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RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

LA

Prepared By ~~and Return To:~~
LUCE, FORWARD, HAMILTON & SCRIPPS LLP
ATTENTION: DARRYL STEINHAUSE, ESQ.
600 W. BROADWAY, SUITE 2600
SAN DIEGO, CA 92101

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS is made and entered into this 21st day of February, 2006, by L J Development Group, Inc., a Florida corporation ("Declarant").

RECITALS

- A. Declarant is the owner of that certain real property situated in the County of Clay, State of Florida, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Shopping Center");
- B. The Shopping Center includes ten (10) separate building pads designated for the construction of buildings (collectively, the "Building Pads") each of which Building Pads is marked on the site plan attached as Exhibit B (the "Site Plan");
- C. The Shopping Center has been divided into three (3) separate parcels, Parcel A, Parcel B and Parcel C. Parcel A is more particularly defined on Exhibit C attached hereto and incorporated herein and Parcel B and C are more particularly defined on Exhibit D attached hereto and incorporated herein.
- D. Declarant has entered into an agreement to sell Parcel A, which includes seven (7) of the Building Pads, which are marked on the Site Plan as Building Pads 1, 3, 5, 6, 7, 8 and 9, each of which has a completed building located thereon;
- E. Declarant is retaining Parcel B and Parcel C and the three Building Pads located thereon, which are marked on the Site plan as Building Pads 2, 4 and 10 (the "Retained Building Pads"), each of which is currently unimproved but may be improved in the future;
- F. Declarant desires to impose certain easements upon Parcel A, Parcel B and Parcel C, and to establish certain covenants, conditions and restrictions with respect to said Parcels for the mutual and reciprocal benefit and complement of Parcel A, Parcel B and Parcel C and the present and future owners thereof, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and of the covenants herein contained, the Declarant hereto agrees as follows:

188.50

AGREEMENTS

1. Definitions. For purposes hereof:
 - (a) The term "Owner" or "Owners" shall mean the Declarant and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.
 - (b) The term "Parcel" or "Parcels" shall mean each separately identified parcel of real property now or hereafter constituting a part of the Shopping Center subject to this Declaration; that is, Parcel A, Parcel B and Parcel C, and any future subdivisions thereof.
 - (c) The term "Permittees" shall mean the tenant(s) or occupant(s) of a Parcel, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of such Parcel, and/or (ii) such tenant(s) or occupant(s).
 - (d) The term "Buildings" shall mean those certain improvements located on each Building Pad on the Parcels constructed for the occupancy of the Owner and/or its Permittees.
 - (e) The term "Common Area" shall mean those portions of Parcel A, Parcel B and Parcel C that are outside of exterior walls of any Buildings or other structures from time to time located on the Parcels, and which are either unimproved, or are improved as parking areas, landscaped areas, driveways, roadways and/or walkways. The Common Areas shall not include any outdoor seating areas that operate as a portion of the leased premises of a particular tenant and are utilized and maintained exclusively by such tenant. The Common Areas shall also not include any unimproved Building Pads.
 - (f) The term "Proportionate Share" means the share of certain expenses to be paid by each Owner. The Proportionate Share of each Owner shall be the quotient obtained by dividing (i) the total amount of rentable area existing in the Buildings on the Parcel owned by that Owner by (ii) the total amount of rentable area in all of the Buildings comprising the Shopping Center. The rentable area shall mean all areas designated for the exclusive use of an Owner or Permittee, measured from the exterior surface of exterior walls (and extensions, in the case of openings), and shall include, but not be limited to, restrooms, mezzanines, warehouse or storage areas, clerical or office areas, employee areas, the enclosed portions of any loading docks and areas within all floors of such buildings.
2. Establishment of Covenants. The Declarant hereby declares that all of the Shopping Center shall be conveyed, held, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part subject to this Declaration and all of the easements, covenants, conditions and restrictions set forth herein. All of such easements, covenants, conditions and restrictions are declared and agreed to be in furtherance of a general plan for the development and operation of the Shopping Center and are established for the purpose of enhancing and protecting the value, desirability and

attractiveness of the Shopping Center and shall apply to and bind the heirs, legal representatives, assignees and successors in interest of any Owner of any Parcel.

3. Easements.

3.1 Grant of Reciprocal Easements. Subject to any express conditions, limitations or reservations contained herein, each Owner of a Parcel grants to every other Owner of a Parcel and its Permittees the following nonexclusive, perpetual and reciprocal easements:

(a) An easement for reasonable access, ingress and egress over all paved driveways, roadways and walkways as presently or hereafter constructed and constituting a part of the Common Areas of Parcel A, Parcel B and Parcel C including, without limitation, the existing entry drives noted on Exhibit B, so as to provide for the passage of motor vehicles and pedestrians between all portion of the Common Area of such Parcels intended for such purposes, and to and from all abutting streets or rights of way furnishing access to such Parcels;

(b) An easement across, over and under such portions of the Common Area as are reasonably necessary for surface drainage and for the installation and operation of utilities serving the Common Area and buildings now or thereafter located upon the Shopping Center, including, but not limited to, the right to install, maintain, use, repair and replace underground pipes, duct, conduits and wires for the purpose of transmitting and distributing electricity, gas, water, sewer and drainage, for irrigation and sprinkler systems for telephone, television and other communication purposes, and for lighting purposes; provided, however, no such easement shall materially interfere with the use of any portion of the Shopping Center by Owners or their Permittees.

