



**SECOND AMENDMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR**  
**COPELAND INDUSTRIAL PARK**

THIS SECOND AMENDMENT (the “Second Amendment”) made as of this 29<sup>th</sup> day of May, 2019, by **ADC Development & Investment Group, LLC**, a Florida Limited Liability Company, (“**Declarant**”, also known as “**ADC**”), and **SNH Medical Office Properties Trust**, a Maryland Real Estate Investment Trust (“**SNH**”), and **Alachua Copeland Park Investments, LLC**, a Florida Limited Liability Company (“**Alachua Copeland**”), and **O’Steen Brothers, Inc.**, a Florida Corporation (“**O’Steen Brothers**”), and **Dual Enterprises, LLC**, a Florida Limited Liability Company (“**Dual**”), and **ALCHEM Laboratories Corp.**, a Florida corporation (“**ALCHEM**”). (ADC, SNH, Alachua Copeland, O’Steen Brothers, Dual, and ALCHEM hereinafter collectively referred to as “**Owners**”).

**W I T N E S S E T H**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Copeland Industrial Park dated June 15, 2000 was recorded in Official Records Book 2296, Page 1957 (the “**Original Declaration**”); as amended in Official Records Book 2410, Page 876 (the “**Amendment**”), as assigned by Assignment in Official Records Book 2410, Page 905 and Assignment of Development Rights in Official Records Book 4232, Page 1797 (collectively, the “**Assignments**”), and as affected by a Partial Waiver in Official Records Book 4234, Page 1585 (the “**Partial Waiver**”) and a Release of Land in Official Records Book 4398, Page 1796 (the “**Release**”), all of the Public Records of Alachua County, Florida; and

WHEREAS, The rights of the University of Florida Foundation, Inc. as Declarant under the Original Declaration were assigned to O’Steen Brothers, Inc. by virtue of that certain Assignment, dated December 20, 2001 and recorded in the Official Records of Alachua County in Official Records Book 2410, Page 905 and further assigned to ADC by virtue of the certain Assignment of Developer Rights dated July 11, 2006 and recorded in the Official Records of Alachua County in Official Records Book 4232, Page 1797. The Original Declaration, the Amendment, the Assignments, the Partial Waiver, and the Release are collectively referred to as the “**Declaration**”; and

WHEREAS, the Declarant, and Owners desire to amend the Declaration to incorporate accurate legal descriptions of their parcels as well as to integrate any contiguous parcels of property which they own and make them subject to all the terms and conditions of the Declaration except as to the provisions of the Declaration which have been partially released with regard only to the parcel owned by SNH and which is the subject of the above-referenced Partial Waiver recorded in Official Records Book 4234, Page 1585; and

WHEREAS, the Declarant and Owners desire to release from the provisions of Article IX and Article X of the Declaration all structures existing as of the date of this Second Amendment and located on the property subject to the Declaration after this Second Amendment takes effect; and

WHEREAS, Article VII of the Declaration allows for Amendment of the Declaration with the consent of the owners of at least two-thirds (2/3) or more of the property then subject to the Declaration. The parties to this Amendment own more than two-thirds (2/3) of the property currently

subject to the Declaration and own all of the property which this Second Amendment will make subject to the terms and conditions of the Declaration, and have consented to this Amendment.

NOW, THEREFORE, the Declarant and the Owners, being the owners of at least two-thirds (2/3) of the property and the owners of all of the parcels to be added, hereby amend the Declaration as follows:

1.) The property described in the attached Exhibit "A" shall be the definition of the Property in the Declaration replacing the previous legal description and said substituted property shall be subject to all of the terms and conditions of the Declaration including the payment of assessments, except as to the parcel owned by SNH which is the subject of the Partial Waiver (as to certain provisions of the Declaration) recorded in Official Records Book 4234, Page 1585.


