

Prepared by:
Steven B. Greenhut, Esq.

AFTER RECORDING RETURN TO:

Glenna Thompson, Legal Assistant
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, Florida 32202

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and executed as of the ____ day of _____, 2008, by **AFI ASSOCIATES, INC.**, a Florida corporation (hereinafter called "Grantor"), whose address is 3030 Hartley Road, Suite 300, Jacksonville, Florida 32257 to the **SCHOOL BOARD OF CLAY COUNTY**, a political subdivision of the State of Florida (the "Grantee"), whose address is 900 Walnut Street, Green Cove Springs, Florida 32043.

WITNESSETH, that Grantor, for Ten and No/100 Dollars (\$10.00) consideration which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto Grantee, their heirs and assigns, forever all of its right, title, interest, claim, and demand, if any, in the following described lands, situated, lying and being in the County of Clay, State of Florida, as more particularly described on Exhibit "A" attached hereto and made a part hereof by reference ("Property").

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its heirs, successors and assigns forever, subject to ad valorem taxes and other matters of record on the date hereof. Grantor also conveys and quit claims to Grantee any and all past, present, or future after acquired title or interest in or with respect to the above described lands including all reversionary and remainder interests or title to or respecting the same.

GRANTOR STATES that this Property is not his homestead.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the date first above written.

{Signature blocks below.}

GRANTOR:

Signed, sealed and
delivered in the
presence of:

AFI ASSOCIATES, INC.,
a Florida corporation

Name Printed: _____

By: _____
ERIK WILSON
Its Vice President

Name Printed: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008 by ERIK WILSON, the Vice President of AFI ASSOCIATES, INC., a Florida corporation, on behalf of the corporation.

(Print Name _____)
NOTARY PUBLIC,
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced

EXHIBIT "A"

(The Property)

Revised February 1, 2007
January 2, 2007

W.O. # 2006-284
File # 119B-31

**Oakleaf Plantation Parcel 1 Mitigation
Conservation Easement No. 1**

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the Public Records of said County, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 7; thence North 14°59'09" East, along the Easterly line of those lands described and recorded in Official Records Book 2309, page 241, Exhibit "A", said Public Records, a distance of 762.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 14°59'09" East, along said Easterly line, 1899.94 feet to a point lying on the Southerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way as presently established; thence South 55°28'04" East, departing said Easterly line and along said Southerly right of way line, 206.73 feet; thence along the Westerly line of those lands described and recorded in Official Records Book 2661, page 483, said Public Records, the following four (4) courses: 1) South 02°57'20" West, departing said Southerly right of way line, 360.52 feet; 2) South 15°45'29" East, 237.34 feet; 3) South 05°03'20" East, 879.80 feet; 4) South 45°19'06" West, 361.45 feet; thence North 89°54'22" West, departing said Westerly line, 527.99 feet to the Point of Beginning.

Containing 18.97 acres, more or less.

Wetland Preservation Area No. 3

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, also being a portion of those lands described and recorded in Official Records Book 1450, page 1590 of the public records of said county, being more particularly described as follows:

For the Point of Beginning, commence at the Southwesterly corner of said Section 7; thence North $14^{\circ} 59' 09''$ East, along the Easterly line of those lands described and recorded in Official Records Book 2309, page 241, Exhibit "A", of said public records, 762.49 feet; thence South $89^{\circ} 54' 22''$ East, departing said Easterly line, 527.99 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 2661, page 483, Exhibit "A", of said public records; thence Due South, along said Westerly line, 37.72 feet to the Northwest corner of Hamilton Glen at Oakleaf Plantation, as shown in Plat Book 50, pages 52 through 60 of said public records; thence along the Westerly line of said Hamilton Glen the following twenty-two courses: Course 1, thence South $24^{\circ} 02' 27''$ West, 27.00 feet; Course 2, thence South $32^{\circ} 22' 52''$ West, 32.39 feet; Course 3, thence North $43^{\circ} 53' 14''$ West, 50.81 feet; Course 4, thence South $56^{\circ} 07' 22''$ West, 32.35 feet; Course 5, thence South $01^{\circ} 12' 07''$ East, 114.55 feet; Course 6, thence South $35^{\circ} 21' 58''$ East, 27.18 feet; Course 7, thence North $01^{\circ} 33' 04''$ West, 46.70 feet; Course 8, thence North $73^{\circ} 48' 07''$ East, 34.92 feet; Course 9, thence South $05^{\circ} 43' 01''$ West, 67.61 feet; Course 10, thence South $73^{\circ} 28' 15''$ East, 67.72 feet; Course 11, thence North $61^{\circ} 11' 25''$ East, 49.37 feet; Course 12, thence North $65^{\circ} 35' 23''$ East, 61.51 feet; Course 13, thence South $29^{\circ} 16' 37''$ East, 90.15 feet; Course 14, thence South $13^{\circ} 24' 57''$ West, 51.60 feet; Course 15, thence South $18^{\circ} 00' 38''$ West, 32.87 feet; Course 16, thence South $66^{\circ} 58' 01''$ West, 84.10 feet; Course 17, thence South $47^{\circ} 06' 47''$ West, 61.84 feet; Course 18, thence South $45^{\circ} 13' 10''$ West, 87.32 feet; Course 19, thence South $15^{\circ} 48' 15''$ West, 79.65 feet; Course 20, thence South $37^{\circ} 17' 41''$ West, 51.37 feet; Course 21, thence South $06^{\circ} 16' 48''$ West, 67.63 feet; Course 22, thence South $24^{\circ} 54' 32''$ East, 43.49 feet to a point lying on the Southerly line of said Section 7; thence South $87^{\circ} 38' 56''$ West, departing said Westerly line and along said Southerly line, 638.49 feet to the Point of Beginning.

