

APPRAISAL REPORT OF



*The 30 Acres of
Vacant Land To Be Developed With
Elementary School "X"
Located off CR 218 Around ½ Mile E. of CR 739
Green Cove Springs, Clay County, Florida 32043
School Board of Clay County, Florida Project# 07006722*

APPRAISAL REPORT FOR

*Ms. Shawanda Watson, Coordinator
School Board of Clay County, Florida
814 Walnut Street
Green Cove Springs, Florida 32043*

APPRAISAL REPORT BY

*Stephen A. Manning, MAI, SRA
State Certified General Real Estate Appraiser #RZ492
11645 Beach Boulevard, Suite 201
Jacksonville, FL 32246
904-642-2611*



Stephen A. Manning, President
11645 Beach Boulevard, Suite 201
Jacksonville, Florida 32246
904-642-2611 • 904-642-2614 Fax
smanning@rpe-inc.net

January 18, 2007

Ms. Shawanda Watson, Coordinator
The School Board of Clay County, Florida
814 Walnut Street
Green Cove Springs, Florida 32043

RE: Purchase Order No: 07006722 - The 30 acres vacant land to be developed with Elementary School "X". This is located off CR 218 and ½ mile E of CR 739, Green Cove Springs, Clay County, Florida 32043. This property is currently zoned AG but is part of the Lake Asbury Master Plan and awaits rezoning to allow multi-family development.

Dear Ms. Watson,

Pursuant to your request, I have completed an appraisal of the above referenced property. Based on an inspection of the property, market research, and analysis, the Market Value of the Fee Simple Interest in the property, as of January 11, 2007 is as follows:

MARKET VALUE OPINION
(FEE SIMPLE INTEREST – APPLIES AS OF JANUARY 18, 2007)

ONE MILLION ONE HUNDRED THOUSAND DOLLARS
(\$1,100,000)

The value opinion is subject to the general assumptions, limiting conditions and definition of market value as outlined later in this report. It is also subject to the Extraordinary Assumptions listed as follows:

1. Please refer to the General Assumptions and Limiting Conditions included in this report.
2. It is possible there are deeds of record, unrecorded deeds, easements (other than those noted), or other instruments and encumbrances that could affect the boundaries and uses of the property. This appraisal is based on the extraordinary assumption that there are no easements affecting the marketability or value of the property.
3. This appraisal is based on the extraordinary assumption the proposed school site contains a total area of 25 acres as indicated by a survey supplied; and that the entrance road contains 5.54 acres.
4. This appraisal is based on The Extraordinary Assumption that the area around the subject will be zoned Multi-Family and the subject will be zoned Public Ownership, commensurate with the recent change in the Land Use Master Plan.
5. This appraisal is based on the Extraordinary assumption that any wet lands on the property are minimal and adequate land planning and mitigation will be used to allow development of the site.

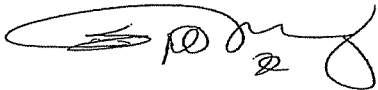


Ms. Shawanda Watson -- continued

This appraisal is intended to conform to the **Uniform Standards of Professional Appraisal Practice (USPAP)** adopted by the Appraisal Standards Board of the Appraisal Foundation. As instructed the following appraisal is in a *Summary Format*.

This is to certify that I have no interest, contingent or otherwise in the property appraised. This appraisal was not written, and the fee for its writing is in no way contingent on the basis of a requested minimum or specific valuation, or on the approval of a loan. As of the date of this report I have completed the requirements under the continuing education program of the State of Florida pertaining to State Certification, and of the Appraisal Institute with respect to the MAI and SRA designations. Hopefully this appraisal is a useful decision making tool. If I can be of any further assistance, please do not hesitate to call.

Sincerely,



Stephen A. Manning, MAI, SRA
State Certified General Real Estate Appraiser #492

RPEI: 7012

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY IDENTIFICATION

The 30 acres vacant land to be developed with Elementary School "X". This is located off CR 218 and ½ mile E of CR 739, Green Cove Springs, Clay County, Florida 32043. This property is currently zoned AG but is part of the Lake Asbury Master Plan and awaits rezoning to PO-1 Public Ownership to allow for a Public Educational Institution within an area to be zoned for multi-family development.

