



BOARD OF DIRECTORS MEETING

**June 11, 2026
3:00 p.m.
City Commission Chambers**

Chair: Curtis Richardson

Agenda: Regular Meeting

I.	AGENDA MODIFICATIONS	PAGE
II.	CITIZENS TO BE HEARD	
	In Person: Citizens desiring to speak must fill out a Speaker Request Form. Speakers are limited to 3 minutes. The Chair reserves the right to limit the number of speakers or time allotted to each.	
	Written Comments: Please provide written public comment by emailing Comments@BlueprintIA.org until 5 p.m. on June 10, 2026. This will allow ample time for comments to be provided to the IA Board in advance of the meeting. Comments submitted after this time will be accepted and included in the official record of the meeting.	
	Live Comments via Webex: If you wish to provide comments live during the IA Board meeting via Webex, please register to join at www.blueprintia.org by 5 p.m. on June 10, 2026, and Webex meeting access information will be provided to you via email. Speakers are limited to 3 minutes.	
III.	INFORMATIONAL ITEMS/PRESENTATIONS	
	• Receipt and File: ▪ Blueprint Infrastructure Community Engagement Update ▪ Citizens Advisory Committee May 21, 2026, Draft Minutes	3
IV.	CONSENT	
1.	Approval of the March 12, 2026, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes	9

2.	Acceptance of the Fiscal Year 2025 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency	17
3.	Status Report on Communication Policies and Business Support Practices During Construction of Infrastructure Projects	115
4.	Ratification of the June 11, 2026, Blueprint Intergovernmental Agency Budget Workshop	137

V. GENERAL BUSINESS

5.	Election of Vice Chair	139
6.	Consideration of Non-Competitive Economic Development Project Funding Request by Neighborhood Medical Center, Inc.	141
7.	Consideration of a Competitive Economic Development Project Proposal for Project Prestige	163
8.	Review of the Consolidated MWSBE Policy	177
9.	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Airport Gateway Project	199
10.	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Corridor Connector (Bannerman Road) Project	221

VI. DIRECTOR DISCUSSION ITEMS

VII. ADJOURN

NEXT BOARD OF DIRECTORS MEETING: September 24, 2026

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to attend this meeting should contact Shelonda Meeks, Blueprint Office Manager, 315 South Calhoun Street, Suite 450, Tallahassee, Florida, 32301, at least 48 hours prior to the meeting. Telephone: 850-219-1060; or 1-800-955-8770 (Voice) or 711 via Florida Relay Service.

Blueprint Intergovernmental Agency Board of Directors Meeting
Receipt and File: Blueprint Infrastructure Community Engagement Update
June 11, 2026

This document provides the IA Board with information regarding recent and upcoming public engagement activities for Blueprint Infrastructure.

RECENT & UPCOMING ENGAGEMENT

Blueprint projects employ a range of engagement strategies tailored to residents, businesses, homeowner associations, neighborhood associations, and project working groups. This is accomplished through targeted outreach efforts, such as engaging stakeholders in small group settings or one-on-one interactions to disseminate information and facilitate discussions pertaining to project ideas or concerns. Examples of stakeholder engagement initiatives include door-to-door outreach to businesses or residences, participation in homeowner/neighborhood association gatherings, and the organization of virtual meetings. The Blueprint team remains accessible to the community, with an open invitation for stakeholders to connect with any staff member.

Project-related public engagement activities that have transpired or are scheduled between March 12, 2026, and September 24, 2026, (spanning the period between the last and forthcoming IA Board meetings) encompass the following initiatives.

Airport Gateway

- o Construction for Airport Gateway Segment G-1 (Springhill Road from Capital Circle Southwest to south of Windy Pines Lane) is ongoing and expected to be complete in mid-2026. Public notices for traffic pattern changes have been and will continue to be communicated as necessary.

Bike Route System: SW Area Connector

- o Construction for the SW Area Connector, which provides sidewalks on sections of McElroy and Dale Streets is anticipated to begin in mid-2026. A letter will be mailed to residents in the area informing them of upcoming construction and providing project manager contact information.

Capital Cascades Trail Segment 4

- o Bids for construction were received in February 2026. Construction is anticipated to begin in Summer 2026 and is expected to last 18 months. Public notices for traffic pattern changes will be communicated as necessary.

Debbie Lightsey Nature Park

- o Construction of the Single-Track Mountain Bike Trail was completed and opened to the public in April 2026. The webpage and snapshots were updated accordingly.

