CONSERVATION EASEMENT

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DEC 03 2004
Growth & Environmental Management
INTAKE
4:30

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 30th day of November, 2004, by and between Abiaka Group (Tower Road), LLC, whose mailing address is 1480 Market St. Tallahassee, FL 32312 hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

W I T N E S S E T H:

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, except as provided within Exhibit "B".
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner 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.

Improving and managing the conservation easement area is intended to integrate the existing features visually and physically with the site's master plan. The results will yield a better quality natural area forest community and a diverse habitat that encourages wildlife corridors and an ecological opportunity for passive pedestrian interaction. All maintenance of natural areas will conform to the Leon County environmental management act.

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
ABIAKA Group (Tower Road), LLC,
A Florida Limited Liability Company

By _____
Richard J. Gardner, Jr.,
A Managing Member

_____
Charles R. Gardner,
A Managing Member

WITNESSES:

Sign: Christina L. Bischoff

Print Name: Christina L. Bischoff

Sign: _____

Print Name: WHITNEY GRIFFIN

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STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30th day of November 2004, by Richard J. Gardner, Jr. and Charles R. Gardner as a Managing Member of Abiaka Group (Tower Road), LLC, a Florida Liability company, on behalf of the company. They are personally known to me and did not take an oath.

NOTARY PUBLIC - STATE OF FLORIDA

Sign Christina L Bischoff

Print Christina L Bischoff

MY COMMISSION # DD222839 EXPIRES
July 26, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires:
Commission Number:

Prepared By:
Moore Bass Consulting, Inc.
805 North Gadsden St.
Tallahassee, FL 32303
(850) 222-5678

MooreBass CONSULTING

TALLAHASSEE DESTIN ATLANTA
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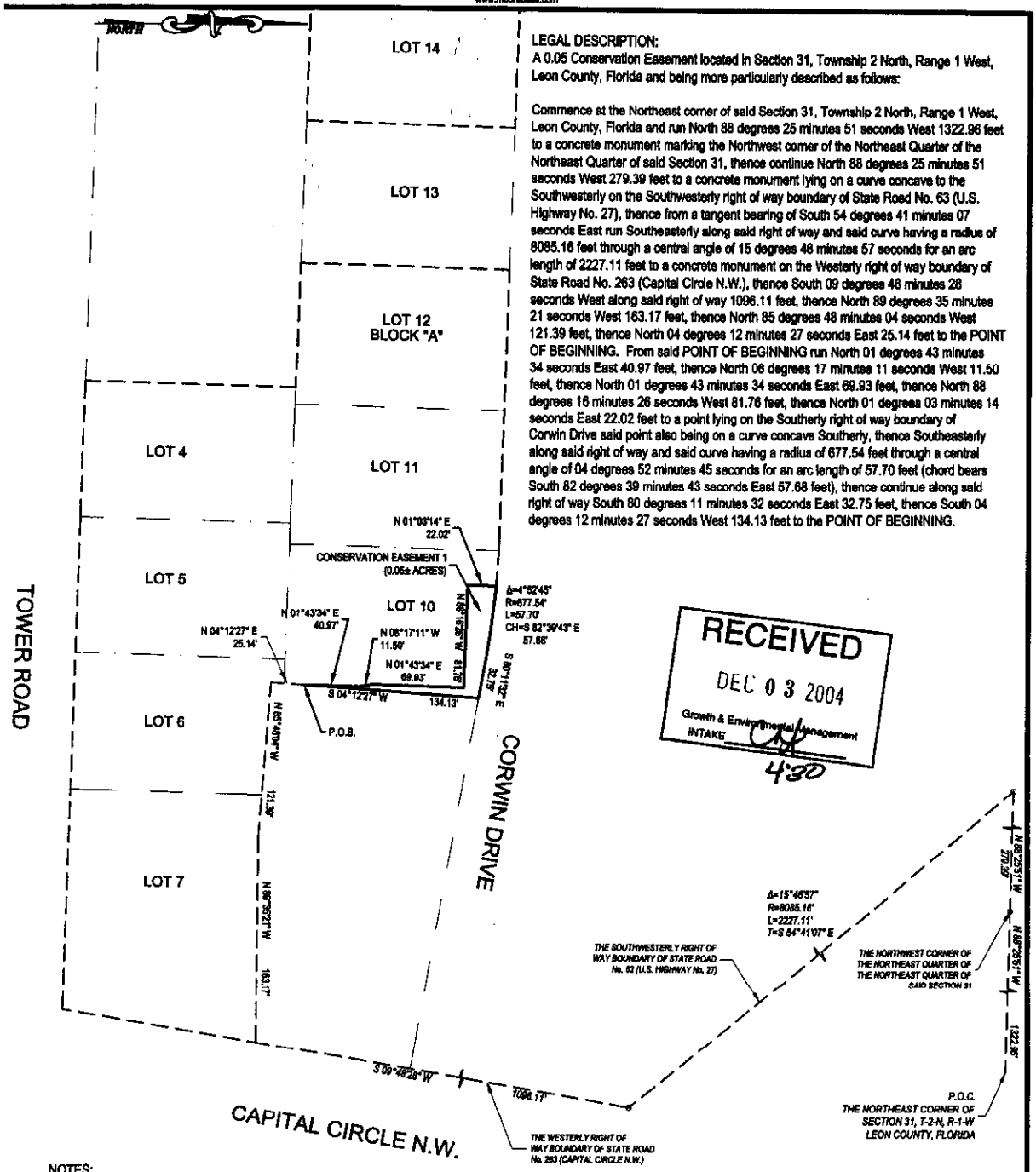