DATE OF APPRAISAL	January 18, 2007
INTEREST APPRAISED	Fee Simple
LAND AREA	30.54 Acres / 1,330,322 SF
TAX ID	Part of 010556-000-00
OWNERSHIP HISTORY	The current owner is Reinhold Corporation who has owned the property for more than 3 years.
LISTINGS, CONTRACTS	There are no known listings or contracts on the property.
PARCEL ACCESS	The subject has legal and physical access to CR 218.
ZONING/LAND USE	AG/Timberland currently. This parcel is part of the Lake Asbury Master Plan and is scheduled to be zoned PO-1 Public Ownership, to allow for a Public Educational Institution.
ASSESSED VALUE	The subject is assessed in the Clay County Tax Roll as part of Real Estate Tax ID 010556-000-00. The assessment is \$102,425 with taxes levied at \$1,740. This assessment included additional lands and is under a greenbelt exemption.
UTILITIES	Municipal utilities are not available in the area. Plans call for water and sewer lines to be extended from Penney Farms.
FLOOD ZONE INFORMATION	The majority of the property appears to be within Flood Zone X. Zone X is an area beyond the 500 year flood hazard and typically does not require special flood hazard insurance upon development. This information is found on Flood Hazard Map 120064 Panel No. 0145D effective November 4, 1992. A small portion of the property is in Flood Zone A which is within the 100 year Flood Zone.

MARKET VALUE OPINION

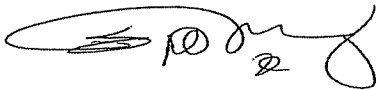
(FEE SIMPLE INTEREST – APPLIES AS OF JANUARY 18, 2007)

ONE MILLION ONE HUNDRED THOUSAND DOLLARS
 (\$1,100,000)

**APPRAISER'S CERTIFICATION OF VALUE
AND FLORIDA STATE CERTIFICATION**

I hereby certify that to the best of my knowledge and belief:

- 1) The statement of facts contained in this appraisal report is true and correct.
- 2) The reported analyses, opinions, and conclusions are Complete only by the assumptions and limiting conditions set forth in this report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report.
- 4) I have no personal interest or bias with respect to the parties involved.
- 5) The engagement and compensation for completing this appraisal assignment is not contingent upon the development or reporting of a predetermined outcome, value or result.
- 6) The analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with the Uniform Standards of Professional Practice of the Appraisal Institute, the Appraisal Foundation and the Florida Department of Business and Professional Regulation.
- 7) I personally inspected the property that is the subject of this appraisal report.
- 8) Other than the undersigned, no one provided significant professional assistance to the persons signing this report. Mr. Ted Manning, Licensed Florida Sales Associate, assisted in gathering data.
- 9) As of this date I have completed the continuing education requirements of the Appraisal Institute and the State of Florida for certification/designation.
- 10) The use of this report is subject to the requirements of the State relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission. This report is prepared for the sole and exclusive use of the client specified and no other person or party other than the client has permission, license or any other right to use copy or rely upon this report.
- 11) This appraisal assignment was not based on a requested minimum value, was not based on a specifically requested value, and was not predicated in any way on the approval of the loan.
- 12) The appraiser is not a building inspector, contractor, pest inspector, engineer, or environmental specialist. A professional in these areas should be retained to conduct investigations of the property in their area of expertise. If the client did not provide such information, then it is assumed there are no issues with the improvements or land that would materially affect value.



