

Prepared by:
Robert A. Heekin, Esq.
1 Sleiman Parkway, Suite 280
Jacksonville, Florida 32216

DEED OF DEDICATION

THIS INDENTURE is made as of the 13th day of August, 2012, by VILLAGES OF AMELIA, LLC, a Florida limited liability company formerly known as Chester Road, LLC, and successor by merger to Chester Industrial LLC (the "Grantor"), whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216, to and in favor of NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida (the "Grantee"), whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097.

WITNESSETH:

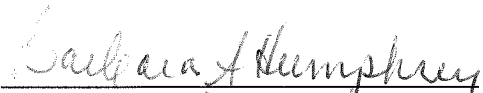
That the Grantor, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, for use as a public right-of-way and for related public utilities and drainage purposes, that real property located in Nassau County, Florida which is more particularly described in the attached Exhibit A (the "Property"), together with all tenements and hereditaments thereunto appertaining, RESERVING UNTO the Grantor, its successors and assigns, a nonexclusive, perpetual easement appurtenant to the Grantor's adjoining lands to use the foregoing Property for utilities and storm water drainage purposes in accordance with the engineering standards and permits issued by the Grantee from time to time.


And the Grantor does hereby fully warrant the title to the Property and will defend same against the lawful claims of all persons whomsoever arising by, through or under the Grantor, but no others. By its acceptance of this instrument, the Grantee agrees to use the Property solely as a public right-of-way and for related public utilities and drainage purposes.


IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

VILLAGES OF AMELIA, LLC


Printed Name Barbara A. Humphrey

By: 
Eli T. Sleiman, Jr., Its Manager


Printed Name Frances B. Johnson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of August, 2012, by Eli T. Sleiman, Jr., as Manager of Villages of Amelia, LLC, a Florida limited liability company, on behalf of the company, and who is personally known to me or who produced _____ as identification.



Barbara A Humphrey
Notary Public _____
Commission number _____
My commission expires: _____

Exhibit A

Commerce Boulevard

All that certain tract or parcel of land being a portion of Section 1, Township 2 North, Range 27 East, and a portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows: For a point of reference commence at a railroad spike found at the centerline of right-of-way intersection of State Road No. 200/A1A (a 184.00 foot right-of-way by Department of Transportation right-of-way maps of Section No. 74060-2503) and Chester Road (formerly State Road No. 200-A, a 100.00 foot right-of-way as now established by Department of Transportation right-of-way maps Section No. 74600-2150 and 7460-175); thence North $07^{\circ}51'58''$ East, along the centerline of said Chester Road, 851.76 feet; thence South $82^{\circ}08'02''$ East 70.01 feet to the Point of Beginning; thence North $07^{\circ}51'58''$ East, along said Easterly right-of-way 90.00 feet; thence South $82^{\circ}08'02''$ East, 80.00 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve, being concave to the North and having a radius of 280.00 feet, an arc distance of 172.87 feet, said arc being subtended by a chord bearing and distance of North $80^{\circ}10'44''$ East, 170.14 feet to a point of reverse curve to the right being concave to the South and having a radius of 370.00 feet; thence along and around the arc of said curve, an arc distance of 288.82 feet, said arc being subtended by a chord bearing and distance of North $84^{\circ}51'16''$ East, 281.54 feet to the point of tangency of said curve; thence South $72^{\circ}46'59''$ East, 553.47 feet; thence South $05^{\circ}36'14''$ East, 5.42 feet; thence South $72^{\circ}46'59''$ East, 850.75 feet; thence South $78^{\circ}31'20''$ East, 50.00 feet; thence South $72^{\circ}46'59''$ East, 25.93 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve, being concave to the Southwest and having a radius of 550.00 feet, an arc distance of 536.10 feet, said arc being subtended by a chord bearing and distance of South $44^{\circ}51'33''$ East, 515.13 feet to the point of reverse curve to the left being concave to the Northeast and having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 36.87 feet, said arc being subtended by a chord bearing and distance of South $59^{\circ}11'27''$ East, 33.62 feet to the point of tangency of said curve; thence North $78^{\circ}33'13''$ East, 59.07 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve, being concave to the South and having a radius of 230.00 feet, an arc distance of 115.01 feet, said arc being subtended by a chord bearing and distance of South $87^{\circ}07'14''$ East, 113.82 feet to the point of tangency of said curve; thence South $72^{\circ}47'41''$ East, 146.04 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve, being concave to the Southwest and having a radius of 150.00 feet, an arc distance of 47.29 feet, said arc being subtended by a chord bearing and distance of South $63^{\circ}45'47''$ East, 47.09 feet to the point of tangency of said curve; thence South $54^{\circ}43'53''$ East, 2.69 feet; thence South $17^{\circ}12'19''$ West, 63.11 feet to the intersection of a curve leading Westerly; thence along and around the arc of said curve, being concave to the Southwest and having a radius of 99.00 feet, an arc distance of 50.92 feet, said arc being subtended by a chord bearing and distance of North $59^{\circ}47'04''$ West, 50.36 feet to the point of tangency of said curve; thence North $72^{\circ}47'41''$ West, 146.04 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve, being concave to the South and having a radius of 170.00 feet, an arc distance of 85.01 feet, said arc being subtended by a chord bearing and distance of North $87^{\circ}07'14''$ West, 84.13 feet to the point of tangency of said curve; thence South $78^{\circ}33'13''$ West, 59.07 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve, being concave to the Southeast

and having a radius of 25.00 feet, an arc distance of 36.87 feet, said arc being subtended by a chord bearing and distance of South 36°17'53" West, 33.62 feet to the point of reverse curve to the right being concave to the West and having a radius of 550.00 feet; thence along and around the arc of said curve, an arc distance of 148.35 feet, said arc being subtended by a chord bearing and distance of South 01°46'10" West, 147.90 feet to the point of tangency of said curve; thence South 17°13'41" West, 569.95 feet to the aforesaid Northerly right-of-way line of State Road No. 200/A1A; thence North 72°46'59" West, along said Northerly right-of-way line, 80.00 feet; thence North 17°13'41" East, 300.00 feet; thence North 72°47'00" West, 5.00 feet; thence North 17°13'41" East, 195.98 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve, being concave to the Southwest and having a radius of 460.00 feet, an arc distance of 722.66 feet, said arc being subtended by a chord bearing and distance of North 27°46'39" West, 650.60 feet to the point of tangency of said curve; thence North 72°46'59" West, 1,482.01 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve, being concave to the South and having a radius of 280.00 feet, an arc distance of 218.57 feet, said arc being subtended by a chord bearing and distance of South 84°51'16" West, 213.06 feet to the point of reverse curve to the right being concave to the North and having a radius of 370.00 feet; thence along and around the arc of said curve, an arc distance of 228.44 feet, said arc being subtended by a chord bearing and distance of South 80°10'44" West, 224.83 feet to the point of tangency of said curve; thence North 82°08'02" West, 80.00 feet to the Point of Beginning.

Lands thus described contain 7.17 acres, more or less.

Nassau County R.E. Tax Parcel 25-2N-28-0000-0002-1270