Containing 10.21 acres, more or less.

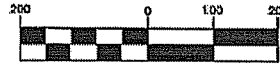
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1450, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

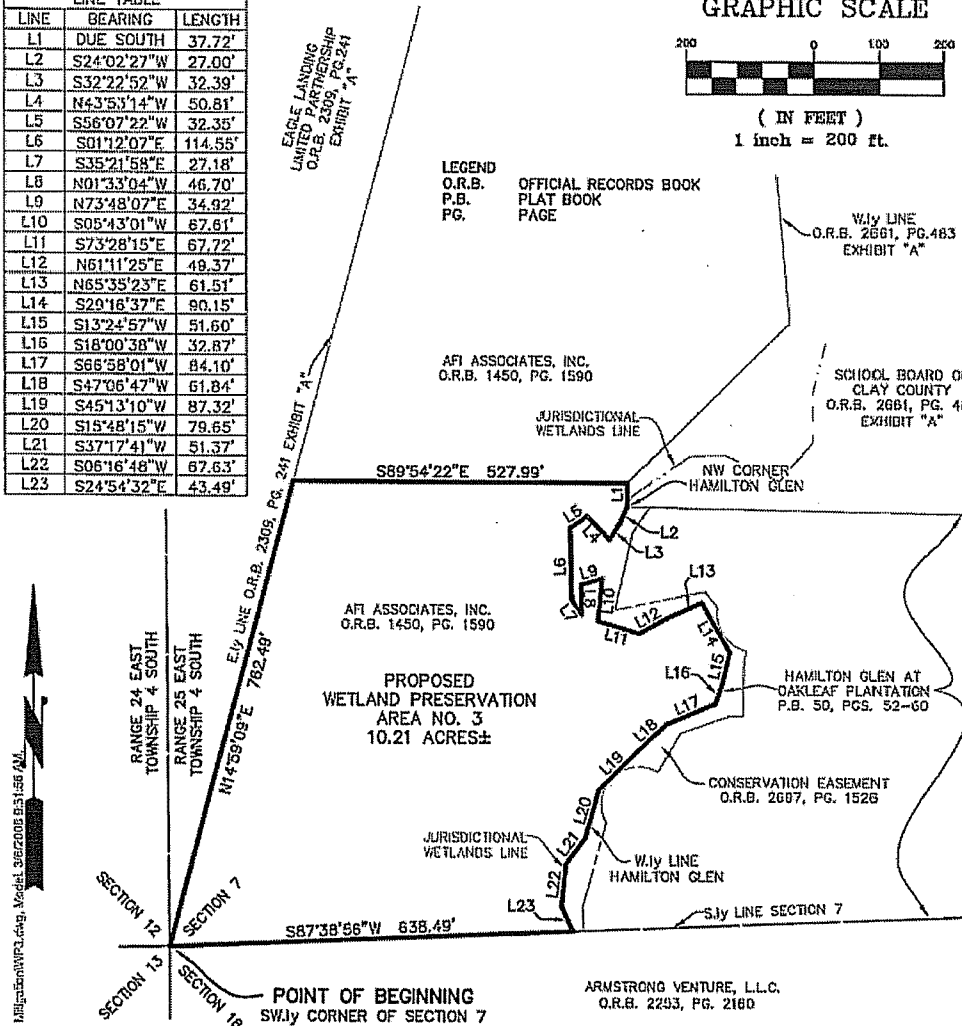
LINE TABLE		
LINE	BEARING	LENGTH
L1	DUE SOUTH	37.72'
L2	S24°02'27"W	27.00'
L3	S32°22'52"W	32.39'
L4	N43°53'14"W	50.81'
L5	S56°07'22"W	32.35'
L6	S01°12'07"E	114.55'
L7	S35°21'58"E	27.18'
L8	N01°33'04"W	46.70'
L9	N73°48'07"E	34.92'
L10	S05°43'01"W	67.61'
L11	S73°28'15"E	67.72'
L12	N61°11'25"E	48.37'
L13	N65°35'23"E	61.51'
L14	S20°16'37"E	80.15'
L15	S13°24'57"W	51.60'
L16	S18°00'38"W	32.87'
L17	S66°38'01"W	84.10'
L18	S47°06'47"W	61.84'
L19	S45°13'10"W	87.32'
L20	S15°48'15"W	79.65'
L21	S37°17'41"W	51.37'
L22	S06°16'48"W	67.63'
L23	S24°54'32"E	43.49'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

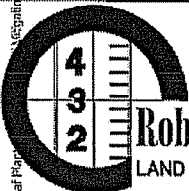
LEGEND
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE



NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE S1/4 LINE OF SECTION 7 AS BEING AS BEING SOUTH 87°38'56" WEST.
- JURISDICTIONAL WETLAND LINES DEPICTED HEREON ARE PER SPECIFIC PURPOSE JURISDICTIONAL WETLAND SURVEY BY ROBERT M. ANGAS ASSOCIATES, INC., DATED: 7-21-03 AND LAST REVISED: 9-10-03, FILE NO. 117A-4

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

13775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 5517

SCALE: 1" = 200'

DATE: MAY 18, 2007