Stephen A. Manning, MAI, SRA
State Certified General RE Appraiser #RZ492

BROOM, MOODY, JOHNSON & GRAINGER, INC.
REAL ESTATE APPRAISERS - CONSULTANTS
TELEPHONE (904) 296-3000
FAX (904) 296-8722

RONALD K. MOODY, MAI, SRA
ST. CERT. GEN. REA RZ0000864
FARLEY J. GRAINGER, MAI
ST. CERT. GEN. REA RZ0000859
JAMES TORO II, MAI, SRA
ST. CERT. GEN. REA RZ0001291

February 7, 2007

Ms. Shawanda Watson
Coordinator of Planning and Intergovernmental Relations
School District of Clay County, Division of Support Services
9258 West Center Street
Green Cove Springs, Florida 32043

RE: Appraisal of 25± acres of vacant land for School Site "X" and a 5.54± acre road parcel located on the west side of County Road 218, approximately 2.5 miles north of its intersection with State Road 16 in Penney Farms, Clay County, Florida.

Dear Ms. Watson:

As requested, enclosed is a **Summary Appraisal Report** of the above captioned property. My opinion of the market value contained herein reflects the market value as of January 30, 2007. The subject is legally described in the appraisal report that follows.

This report describes the subject, its general market area environment and influences, the method of approaches to the valuation problem and contains data gathered in the investigation for this assignment. Further, this report is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it may not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The Appraisers are not responsible for any unauthorized use.

The highest and best use analysis of the subject and the valuation estimates contained in this report are subject to the legal limitations of the land use identified herein. Furthermore, unless otherwise stated, it is assumed that the subject conforms to current zoning and land use requirements and complies with the Comprehensive Land Planning Act of Clay County.

Ms. Shawanda Watson
February 7, 2007
Page Two

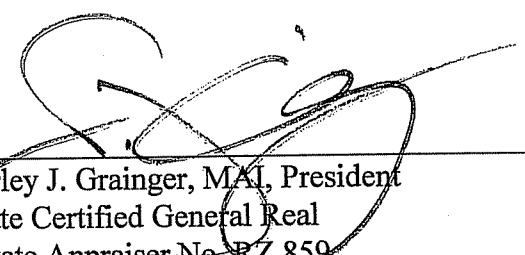
Extraordinary Assumption:

The current zoning of the subject site is AG (Agricultural). However, Clay County will administratively rezone the subject site to PO-1, pursuant to the adoption of the Lake Asbury Master Plan and the Clay County Comprehensive plan. The subject site is within the Lake Asbury Master Plan area, so its' land use is Master Plan Community. This designation allows up to 2.5-3 units per acre. Pursuant to conversations with Jim Kuhn, Reinhold Corporation, and Gary Dye from the Clay County Utility Authority, the subject site will have access to public electric service, water and sewer.

Thank you for the opportunity to have been of service to you in this matter.

Respectfully submitted,

BROOM, MOODY, JOHNSON & GRAINGER, INC.



Farley J. Grainger, MAI, President
State Certified General Real
Estate Appraiser No. RZ 859

EXECUTIVE SUMMARY

Property Identification: Vacant land located west of County Road 218

Effective Date of Appraisal: January 30, 2007

Date of Inspection: January 30, 2007 and subsequent dates

Interest Appraised: Fee simple

Location: The subject property is located on the west side of County Road 218, approximately 2.5 miles north of its intersection with State Road 16, in Penney Farms, Clay County, Florida.

Zoning: AG (Agricultural)

Site Data: 30.54 acres± acres (1,330,298 square feet)

Improvement Data: None

Highest & Best Use: Residential

Indicated Values

Cost Approach: \$N/A
Income Approach: \$N/A
Sales Comparison Approach: \$1,100,000

Estimated Marketing
& Exposure Time: 6 to 12 months

Subject to the assumptions and limiting conditions and definition of market value as set forth in this report, my opinion of the market value "As Is" of the fee simple interest of the property legally described herein, as of January 30, 2007 is:

**ONE MILLION ONE HUNDRED THOUSAND DOLLARS
(\$1,100,000)**

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32 TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 9 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SCHOOL SITE "X"
 BEGINNING AT THE INTERSECTION OF THE SOUTHWEST 1/4 OF SECTION 32 WITH THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 9 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, THENCE NORTH 89°50'30" WEST, DEPARTING FROM SAID POINT AND THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 714.82 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 1000.00 FEET, THENCE NORTH 0°00'00" WEST, A DISTANCE OF 1000.00 FEET, THENCE NORTH 0°00'00" WEST, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