(c) An easement to enter upon a Parcel pursuant to the self-help provisions of paragraph 9.2 hereof for the purpose of performing any obligation which the Owner of such Parcel is required to perform under this Declaration but fails or refuses to perform within the applicable time period provided in said paragraph 9.2

3.2 Indemnification. Each Owner having rights with respect to an easement granted hereunder shall indemnify and hold the Owner whose Parcel is subject to the easement harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss or damage of or to any person or property arising from or in any manner relating to the use by the indemnifying Owner of any easement granted hereunder except as may result from the gross negligence or intentional misconduct of the Owner whose Parcel is subject to the easement.

4. Maintenance.

4.1 General. Until such time as buildings and/or common area improvements are constructed on a Parcel, the Owner thereof shall maintain the same in a clean and neat condition and shall take such measures as are necessary to control grass, weeds, blowing dust or dirt and litter or debris.

4.2 Buildings. Each Owner covenants to keep and maintain, at its sole cost and expense, the building(s) located from time to time on its respective Parcel in good order, condition and repair. Once constructed, in the event of any damage to or destruction of a building on any Parcel, the Owner of such Parcel shall, at its sole cost and expense, with due diligence either (a) repair, restore and rebuild such building to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Declaration), or (b) tear down and remove all portions of such damaged or destroyed building then remaining, including the debris resulting therefrom, and otherwise clean and restore the areas affected by such casualty to a level, graded condition; provided, however, nothing contained in this subparagraph 4.2(b) shall be deemed to allow an Owner to avoid a more stringent obligation for repair, restoration and rebuilding contained in a lease or other written agreement between an Owner and such Owner's Permittee.

4.3 Common Area. The Owner of the largest portion of the Shopping Center ("Primary Owner") shall maintain or cause to be maintained the Common Area at all times in a first class order and condition as is characteristic of, or equivalent to, first class community shopping centers in the Clay County, Florida area, including without limitation, maintaining and repairing all sidewalks and the surface of the parking and roadway areas, removing all papers, debris and other refuse from and periodically sweeping all parking and road areas to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining and supplying electricity to appropriate lighting fixtures for the parking areas and roadways, maintaining marking, directional signs, lines and striping as needed, maintaining and irrigating landscaping, and performing any and all such other duties as are necessary to maintain such Common Area in a clean, safe and orderly condition (the "Common Area Maintenance"). The Common Area appurtenant to Parcels owned by Owners other than the Primary Owner shall, at all times, be maintained in the same first-class manner as the Common Area appurtenant to Parcels owned by the Primary Owner.

(a) Reimbursement. Each Owner of a Parcel agrees to pay the Primary Owner or the Primary Owner's designee such Owner's Proportionate Share of the actual costs of Common Area Maintenance, including a commercially reasonable administrative fee not to exceed ten percent (10%) of such actual costs (the "Common Area Maintenance Charge"). The Common Area Maintenance Charge shall be estimated prior to the commencement of each calendar year based on a budget developed by Primary Owner or Primary Owner's designee and approved by the other Owners, which approval shall not be unreasonably withheld or delayed. In addition, Primary Owner agrees to obtain the approval of the Owners for any large, unbudgeted capital expenses (which approval shall not be unreasonably withheld or delayed) prior to including such sums in the Common Area Maintenance Charge. Each Owner shall promptly pay the Primary Owner or the Primary Owner's designee an estimated amount of the Common Area Maintenance Charge in quarterly installments upon receipt of an invoice for the same.

(i) Reconciliation. Within one hundred eighty (180) days following the end of each calendar year, the Primary Owner shall furnish or cause to be furnished to such Owners a statement in reasonable detail prepared in accordance

with sound accounting practices setting forth the actual costs of the Common Area Maintenance for the preceding year ("Final Statement"). If an Owner's Proportionate Share of the actual costs of the Common Area Maintenance exceeds the estimated Common Area Maintenance Charge paid by such Owner during the preceding year, the Owner shall pay to the Primary Owner or to the Primary Owner's designee within fifteen (15) days following receipt of the Final Statement, the amount shown as due. If an Owner's Proportionate Share of the actual costs of the Common Area Maintenance is less than the Common Area Maintenance Charge paid by such owner during the preceding year, the excess shall be credited against such Owner's next succeeding payment of the Common Area Maintenance Charge.

