

This instrument prepared by:  
Nassau County Attorney's Office  
96135 Nassau Place, Suite 6,  
Yulee, FL 32097

INSTR # 201428103, Book 1944, Page 836  
Pages 3  
Doc Type EAS, Recorded 10/29/2014 at 08:58 AM,  
John A Crawford, Nassau County Clerk of Circuit Court  
Rec. Fee \$27.00  
#1

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of the benefits accruing to Owner, NASSAU MEDICAL ONE, LLC, A Florida limited liability company, as Grantors, whose mailing address is 4168 Southpoint Parkway, Suite 101, Jacksonville, Florida 32216, does hereby give, grant, bargain and release to the COUNTY OF NASSAU, a political subdivision of the State of Florida, with its mailing address being 96135 Nassau Place, Suite 1, Yulee, Florida 32097, a Temporary Construction Easement to enter upon that portion of the owners land, said portion described as follows:

See legal description identified as Exhibit "A" attached hereto.

for the purpose of constructing the adjacent improvements and tying in and harmonizing said property and any existing improvements thereon with the construction to be undertaken by Nassau County, its agents or assigns.

This easement shall be for a term of two (2) years from the effective date, which is defined herein as the date of acceptance by the Board of County Commissioners of Nassau County, Florida.

DATED this 24 day of September, 2014.

NASSAU MEDICAL ONE, LLC,  
a Florida limited liability company

Signed, sealed and delivered in the presence of:

Jodi Marson  
Witness Signature  
Printed Name: Jodi Marson  
Patricia Merchant  
Witness Signature  
Printed Name: Patricia Merchant

[Signature]  
Grantor Signature  
Name: Edward W. White, Jr.  
Its: Manager

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27th day of September, 2014, by Edward W. White, Jr., the Manager, of NASSAU MEDICAL ONE, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

Mephell  
\_\_\_\_\_  
Print Name: \_\_\_\_\_

NOTARY PUBLIC  
State of \_\_\_\_\_ at Large  
My Commission Expires: \_\_\_\_\_

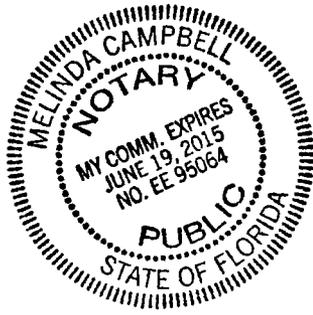


EXHIBIT "A"

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 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°51'58" EAST ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, 93.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200/A1A; THENCE SOUTH 72°46'59" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 2,368.98 FEET TO THE WESTERLY LINE OF AN 80-FOOT EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 761, PAGE 189, OF THE PUBLIC RECORDS OF SAID COUNTY, KNOWN AS "NASSAU CENTER COURT"; THENCE NORTH 17°13'41" EAST ALONG SAID WESTERLY LINE, 156.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 17°13'41" EAST ALONG LAST SAID LINE, 96.85 FEET; THENCE NORTH 72°46'19" WEST 52.49 FEET; THENCE SOUTH 17°13'41" WEST 96.85 FEET; THENCE SOUTH 72°46'19" EAST 52.49 FEET TO THE POINT OF BEGINNING.

Brenda:

Attached is the last of the four TCE's regarding the work at the Sunoco and Carespot related to the Loop Road Phase IV project.

This document has been recorded. Please send me a certified copy and keep all four of these together in your files (Yulee Property Investment, LLC; Sherbourne Investment Group; Amelia Stow-A-Way and Nassau Medical One, LLC)

Thanks

Joyce