ROAD PARCEL
 BEGINNING AT THE INTERSECTION OF THE SOUTHWEST 1/4 OF SECTION 32 WITH THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 9 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, THENCE NORTH 89°50'30" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 714.82 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

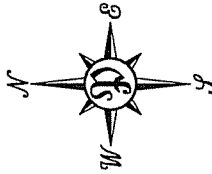
ROAD PARCEL
 BEGINNING AT THE INTERSECTION OF THE SOUTHWEST 1/4 OF SECTION 32 WITH THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 9 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, THENCE NORTH 89°50'30" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 714.82 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET, THENCE SOUTH 0°00'00" EAST, DEPARTING FROM SAID POINT, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

ROUTESHIP 1 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 25 EAST

ROUTESHIP 1 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 25 EAST

ROUTESHIP 1 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 25 EAST

CR. #218 OF R/W



SCHOOL SITE "X"
 1,000,000 Sq. Ft.
 23,000 Ac.

SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 25 EAST

SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 25 EAST

- NOTES:
- SECTION LINES SHOWN HEREIN, TAKEN FROM CLAY COUNTY CENTRAL LAND CHARGE DRAWING FILE THAT IS OFFERED FOR USE FROM WHICH THIS MAP WAS MADE, NO ATTEMPT WAS MADE TO FIELD PROVE AT TIME OF THIS SURVEY.
 - DATA SHOWN ON THIS MAP IS BASED ON COORDINATE DATA SUPPLIED TO US BY THE CLAY COUNTY ENGINEERING DEPARTMENT.
 - ELEVATIONS SHOWN HEREIN ARE BASED ON LABRIS CONTROL DATA BASE FILE, ADJUSTMENT NUMBER 10-950 PER PROJECT PANS, LOCATION ON THE EAST SIDE OF COUNTY ROAD NO. 218, TOWNSHIP 9 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 1 OF 3

PERRETT AND ASSOCIATES, INC.
 1111 ALABAMA STREET, SUITE 100, JACKSONVILLE, FLORIDA 32202
 PHONE: 904.733.1111 FAX: 904.733.1112
 WWW.PAFLORIDA.COM

DATE: 02-20-09
 DRAWN BY: J. PERRETT
 CHECKED BY: J. PERRETT
 SCALE: 1"=100'

PROJECT: SCHOOL SITE "X"
 TOWNSHIP 9 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PERMITTED UNDER THE PROVISIONS OF CHAPTER 62, PART 1, ARTICLE X, SECTION 10, FLORIDA STATUTES.

DATE: 02-20-09 11:20:00 AM EST

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED ELEMENTARY SCHOOL X
WEST SIDE OF COUNTY ROAD 218
~2.5 MILES NORTH OF PENNEY FARMS
CLAY COUNTY, FLORIDA**

PREPARED FOR:

Ms. Shawanda Watson
School District of Clay County
Facility Planning and Construction Department
925 Center Street
Green Cove Springs, Florida 32043

PREPARED BY:

Aerostar Environmental Services, Inc.
11181 St. Johns Industrial Parkway North
Jacksonville, Florida 32246
(904) 565-2820

AES Project Number 0106-620-02

November 9, 2006

1.0
EXECUTIVE SUMMARY

Aerostar Environmental Services, Inc. (AEROSTAR) conducted a Phase I Environmental Site Assessment (ESA) of Proposed Elementary School X located along the west side of County Road 218, approximately 2.5 miles north of Penney Farms, Clay County, Florida; hereafter referred to as the subject site. The purpose of this assessment was to identify recognized environmental conditions associated with the subject site. A summary of the ESA findings is as follows:

- The subject site consists of approximately 25 acres located along the eastern boundary of a 616-acre parent parcel and the western boundary of a 644-acre parent parcel. The subject site is located along the western side of County Road 218, approximately 2.5 miles north of Penney Farms. According to information obtained from the Clay County Property Appraiser's Office (CCPAO) website, the 616-acre and the 644-acre parent parcels are identified by real estate numbers (RE#s) 32-05-25-010555-000-00 and 33-05-25-010556-000-00, respectively, and are owned by Reinhold Corporation. The subject site's property use is listed as timberland. Access to the subject site is available from the north via a dirt and grassy road. Stormwater discharges to and from the subject site were not observed at the time of the inspection. According to Mr. Jim Kuhn, subject site representative, potable water, sewer, and electrical services are not currently provided to the subject site.
- During the site inspection, the subject site was planted with pine trees (silviculture) and overgrown with various scrub bushes and grasses. The parent parcels are used for silviculture. No evidence of the use, storage, or disposal of hazardous materials, petroleum products, or their containers were observed at the subject site during the site inspection.
- Sanborn Fire Insurance maps did not provide coverage of the subject site or vicinity.
- Based on a review of aerial photographs taken in 1943, 1953, 1969, 1975, 1984, 1993, and 2004, the subject site and adjacent properties appeared to be cleared grassland from at least 1943 to at least 1984 and appear to have been used for silviculture since at least 1993. None of the past uses of the subject site appear to have presented an environmental concern.
- The subject site, parent parcels, and adjacent properties did not have addresses; therefore, city directories were not reviewed.
- AEROSTAR interviewed Mr. Jack Myers, subject site representative, concerning the history of the subject site. Mr. Myers stated that he has been associated with the subject site for approximately 20 years. According to Mr. Myers, J C Penney, who purchased the property in 1931, used the property to grow citrus, grapes, and corn. Mr. Myers stated that the Reinhold Corporation has used the subject site for silviculture and the surrounding property for silviculture, a plant nursery, and pastureland for dairy cows. According to Mr. Myers, no underground storage tanks (USTs) or aboveground storage tanks (ASTs), septic systems, wells, or utilities are present on the subject site. Mr. Myers stated that he is not aware of any nuisance dumping. He indicated that no previous Phase I ESAs have been performed on the property and not environmental liens or activity and use limitations (AULs) have been placed on the subject site.
- AEROSTAR interviewed Mr. Jim Kuhn, subject site representative, concerning the history of the subject site. Mr. Kuhn explained that he has been associated with the subject site for approximately 23 years; however, Reinhold Corporation has owned the property since 1931, when the land was

purchased from J C Penney. He explained that both J C Penney and Reinhold Corporation used the property for agricultural purposes. Mr. Kuhn stated that the subject site and the surrounding land was used for growing corn and hay and as pasture for dairy cows. Mr. Kuhn explained that minimal amounts of herbicides were sprayed on the land in accordance with Florida Silviculture Best Management Practices during site preparation prior to timber planting in spring. Mr. Kuhn stated that heavy machinery was used in timber harvest and site preparation. The storage tanks used to fuel the equipment were located at the former dairy, which is now Shadowlawn Nursery, which is owned by Reinhold Corporation (this facility is listed in the Environmental Data Resources, Inc. database report (EDR) as a Leaking Underground Storage Tank (LUST) facility); however, the USTs have been removed and replaced with a single AST. Mr. Kuhn indicated that, to the best of his knowledge, no discharges or spills occurred onsite. According to Mr. Kuhn, no ASTs or USTs, cattle dipping vats, wells, or utilities were ever present on the property. Mr. Kuhn indicated that, to the best of his knowledge, there are no environmental concerns associated with the site. He stated that no environmental liens have been placed on the property. According to Mr. Kuhn, no AULs are associated with the subject site. Mr. Kuhn stated that no Phase I ESAs have previously been conducted on the subject site.

- Federal, state, and local environmental agency data was reviewed to determine if the potential for recognized environmental conditions exist at or in the vicinity of the site. An environmental database report was prepared by EDR. No NPL, delisted NPL, CERCLIS, CERCLIS-NFRAP, CORRACTS, RCRA-TSD, RCRA-GEN, Federal institutional/engineering control registries, ERNS, state- or tribal-equivalent NPL, SWF/LF, or AST/UST facilities were identified in the database report within the ASTM-specified search distances for the subject site. One LUST facility was identified within the ASTM-specified search distance for the subject site; however, the facility is located approximately 0.81 miles southeast of the subject site, outside the minimum search distance of 0.5 miles. Based on the information gathered during this investigation, this facility is not suspected of negatively impacting the subject site at this time.

