

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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Issued through the Office of

Salter Feiber, P.A. - 588
3940 N.W. 16th Boulevard
Bldg B
Gainesville, FL 32605




Authorized Signatory
David E. Menet, Esq.
Attorney at Law



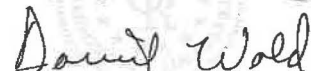
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

Commitment Conditions

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

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- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 20-0154.7 KN-A	Revision Number: None	Issuing Office File Number: 20-0154.7 KN-A	Issuing Office: 588
Property Address: Unassigned Locations, FL	Loan ID Number: None	ALTA Universal ID: None	Issuing Agent: Salter Feiber, P.A.

1. Commitment Date: June 28, 2021 @ 11:00 PM
2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$4,302,983.52

Proposed Insured: Alachua County, a political subdivision of the state of Florida

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$

Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is **Conservation Easement**. (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Hitchcocks Ranch, LLC, a Florida limited liability company
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111



AUTHORIZED SIGNATORY

David E. Menet, Esq.
Attorney at Law

09-01-21

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Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

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Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Conservation Easement from Hitchcocks Ranch, LLC, a Florida limited liability company to the proposed insured purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. The exception for the Notice of Commencement recorded at O.R. Book 4831, Page 2276, Public Records of Alachua County, Florida, may be deleted from the owner or loan policy based on an affidavit of a reliable person stating that construction of the improvements has not commenced within the 90-day period following the recording of the notice of commencement. (As to a portion of Parcel A)
7. Good standing under the State of Florida for Hitchcocks Ranch, LLC, a Florida limited liability company has been verified as of the certification date of this commitment. Satisfactory evidence must be furnished establishing that it remains in good standing under the laws of Florida at date of the insured purchase and sale and/or loan.
8. Confirm the authority of the person designated to bind the LLC by at least one of the following means of authority: (1) A duly appointed manager of a manager managed LLC; (2) A member of a member managed LLC, who has been confirmed not to be a debtor in bankruptcy, dissociated, nor wrongfully caused dissolution of the company; (3) A Statement of Authority; or (4) Power of Attorney, Resolution, or other delegation of authority, with confirmation that the authority has been legally delegated. If there is knowledge that the authority as confirmed conflicts with the Operating Agreement or the information published by the Florida Department of State on sunbiz.org, then all of the members of the LLC, or a majority of the members-in-interest if the number of the members is substantial, must execute an affidavit consenting to the transaction.
9. Determine that the LLC is not a debtor in bankruptcy, and where an LLC is one of a family of entities, determine that none are debtors in bankruptcy and if any are, Fund Underwriting Counsel must approve the transaction before title is insured. For a sole member LLC, a determination must be made that there are no creditors who have acquired or attempted to acquire control of the LLC by execution of the Member's interest or otherwise.
10. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$166.26, for Parcel No.02768-000-000; Gross Amount for Taxes & Assessments is \$173.19; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
11. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$97.80, for Parcel No.02765-002-000; Gross Amount for Taxes & Assessments is \$101.88; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
12. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$5,714.59, for Parcel No.02762-000-000; Gross Amount for Taxes & Assessments is \$5,952.70; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.

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COMMITMENT
Schedule B-I (Continued)

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13. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$164.29, for Parcel No.05319-000-000; Gross Amount for Taxes & Assessments is \$171.14; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
14. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$177.61, for Parcel No.05295-000-000; Gross Amount for Taxes & Assessments is \$185.01; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
15. INFORMATION NOTE: Taxes for the year 2020 show UNPAID, in the amount of \$33.25, for Parcel No.02765-004-000; Gross Amount for Taxes & Assessments is \$34.64; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
16. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$4,743.72, for Parcel No.02765-000-000; Gross Amount for Taxes & Assessments is \$4,941.38; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
17. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$1,531.43, for Parcel No.02770-000-000; Gross Amount for Taxes & Assessments is \$1,595.24; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
18. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$391.20, for Parcel No.02772-000-000; Gross Amount for Taxes & Assessments is \$407.50; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
19. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$4,080.75, for Parcel No.02775-000-000; Gross Amount for Taxes & Assessments is \$4,250.78; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
20. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$392.27, for Parcel No.02823-002-000; Gross Amount for Taxes & Assessments is \$408.61; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
21. INFORMATION NOTE: Taxes for the year 2020 show PAID, in the amount of \$3,006.98, for Parcel No.02826-000-000; Gross Amount for Taxes & Assessments is \$3,132.27; Homestead Exemption WAS NOT filed. Delinquent Tax Information: NO DELINQUENT TAXES ARE DUE.
22. The Company has no liability under this commitment until an endorsement is issued stating the amount of the proposed policy. No title policy may be issued in an amount greater than \$1,000,000.00 without specific Underwriting approval.
23. A survey meeting the underwriter's requirements must be furnished. If such survey reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in the policy to be issued based upon this commitment.