(ii) Audit Rights. For the purpose of ascertaining and verifying the amount payable by Owners pursuant to these Section 4.3(a), the Primary Owner agrees to prepare and keep for a period of not less than two (2) calendar years adequate books and records which shall show in reasonable detail the actual costs of the Common Area Maintenance. Any Owner may cause, at its own expense, at any reasonable time, upon ten (10) days prior written notice to the Primary Owner, an audit to be made of the books and records of Primary Owner relating to the actual costs of Common Area Maintenance for any period covered by a Final Statement issued by Primary Owner up to two (2) years after the date of the Final Statement. If such audit shall disclose an error, Primary Owner shall promptly refund to the Owner the amount of any overpayment or the Owner shall promptly pay to the Primary Owner the amount of any underpayment, as the case may be. After two (2) years from the date of the Final Statement, such Final Statement shall become final and not subject to audit.

(b) Repair and Restoration of Common Area. Except as otherwise expressly provided in this Declaration, once constructed, in the event of any damage to or destruction of all or a portion of the Common Area on any Parcel, the Owner of such Parcel shall, at its sole cost and expense, with due diligence, repair, restore and rebuild such Common Area to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Declaration).

4.4 Utilities. Owner shall at all time during the term hereof construct, operate and maintain or cause to be constructed, operated and maintained, in good order, condition and repair, at its sole expense, any utility or other installations serving the Parcel of such Owner and from time to time existing on the Parcel of another Owner pursuant to an easement described herein.

4.5 Construction. The Owner of any Parcel on which a building or other improvement is being constructed ("Constructing Owner") shall perform and complete such construction in a good and workmanlike manner, using first class materials. The Constructing Owner shall use good faith efforts to minimize disruption to the Shopping Center during such construction activities. Once construction has commenced on a Parcel, such construction shall proceed with reasonable diligence until completed. Constructing Owner shall not permit the staging of materials or the parking of

construction vehicles on Common Area that is part of its Parcel without the approval of the other Owners which approval shall not be unreasonably withheld or delayed. The Constructing Owner agrees to indemnify and hold the other Owners harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss or damage of or to any person or property arising from or in any manner relating to the Constructing Owner's construction activities except as may result from the gross negligence or intentional misconduct of the other Owners.

5. Design of Improvements. Every building (including its appurtenant Common Area improvements) now or in the future constructed on a Parcel, shall be of first quality construction, in conformity with sound architectural and engineering standards, and architecturally designed so that its exterior elevations (including, without limitation, building materials, signs and colors) will be architecturally and aesthetically compatible and harmonious with all other then existing buildings on the Parcels.

6. Restrictions.

6.1 General. Each Parcel shall be used for lawful purposes in conformance with all restrictions imposed by all applicable governmental laws, ordinances, codes, regulations and the Fleming Island Plantation Association, and no use or operation shall be made, conducted or permitted on or with respect to all or any portion of a Parcel which is illegal

6.2 Leasing Exclusives. Each Owner hereby covenants and agrees that it shall honor the leasing exclusives granted by Declarant to tenants of the Shopping Center as set forth on Exhibit E attached hereto and incorporated herein and that no Owner shall lease space to any new tenants in violation of said exclusives so long as such exclusives are in full force and effect. In addition, upon proper notice under this Declaration, all Owners agree to honor any future exclusives granted by any Owner.

6.3 Parking. Each Parcel shall, at all times, maintain parking on its own Parcel in a ratio that satisfies all applicable zoning requirements with respect to the improvements located thereon. Under no circumstances shall an Owner alter or construct improvements on its Parcel which cause the parking located on that Parcel to be inadequate to satisfy zoning requirements.

6.4 Changes to Common Area. Upon construction, the Common Area located on any Owner's Parcel shall not be materially modified without the written consent of all the other Owners, which consent shall not be unreasonably withheld or delayed. Material modifications shall include, without limitation, changing parking and/or traffic flow.

6.5 Interference with Traffic. No person or entity shall place fences or other structures on any ingress, egress and access lane, sidewalk, or other portion of Common Area in such manner as to interfere with the flow of vehicular or pedestrian traffic over such access lanes and sidewalks within the Common Area.

6.6 Insurance. Throughout the term of this Declaration, each Owner shall procure and maintain comprehensive public liability and property damage insurance against

claims for personal injury, death or property damage occurring upon such Owner's Parcel, with single limit coverage of not less than an aggregate of One Million Dollars (\$1,000,000.00) including umbrella coverage, if any, or such greater amount as may from time to time be reasonable and prudent under the circumstances, and naming each other Owner (provided the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change therein) as an additional insured. This insurance is to insure against potential liability for losses or damages that might occur on or to any Parcel, including, without limitation, the easement areas thereof.

