plot owner, by acceptance of his deed, agrees to be subject to and to abide by the Articles of Incorporation and the By-Laws now existing, and as amended from time to time, of Chemonie

Trace Property Owners' Association, Inc. as well as these Restrictions. As further set forth in the Articles of Incorporation of said Association, the purposes of the Association include responsibility for the maintenance, repair and replacement of Association property including boundary walls, paving surface, street lighting, plaza, fountain, planters, and shrubbery thereon, collection of assessments and enforcement of these Restrictions and rights thereunder at such time as Grantors assign to said Association those rights. Any approval which under the provisions of these Restrictions may be given by the Property Owners' Association may be given by the Board of Directors of that Association. The Property Owners' Association shall not be responsible for construction of the initial dirt road through any of the proposed subdivision. The Property Owners' Association will assume responsibility for maintenance and future resurfacing and paving of the road from Highway 90 to the Talquin Electric powerline and along the Talquin Electric powerline as soon as the initial dirt road construction has been finally inspected by Leon County building permitting officials. In the event that the owners of lots 1 through 11 cannot mutually agree upon the means of constructing and financing the 60 foot access and utility easement to such lots, the Property Owners' Association shall assume responsibility to construct and maintain said road and utility easement and shall assess necessary fees for such construction and maintenance upon the owners of lots 1 through 11, in accordance with Article II, in addition to the annual fees provided for in paragraph 1 of Article II.

IV
Insurance

1. Subject to the provisions of these Restrictions, and the Chemonie Trace Property Owners' Association, Inc. Articles of Incorporation and By-Laws, plot owners shall be members of the Property Owners' Association which shall take out and maintain public liability insurance in amounts determined and fixed by the Board of Directors of the Property Owners' Association and covering and pertaining to such of the properties the expense of maintenance, replacement, repair and the like of which is to be paid by assessments pursuant to Section II hereof as shall be determined by the Board of the Property Owners' Association, including but not necessarily limited to such structures, facilities and wall configuration, and areas adjacent thereto, entrance areas and other landscaped or improved areas established nor or in the future to serve the subdivision as defined hereinabove. Such insurance, as determined by the Board of the Property Owners' Association, shall insure the Property Owners' Association, its Board of Directors and Officers, subdivision lot owners and Grantors against possible liabilities arising out of the use of such properties so insured, such insurance to be in an amount determined by the Board of the Property Owners' Association but not less than One Hundred Thousand (\$100,000.00) Dollars/Three

Hundred Thousand (\$300,000.00) Dollars Personal Injury and Twenty-Five Thousand (\$25,000.00) Dollars Property Damage.

OR154310524

2. The Property Owners' Association shall carry such other insurance as its Board of Directors shall determined from time to time to be necessary, appropriate or desirable. Each policy of insurance required by the provisions of these Restrictions to be taken out shall be placed with a reputable and reasonably sound insurer.

3. Premiums on all insurance policies purchased under the provisions of this Section shall be costs and expenses to be paid through assessments as otherwise provided in Section II of these Restrictions.

V
Amendments

1. Amendments to these Restrictions may be made in accordance with the procedures hereinafter provided.

2. Notice of the subject matter of a proposed Amendment shall be included in the Notice of any meeting of the Property Owners' Association at which a proposed Amendment is to be considered.

3. A Resolution adopting a proposed Amendment may be proposed either by the Board of Directors of the Property Owners' Association or by the members of the Property Owners' Association and if by the members of the Property Owners' Association, such proposal shall be made by a majority vote of the membership of the Association at a duly constituted meeting prior to the meeting at which the Resolution adopting such proposal is voted upon.

4. In order for a Resolution adopting a proposed Amendment to become effective it must be approved by vote of seventy-five (75%) percent of the membership of the Property Owners' Association.

5. Provided however, and notwithstanding anything herein to the contrary, until the first election of the Board of Directors of the Association, as provided in the Articles of Incorporation of the Property Owners' Association, any such Resolution must be approved by all of the members of the Board of Directors.