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Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 20-0154.7 KN-A

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Riparian and littoral rights are not insured.
6. This policy does not insure any portion of the insured parcel lying waterward of the mean high water line of the Santa Fe River, or waterward of the ordinary high water mark of any other bodies of water lying on or adjacent to the subject property(s).
7. Terms and Conditions contained in the Right of Way Deed recorded in Deed Book 191, Page 66, Public Records of Alachua County, Florida. (As to Parcel H)
8. Oil, gas, mineral, or other reservations as set forth in deed by Mary Lenora Robertson recorded in Deed Book 294, Page 143, Public Records of Alachua County, Florida. No determination has been made as to the current record owner for the interest excepted herein. The right of entry and/or exploration has been released or eliminated of record, and this policy insures against same. (As to Parcel B and that portion of Parcel A lying within the E 1/2 of the SE 1/4 of the SE 1/4 of Section 36, Township 6 South, Range 18 East)
9. Oil, gas or other minerals conveyed in deed by Simon Eugene Vinzant to Mary Lenora Robertson recorded in Deed Book 312, Page 369, Public Records of Alachua County, Florida. No determination has been made as to the current record owner for the interest excepted herein. The right of entry and/or exploration has been released or eliminated of record, and this policy insures against same. (As to a portion of Parcel C)

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10. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in O.R. Book 121, Page 225, Public Records of Alachua County, Florida. (As to a portion of Parcel A lying within Government Lot 1 and the N 1/2 of the NE 1/4 lying South of the Santa Fe River in Section 36, Township 6 South, Range 18 East)
11. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in O.R. Book 225, Page 196, Public Records of Alachua County, Florida, which affect the South 1/2 of Government Lot 1 East of the Grant, and the South 1/2 of the Northwest 1/4 inside the Grant, All in Section 1, Township 7 South, Range 18 East, but not excepting reservations for easement for State Road right of way. (As to a portion of Parcels A and E)
12. Cemetery reservation and easements contained in the deed recorded in O.R. Book 254, Page 488, Public Records of Alachua County, Florida. (As to that portion of Parcels A and E located in the South 1/2 of Government Lot 1 East of the Grant, and the South 1/2 of the Northwest 1/4 inside the Grant in Section 1, Township 7 South, Range 18 East)
13. Title to any portion of the subject property which may constitute burial lots is not insured hereby.
14. Easement for ingress and egress to any burial lots located upon the subject property in favor of the relatives and descendants of any person buried therein for the purpose of visiting gravesites at reasonable times and in a reasonable manner, pursuant to Sec. 704.08, F.S., with the rights to maintain the gravesites, under the conditions set forth in the aforesaid statute.
15. Easement for ingress, egress, and public utilities recorded in O.R. Book 1726, Page 1192, Public Records of Alachua County, Florida. (As to Parcel D)
16. Right, title, and interest of owners of property described in the deed recorded in O.R. Book 2844, Page 723, Public Records of Alachua County, Florida, as the legal description in said deed qualifies "lying Northerly of the Prescriptive right-of-way of a County maintained limerock road, known locally as NW 270th Ave", and the location of said road appears to have shifted Northerly over the last 20+ years. There appears to be no deed in favor of Alachua County whereby establishing the actual location of said road. (As to Parcel H)
17. Subject to any portion of the subject property(s) lying within any road rights of way including, but not limited to, NW 270th Ave a/k/a County Road NW 8, NW 278th Ave a/k/a County Road NW 6B, NW 107th Street a/k/a County Road NW 25, NW 122nd Street a/k/a County Road NW 23, and those labeled "Access Roads" on the tax maps, which are not specifically described.
18. Potential rights of ingress and egress over and across the subject property in favor of owners of property(s) described in the deed recorded in O.R. Book 2193, Page 738, Public Records of Alachua County, Florida, which does not provide for access to the parcel described therein.
19. Potential rights of ingress and egress over and across the subject property in favor of owners of property described in the deed recorded in O.R. Book 3046, Page 1385, Public Records of Alachua County, Florida, who lost access by virtue of parcel subdivision.
20. Easement for Ingress, Egress and Public Utilities recorded August 15, 2012, under O.R. Book 4127, Page 2400, Public Records of Alachua County, Florida. (As to Parcel D)
21. Easement from Hitchcocks Ranch, LLC, a Florida limited liability company to Clay Electric Cooperative, Inc. recorded in O.R. Book 4158, Page 1264, Public Records of Alachua County, Florida. (As to all parcels)
22. Easement for ingress and egress contained in warranty deed recorded May 6, 2013, under O.R. Book 4193, Page 830, Public Records of Alachua County, Florida. (As to a portion of Parcel A)