[Greenways Master Plan: Southwood Tram Road Trail](#)

- o Construction of the Tram Road Trail from Four Oaks Park to Capital Circle Southeast was completed and opened to the public in April 2026. The webpage and snapshots were updated accordingly.

[Lake Lafayette and St. Marks Regional Linear Park](#)

- o Construction of the Upper Lake Lafayette Trail adjacent to the Fallschase development was completed and opened to the public in May 2026. The webpage and snapshots were updated accordingly.

[North Monroe Gateway](#)

- o Construction of two landscaped medians between Allen Road and John Knox Road are ongoing and expected to be complete in mid-2026. Public notices for traffic pattern changes have been and will continue to be communicated as necessary.

[Northeast Corridor Connector: Bannerman Road](#)

- o Construction of the intersection improvements at Bull Headley Road/Bannerman Road is anticipated to begin in mid-2026. Public notices for traffic pattern changes will be communicated as necessary.
- o Construction of the eastern stormwater pond and Beech Ridge roundabout landscaping is anticipated to begin in fall 2026. Public notices for traffic pattern changes will be communicated as necessary.

[Northeast Gateway: Welaunee Boulevard](#)

- o Phase 1A – Interstate 10 Overpass: Construction for the overpass is ongoing with construction scheduled to continue through 2027. Public notices for traffic pattern changes on I-10 will continue to be communicated as necessary.
- o Phase 2 - Clarecastle Way Sidewalk: Construction began in January 2026 and is anticipated to be complete in mid-2026. A postcard mailing was sent to residents in the area in late 2025 informing them of upcoming construction and providing project manager contact information.

The [Blueprint Infrastructure Quarter 1 2026 Project Status](#) Report was published in April 2026 on the Blueprint website. The status of all projects is updated regularly and appears on their respective web pages.

- [Airport Gateway](#)
- [Alternative Sewer Solutions](#)
- [Animal Service Center](#)
- [Bike Route System](#)
- [Capital Cascades Trail Segment 4](#)
- [Capital Circle Southwest](#)

- [College Avenue Placemaking](#)
- [Debbie Lightsey Nature Park](#)
- [Fairgrounds Beautification and Improvement](#)
- [Florida A&M University Entry Points](#)
- [Greenways Master Plan Implementation](#)
- [Lake Jackson Greenway](#)
- [Lake Lafayette and St. Marks Regional Linear Park](#)
- [Magnolia Drive Trail](#)
- [Market District Placemaking](#)
- [Midtown Placemaking](#)
- [Monroe-Adams Placemaking](#)
- [North Monroe Gateway](#)
- [Northeast Corridor Connector: Bannerman Road](#)
- [Northeast Gateway: Welaunee Boulevard](#)
- [Northeast Park](#)
- [Northwest Connector Corridor: Tharpe Street](#)
- [Orange Avenue Widening](#)
- [Orange-Meridian Placemaking](#)
- [Southside Gateway](#)
- [Westside Student Gateway](#)

Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Date: September 10, 2026
To: Citizens Advisory Committee
From: Artie White, PLACE Director
Subject: Summary CAC Meeting Minutes for May 21, 2026

Committee Members present:

Leroy Peck	Mary Glowacki
Chris Daniels, Chair	Deborah Burr
Danielle Irwin	William McCloud
Fred Varn	Gloria Pugh

Committee Members absent:

Whitney Doyle	Rod McQueen
Hollie Myers	Dr. Elaine Bryant
Byron Greene	

For the May 21, 2026, meeting, a tour of several projects on the south side of Tallahassee was held. The meeting was called to order by CAC Chair Chris Daniels at 4:33 p.m.

I. AGENDA MODIFICATIONS

There were no modifications to the published agenda.

II. CITIZEN COMMENTS

There were no citizen comments.

PRESENTATION / INFORMATION ITEMS

Blueprint Planner Michaela McKinney-Hollister began the tour by providing an overview of the southside projects to be discussed, including the Magnolia Drive Trail, Southside Transit Center, Orange-Meridian Park, and Monroe-Adams Corridor.

The tour began with the Magnolia Drive Trail, where Senior Blueprint Project Manager Junious Brown provided an update on the project's current phase and discussed previously completed improvements, including roadway reconstruction, utility upgrades, pedestrian facilities, benches, and other neighborhood enhancements. Mr. Brown explained that the next phase of the project extends from Circle Drive to Apalachee Parkway and responded to questions from CAC members.