6. Provided, however, that no Amendment shall conflict with the uses specified in Article I, paragraph 2, above or discriminate unreasonably against any lot owner or against any lot or class or group of lot owners or lots, unless the owners so affected shall consent; and no such Amendment shall increase a lot owner's share of the assessments provided for herein unless the record owner of the lot concerned and all record owners of a first mortgage on such lot shall join in the execution of the Amendment.

7. A copy of each such Amendment shall be attached to a Certificate certifying that the Amendment was duly adopted, which Certificate shall be executed by the President and Secretary of the Property Owners' Association with the formalities of a deed. The Amendment shall be effective when such Certificate and copy of the Amendment are recorded in the public records of Leon County, Florida.

OR1543(0525

VI

Covenants and Restrictions to Run with Land

All of the covenants, restrictions, limitations, conditions and servitudes set forth herein shall be in effect until January 1, 2020, and shall run with the land, and each lot owner, and each Grantee of each lot in the subdivision, by accepting the deed to said premises, accepts the same subject to said covenants, restrictions, limitations, conditions and servitudes and agrees for himself, his heirs, legal representatives, successors, administrators and assigns, to be bound by each of said covenants, restrictions, limitations, conditions and servitudes, jointly, separately and severally.

VII

Enforcement of Subdivision Restrictions,
Severally and Together

1. These Restrictions may be enforced by the Property Owners' Association or by the Grantors, or both, or by any person or corporation otherwise entitled by law to enforce same. Failure at any time or from time to time of the Property Owners' Association or Grantors to enforce any provision hereof shall not constitute a waiver of that provision or of the right to enforce same and shall not be an excuse for noncompliance therewith, and it is understood and agreed that Grantors may from time to time in writing release any lot, and the owners thereof, from, and may fully waive with regard to any or all such lots and lot owners, the obligations or requirements of any provision of these Restrictions, and any part thereof, except the requirements of Section II concerning the payment of assessments. If it is necessary to enforce any of the provisions of these Restrictions, the lot owner against whom enforcement is necessary shall be responsible for any and all costs of enforcement, including reasonable attorneys' fees and costs.

2. Each and every provision contained herein shall be considered to be an independent and separate provision, and in the event any one or more of the provisions hereof, specifically including the covenants, restrictions, limitations, conditions and servitudes herein, or any part of same, shall at any time be held to be invalid or unenforceable by any court of competent jurisdiction, then all remaining provisions and parts thereof, shall nonetheless be and remain valid and in full force and effect as if the invalid provision, or part thereof, had never been

entered into or made a part of these Restrictions. The word "Grantors", wherever used herein, shall include the assigns of Grantors.

VIII
Waiver of Requirements

OR15430526

Grantors and the Board of Directors of the Chemonie Trace Property Owners' Association, Inc., in their sole and absolute discretion, shall have full authority to waive any requirement or requirements hereinabove contained for any one or more plot owners, provided that said waiver shall be in writing and shall in no way constitute a waiver of the same requirement for other or future plot owners and shall in no way constitute a waiver of other requirements.

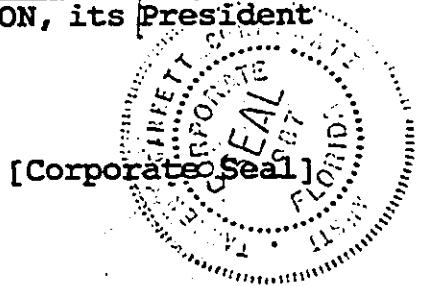
IN WITNESS WHEREOF, AUSTIN, TANNER, GARRETT CORPORATION, a Florida corporation, CHERYL ROBINSON and G. THOM ROBINSON, her husband, GUYTE P. McCORD, III, and BEVERLY B. McCORD, his wife, and THE CHEMONIE ESTATE TRUST, INC., a Florida corporation, Grantors have caused these presents to be executed this 14th day of February, 1992.