2.) All structures existing as of the date of this Second Amendment and located on the Property described in the attached Exhibit A are hereby released from the provisions of Article IX and Article X of the Declaration and considered to be "Grandfathered", however any new structures to be constructed on any Property subject to the Declaration (as modified by the aforesaid Partial Release) shall be required to comply with Article IX and Article X of the Declaration. In the event any existing structures are damaged by more than seventy five percent (75%) they shall also be required to comply with Article IX and Article X of the Declaration before being reconstructed.

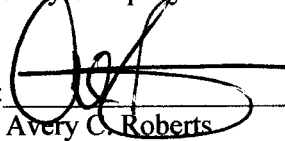
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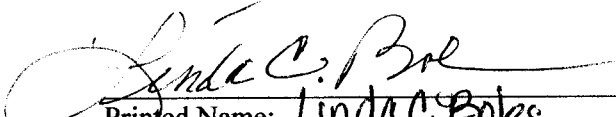
IN WITNESS WHEREOF, the Declarant and Owners have caused these presents to be executed in their name and their seal to be affixed hereto as of the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

ADC Development & Investment  
Group, LLC, a Florida Limited  
Liability Company

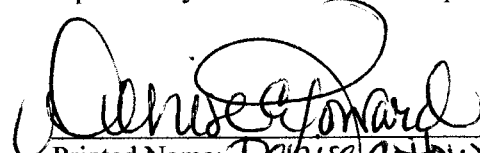
  
Printed Name: Denise C. Howard

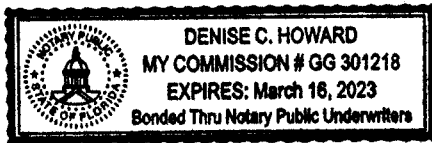
By:   
Avery C. Roberts  
Its: Manager

  
Printed Name: Linda C. Bales

STATE OF FLORIDA  
COUNTY OF UNION


The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2019 by Avery C. Roberts, as Manager of ADC Development & Investment Group, LLC, a Florida Limited Liability Company, who is personally known to me or has produced a driver's license as identification.


  
Printed Name: Denise C. Howard  
My Commission Expires: 3/16/2023




Signed, sealed and delivered  
in our presence as witnesses:

SNH Medical Office Properties Trust,  
a Maryland Real Estate Investment Trust

  
Printed Name: Aerina Bowman

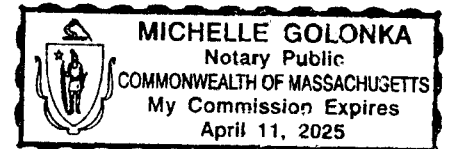
By:   
Printed Name: Jennifer F. Francis  
Its: President

  
Printed Name: Danielle Burckson

STATE OF Massachusetts  
COUNTY OF Middlesex

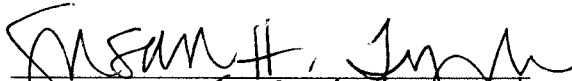
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2018 by Jennifer F. Francis, as President of SNH Medical Office Properties Trust, a Maryland Real Estate Investment Trust, who is personally known to me or has produced a driver's license as identification.

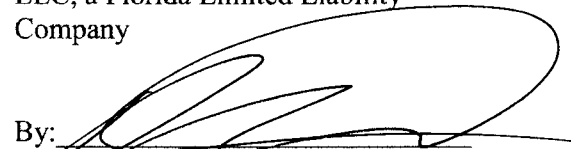
  
Printed Name: Michelle Golonka  
My Commission Expires: April 11, 2025




Signed, sealed and delivered  
in our presence as witnesses:

Alachua Copeland Park Investments,  
LLC, a Florida Limited Liability  
Company

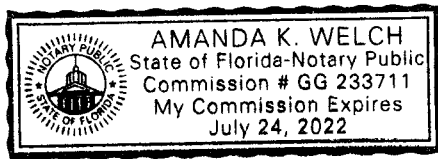
  
Printed Name: Susan Lynch

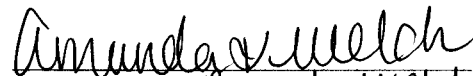
By:   
Brian Crawford  
Its: Manager

  
Printed Name: Michael Hoffman

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of  
September, 2018 by Brian Crawford, as Manager of Alachua Copeland Park  
Investments, LLC, a Florida Limited Liability Company, who is personally known to me  
or has produced a driver's license as identification.