LEGAL DESCRIPTION:
A 0.05 Conservation Easement located in Section 31, Township 2 North, Range 1 West, Leon County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 31, Township 2 North, Range 1 West, Leon County, Florida and run North 88 degrees 25 minutes 51 seconds West 1322.96 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence continue North 88 degrees 25 minutes 51 seconds West 279.39 feet to a concrete monument lying on a curve concave to the Southwesterly on the Southwesterly right of way boundary of State Road No. 63 (U.S. Highway No. 27), thence from a tangent bearing of South 54 degrees 41 minutes 07 seconds East run Southeasterly along said right of way and said curve having a radius of 8085.16 feet through a central angle of 15 degrees 46 minutes 57 seconds for an arc length of 2227.11 feet to a concrete monument on the Westerly right of way boundary of State Road No. 263 (Capital Circle N.W.), thence South 09 degrees 48 minutes 28 seconds West along said right of way 1096.11 feet, thence North 89 degrees 35 minutes 21 seconds West 163.17 feet, thence North 85 degrees 48 minutes 04 seconds West 121.39 feet, thence North 04 degrees 12 minutes 27 seconds East 25.14 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 01 degrees 43 minutes 34 seconds East 40.97 feet, thence North 06 degrees 17 minutes 11 seconds West 11.50 feet, thence North 01 degrees 43 minutes 34 seconds East 69.93 feet, thence North 88 degrees 16 minutes 26 seconds West 81.76 feet, thence North 01 degrees 03 minutes 14 seconds East 22.02 feet to a point lying on the Southerly right of way boundary of Corwin Drive said point also being on a curve concave Southerly, thence Southeasterly along said right of way and said curve having a radius of 677.54 feet through a central angle of 04 degrees 52 minutes 45 seconds for an arc length of 57.70 feet (chord bears South 82 degrees 39 minutes 43 seconds East 57.68 feet), thence continue along said right of way South 80 degrees 11 minutes 32 seconds East 32.75 feet, thence South 04 degrees 12 minutes 27 seconds West 134.13 feet to the POINT OF BEGINNING.

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NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON OVERALL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

LEGEND

(P)	PLAT INFORMATION	E	EAST	D.B.	DEED BOOK	T-	TOWNSHIP	FIP	○	FOUND IRON PIN
(D)	DEED INFORMATION	W	WEST	C/L	CENTERLINE	R-	RANGE	FNAC	○	FOUND NAIL IN CAP
(C)	CALCULATED INFORMATION	P.O.C.	POINT OF COMMENCEMENT	R.O.W.	R/W - RIGHT-OF-WAY	SEC.	SECTION	FCM	⊡	FOUND 4"x4" CONCRETE MONUMENT
(S)	SURVEY INFORMATION	P.O.B.	POINT OF BEGINNING	R	RADIUS	CH	CHORD BEARING AND DISTANCE	SCM	⊡	SET 4"x4" CONCRETE MONUMENT LB#7246
N	NORTH	P.B./PG.	PLAT BOOK AND PAGE	D	DELTA OR CENTRAL ANGLE	L	LENGTH	S/P	○	SET 1/2" IRON PIN LB#7246
S	SOUTH	O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	A	ARC LENGTH	#000	PROFESSIONAL LAND SURVEY CERTIFICATE	SNAC	○	SET NAIL AND 1" CAP LB#7246

Moore Bass Consulting
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

I hereby certify that the SKETCH OF DESCRIPTION survey shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No.5254

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

SEAL

0 50 100 200
SCALE: 1"=100'

FILE #	2003-266	11641-CE.dwg
CONTRACT #	B64.001	ARCHIVE
DATE	11/01/04	DRAWN BY BD

MOORE BASS CONSULTING, INC.
505 N. GADSDEN STREET
TALLAHASSEE, FL 32303 (850) 222-5678
CERTIFICATE OF AUTHORIZATION No.00007245

CLIENT NAME: RICHARD GARDNER
PROJECT NAME: GARDNER OFFICE / WAREHOUSES
SHEET TITLE: EXHIBIT 'A' CONSERVATION EASEMENT 1
1.0