Witnesses:

AUSTIN, TANNER, GARRETT CORPORATION, a Florida corporation

Ralph Stoetzel
Ralph Stoetzel
(Print Name)
Andrea A. Dow
Andrea A. Dow
(Print Name)

By: Glen Davidson
GLEN DAVIDSON, its President



Neil H. Butler
NEIL H. BUTLER
(Print Name)
Guyte P. McCord, III
Guyte P. McCord, III
(Print Name)

Cheryl Robinson
CHERYL ROBINSON

G. Thom Robinson
G. THOM ROBINSON

Ralph Stoetzer

Ralph Stoetzer
(Print Name)

Frances S. Donato

SANDRA H. SMALL
(Print Name)

GUYTE P. McCORD, III

GUYTE P. McCORD, III

OR1543 0527

Beverly B. McCord

BEVERLY B. McCORD

THE CHEMONIE ESTATE TRUST,
INC., a Florida corporation

By: Linda S. Donato, President
Jacqueline Quigley
JACQUELINE QUIGLEY
LINDA S. DONATO, President SEAL

[Corporate Seal]



STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14th day of February, 1992, by GLEN DAVIDSON, as President of AUSTIN, TANNER, GARRETT CORPORATION, a Florida corporation, on behalf of said corporation. He is personally known to me and who did not take an oath.

My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

Sandra H. Smith
(Name of Notary Public)
NOTARY PUBLIC, State of Florida
OFFICIAL NOTARY SEAL
SANDRA H. SMITH
NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. JUNE 27, 1993

OR15430528

14th The foregoing instrument was acknowledged before me this 14th day of February, 1992, by CHERYL ROBINSON and G. THOM ROBINSON, her husband, who are personally known to me and who did not take an oath.

My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

Sandra H. Smith
(Name of Notary Public)
NOTARY PUBLIC, State of Florida

"OFFICIAL NOTARY SEAL"
SANDRA H. SMITH
NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. JUNE 27, 1993

14th The foregoing instrument was acknowledged before me this 14th day of February, 1992, by GUYTE P. McCORD, III and BEVERLY B. McCORD, his wife, personally known to me and who did not take an oath.

My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

Sandra H. Smith
(Name of Notary Public)
NOTARY PUBLIC, State of Florida

"OFFICIAL NOTARY SEAL"
SANDRA H. SMITH
NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. JUNE 27, 1993

14th The foregoing instrument was acknowledged before me this 14th day of February, 1992, by LINDA S. DONATO, as President of THE CHEMONIE ESTATE TRUST, INC., a Florida corporation, personally known to me and who did not take an oath.

My Commission Expires:
THIS INSTRUMENT PREPARED BY
GUYTE P. McCORD, III
MACFARLANE, FERGUSON, ALLISON & KELLY
POST OFFICE BOX 82
TALLAHASSEE, FLORIDA 32302
(904) 224-1215

Sandra H. Smith
(Name of Notary Public)
NOTARY PUBLIC
State of Florida

"OFFICIAL NOTARY SEAL"
SANDRA H. SMITH
NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. JUNE 27, 1993

Part One

A tract of land lying Section 31, Township 2 North, Range 3 East, Leon County, Florida, more particularly described as follows:

Commence at a railroad iron marking the Southeast corner of the West Half of the West Half of Section 32, Township 2 North, Range 3 East, Leon County, Florida, and run South 29 degrees 45 minutes 50 seconds West along the South boundary of said Sections 32 and 31 a distance of 1216.46 feet to a concrete monument on the Northerly right of way boundary of U.S. 90 (State Road No. 10), thence North 74 degrees 21 minutes 17 seconds West along said right of way boundary 212.23 feet to a concrete monument, thence South 15 degrees 38 minutes 43 seconds West along said right of way boundary 50.00 feet to a concrete monument, thence North 74 degrees 21 minutes 17 seconds West along said right of way boundary 228.28 feet to a concrete monument marking a point of curve to the left, thence along said right of way boundary and along said curve with a radius of 3869.77 feet, through a central angle of 03 degrees 23 minutes 42 seconds, for an arc distance of 364.40 feet to a concrete monument, thence North 00 degrees 01 minute 25 seconds West along the East boundary of property described in Official Records Book 1157, Page 628 of the Public Records of Leon County, Florida, a distance of 1242.46 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 01 minute 25 seconds West 969.37 feet, thence South 09 degrees 51 minutes 43 seconds West 1374.76 feet to the Easterly boundary of property described in Official Records Book 1157, Page 626 of the Public Records of Leon County, Florida, thence South 00 degrees 05 minutes 57 seconds West along said boundary 299.15 feet to a concrete monument on the Northerly boundary of said property described in Official Records Book 1157, Page 628, thence along said boundary as follows: North 24 degrees 51 minutes 45 seconds East 627.29 feet to a concrete monument, thence South 00 degrees 11 minutes 29 seconds East 668.43 feet to a concrete monument, thence South 09 degrees 59 minutes 17 seconds West 986.05 feet to the POINT OF BEGINNING; containing 20.00 acres, more or less.