  
Printed Name: Amanda Welch  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered  
in our presence as witnesses:

O'Steen Brothers, Inc., a Florida  
Corporation

Emma Geiger  
Printed Name: Emma Geiger

By: William B. O'Steen  
William B. O'Steen  
Its: President

David Geiger  
Printed Name: David Geiger

**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 25 day of Jan, 2018 by William B. O'Steen as President of O'Steen Brothers, Inc., a Florida Corporation, who is personally known to me or has produced a driver's license as identification.

David Geiger  
Printed Name: David Geiger  
My Commission Expires: 3/30/19



**DAVID GEIGER**  
MY COMMISSION # FF 180451  
EXPIRES: March 30, 2019  
Bonded Thru Budget Notary Services

Signed, sealed and delivered  
in our presence as witnesses:

Dual Enterprises, LLC, a Florida  
Limited Liability Company

Printed Name: Vanessa Brookhant

By: Ada P. Alt

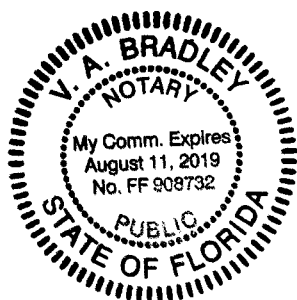
Printed Name: ADAM C. ALTY

Its: PRESIDENT

Printed Name: Patrick Distaso

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2018 by ADAM C ALTY, as PRESIDENT of Dual Enterprises, LLC, a Florida Limited Liability Company, who is personally known to me or has produced a driver's license as identification.

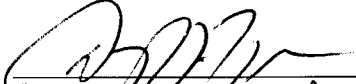


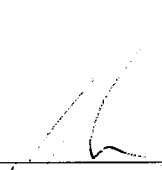
Printed Name: V.A. BRADLEY

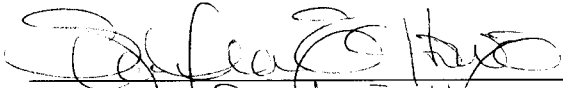
My Commission Expires: 08/11/2019

Signed, sealed and delivered  
in our presence as witnesses:

ALCHEM Laboratories Corp.,  
a Florida Corporation

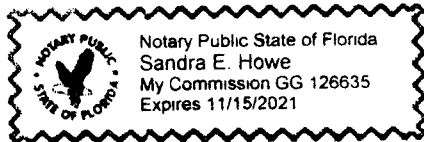
  
Printed Name: DARRYL J. TOMPKINS

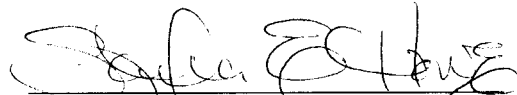
By:   
Printed Name: J. TALTON  
Its: PRESIDENT & CEO

  
Printed Name: Sandra E. Howe

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2018 by James D. Talton, as President of ALCHEM Laboratories Corp., a Florida Corporation, who is personally known to me or has produced a driver's license as identification.



  
Printed Name: Sandra E. Howe  
My Commission Expires: 11/15/2021



**Exhibit "A"**

**PROJECT NAME:** Copeland Industrial Park

**LEGAL DESCRIPTION FOR:** Second Amendment to Covenants, Conditions & Restrictions

A PARCEL OF LAND SITUATED IN SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL I:**