Projects\B64.001\Working\SURVEY\11641-CE.dwg, 6, BBMB, Nov 18, 2004 - 8:50:41am

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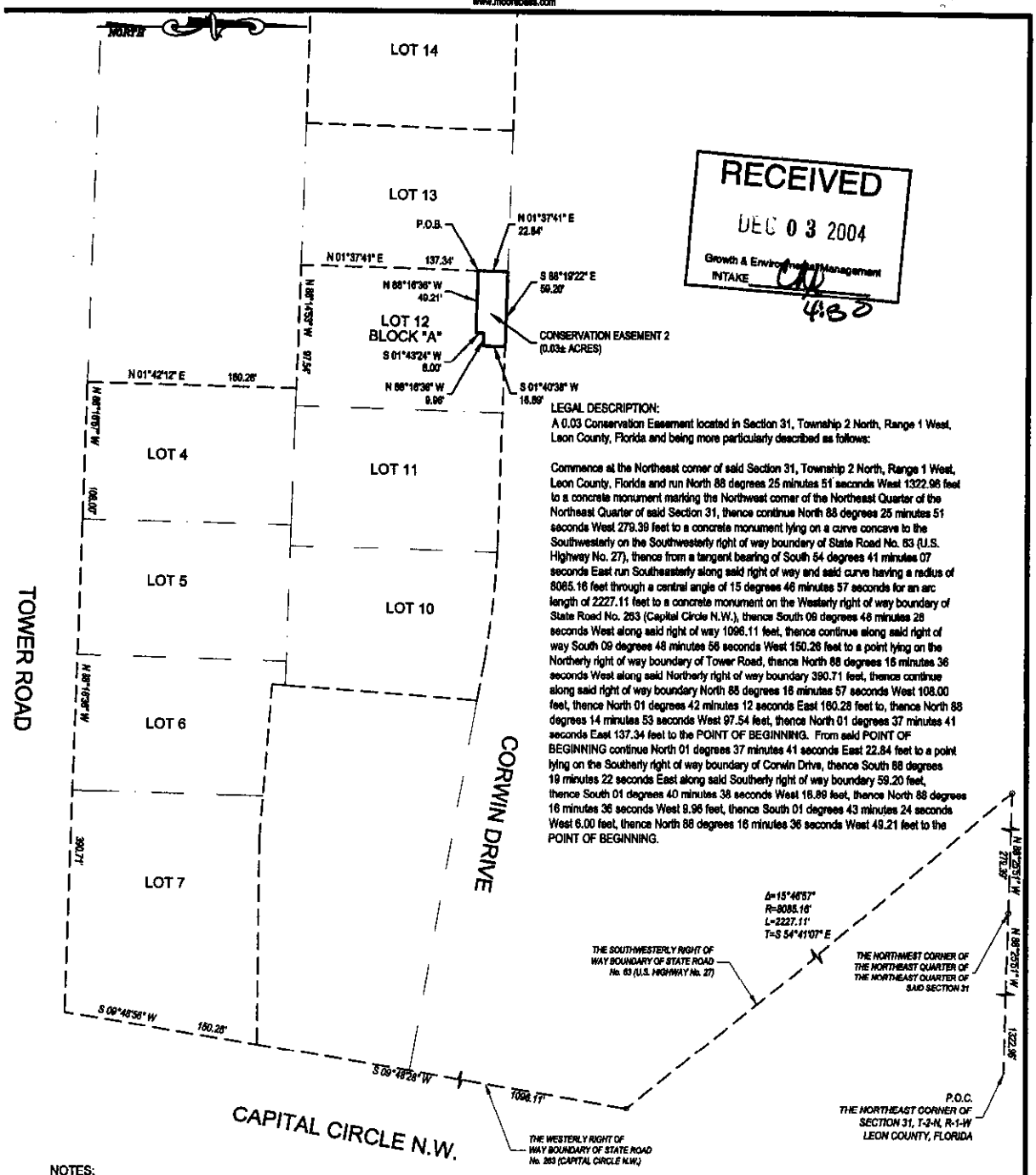

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Growth & Environmental Management
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4:30

LEGAL DESCRIPTION:
A 0.03 Conservation Easement located in Section 31, Township 2 North, Range 1 West, Leon County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 31, Township 2 North, Range 1 West, Leon County, Florida and run North 88 degrees 25 minutes 51 seconds West 1322.96 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence continue North 88 degrees 25 minutes 51 seconds West 279.39 feet to a concrete monument lying on a curve concave to the Southwesterly on the Southwesterly right of way boundary of State Road No. 63 (U.S. Highway No. 27), thence from a tangent bearing of South 54 degrees 41 minutes 07 seconds East run Southeasterly along said right of way and said curve having a radius of 8085.16 feet through a central angle of 15 degrees 46 minutes 57 seconds for an arc length of 2227.11 feet to a concrete monument on the Westerly right of way boundary of State Road No. 263 (Capital Circle N.W.), thence South 09 degrees 48 minutes 28 seconds West along said right of way 1096.11 feet, thence continue along said right of way South 09 degrees 48 minutes 58 seconds West 150.26 feet to a point lying on the Northerly right of way boundary of Tower Road, thence North 88 degrees 16 minutes 36 seconds West along said Northerly right of way boundary 390.71 feet, thence continue along said right of way boundary North 88 degrees 16 minutes 57 seconds West 108.00 feet, thence North 01 degrees 42 minutes 12 seconds East 160.28 feet to, thence North 88 degrees 14 minutes 53 seconds West 97.54 feet, thence North 01 degrees 37 minutes 41 seconds East 137.34 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 37 minutes 41 seconds East 22.84 feet to a point lying on the Southerly right of way boundary of Corwin Drive, thence South 88 degrees 19 minutes 22 seconds East along said Southerly right of way boundary 59.20 feet, thence South 01 degrees 40 minutes 38 seconds West 16.89 feet, thence North 88 degrees 16 minutes 36 seconds West 9.96 feet, thence South 01 degrees 43 minutes 24 seconds West 6.00 feet, thence North 88 degrees 16 minutes 36 seconds West 49.21 feet to the POINT OF BEGINNING.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON OVERALL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