7. Taxes and Assessments. Each Owner shall pay all taxes, assessment, or charges of any type levied or made by any governmental body or agency with respect to its Parcel.

8. No Rights in Public. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of Parcel A, Parcel B or Parcel C.

9. Remedies and Enforcement.

9.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

9.2 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Declaration within thirty (30) days following written notice thereof by an Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Owner commences such cure within such 30-day period, the defaulting Owner commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), or any Owner shall have the right to perform such obligation contained in this Declaration on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the prime rate of the Wachovia Bank, N.A., plus two percent (2%) (not to exceed the maximum rate of interest allowed by law).

9.3 Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner in enforcing any payment in any suit or proceeding under this Declaration shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien (the "Assessment Lien") against the Parcel of the defaulting Owner until paid, effective upon the recording of a notice of lien priority with respect thereto in the Office of the County Recorder of Clay County, Florida; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the County Recorder of Clay County, Florida, prior to the date of recordation of said notice

of lien priority, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien priority. All liens recorded subsequent to the recordation of the notice of lien priority described herein shall be junior and subordinate to the Assessment Lien. Upon the timely curing by the defaulting Owner of any default for which a notice of lien priority was recorded the party recording same shall record an appropriate release of such notice of lien priority and Assessment Lien.

9.4 Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies at law or in equity.

9.5 No Termination for Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind or otherwise terminate this Declaration. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon affective against any Owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

10. Term. The covenants, conditions and restrictions contained in this Declaration shall be effective commencing on the date of recordation of this Declaration in the office of the Clay County Recorder and shall remain in full force and effect for a period of 99 years from and after said date of recordation, and the easements granted herein shall continue in perpetuity, unless this Declaration is modified, amended, canceled or terminated by the written consent of all then record owners of Parcel A, Parcel B and Parcel C in accordance with paragraph 11.3 hereof.

11. Miscellaneous.

11.1 Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

11.2 Amendment. Declarant agrees that the provisions of this Declaration may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of Parcel A, Parcel B and Parcel C, evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of the County Recorder of Clay County, Florida.

11.3 Consents. Wherever in this Declaration the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Except as otherwise provided herein, if any person having the right of consent or approval hereunder fails to give such consent or approval, or specific grounds for disapproval, within the applicable time period (or if no time period is provided, within fifteen (15) days of receipt of the request therefor), the person shall be deemed to have given its

approval or consent. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; (c) clearly and conspicuously state that the failure to respond to the notice or request within the stated time period shall be deemed the equivalent of the recipient's approval or consent to the subject matter of the notice or request for approval or consent; and (d) be accompanied by such background data as is reasonably necessary to make an informed decision thereon.

- 11.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.
- 11.5 No Agency. Nothing in this Declaration shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.
- 11.6 Covenants to Run With Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs and personal representatives.
- 11.7 Grantee's Acceptance. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.
- 11.8 Severability. Each provision of this Declaration and the application thereof to Parcel A, Parcel B and Parcel C are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration. In the event the validity or enforceability of any provision of this Declaration is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared.
- 11.9 Time of Essence. Time is of the essence of this Declaration.

- 11.10 Notice. All notices required or contemplated hereunder shall be in writing and shall be deemed to have been properly given and received upon the sooner to occur of when actually received or within five (5) days after deposit in the United States mail, receipt requested, or within one delivery day after deposit with Federal Express or another comparable overnight express delivery service addressed if to Declarant at LJ Development Group, Attn: Mr. Thomas F. Jones, P.O. Box 9390, Fleming Island, Florida 32006, or if to any other Owner, to such Owner at that address of the Owner reflected in the tax records of Clay County, Florida, or in any case to such other address as may be specified by notice given as required above at least ten (10) days prior to the effective date of the change.
- 11.11 Entire Agreement. This Declaration contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations and understandings are superseded hereby.
- 11.12 Governing Law. The laws of the State of Florida shall govern the interpretation, validity, performance and enforcement of this Declaration.

[SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first above written.

Signed, sealed and Delivered in the Presence of:

[Signature]
[Signature]

Donna Flores
[Printed Name of Witness]

Pamela C Carr
[Signature]

Pamela C. Carr
[Printed Name of Witness]