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF NW 126<sup>TH</sup> TERRACE; THENCE SOUTH 89°09'48" WEST, ALONG SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN EXHIBIT "A" IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING THE POINT OF BEGINNING; THENCE SOUTH 89°08'48" WEST, ALONG SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1526.63 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°26'08" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1154.45 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4213, PAGE 961; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WEST LINE OF SAID LANDS; (1) THENCE NORTH 01°25'12" WEST, 180.66 FEET; (2) THENCE NORTH 04°33'31" WEST, 84.15 FEET; (3) THENCE NORTH 88°35'37" EAST, A DISTANCE OF 196.72 FEET; (4) THENCE NORTH 00°22'22" WEST, A DISTANCE OF 361.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RACHEL ROAD; THENCE NORTH 89°38'15" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 0.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1723.55 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 86°46'15" EAST, 215.35 FEET; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°09'49", AN ARC DISTANCE OF 215.49 FEET; THENCE SOUTH 83°09'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 527.16 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY BOUNDARY OF SAID LANDS; (1) THENCE SOUTH 00°43'37" WEST, A DISTANCE OF 102.61 FEET; (2) THENCE SOUTH 83°05'53" EAST, A DISTANCE OF 62.70 FEET; (3) THENCE SOUTH 07°56'27" WEST, A DISTANCE OF 14.29 FEET; (4) THENCE SOUTH 82°14'30" EAST, A DISTANCE OF 186.93 FEET; (5) THENCE SOUTH 09°49'47" WEST, A DISTANCE OF 518.63 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1452; THENCE SOUTH 80°36'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED

IN OFFICIAL RECORDS BOOK 2230, PAGE 1452, A DISTANCE OF 280.23 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER MARKING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 970.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°41'09" EAST, 328.13 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LANDS AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'32", AN ARC DISTANCE OF 329.71 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE, NORTH 02°52'54" EAST, A DISTANCE OF 185.20 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 82°14'08" WEST, ALONG THE NORTH LINE OF SAID LANDS AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1986, PAGE 2681, A DISTANCE OF 122.24 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3433, PAGE 709; THENCE NORTH 06°23'03" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 136.80 FEET TO THE NORTHEAST CORNER THEREOF, BEING SITUATED ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF RACHEL ROAD; THENCE SOUTH 83°11'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 480.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NW 129<sup>TH</sup> WAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°42'38" EAST, 47.27 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°57'48", AND ARC DISTANCE OF 51.90 FEET; THENCE SOUTH 01°46'16" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 361.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°30'49" WEST, 42.85 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°29'05", AN ARC DISTANCE OF 46.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NANO COURT, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°22'38" WEST, 277.55 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°44'08", AN ARC DISTANCE OF 286.46 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°39'41" WEST, 140.60 FEET; THENCE SOUTH WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°18'35", AN ARC DISTANCE OF 141.66 FEET; THENCE SOUTH 51°48'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 110.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°23'25" WEST, 155.51 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°56'47", AN ARC DISTANCE OF 156.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD BEING AND DISTANCE OF SOUTH 57°55'22" WEST, 278.32 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°02'55", AN ARC DISTANCE OF 292.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°56'17" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 77.07 FEET THE BEGINNING

OF A CUL-DE-SAC FOR NANO COURT; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CUL-DE-SAC; (1) THENCE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 33°29'47" WEST, 18.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'48", AN ARC DISTANCE OF 18.95 FEET; (2) THENCE WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°32'24" WEST, 110.44 FEET; THENCE NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 226°03'25", AN ARC DISTANCE OF 236.73 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID NANO COURT; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NANO COURT; (1) THENCE NORTH 88°56'17" EAST, A DISTANCE OF 167.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 57°55'24" WEST, 340.15 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'01", AN ARC DISTANCE OF 357.36 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING BEARING AND DISTANCE OF NORTH 39°23'38" EAST, 129.61 FEET; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'01", AN ARC DISTANCE OF 130.64 FEET; (4) THENCE NORTH 51°48'20" EAST, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 393.89 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 39°39'40" EAST, 165.86 FEET; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°18'30", AN ARC DISTANCE OF 167.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°20'14" EAST, 360.12 FEET; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°39'21", AN ARC DISTANCE OF 394.22 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 40°31'14" WEST, A DISTANCE OF 381.22 FEET; THENCE SOUTH 00°30'26" WEST, A DISTANCE OF 377.01 FEET; THENCE SOUTH 04°41'53" EAST, A DISTANCE OF 234.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 48°19'51" EAST, 138.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°15'54", AN ARC DISTANCE OF 152.31 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°02'12" EAST, A DISTANCE OF 167.68 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LAND DESCRIBED IN EXHIBIT "A", AS RECORDED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE SOUTH 01°36'44" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 82.73 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL II**