LEGEND

(P)	PLAT INFORMATION	E	EAST	D.B.	DEED BOOK	T-	TOWNSHIP	FIP	○	FOUND IRON PIN
(D)	DEED INFORMATION	W	WEST	C/L	CENTERLINE	R-	RANGE	FN&C	○	FOUND NAIL IN CAP
(C)	CALCULATED INFORMATION	P.O.C.	POINT OF COMMENCEMENT	R.O.W.	R/W - RIGHT-OF-WAY	SEC.	SECTION	FCM	⊡	FOUND 4"x4" CONCRETE MONUMENT
(S)	SURVEY INFORMATION	P.O.B.	POINT OF BEGINNING	R	RADIUS	CH	CHORD BEARING AND DISTANCE	SCM	⊡	SET 4"x4" CONCRETE MONUMENT LB#7245
N	NORTH	P.B./PG.	PLAT BOOK AND PAGE	D	DELTA OR CENTRAL ANGLE	L	LENGTH	SIP	○	SET 1/2" IRON PIN LB#7245
S	SOUTH	O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	A	ARC LENGTH	#000	PROFESSIONAL LAND SURVEY CERTIFICATE	SN&C	○	SET NAIL AND 1" CAP LB#7245

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I hereby certify that the SKETCH OF DESCRIPTION survey shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No.5264

UNLESS IT BEARS THE ORIGINAL AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

SEAL

0 50 100 200
SCALE: 1"=100'

FILE #	2003-266	11641-CE.dwg
CONTRACT #	B64.001	ARCHIVE
DATE	11/01/04	DRAWN BY BD

MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL. 32303 (850) 222-5875
CERTIFICATE OF AUTHORIZATION No.00007245

CLIENT NAME: RICHARD GARDNER
PROJECT NAME: GARDNER OFFICE / WAREHOUSES
SHEET TITLE: EXHIBIT 'A' CONSERVATION EASEMENT 2
1.0

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Moore Bass CONSULTING

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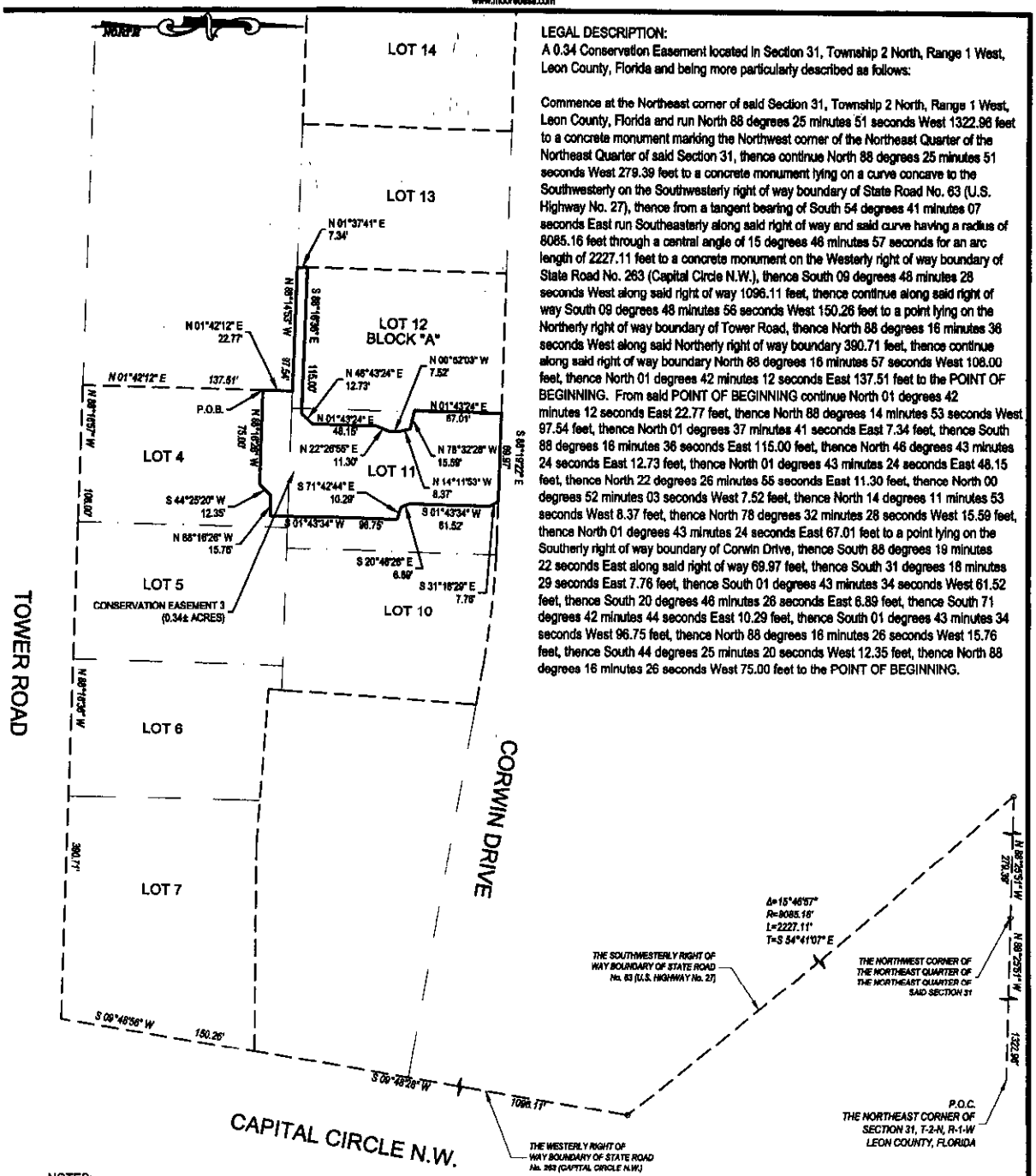