L J DEVELOPMENT GROUP, INC., a Florida corporation

By: [Signature]
Thomas F. Jones, President

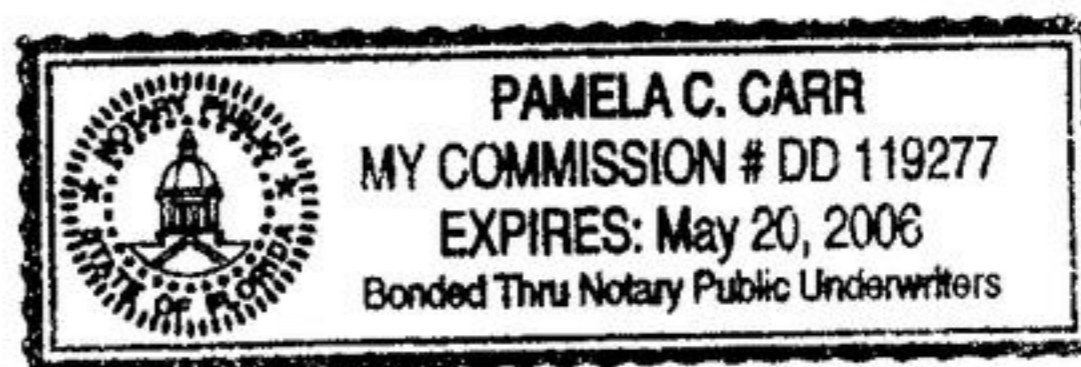
STATE OF Florida)

COUNTY OF Duval)

On Feb. 17, 2006, before me, Pamela C Carr, personally appeared Thomas F. Jones personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as President of L J Development Group, Inc., and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Pamela C. Carr
Signature of Notary Public



Place Notary Seal Above

EXHIBIT "A"

LEGAL DESCRIPTION OF SHOPPING CENTER, INCLUDING PARCEL A, PARCEL B AND PARCEL C

PARCEL "G" OF "VILLAGE SQUARE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 71-77 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

OUTPARCEL "A"

A PORTION OF PARCEL "G", AS SHOWN ON THE PLAT OF VILLAGE SQUARE AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "G" AND RUN NORTH 50° 55' 36" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HARD ROAD (A 50 FOOT RIGHT OF WAY), 50.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 50° 55' 36" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 82.90 FEET; THENCE SOUTH 39° 04' 24" EAST, 80.28 FEET; THENCE SOUTH 52° 24' 48" WEST, 10.75 FEET; THENCE SOUTH 50° 55' 36" WEST, 80.00 FEET; THENCE NORTH 39° 04' 24" WEST, 60.00 FEET; THENCE NORTH 17° 39' 30" WEST, 21.49 FEET TO THE POINT OF BEGINNING.

OUTPARCEL "B":

A PORTION OF PARCEL "G", AS SHOWN ON THE PLAT OF VILLAGE SQUARE, AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "G" AND RUN SOUTH 39° 04' 24" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "G" (ALSO BEING THE NORTHEASTERLY LINE OF PARCEL "H", SAID VILLAGE SQUARE). A DISTANCE OF 360.24 FEET TO A POINT ON THE CURVE FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 50° 55' 36" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 39° 04' 24" EAST, A DISTANCE OF 25.31 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE

SOUTHEASTERLY AND HAVING A RADIUS OF 160.05 FEET, AN ARC DISTANCE OF 152.26 FEET TO A POINT ON A CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 67° 37' 19" EAST, 146.58 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 46.94 FEET TO A POINT ON A CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 83° 11' 50" EAST, 44.29 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 160.05 FEET, AN ARC DISTANCE OF 183.86 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 75° 34' 35" EAST, 173.91 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 68.18 FEET, AN ARC DISTANCE OF 83.07 FEET TO A POINT OF REVERSE CURVE, SAID CURVE SUBTENDED BY A CHORD OF SOUTH 77° 34' 26" EAST, 78.03 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 159.14 FEET, AN ARC DISTANCE OF 13.99 FEET TO A POINT ON THE EASTERLY LINE OF PREVIOUSLY MENTIONED PARCEL "G", VILLAGE SQUARE, SAID ARC SUBTENDED BY A CHORD OF NORTH 70° 02' 23" EAST, 13.99 FEET; THENCE SOUTH 35° 10' 25" WEST, ALONG SAID EASTERLY LINE OF PARCEL "G", 35.35 FEET TO A POINT ON A CURVE AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "G", RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINE OF SAID PARCEL "G". 1ST COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 389.00 FEET, AN ARC DISTANCE OF 89.03 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 76° 19' 14" WEST, 88.84 FEET; 2ND COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 236.62 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 84° 20' 29" WEST, 234.07 FEET; 3RD COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET AN ARC DISTANCE OF 101.14 FEET TO A POINT ON THE PREVIOUSLY MENTIONED SOUTHWESTERLY LINE OF PARCEL "G", SAID ARC SUBTENDED BY A CHORD OF SOUTH 84° 25' 55" WEST, 100.07 FEET; THENCE NORTH 39° 04' 24" WEST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 83.87 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

SITE PLAN

[Attached]

SITE PLAN

VILLAGE SQUARE

Building Size (SF)	
1	5,400
2	3,600
3	6,000
4	9,080
5	10,320
6	8,000
7	8,960
8	11,200
9	9,526
10	10,480