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Schedule B-II (Continued)

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23. Easement from Robert A. Hitchcock and Cathy Hitchcock to Clay Electric Cooperative, Inc. recorded in O.R. Book 4217, Page 2078, Public Records of Alachua County, Florida. (As to the ingress and egress easement contained in O.R. Book 4193, Page 830). (As to a portion of Parcel A)
24. OMITTED.
25. Easement from Hitchcocks Ranch, LLC, a Florida limited liability company to Clay Electric Cooperative, Inc. recorded in O.R. Book 4649, Page 224, Public Records of Alachua County, Florida. (As to all parcels)
26. OMITTED.
27. OMITTED.
28. OMITTED.
29. OMITTED.
30. OMITTED.
31. OMITTED.
32. Rights of the lessees under unrecorded leases.
33. Terms and conditions contained in the Conservation Easement to be recorded.
34. Interest of Hitchcocks Ranch, LLC, a Florida limited liability company as fee simple title holder.
35. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded November 16, 2020, under O.R. Book 4831, Page 2276, Public Records of Alachua County, Florida. (As to a portion of Parcel A) (FOR INFORMATIONAL PURPOSES ONLY: This exception may be removed upon compliance with the related requirement set forth in B-I.)

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Exhibit A

PARCEL A (OR 3876-1092) (02772-000-000; PART OF 02770-000-000; 02768-000-000; 02765-004-000; 02762-000-000; 02765-000-000 AND PART OF 02775-000-000):

A PORTION OF THE JOSEPH S. SANCHEZ GRANT (ALSO BEING KNOWN AS SECTION 35) AND A PORTION OF FRACTIONAL SECTION 36, ALL LYING AND BEING IN TOWNSHIP 6 SOUTH RANGE 18 EAST, ALACHUA COUNTY FLORIDA; AND A PORTION OF THE JOSEPH S, SANCHEZ OR S. FAIRBANKS GRANT (ALSO BEING KNOWN AS SECTION 4), LYING AND BEING IN TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 1, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 0° EAST, 8767.64 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"), SET AT THE POINT OF BEGINNING; THENCE SOUTH 90° EAST, 313.78 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE NORTH 03°27'10" EAST, 819.63 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 03°27'10" EAST, 80 FEET, MORE OR LESS, TO THE SANTA FE RIVER; THEN SOUTHEASTERLY, ALONG SAID SANTA FE RIVER, 970 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 03°27'10" EAST, 50 FEET, MORE OR LESS, FROM A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE SOUTH 03°27'10" WEST, 50 FEET, MORE OR LESS, TO SAID CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE SOUTH 03°27'10" WEST, 88.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE SOUTH 40°04'22" EAST, 887.10 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE NORTH 89°14'22" EAST, 1320.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 89°14'22" EAST, 1320.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 89°14'22" EAST, 900.03 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 89°14'22" EAST, 90 FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY OF FRACTIONAL SECTION 36, TOWNSHIP 6 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID EAST BOUNDARY OF FRACTIONAL SECTION 36, A DISTANCE OF 2770 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 36; THENCE WESTERLY, ALONG THE SOUTH BOUNDARY OF SAID FRACTIONAL SECTION 36 (ALSO BEING THE NORTH BOUNDARY OF FRACTIONAL SECTION 1, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA), TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 36 AND THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 1; THENCE SOUTHERLY, ALONG THE WEST BOUNDARY OF SAID FRACTIONAL SECTION 1 (ALSO BEING KNOWN AS THE WEST LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 1, AND THE EAST BOUNDARY OF SAID JOSEPH S. SANCHEZ OR S. FAIRBANKS GRANT), TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1 AND THE SOUTHEAST CORNER OF SAID JOSEPH S. SANCHEZ OR S. FAIRBANKS GRANT; THENCE WESTERLY ALONG THE SOUTH LINE OF THE JOSEPH S. SANCHEZ OR S. FAIRBANKS GRANT (ALSO BEING KNOWN AS THE SOUTH LINE OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA), 4340 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 0° WEST, 1170 FEET, MORE OR LESS, FROM A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE NORTH 0° EAST, 1170 FEET, MORE OR LESS TO SAID CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 0° EAST, 1320.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 0° EAST, 1320.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE NORTH 0° EAST, 1060.84 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE

Exhibit A

(Continued)

CONTINUE NORTH 0° EAST, 1320.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE SOUTH 90° EAST, 1563.41 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE CONTINUE SOUTH 90° EAST, 1015.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PART THEREOF RECORDED IN O.R. BOOK 3834, PAGE 1430, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PARCEL OF LAND CONTAINED IN O.R. BOOK 4193, PAGE 830, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE J.S. SANCHEZ & OTHERS GRANT, (SECTION 35) AND FRACTIONAL SECTION 36, TOWNSHIP 6 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 36 FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°56'37" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 AND THE WESTERLY EXTENTION THEREOF, A DISTANCE OF 3846.49 FEET; THENCE RUN NORTH 01°03'23" WEST, A DISTANCE OF 425.51 FEET TO A SET 1/2" STEEL ROD AND CAP (LB021) FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°40'58" EAST, A DISTANCE OF 466.69 FEET TO A SET 1/2" STEEL ROD AND CAP (LB021); THENCE RUN SOUTH 89°16'15" EAST, A DISTANCE OF 466.69 FEET TO A SET 1/2" STEEL ROD AND CAP (LB021); THENCE RUN SOUTH 00°48'58" WEST, A DISTANCE OF 466.69 FEET TO A SET 1/2" STEEL ROD AND CAP (LB021); THENCE RUN NORTH 89°16'15" WEST, A DISTANCE OF 466.69 FEET TO THE POINT OF BEGINNING.

PARCEL B (OR 3876-1092) (05295-000-000):

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL C (OR 3876-1092) (05319-000-000):

THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL D (OR 3876-1092) (PART OF 02770-000-000):

THE NORTHEAST 1/4 OF FRACTIONAL SECTION 1, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA;

LESS: THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SAID FRACTIONAL SECTION 1;

LESS: BEGIN AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SAID FRACTIONAL SECTION 1, AND RUN THENCE NORTH 10 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 5 CHAINS, THENCE SOUTHEAST TO THE POINT OF BEGINNING.

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(Continued)

ALSO LESS AND EXCEPT THAT PARCEL OF LAND CONTAINED IN O.R. BOOK 3966, PAGE 761, PUBLIC RECORDS OF ALACHUA COUNTY.

PARCEL E (OR 3876-1092) (02772-000-000 AND PART OF 02770-000-000):

GOVERNMENT LOT 1 OF FRACTIONAL SECTION 1, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL F (OR 3876-1092) (PART OF 02775-000-000):

THE EAST 1/2 OF GOVERNMENT LOT 1, AND ALL OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL G (OR 3876-1092) (PART OF 02826-000-000):

THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL H (OR 3876-1092) (02823-002-000 AND PART OF 02826-000-000):

THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 137, PAGE 189 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

THE SOUTH SEVEN-EIGHTS (7/8) OF THE WEST ONE-HALF (1/2) OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 18 EAST, LYING EAST OF STATE ROAD 241, AND COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 18 EAST, THENCE RUN SOUTH 0 DEGREES 16 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 10, 650.2 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 83 DEGREES 30 MINUTES WEST 1547.63 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 241; THENCE RUN SOUTH 21 DEGREES 17 MINUTES EAST ALONG THE EAST RIGHT OF WAY OF STATE ROAD 241, 4183.60 FEET TO THE EAST LINE OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 18 EAST; THENCE RUN NORTH 0 DEGREES 16 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 10, 4073.51 FEET TO THE POINT OF BEGINNING, ALL BEING AND LYING IN SECTIONS 10 AND 11, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL I (OR 3876-1092) (02765-002-000):

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, LYING IN TOWNSHIP 6 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 1, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 0° EAST, 8767.64 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE SOUTH 90° EAST, 163.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 90° EAST, 150.00 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389") , THENCE NORTH 03°27'10" EAST, 819.63 FEET TO A CONCRETE MONUMENT (STAMPED "PRM LB 2389"); THENCE

Exhibit A

(Continued)

CONTINUE NORTH 02°27'10" EAST, 80 FEET, MORE OR LESS, TO THE SANTA FE RIVER; THENCE NORTHWESTERLY, ALONG SAID SANTA FE RIVER, TO A POINT WHICH BEARS NORTH 07°00'45" WEST, 1300 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 07°00'45" EAST, 1300 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.