LEGAL DESCRIPTION:
A 0.34 Conservation Easement located in Section 31, Township 2 North, Range 1 West, Leon County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 31, Township 2 North, Range 1 West, Leon County, Florida and run North 88 degrees 25 minutes 51 seconds West 1322.96 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence continue North 88 degrees 25 minutes 51 seconds West 279.39 feet to a concrete monument lying on a curve concave to the Southwesterly on the Southwesterly right of way boundary of State Road No. 63 (U.S. Highway No. 27), thence from a tangent bearing of South 54 degrees 41 minutes 07 seconds East run Southeasterly along said right of way and said curve having a radius of 8085.16 feet through a central angle of 15 degrees 46 minutes 57 seconds for an arc length of 2227.11 feet to a concrete monument on the Westerly right of way boundary of State Road No. 263 (Capital Circle N.W.), thence South 09 degrees 48 minutes 28 seconds West along said right of way 1096.11 feet, thence continue along said right of way South 09 degrees 48 minutes 56 seconds West 150.26 feet to a point lying on the Northerly right of way boundary of Tower Road, thence North 88 degrees 16 minutes 36 seconds West along said Northerly right of way boundary 390.71 feet, thence continue along said right of way boundary North 88 degrees 16 minutes 57 seconds West 106.00 feet, thence North 01 degrees 42 minutes 12 seconds East 137.51 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 42 minutes 12 seconds East 22.77 feet, thence North 88 degrees 14 minutes 53 seconds West 97.54 feet, thence North 01 degrees 37 minutes 41 seconds East 7.34 feet, thence South 88 degrees 16 minutes 36 seconds East 115.00 feet, thence North 46 degrees 43 minutes 24 seconds East 12.73 feet, thence North 01 degrees 43 minutes 24 seconds East 48.15 feet, thence North 22 degrees 26 minutes 55 seconds East 11.30 feet, thence North 00 degrees 52 minutes 03 seconds West 7.52 feet, thence North 14 degrees 11 minutes 53 seconds West 8.37 feet, thence North 78 degrees 32 minutes 28 seconds West 15.59 feet, thence North 01 degrees 43 minutes 24 seconds East 67.01 feet to a point lying on the Southerly right of way boundary of Corwin Drive, thence South 88 degrees 19 minutes 22 seconds East along said right of way 69.97 feet, thence South 31 degrees 18 minutes 29 seconds East 7.76 feet, thence South 01 degrees 43 minutes 34 seconds West 61.52 feet, thence South 20 degrees 46 minutes 26 seconds East 6.89 feet, thence South 71 degrees 42 minutes 44 seconds East 10.29 feet, thence South 01 degrees 43 minutes 34 seconds West 96.75 feet, thence North 88 degrees 16 minutes 26 seconds West 15.76 feet, thence South 44 degrees 25 minutes 20 seconds West 12.35 feet, thence North 88 degrees 16 minutes 26 seconds West 75.00 feet to the POINT OF BEGINNING.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON OVERALL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

LEGEND

(P)	PLAT INFORMATION	E	EAST	D.B.	DEED BOOK	T-	TOWNSHIP	FIP	○	FOUND IRON PIN
(D)	DEED INFORMATION	W	WEST	C/L	CENTERLINE	R-	RANGE	FN&C	○	FOUND NAIL IN CAP
(C)	CALCULATED INFORMATION	P.O.C.	POINT OF COMMENCEMENT	R.O.W.	R/W - RIGHT-OF-WAY	SEC.	SECTION	FCM	⊡	FOUND 4"x4" CONCRETE MONUMENT
(S)	SURVEY INFORMATION	P.O.B.	POINT OF BEGINNING	R	RADIUS	CH	CHORD BEARING AND DISTANCE	SCM	⊡	SET 4"x4" CONCRETE MONUMENT LB#7245
N	NORTH	P.B./PG.	PLAT BOOK AND PAGE	D	DELTA OR CENTRAL ANGLE	L	LENGTH	SIP	○	SET 1/2" IRON PIN LB#7245
S	SOUTH	O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	A	ARC LENGTH	WOO	PROFESSIONAL LAND SURVEY CERTIFICATE	SN&C	○	SET NAIL AND 1" CAP LB#7245