The Southerly 100 feet of the foregoing described property being subject to a powerline easement.

TOGETHER WITH a non-exclusive access easement across the following described property, which easement shall terminate at any point when a paved road is installed across the adjoining property:

A tract of land lying Section 31, Township 2 North, Range 3 East, Leon County, Florida, more particularly described as follows:

Commence at a railroad iron marking the Southeast corner of the West Half of the West Half of Section 32, Township 2 North, Range 3 East, Leon County, Florida, and run South 29 degrees 45 minutes 50 seconds West along the South boundary of said Sections 32 and 31 a distance of 1216.46 feet to a concrete monument on the Northerly right of way boundary of U.S. 90 (State Road No. 10), thence North 74 degrees 21 minutes 17 seconds West along said right of way boundary 212.23 feet to a concrete monument, thence South 15 degrees 38 minutes 43 seconds West along said right of way boundary 50.00 feet to a concrete monument, thence North 74 degrees 21 minutes 17 seconds West along said right of way boundary 228.28 feet to a concrete monument marking a point of curve to the left, thence along said right of way boundary and along said curve with a radius of 3869.77 feet, through a central angle of 06 degrees 56 minutes 37 seconds, for an arc distance of 333.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said right of way boundary and along said curve with a radius of 3869.77 feet, through a central angle of 00 degrees 27 minutes 06 seconds, for an arc distance of 20.51 feet to a concrete monument on the East boundary of property described in Official Records Book 1157, Page 628 of the Public Records of Leon County, Florida, thence North 00 degrees 01 minute 25 seconds West along said East boundary and a projection thereof a distance of 1242.46 feet, thence South 09 degrees 59 minutes 17 seconds East 30.00 feet, thence South 00 degrees 01 minute 25 seconds East 1248.00 feet to the POINT OF BEGINNING; containing 0.86 acre, more or less.

A survey has not been performed by Broward Davis & Assoc., Inc. to verify its accuracy and there has been no onsite inspection to determine if the foregoing described property has any improvements or encroachments.

OR1543R0530

EXHIBIT "A"

Part Two

A tract of land described in Official Record Book 1474, Page 1764 of the Public Records of Leon County, Florida, and lying in Sections 31 and 32, Township 2 North, Range 3 East, Leon County, Florida, more particularly described as follows:

Begin at a railroad iron marking the Southeast corner of the West one-half of the West one-half of said Section 32; thence North 00 degrees 09 minutes 58 seconds West along the East boundary of the West one-half of the West one-half of said Section 32, a distance of 3855.95 feet to a concrete monument; thence West, 3971.01 feet to a concrete monument on the East boundary of the property described in Official Record Book 1157, Page 626 of the Public Records of Leon County, Florida; thence South 00 degrees 05 minutes 51 seconds West along said East boundary, 1901.43 feet to a concrete monument on the North boundary of the property described in Official Record Book 1157, Page 628 of the Public Records of Leon County, Florida; thence North 89 degrees 51 minutes 15 seconds East along said boundary, 687.42 feet to a concrete monument; thence South 00 degrees 11 minutes 47 seconds East along said boundary, 668.44 feet to a concrete monument; thence South 89 degrees 59 minutes 19 seconds East along said boundary, 685.99 feet to a concrete monument; thence South 00 degrees 01 minutes 27 seconds East along said boundary, 1142.32 feet to a concrete monument on the Northerly right of way boundary of U.S. 90 (State Road No. 10) said concrete monument lying on a curve concave to the Southeast; thence leaving the boundary of said property described in Official Record Book 1157, Page 628, run Southeasterly along a curve 50 feet Northerly of and parallel with the centerline of the existing pavement and along said Northerly right of way boundary curve having a radius of 3869.72 feet, through a central angle of 05 degrees 22 minutes 36 seconds, for an arc distance of 363.13 feet (the chord of said arc being South 77 degrees 01 minutes 41 seconds East, 363.00 feet) to the end of said curve; thence South 74 degrees 20 minutes 23 seconds East along said Northerly right of way boundary, 1,38 feet to a concrete monument; thence continue South 74 degrees 20 minutes 23 seconds East along said parallel line and said Northerly right of way boundary 228.37 feet to a concrete monument; thence North 15 degrees 29 minutes 21 seconds East along said right of way boundary, 50.07 feet to a concrete monument; thence South 74 degrees 21 minutes 50 seconds East along a line 100 feet Northerly of and parallel with the centerline of the existing pavement and along said Northerly right of way boundary, 212.22 feet to a concrete monument on the South boundary of said Section 31; thence North 89 degrees 46 minutes 35 seconds East along the South boundary of said Sections 31 and 32, a distance of 1816.56 feet to the POINT OF BEGINNING;

The foregoing described property being subject to a 100 foot powerline easement and an ingress and egress easement to the following described property.

EXHIBIT "A" (Continued)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A tract of land described in Official Record Book 1468, Page 1633 of the Public Records of Leon County, Florida and lying in Section 31, Township 2 North, Range 3 East, Leon County, Florida, more particularly described as follows:

DR1543R 0531

Commences at a railroad iron marking the Southeast corner of the West one-half of the West one-half of Section 32, Township 2 North, Range 3 East, Leon County, Florida; thence South 89 degrees 46 minutes 35 seconds West along the South boundary of said Sections 31 and 32, a distance of 1816.56 feet to a concrete monument on the Northerly right of way boundary of U.S. 90 (State Road No. 10); thence North 74 degrees 21 minutes 50 seconds West along said Northerly right of way boundary, 212.22 to concrete monument; thence run South 15 degrees 29 minutes 21 seconds West along said Northerly right of way boundary, 50.07 feet to a concrete monument; thence run North 74 degrees 20 minutes 23 seconds West along said Northerly right of way boundary, 228.37 feet to a concrete monument; thence continue North 74 degrees 20 minutes 23 seconds West along said Northerly right of way boundary, 1.38 feet to the beginning of a curve to the left; thence run along said Northerly right of way curve having a radius of 3869.72 feet through a central angle of 05 degrees 22 minutes 36 seconds, for an arc distance of 363.3 feet to a concrete monument (the chord of said curve being North 77 degrees 01 minutes 41 seconds West, 363.00 feet); thence leaving said Northerly right of way boundary run North 00 degrees 01 minutes 27 seconds West along the East boundary of the property described in Official Record Book 1157, Page 628 of the Public Records of Leon County, Florida, a distance of 1142.32 feet to a concrete monument for the POINT OF BEGINNING.

From said POINT OF BEGINNING continue North 00 degrees 01 minutes 27 seconds West, 969.37 feet; thence South 89 degrees 51 minutes 43 seconds West, 1374.78 feet to the easterly boundary of the property described in Official Record Book 1157, Page 626 of the Public Records of Leon County, Florida; thence South 00 degrees 05 minutes 51 seconds West along said boundary, 299.23 feet to a concrete monument on the Northerly boundary of the property described in Official Record Book 1157, Page 628; thence North 89 degrees 51 minutes 15 seconds East along said boundary, 687.42 feet to a concrete monument; thence South 00 degrees 11 minutes 47 seconds East along said boundary, 668.44 feet to a concrete monument; thence South 89 degrees 59 minutes 19 seconds East along said boundary, 685.99 feet to the POINT OF BEGINNING; containing

The Southerly 100 feet of the foregoing described property being subject to a powerline easement.

EXHIBIT "B"

OR1543:0532