LEGEND

■ Existing Building □ Future Building

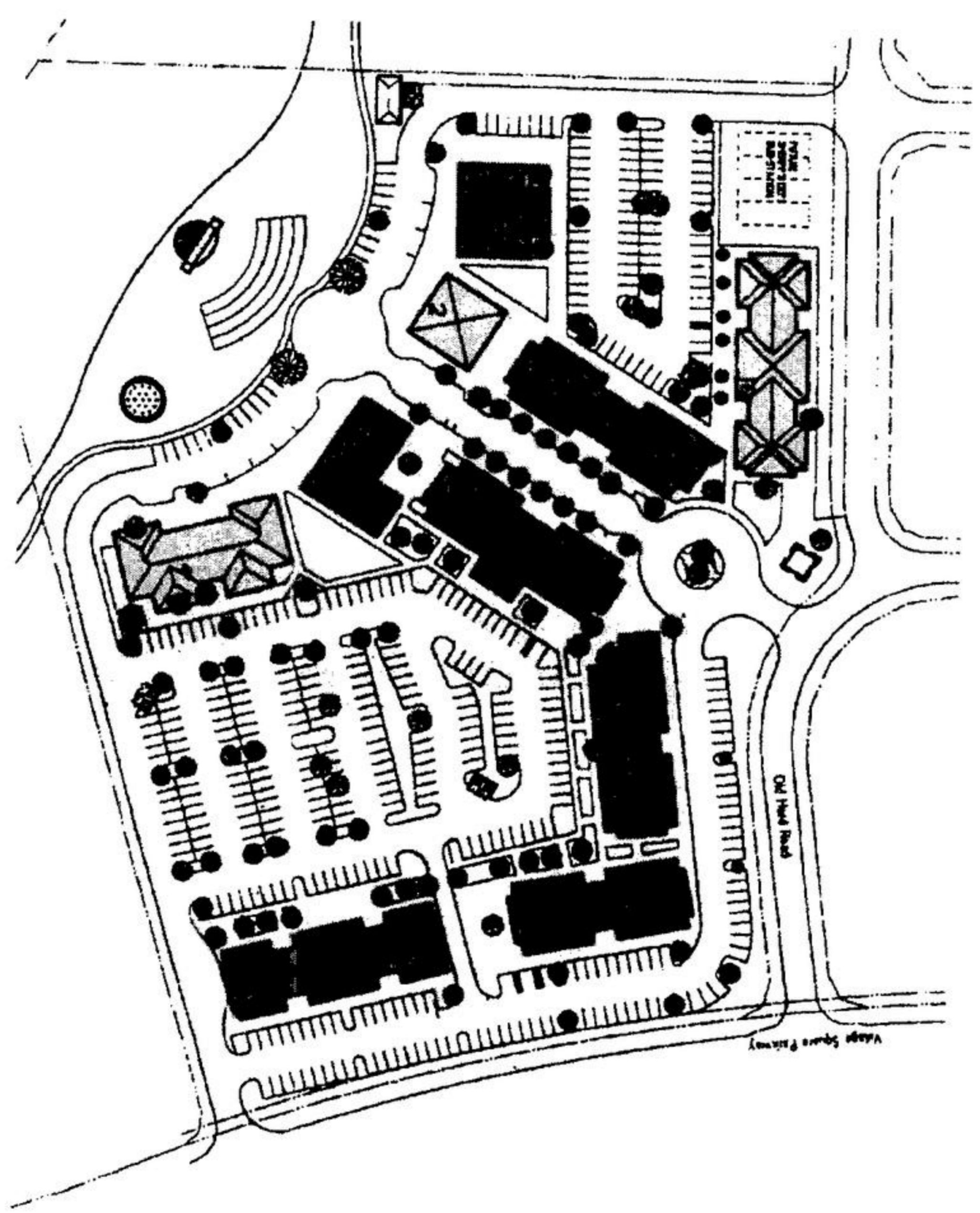


EXHIBIT "C"**LEGAL DESCRIPTION FOR PARCEL A**

PARCEL "G" OF "VILLAGE SQUARE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 71-77 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

OUTPARCEL "A"

A PORTION OF PARCEL "G", AS SHOWN ON THE PLAT OF VILLAGE SQUARE AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "G" AND RUN NORTH 50° 55' 36" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HARD ROAD (A 50 FOOT RIGHT OF WAY), 50.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 50° 55' 36" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 82.90 FEET; THENCE SOUTH 39° 04' 24" EAST, 80.28 FEET; THENCE SOUTH 52° 24' 48" WEST, 10.75 FEET; THENCE SOUTH 50° 55' 36" WEST, 80.00 FEET; THENCE NORTH 39° 04' 24" WEST, 60.00 FEET; THENCE NORTH 17° 39' 30" WEST, 21.49 FEET TO THE POINT OF BEGINNING.