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I hereby certify that the SKETCH OF DESCRIPTION survey shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No.5254

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SEAL

0 50 100 200
SCALE: 1"=100'

FILE #	2003-286	11641-CE.dwg
CONTRACT #	B64.001	ARCHIVE
DATE	11/01/04	DRAWN BY BD

MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL. 32303 (850) 222-5678
CERTIFICATE OF AUTHORIZATION No.00007245

CLIENT NAME: RICHARD GARDNER
PROJECT NAME: GARDNER OFFICE / WAREHOUSES
SHEET TITLE: EXHIBIT 'A' CONSERVATION EASEMENT 3
1.0

\Projects\B64.001\Worklist\SURVEY\11641-CE.dwg, 3, bdavis, Nov 18, 2004 - 8:59:37am

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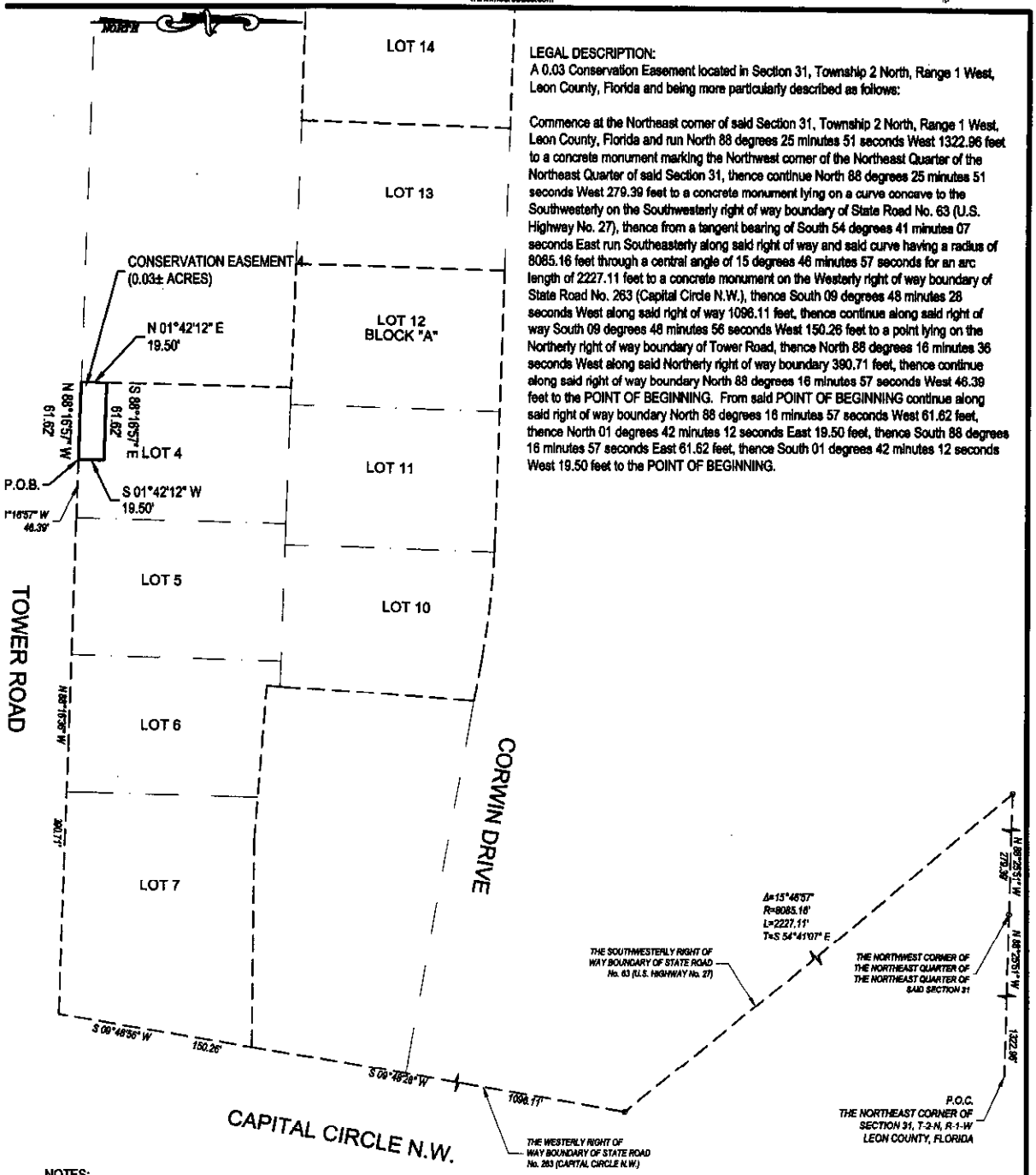

LEGAL DESCRIPTION:
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NOTES:
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GEND