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°21'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4482, PAGE 2165 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING THE POINT OF BEGINNING; THENCE SOUTH 89°21'03" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 392.39 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 222.53 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°11'16" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 392.30 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 126<sup>TH</sup> TERRACE; THENCE SOUTH 01°35'04" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 239.93 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784; THENCE SOUTH 89°11'16" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 403.87 FEET; THENCE NORTH 57°01'14" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 183.48 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°45'46" EAST, A DISTANCE OF 14.44 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NANO COURT; THENCE NORTH 57°02'25" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.10 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°37'27" WEST, 143.57 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°07'40", AN ARC DISTANCE OF 144.73 FEET TO A POINT OF THE EASTERLY RIGHT OF WAY LINE OF NW 129<sup>TH</sup> WAY, SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 40°12'00" WEST, 46.81 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°56'33", AN ARC DISTANCE OF 51.28 FEET; THENCE NORTH 01°46'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 340.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC DISTANCE OF 58.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACHEL ROAD; THENCE SOUTH 83°11'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°35'46" EAST, 675.52 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°01'15", AN ARC DISTANCE OF 678.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED NW 126<sup>TH</sup> TERRACE; THENCE SOUTH 01°35'04" EAST, ALONG SAID

WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 227.94 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL III**

A PARCEL OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF NW 126<sup>TH</sup> TERRACE; THENCE NORTH 01°35'03" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°35'03" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°09'48" WEST, A DISTANCE OF 315.00 FEET; THENCE SOUTH 19°03'46" WEST, A DISTANCE OF 170.15 FEET; THENCE NORTH 89°09'48" EAST, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING.

AND

**COMMON AREA/DRAINAGE EASEMENT IV**

A TRACT OF LAND SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 04°36'43" WEST, A DISTANCE OF 84.10 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 04°36'43" WEST, A DISTANCE OF 365.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 340-A; THENCE NORTH 89°37'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.60 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 00°23'36" EAST, A DISTANCE OF 361.22 FEET; THENCE SOUTH 88°34'23" WEST, A DISTANCE OF 196.72 FEET TO THE **POINT OF BEGINNING**.

AND

**COMMON AREA/DRAINAGE EASEMENT V**

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE

18 EAST, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE NORTH 01°36'44" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 82.73 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 88°02'12" WEST, A DISTANCE OF 167.68 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 87°15'54" AN ARC DISTANCE OF 152.31 FEET (CHORD BEARING AND DISTANCE OF NORTH 48°19'51" WEST, 138.01 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE NORTH 04°41'53" WEST, A DISTANCE OF 234.00 FEET; THENCE NORTH 00°30'26" EAST, A DISTANCE OF 377.01 FEET; THENCE NORTH 40°31'14" EAST, A DISTANCE OF 381.07 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 11°48'04" AN ARC DISTANCE OF 55.61 FEET (CHORD BEARING AND DISTANCE OF SOUTH 62°56'51" EAST, 55.51 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE SOUTH 57°02'36" EAST, A DISTANCE OF 413.15 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 26°18'28" AN ARC DISTANCE OF 151.52 FEET (CHORD BEARING AND DISTANCE OF SOUTH 70°11'50" EAST, 150.19 FEET RESPECTIVELY); THENCE SOUTH 06°38'56" WEST, A DISTANCE OF 51.12 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 2959 OF SAID PUBLIC RECORDS; THENCE SOUTH 19°04'06" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 170.09 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°10'24" WEST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN THE AFOREMENTIONED EXHIBIT "B" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030, A DISTANCE OF 450.16 FEET TO THE NORTHWEST CORNER OF SAID EXHIBIT "B"; THENCE SOUTH 01°36'44" EAST, ALONG THE WEST LINE OF SAID EXHIBIT "B" AND ALONG THE WEST LINE OF THE AFOREMENTIONED EXHIBIT "A", A DISTANCE OF 467.18 FEET TO **THE POINT OF BEGINNING**.