AEROSTAR has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05, of Proposed Elementary School X located along the west side of County Road 218, approximately 2.5 miles north of Penney Farms, Clay County, Florida. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site.

Based on the results of this investigation, no further investigation is warranted at this time.

The remainder of this report is organized as follows: Section 2 describes the scope of work and limitations for this report; Section 3 presents a site description; Section 4 presents user provided information; Section 5 presents a records review; Section 6 presents a summary of the site reconnaissance; Section 7 presents a summary of interviews; Section 8 presents a summary of AEROSTAR's findings and conclusions; Section 9 presents any deviations from the ASTM standard; Section 10 provides additional services conducted as part of this Phase I ESA; Section 11 presents the references; Section 12 presents the signatures of environmental professionals preparing and reviewing the report; and Section 13 presents the qualifications of the environmental professionals participating in this Phase I ESA. Figures are included in Appendix A. The property record cards (PRCs) and property information are included in Appendix B. Site photographs are included in Appendix C. Pertinent results of a computerized regulatory agency database search are included in Appendix D. Aerial photographs are included in Appendix E. Interview documentation is included in Appendix F. A list of references is included in Appendix G. The qualifications and resumes of the environmental professionals performing this investigation are included in Appendix H.

FAX TRANSMISSION

School District of Clay County
900 Walnut Street
Green Cove Springs, FL 32043
(904) 284-6500
FAX: (904) 284-6566

TO: Clay County Leader
318 Milwaukee Avenue
Orange Park, Florida 32073
(904) 278-9987
Fax: (904) 278-9987

FROM: Shawanda Watson, Coordinator of Planning and
Intergovernmental Relations
Facility Planning and Construction
School District of Clay County
925 Center Street
Green Cove Springs, FL 32043

DATE: March 5, 2007

RE: LEGAL ADVERTISEMENT FOR
OPTION CONTRACT FOR NEW ELEMENTARY SCHOOL "X"
LAKE ASBURY AREA, FLORIDA

cc: James A. Connell, Director of Facility Planning and Construction

Please print the following announcement in your newspaper (do not print on legal page) on Thursday, March 8, 2007:

The Clay County School Board is considering the purchase of property located at 2945 County Road 218, Green Cove Springs, Florida. This property will be used for a new elementary school. The School Board will meet to consider the purchase of this property at the School Board Meeting on Thursday, April 19, 2007, at 7:00 p.m. and at future meetings as required. For additional information, please contact Shawanda Watson, Coordinator of Planning and Intergovernmental Relations, at 284-6516 or 272-8100, extension 6516.

I need a "Proof of Publication" and a copy of the invoice for our files. Please use P. O. #7001951 on your invoice. If you have any questions, please call me at 284-6516 or 272-8100, extension 6516. Thank you for your assistance.

OPTION CONTRACT

Option given this ____ day of _____, 2007, the REINHOLD CORPORATION, P. O. Box 515, Penney Farms, Florida (Optionor), who hereby grant to the SCHOOL DISTRICT OF CLAY COUNTY, FLORIDA, 900 Walnut Street, Green Cove Springs, Florida, (Optionee), exclusive right and option to purchase on the terms and conditions set herein, that certain real property in Clay County, Florida, more particularly described as follows:

School Site "X"

For a point of reference, commence at the north line intersection of the southeast $\frac{1}{4}$ of Section 32 with the southwest $\frac{1}{4}$ of Section 33, all in Township 5 south, Range 25 east, Clay County, Florida; thence north $89^{\circ}56'34''$ west, departing from said point and along the north line of the southeast $\frac{1}{4}$ of Section 32, a distance of 161.74 feet; thence south $00^{\circ}00'00''$ east, departing from said north line a distance of 711.82 feet to the point of beginning; thence south $90^{\circ}00'00''$ east, a distance of 1000.00 feet; thence south $00^{\circ}00'00''$ east, a distance of 1089.00 feet; thence north $90^{\circ}00'00''$ west, a distance of 1000.00 feet; thence north $00^{\circ}00'00''$ west, a distance of 1089.00 feet to the point of beginning.