(P)	PLAT INFORMATION	E	EAST	O.B.	DEED BOOK	T-	TOWNSHIP	FIP	○	FOUND IRON PIN
(D)	DEED INFORMATION	W	WEST	C/L	CENTERLINE	R-	RANGE	FR&C	○	FOUND NAIL IN CAP
(C)	CALCULATED INFORMATION	P.O.C.	POINT OF COMMENCEMENT	R.O.W.	R/W - RIGHT-OF-WAY	SEC.	SECTION	FCM	⊡	FOUND 4"x4" CONCRETE MONUMENT
(S)	SURVEY INFORMATION	P.O.B.	POINT OF BEGINNING	R	RADIUS	CH	CHORD BEARING AND DISTANCE	SCM	⊡	SET 4"x4" CONCRETE MONUMENT LB#7245
N	NORTH	P.B./PG.	PLAT BOOK AND PAGE	D	DELTA OR CENTRAL ANGLE	L	LENGTH	SIP	○	SET 1/2" IRON PIN LB#7245
S	SOUTH	O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	A	ARC LENGTH	#000	PROFESSIONAL LAND SURVEY CERTIFICATE	SN&C	○	SET NAIL AND 1" CAP LB#7245

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SEAL

0 50 100 200
SCALE: 1"=100'

FILE #	2003-288	11641-CE.dwg
CONTRACT #	B64.001	ARCHIVE
DATE	11/01/04	DRAWN BY BD

MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL. 32303 (850) 222-5678
CERTIFICATE OF AUTHORIZATION No.00007245

CLIENT NAME: RICHARD GARDNER
PROJECT NAME: GARDNER OFFICE / WAREHOUSES
SHEET TITLE: EXHIBIT 'A' CONSERVATION EASEMENT 4
1.0

Projects\B64.001\Workfiles\SURVEY\11641-CE.dwg, 2, bdavis, Nov 18, 2004 - 8:58:35am

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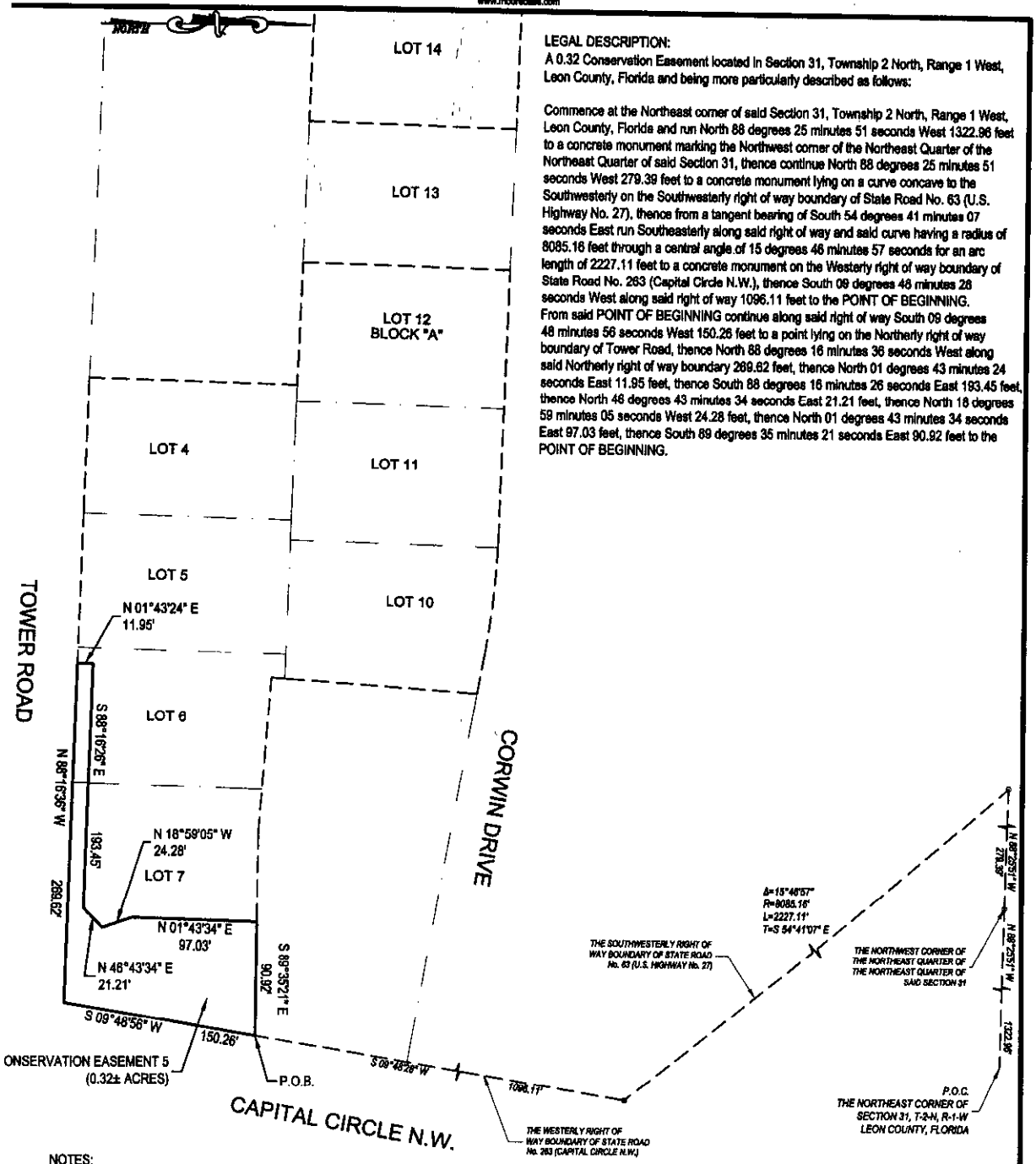
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com