AND

#### **COMMON AREA VI**

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 23 TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF NW

126TH TERRACE (80-FOOT RIGHT OF WAY WIDTH) AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF ALACHUA COUNTY; THENCE NORTH 1°34'39" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 710.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN 3267, PAGE 1493, OF SAID PUBLIC RECORDS; THENCE NORTH 1°34'50" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 138.88 FEET TO THE SOUTHERLY LINE OF A 60-FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°34'50" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 21.58 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°11'15" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 404.10 FEET; THENCE NORTH 57°01'14" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 183.48 FEET TO THE WEST LINE OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 1°45'46" EAST, A DISTANCE OF 14.47 FEET TO THE NORTHERLY LINE OF AFOREMENTIONED 60-FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITIES EASEMENT; THENCE SOUTH 57°02'36" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 172.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 74°18'43" EAST, 160.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°32'14", AN ARC DISTANCE OF 162.75 FEET ; THENCE NORTH 88°25'10" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 208.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59°45'52" EAST, 59.46 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°18'35", AN ARC DISTANCE OF 62.01 FEET TO THE POINT OF BEGINNING.

AND

#### **COMMON AREA VII**

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 23 TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF NW 126TH TERRACE (80-FOOT RIGHT OF WAY WIDTH) AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF ALACHUA COUNTY; THENCE NORTH 1°34'39" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 710.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN 3267, PAGE 1493, OF SAID PUBLIC RECORDS TO THE POINT OF BEGINNING; THENCE NORTH 1°34'50" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 41.44 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60-FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL

RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°38'56" WEST, 23.90 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°51'49" AN ARC DISTANCE OF 24.50 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°25'10" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 238.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 87°27'57" WEST, 47.36 FEET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°13'46", AN ARC DISTANCE OF 47.40 FEET TO THE EASTERN MOST LINE OF A DRAINAGE UTILITY EASEMENT, "POND 1", AS RECORDED IN OFFICIAL RECORDS BOOK 3561, PAGE 1401 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 6°38'56" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 51.12 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3267, PAGE 1493; THENCE DEPARTING SAID EASTERN MOST LINE, NORTH 88°59'45" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 314.89 FEET TO THE POINT OF BEGINNING.

AND

#### **PARCEL VIII**

**As recorded in Official Records Book 4482, Page 2165 of the Public Records of Alachua County, Florida**

A portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Northwest 1/4 of Northeast 1/4 and run thence South 89 degrees 09' 48" West, along the South boundary of said Northwest 1/4 of Northeast 1/4, 40.00 feet, thence North 01 degrees 35'03" West, parallel to the East boundary of said Northwest 1/4 of Northeast 1/4, 1332.93 feet to the North boundary of said Northwest 1/4 of Northeast 1/4 and the Point of Beginning; thence South 89 degrees 21'32" West, along said North boundary 392.49 feet, thence South 01 degrees 35'03" East, parallel to said East boundary, 222.67 feet, thence North 89 degrees 09'48" East, parallel to the South boundary of said Northwest 1/4 of Northeast 1/4, a distance of 392.47 feet, thence North 01 degrees 35'03" West, parallel to said East boundary 221.33 feet to the Point of Beginning.

**ALL AS SHOWN ON THE MAP ATTACHED  
HEREWITH AND MADE A PART HEREOF.**



