

This instrument prepared by and return to:
Brian A. Block, Esq.
3917 NW 97th Blvd.
Gainesville, FL 32606
(352) 333-3233

DECLARATION OF RESTRICTIVE COVENANTS

THESE COVENANTS, made and entered into this 10th day of August, 2018, by and between **CONCEPT DEVELOPMENT, INC.**, a Florida corporation, ("Concept") and **Yellow Bluff Partners LLC**, a Florida limited liability company, whose address is 1550 Madruga Avenue, Suite 130, Coral Gables, FL 33146 ("Yellow Bluff") (Concept and Yellow Bluff are hereinafter collectively referred to as the "Current Owners" or individually as an "Owner"), and shall be effective in perpetuity as of the date of recordation by the Clerk of the Circuit Court of Duval County, Florida, unless otherwise noted herein.

WHEREAS, Concept is the owner of the real property described on Exhibit "A" attached hereto and by this reference incorporated herein ("Parcel 1"); and

WHEREAS, Yellow Bluff is the owner of the real property described on Exhibit "B" attached hereto and by this reference incorporated herein ("Parcel 2"); and

WHEREAS, the Current Owners agree to place certain use restrictions upon their land, further described below;

NOW, THEREFORE, the undersigned Current Owners, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to each in hand paid by the other, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby make and declare these restrictive covenants which shall run with the title to said Property and be binding on the Current Owners, their heirs and assigns, personal representatives, and successors in title to their respective parcels:

1. Use Restriction for Both Parcels. The Owners of Parcel 1 and Parcel 2 agree that neither parcel shall be used for: (i) for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant; (ii) as a discotheque, dance hall or night club; (iii) as a massage parlor (which shall not prohibit a chiropractic clinic or medical therapy clinic); (iv) funeral parlor; (v) bingo parlor; (vi) any use which emits a strong, unusual, offensive or obnoxious odor, fumes, dust or vapors, or any sound which can be heard outside of any buildings, except that any usual paging system be allowed; (vii) any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation; (viii) any "second hand" store; (ix) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (x) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (xi) any automobile, truck, trailer or recreational vehicles sales, leasing, storage, display or body shop repair operation; (xii) any veterinary hospital or animal raising facilities that include farm animals or with outdoor kennels; (xiii) any establishment selling or exhibiting paraphernalia for use with illicit drugs, and establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult bookstore, adult video store or adult movie theater; (xiv) any pool or billiard hall, outdoor gun or shooting range or shooting gallery, or amusement or video arcade; and (xv) any use which creates fire, explosives or other hazards.

2. Use Restrictions for Parcel 2. So long as Parcel 1 is leased by Dollar General, its successors or assigns, or subleased by Dollar General to a 3rd party, then no portion of Parcel 2 shall be leased, rented, conveyed (including conveyance by merger, reorganization, or operation of law), or occupied or allowed to be leased, rented, conveyed or occupied for the purpose of conducting business as a: Family Dollar Store, Bill's Dollar Store, Fred's, Ninety-Nine Cents Only, Deals, Big Lots, Dollar Tree, Dollar Express, Walgreens, CVS, Rite Aid, WalMart, or any WalMart concept store, or any other retail establishment commonly referred to as a "Dollar" store or discount general retailer which offers goods typically priced at or around one dollar per item.

The Current Owners agree to file these covenants with the Clerk of the Circuit Court of Duval County, Florida, and shall pay any and all expenses associated with their filings and recording.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

[Signature]
Print Name: Alex Sivilin

[Signature]
Print Name: Cory Rivero

YELLOW BLUFF PARTNERS LLC, a Florida limited liability company

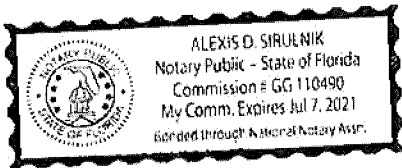
[Signature]
By: James W. Kern, Manager

"Yellow Bluff"

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 8th day of August, 2018, by **James W. Kern**, as Manager of Yellow Bluff Partners LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____



CONCEPT DEVELOPMENT, INC., a Florida corporation

[Signature]
Print Name: Susan Lynn

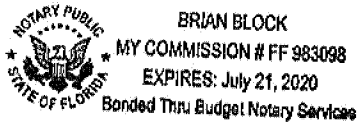
[Signature]
Brian S. Crawford, Chief Executive Officer

[Signature]
Print Name: Brian Block

"Concept"

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 10th day of August, 2018, by Brian S. Crawford as C.E.O. of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification



[Signature]
Notary Public, State of Florida at Large
Commission No.: FF 983098
My Commission Expires: 7/21/20

EXHIBIT "A"
Legal Description
(Parcel "1" - Concept Property)

PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA DESCRIBED BY:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID GOVERNMENT LOT 2; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF THE SAID GOVERNMENT LOT 2 A DISTANCE OF 1,199.14 FEET TO THE NORTHWEST CORNER OF THE SAID GOVERNMENT LOT 2, THE SAME BEING THE WESTERLY LINE OF THE SAID SECTION 14; THENCE DEPARTING THE SAID NORTHERLY LINE SOUTH 0 DEGREES 06 MINUTES 11 SECONDS WEST ALONG THE SAID WESTERLY SECTION LINE 317.10 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (60 FEET RIGHT-OF-WAY) AND THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 38 DEGREES 53 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE SAID SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 361.11 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND SOUTHWESTERLY LINE NORTH 51 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 180 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES 45 SECONDS EAST A DISTANCE OF 445 FEET TO THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4177 PAGE 558 OF THE SAID PUBLIC RECORDS OF DUVAL COUNTY AND THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE SAID OFFICIAL RECORDS BOOK 4581 PAGE 67; THENCE SOUTH 41 DEGREES 44 MINUTES 41 SECONDS WEST ALONG THE SAID WESTERLY AND SOUTHERLY LINES A DISTANCE OF 182 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY LINE OF THE SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 38 DEGREES 53 MINUTES 45 SECONDS WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTHWESTERLY LINE OF THE SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 475 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 1.90 ACRES.

EXHIBIT "B"
 Legal Description
 (Parcel "2" – Yellow Bluff Property)

A PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD, AS ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD, AS ESTABLISHED FOR A WIDTH OF 60 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHERLY, ALONG THE BOUNDARY LINES OF THE LANDS CONVEYED IN OFFICIAL RECORDS BOOK 4177, PAGE 558, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE FOLLOWING FOUR COURSES AND DISTANCES:

NORTH 41 DEGREES 44 MINUTES 41 SECONDS EAST, 183.46 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 23 SECONDS EAST, 185.29 FEET; THENCE NORTH 78 DEGREES 49 MINUTES 04 SECONDS EAST, 25.00 FEET; THENCE SOUTH 11 DEGREES 10 MINUTES 56 SECONDS EAST, 150.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD; THENCE NORTH 78 DEGREES 49 MINUTES 04 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 319.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 473.86 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 22 MINUTES 44 SECONDS EAST, 82.23 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 56 SECONDS WEST, 29.14 FEET TO THE SOUTHERLY LINE OF THE MOSES HARROLD GRANT; THENCE NORTH 85 DEGREES 15 MINUTES 20 SECONDS WEST ALONG SAID SOUTHERLY LINE, 146.40 FEET TO THE SOUTHWEST CORNER OF SAID MOSES HARROLD GRANT; THENCE NORTH 04 DEGREES 17 MINUTES 45 SECONDS EAST ALONG THE WESTERLY LINE OF SAID GRANT, 867.27 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2, 1199.14 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2, THE SAME BEING THE WESTERLY LINE OF SAID SECTION 14; THENCE SOUTH 0 DEGREES 06 MINUTES 11 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SECTION 14, 317.10 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD; THENCE SOUTH 38 DEGREES 53 MINUTES 45 SECONDS EAST, 836.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PART OF GOVERNMENT LOT 2, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA DESCRIBED BY: COMMENCING AT THE NORTHEAST CORNER OF THE SAID GOVERNMENT LOT 2; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF THE SAID GOVERNMENT LOT 2 A DISTANCE OF 1,199.14 FEET TO THE NORTHWEST CORNER OF THE SAID GOVERNMENT LOT 2, THE SAME BEING THE WESTERLY LINE OF THE SAID SECTION 14; THENCE DEPARTING THE SAID NORTHERLY LINE SOUTH 0 DEGREES 06 MINUTES 11 SECONDS WEST ALONG THE SAID WESTERLY SECTION LINE 317.10 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (60 FEET RIGHT-OF-WAY) AND THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 38 DEGREES 53 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE SAID SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 361.11 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND SOUTHWESTERLY LINE NORTH 51 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 180 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES 45 SECONDS EAST A DISTANCE OF 445 FEET TO THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4177 PAGE 558 OF THE SAID PUBLIC RECORDS OF DUVAL COUNTY AND THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE SAID OFFICIAL RECORDS BOOK 4581 PAGE 67; THENCE SOUTH 41 DEGREES 44 MINUTES 41 SECONDS WEST ALONG THE SAID WESTERLY AND SOUTHERLY LINES A DISTANCE OF 182 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY LINE OF THE SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 38 DEGREES 53 MINUTES 45 SECONDS WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTHWESTERLY LINE OF THE SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4581 PAGE 67 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 475 FEET TO THE **POINT OF BEGINNING**.