Road Parcel

For a point of reference, commence at north line intersection of the southeast $\frac{1}{4}$ of Section 32 with the southwest $\frac{1}{4}$ of Section 33, all in Township 5 south, Range 25 east, Clay County, Florida; thence north $89^{\circ}46'34''$ East, departing from said point and along the north line of the southwest $\frac{1}{4}$ of Section 33, a distance of 678.27 feet to the point of beginning; thence south $00^{\circ}00'00''$ east, departing from said north line a distance of 714.31 feet; thence south $90^{\circ}00'00''$ east, a distance of 100.00 feet; thence north $00^{\circ}00'00''$ west, a distance of 664.70 feet; thence north $89^{\circ}46'31''$ east, a distance of 1648.76 feet to a point in the east right-of-way line of County Road No. 218; thence north $00^{\circ}19'28''$ west along said easterly line a distance of 100.00 feet; thence south $89^{\circ}46'34''$ east, departing said easterly line, a distance of 1748.19 feet; thence south $00^{\circ}00'00''$ east, a distance of 50.00 feet to the point of beginning.

1. OPTION CONSIDERATION. The consideration for this option contract shall be ten dollars (\$10.00), which sum, if Optionor exercises this option, shall apply toward the purchase price.

2. OPTION TERM. Optionee shall have ninety (90) days from date of execution hereof within which to give notice to Optionor in writing of its intention to exercise this option.

3. CLOSING DATE. The closing of the transaction shall take place in the office of Optionee's attorney within 30 days from the date of the notice of intent to exercise this option.

4. PURCHASE PRICE. In the event Optionee elects to exercise this option, it shall pay the Optionor the purchase price of \$1,100,000.00.

5. PROOF OF TITLE. Optionee shall at its expense, obtain a binder of title insurance written by a title insurer acceptable to Optionee, binding said title insurer to issue, after closing, a policy of title insurance insuring the title to the property to be free and clear of all defects.

6. CLOSING COSTS, TAXES, ETC. The real property taxes on the property shall be prorated between the parties as of the date of the closing. Any outstanding tax certificates for prior years shall be paid by the Optionor. Optionor shall pay for deed stamps and their closing attorney's fee, if any. Optionee shall pay for title insurance, property survey, recording of the deed, and its attorney fee.

7. FAILURE TO EXERCISE OPTION. If Optionee does not exercise this option in accordance with its terms and within the option period, this option and the rights of Optionee shall automatically terminate without notice.

8. NOTICES. All notices provided for herein shall be deemed to have been duly given if and when deposited in the United States mail, properly stamped and addressed to the party for whom intended at the party's above listed address, or when delivered personally to such party.

As to Optionor: c/o James P. Kuhn
Vice President
Reinhold Corporation
P. O. Box 515
Penney Farms, FL 32079

As to Optionee: c/o Shawanda Watson
Coordinator of Planning & Intergovernmental
Relations
School District of Clay County
900 Walnut Street
Green Cove Springs, FL 32043

9. BINDING EFFECT. This option shall be binding upon and shall inhere to the benefit of the parties hereof and to their respective heirs, successors or assigns.

10. CLOSING CONDITION. Optionor warrants as a condition to the execution hereof and the closing of this transaction, that the property shall not be occupied by them or by anyone else at the time of closing without written consent of Optionee.

11. TIME OF ESSENCE. Time is of the essence of this option.

Witnesses as to Optionor:

REINHOLD CORPORATION

BY: JAMES P. KUHN
VICE PRESIDENT
Optionor

SCHOOL BOARD OF CLAY COUNTY,
FLORIDA

CAROL VALLENCOURT
CHAIRMAN
Optionee

Attest:

DAVID L. OWENS
SUPERINTENDENT OF SCHOOLS

DATE: _____