This instrument prepared by:
Herbert W.A. Thiele, Esq.
Leon County Attorney
301 S. Monroe Street; Suite 217
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS DEED, made this 12 day of March, 2004, by **LEON COUNTY**, a political subdivision of the State of Florida, whose post office address is 301 South Monroe Street, Suite 217, Tallahassee, Florida 32301, **party of the first part**, and Group Ventures, Inc., AKA, DB Ventures, A Florida corporation, whose post office address is 4800 Woodlane Circle, Tallahassee, Florida 32303, **party of the second part,**

WITNESSETH that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns, all right, title, interest, claim and demand which the party of the first part has in and to that Conservation Easement recorded at Book 2287, Page 1237, of the Public Records of Leon County, Florida, across the following described land, situate, lying and being in the County of Leon, State of Florida to wit:

See Legal Description attached hereto
and made a part hereof as Exhibit "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, tight, title, interest, and claim whatsoever of the said party of the first part, in law or in equity, to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns, forever.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

LEON COUNTY, FLORIDA

By: _____
Jane G. Sauls, Chairman
Board of County Commissioners

Attest: _____
Bob Inzer, Clerk of the Court
Leon County, Florida

LEGAL DESCRIPTION OF CONSERVATION EASEMENT FOR PROPERTY IN LAKEWOOD BUSINESS CENTER

EXHIBIT A

Commence at a concrete monument marking the Southeast corner of the North Half of the South Half of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 89 degrees 03 minutes 37 seconds West along the South boundary of the North Half of the South Half of said Section 6, a distance of 251.61 feet to a point on the Westerly boundary of the 100.0 foot right-of-way of State Road No. S-263 (Capital Circle), said point lying on a curve concave to the Southwesterly, thence Northerly along the Westerly right-of-way boundary as follows:

Northwesterly along said right-of-way curve with a radius of 1096.28 feet, through a central angle of 01 degree 24 minutes 06 seconds, for an arc distance of 26.82 feet (the chord of said arc being North 36 degrees 43 minutes 35 seconds West 26.82 feet), thence North 37 degrees 25 minutes 38 seconds West 1611.01 feet to a point of curve to the right, thence Northwesterly and Northeasterly along said right-of-way curve with a radius of 766.779 feet, through a central angle of 50 degrees 35 minutes 14 seconds, for an arc distance of 677.0 feet, thence North 13 degrees 09 minutes 36 seconds East 829.99 feet to a point of curve to the left, thence along said right-of-way curve with a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet to the Southerly right-of-way boundary of a 60.0 foot roadway (Woodlane Circle), thence leaving the Westerly right-of-way boundary of said State Road No. S-263 (Capital Circle), run North 76 degrees 50 minutes 24 seconds West along said Southerly right-of-way boundary 20.00 feet to a point of curve to the right, thence along said curve with a radius of 314.17 feet, through a central angle of 18 degrees 05 minutes 08 seconds, for an arc distance of 99.17 feet, thence North 58 degrees 45 minutes 16 seconds West along said Southerly right-of-way boundary 1326.35 feet to a point of curve to the right, thence along said right-of-way curve with a radius of 318.06 feet, through a central angle of 81 degrees 54 minutes 25 seconds for an arc distance of 454.68 feet, thence North 23 degrees 09 minutes 09 seconds East along the Westerly right-of-way boundary of said 60.0 foot roadway 1203.57 feet to a point of curve to the right, thence along said right-of-way curve with a radius of 206.41 feet through a central angle of 22 degrees 01 minutes 52 seconds, for an arc distance of 79.37 feet (the chord of said curve is North 34 degrees 02 minutes 13 seconds East 78.88 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 63 degrees 26 minutes 02 seconds West (bearing base for this description) a distance of 365.79 feet, thence North 59 degrees 15 minutes 35 seconds East 167.96 feet, thence South 36 degrees 14 minutes 10 seconds East 309.26 feet to the POINT OF BEGINNING; containing 0.59 acres (25,852 square feet), more or less.