LEGAL DESCRIPTION:
A 0.32 Conservation Easement located in Section 31, Township 2 North, Range 1 West, Leon County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 31, Township 2 North, Range 1 West, Leon County, Florida and run North 88 degrees 25 minutes 51 seconds West 1322.96 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence continue North 88 degrees 25 minutes 51 seconds West 279.39 feet to a concrete monument lying on a curve concave to the Southwesterly on the Southwesterly right of way boundary of State Road No. 63 (U.S. Highway No. 27), thence from a tangent bearing of South 54 degrees 41 minutes 07 seconds East run Southeasterly along said right of way and said curve having a radius of 8085.16 feet through a central angle of 15 degrees 46 minutes 57 seconds for an arc length of 2227.11 feet to a concrete monument on the Westerly right of way boundary of State Road No. 263 (Capital Circle N.W.), thence South 09 degrees 48 minutes 28 seconds West along said right of way 1096.11 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING continue along said right of way South 09 degrees 48 minutes 56 seconds West 150.26 feet to a point lying on the Northerly right of way boundary of Tower Road, thence North 88 degrees 16 minutes 36 seconds West along said Northerly right of way boundary 289.62 feet, thence North 01 degrees 43 minutes 24 seconds East 11.95 feet, thence South 88 degrees 16 minutes 26 seconds East 193.45 feet, thence North 46 degrees 43 minutes 34 seconds East 21.21 feet, thence North 18 degrees 59 minutes 05 seconds West 24.28 feet, thence North 01 degrees 43 minutes 34 seconds East 97.03 feet, thence South 89 degrees 35 minutes 21 seconds East 90.92 feet to the POINT OF BEGINNING.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON OVERALL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

LEGEND

(P)	PLAT INFORMATION	E	EAST	D.B.	DEED BOOK	T-	TOWNSHIP	FIP	FOUND IRON PIN
(D)	DEED INFORMATION	W	WEST	CL	CENTERLINE	R-	RANGE	FN&C	FOUND NAIL IN CAP
(C)	CALCULATED INFORMATION	P.O.C.	POINT OF COMMENCEMENT	R.O.W.	R/W - RIGHT-OF-WAY	SEC.	SECTION	FCM	FOUND 4"x4" CONCRETE MONUMENT
(S)	SURVEY INFORMATION	P.O.B.	POINT OF BEGINNING	R	RADIUS	CH	CHORD BEARING AND DISTANCE	SCM	SET 4"x4" CONCRETE MONUMENT LB#7246
N	NORTH	P.B./PG.	PLAT BOOK AND PAGE	D	DELTA OR CENTRAL ANGLE	L	LENGTH	SIP	SET 1/2" IRON PIN LB#7246
S	SOUTH	O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	A	ARC LENGTH	PLS	PROFESSIONAL LAND SURVEY CERTIFICATE	SN&C	SET NAIL AND 1" CAP LB#7246

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I hereby certify that the SKETCH OF DESCRIPTION survey shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No.5254

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

SEAL

0 50 100 200
SCALE: 1"=100'

FILE #	2003-266	11641-CE.dwg
CONTRACT #	B64.001	ARCHIVE
DATE	11/01/04	DRAWN BY BD

MOORE BASS CONSULTING, INC.
806 N. GADSDEN STREET
TALLAHASSEE, FL. 32303 (850) 222-5678
CERTIFICATE OF AUTHORIZATION No.00007245

CLIENT NAME: RICHARD GARDNER
PROJECT NAME: GARDNER OFFICE / WAREHOUSES
SHEET TITLE: EXHIBIT 'A' CONSERVATION EASEMENT 5
1.0

Projects\B64.001\Working\SURVEY\11641-CE.dwg, 1, bdavis, Nov 18, 2004 - 8:59:42am

Exhibit B

1. Use: The area shall remain undisturbed to allow the natural progression of the upper tree canopy, mid-level understory vegetation, lower herbaceous layers and forest floor.

2. Maintenance activity: No mechanical methods shall be allowed in clearing activities. No storing of items or hazardous materials shall occur within this area.

3. Pruning: The area may be pruned of dead and hazardous tree limbs. All pruning shall be performed to a national association of arborist's standards and supervised by a certified arborist. If limb removal is to be performed by hand climbing, spikes or any other tool causing bark damage to the cambium layer of the trees is prohibited.

4. Integration of supplemental plant material: The planting of appropriate native or adapted species may occur. No tilling or cultivating shall occur within the conservation easement. No plantings shall consist of invasive species.

5. Mulching: The ground plain of this area may be amended with leaf or bark mulch to allow for regulating soil temperatures, suppressing weed growth, nutrient supplementation or pedestrian access within the conservation easement. Do not apply rock, sawdust, grass clippings or cypress mulch. Do not apply mulch that contains seeds or clippings from diseased or noxious plant material.

6. Fertilization: If determined to be necessary by the certified arborist, a slow release organic fertilizer may be provided at the minimum rate per manufacturers instructions.

7. Irrigation: If needed, supplemental irrigation can be provided by the use of above ground means.