OUTPARCEL "B":

A PORTION OF PARCEL "G", AS SHOWN ON THE PLAT OF VILLAGE SQUARE, AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "G" AND RUN SOUTH 39° 04' 24" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "G" (ALSO BEING THE NORTHEASTERLY LINE OF PARCEL "H", SAID VILLAGE SQUARE). A DISTANCE OF 360.24 FEET TO A POINT ON THE CURVE FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 50° 55' 36" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 39° 04' 24" EAST, A DISTANCE OF 25.31 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 160.05 FEET, AN ARC DISTANCE OF 152.26 FEET TO A POINT ON A CURVE, SAID ARC SUBTENDED BY A CHORD OF

NORTH 67° 37' 19" EAST, 146.58 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 46.94 FEET TO A POINT ON A CURVE, SAID ARC SUBTENDED BY A CHORD OF NORTH 83° 11' 50" EAST, 44.29 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 160.05 FEET, AN ARC DISTANCE OF 183.86 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 75° 34' 35" EAST, 173.91 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 68.18 FEET, AN ARC DISTANCE OF 83.07 FEET TO A POINT OF REVERSE CURVE, SAID CURVE SUBTENDED BY A CHORD OF SOUTH 77° 34' 26" EAST, 78.03 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 159.14 FEET, AN ARC DISTANCE OF 13.99 FEET TO A POINT ON THE EASTERLY LINE OF PREVIOUSLY MENTIONED PARCEL "G", VILLAGE SQUARE, SAID ARC SUBTENDED BY A CHORD OF NORTH 70° 02' 23" EAST, 13.99 FEET; THENCE SOUTH 35° 10' 25" WEST, ALONG SAID EASTERLY LINE OF PARCEL "G", 35.35 FEET TO A POINT ON A CURVE AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "G", RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINE OF SAID PARCEL "G". 1ST COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 389.00 FEET, AN ARC DISTANCE OF 89.03 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 76° 19' 14" WEST, 88.84 FEET; 2ND COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 236.62 FEET TO A POINT OF REVERSE CURVE, SAID ARC SUBTENDED BY A CHORD OF SOUTH 84° 20' 29" WEST, 234.07 FEET; 3RD COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET AN ARC DISTANCE OF 101.14 FEET TO A POINT ON THE PREVIOUSLY MENTIONED SOUTHWESTERLY LINE OF PARCEL "G", SAID ARC SUBTENDED BY A CHORD OF SOUTH 84° 25' 55" WEST, 100.07 FEET; THENCE NORTH 39° 04' 24" WEST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 83.87 FEET TO THE POINT OF BEGINNING.

OUTPARCEL "C"

A PORTION OF PARCEL "G" AS SHOWN ON THE PLAT OF VILLAGE SQUARE, AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "G" AND RUN NORTH 50°55'36" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HARD ROAD (A 50 FOOT RIGHT OF WAY), A DISTANCE OF 147.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 50°55'36" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 191.25 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHEASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET, AND ARC DISTANCE OF 14.73 FEET TO A POINT; SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°30'57" EAST, 14.72 FEET; THENCE SOUTH 39°04'24" EAST, A DISTANCE OF 97.24 FEET; THENCE SOUTH 58°55'44" WEST, A DISTANCE OF 49.82 FEET; THENCE SOUTH 06°51'10" EAST, A DISTANCE OF 32.73 FEET; THENCE SOUTH 50°01'15" WEST, A DISTANCE OF 74.63 FEET; THENCE SOUTH 39°26'59" EAST, A DISTANCE OF 34.29 FEET; THENCE SOUTH 06°21'43" EAST, A DISTANCE OF 15.96 FEET; THENCE SOUTH 39°04'36" EAST, A DISTANCE OF 82.99 FEET; THENCE NORTH 83°08'48" EAST, A DISTANCE OF 95.86 FEET; THENCE SOUTH 05°44'24" EAST, A DISTANCE OF 86.98 FEET; THENCE SOUTH 74°18'38" WEST, A DISTANCE OF 29.79 FEET; THENCE SOUTH 04°04'07" EAST, A DISTANCE OF 33.60 FEET TO A POINT ON A CURVE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 190.05 FEET, AN ARC DISTANCE OF 62.67 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°16'35" WEST, 62.39 FEET; THENCE NORTH 18°56'35" WEST, A DISTANCE OF 66.32 FEET; THENCE NORTH 38°16'03" WEST, A DISTANCE OF 77.10 FEET; THENCE SOUTH 51°43'57" WEST, A DISTANCE OF 35.06 FEET; THENCE NORTH 39°13'04" WEST, A DISTANCE OF 41.01 FEET; THENCE SOUTH 50°58'30" WEST, A DISTANCE OF 91.92 FEET; THENCE NORTH 39°12'33" WEST, A DISTANCE OF 83.85 FEET; THENCE NORTH 50°42'29" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 39°04'24" WEST, A DISTANCE OF 95.81 FEET TO THE POINT OF BEGINNING.

OUTPARCEL "D"

A PORTION OF PARCEL "G" AS SHOWN ON THE PLAT OF VILLAGE SQUARE, AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "G" AND RUN NORTH 35°10'25" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "G", A DISTANCE OF 269.51 FEET; THENCE NORTH 54°08'31" WEST, A DISTANCE OF 34.53 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 35°12'31" WEST, A DISTANCE OF 194.79 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 38.46 FEET, AN ARC DISTANCE OF 59.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°45'39" WEST, 53.96 FEET; THENCE NORTH 55°41'13" WEST, A DISTANCE OF 112.17 FEET; THENCE NORTH 01°36'53" EAST A DISTANCE OF 40.22 FEET; THENCE NORTH 35°51'29" EAST,

A DISTANCE OF 203.44 FEET; THENCE SOUTH 54°08'31" EAST, A DISTANCE OF 169.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"**LEGAL DESCRIPTIONS FOR PARCEL B AND PARCEL C****PARCEL B**

A PORTION OF PARCEL "G" AS SHOWN ON THE PLAT OF VILLAGE SQUARE, AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "G" AND RUN NORTH 50°55'36" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HARD ROAD (A 50 FOOT RIGHT OF WAY), A DISTANCE OF 147.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 50°55'36" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 191.25 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHEASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET, AND ARC DISTANCE OF 14.73 FEET TO A POINT; SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°30'57" EAST, 14.72 FEET; THENCE SOUTH 39°04'24" EAST, A DISTANCE OF 97.24 FEET; THENCE SOUTH 58°55'44" WEST, A DISTANCE OF 49.82 FEET; THENCE SOUTH 06°51'10" EAST, A DISTANCE OF 32.73 FEET; THENCE SOUTH 50°01'15" WEST, A DISTANCE OF 74.63 FEET; THENCE SOUTH 39°26'59" EAST, A DISTANCE OF 34.29 FEET; THENCE SOUTH 06°21'43" EAST, A DISTANCE OF 15.96 FEET; THENCE SOUTH 39°04'36" EAST, A DISTANCE OF 82.99 FEET; THENCE NORTH 83°08'48" EAST, A DISTANCE OF 95.86 FEET; THENCE SOUTH 05°44'24" EAST, A DISTANCE OF 86.98 FEET; THENCE SOUTH 74°18'38" WEST, A DISTANCE OF 29.79 FEET; THENCE SOUTH 04°04'07" EAST, A DISTANCE OF 33.60 FEET TO A POINT ON A CURVE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 190.05 FEET, AN ARC DISTANCE OF 62.67 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°16'35" WEST, 62.39 FEET; THENCE NORTH 18°56'35" WEST, A DISTANCE OF 66.32 FEET; THENCE NORTH 38°16'03" WEST, A DISTANCE OF 77.10 FEET; THENCE SOUTH 51°43'57" WEST, A DISTANCE OF 35.06 FEET; THENCE NORTH 39°13'04" WEST, A DISTANCE OF 41.01 FEET; THENCE SOUTH 50°58'30" WEST, A DISTANCE OF 91.92 FEET; THENCE NORTH 39°12'33" WEST, A DISTANCE OF 83.85 FEET; THENCE NORTH 50°42'29" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 39°04'24" WEST, A DISTANCE OF 95.81 FEET TO THE POINT OF BEGINNING.

PARCEL C

A PORTION OF PARCEL "G" AS SHOWN ON THE PLAT OF VILLAGE SQUARE, AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "G" AND RUN NORTH 35°10'25" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "G", A DISTANCE OF 269.51 FEET; THENCE NORTH 54°08'31" WEST, A DISTANCE OF 34.53 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 35°12'31" WEST, A DISTANCE OF 194.79 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 38.46 FEET, AN ARC DISTANCE OF 59.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°45'39" WEST, 53.96 FEET; THENCE NORTH 55°41'13" WEST, A DISTANCE OF 112.17 FEET; THENCE NORTH 01°36'53" EAST A DISTANCE OF 40.22 FEET; THENCE NORTH 35°51'29" EAST, A DISTANCE OF 203.44 FEET; THENCE SOUTH 54°08'31" EAST, A DISTANCE OF 169.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT "E"

LEASING EXCLUSIVES

TENANT

EXCLUSIVE

- | | |
|---------------------------|--|
| 1. Ivy League Academy | Child Care Center or Tutoring Center |
| 2. Fleming Island Cleaner | Professional dry cleaners |
| 3. Planet Smoothie | Planet Smoothie Store |
| 4. Solar Tan | Tanning Salon |
| 5. Pineapple Nook | Interior Design Store |
| 6. Domenics Ice | Ice Cream/Yogurt/Specialty Coffee Shop |
| 7. Dr. Fields | Orthodontic Treatment |