At the corner of South Meridian Street and South Orange Avenue, Mrs. McKinney-Hollister provided an overview of the Southside Transit Center, including the project's anticipated transit benefits, future bus bay improvements, and Blueprint's \$1 million contribution to the project.

The tour then continued to Orange-Meridian Park, where Mr. Brown discussed the project's history, coordination with project partners, floodplain considerations, and planned park amenities. He noted that the park will include walking trails, food truck accommodations, fruit trees, and other features requested through community input.

The last project highlighted on the tour was the Monroe-Adams Placemaking project. Senior Blueprint Project Manager Eric Mason provided an overview of previously completed improvements on the five blocks and ongoing streetscape enhancements, including decorative lighting, landscaping, sidewalk improvements, underground utilities, and coordination with area business owners. Mr. Mason responded to questions from CAC members and discussed the anticipated benefits of the project.

III. ADJOURN

The tour adjourned at 5:28 PM.

NEXT CAC Meeting: September 10, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

Blueprint Intergovernmental Agency Board of Directors Agenda Item #1

June 11, 2026

Title:	Approval of the March 12, 2026, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes
Category:	Consent
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Intergovernmental Agency Susan Dawson, Blueprint Attorney Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This item presents the summary meeting minutes for the March 12, 2026, Blueprint Intergovernmental Agency Board of Directors (IA Board) meeting and requests the IA Board's review and approval of the minutes as presented.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTION:

Option 1: Approve the March 12, 2026, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

OPTIONS:

Option 1: Approve the March 12, 2026, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

Option 2: IA Board Direction.

Attachment:

1. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors March 12, 2026, Meeting.

THIS PAGE INTENTIONALLY LEFT BLANK

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: June 11, 2026
To: Board of Directors
From: Artie White, PLACE Director
Subject: Minutes to Board of Directors' Meeting of March 12, 2026

MEMBERS PRESENT

COUNTY	CITY
Brian Welch- Chair	Curtis Richardson- Vice Chair
Nick Maddox	Jeremy Matlow
Rick Minor	Jaqueline Porter
David O'Keefe	Dianne Williams-Cox
Carolyn Cummings (virtual)	
Christian Caban	

Commissioner Welch opened the meeting at 3:05 p.m. **Commissioner Caban moved to allow Commissioner Cummings to participate telephonically. Commissioner O'Keefe seconded the motion. The motion passed unanimously. Mayor Dailey and Commissioner Proctor were absent at the time of the vote and for the entirety of the meeting.**

I. AGENDA MODIFICATIONS

There were no agenda modifications.

II. CITIZENS TO BE HEARD

Dr. Otis Kirksey on behalf of Neighborhood Medical Center spoke about the non-competitive economic development proposal to establish an in-house pharmacy at the South Monroe location. Neighborhood Medical Center is requesting \$375,000 in non-competitive economic development funds from the Office of Economic Vitality.

Stanley Simms spoke in favor of Neighborhood Medical Center's non-competitive economic development proposal.

III. INFORMATION ITEMS

- **Receipt and File**
 - Blueprint Infrastructure Community Engagement Update
 - Citizens Advisory Committee February 26, 2026, Draft Minutes

IV. CONSENT

Commissioner Richardson moved to accept consent. The motion was seconded by Commissioner Porter. The motion passed unanimously. (Weighted 58-0)

- ***Approval of the November 6, 2025, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.***

Mayor Dailey and Commissioner Proctor were absent from the meeting.

V. GENERAL BUSINESS/PRESENTATIONS*Item 2: Approval of Appointments to the Blueprint Citizens Advisory Committee*

PLACE Director Artie White provided a brief summary of the agenda item and stated that staff recommendation would be to appoint Gloria Pugh and one other applicant to the Blueprint CAC. **Commissioner Williams-Cox moved to approve Gloria Pugh to serve on the Blueprint Citizens Advisory Committee representing the Greater Tallahassee Chamber of Commerce. The motion was seconded by Commissioner Matlow. The motion passes unanimously. (Weighted 58-0)**

Commissioner Caban moved to approve Danielle Irwin to serve on the Blueprint Citizens Advisory Committee to fill the Natural Scientist/Biologist position. The motion was seconded by Commissioner Richardson. The motion passed unanimously.

Item 3: Approval of Resolution 2026-01 Authorizing Issuance of the Series 2026 Bond Sale

Director White provided a brief summary of the Resolution and explained that the bond financing would continue the project prioritization and momentum of the Blueprints project as directed by the IA Board. He explained that the bond issuance was consistent with the long-term funding strategy approved by the IA Board. Blueprint Director, Autumn Calder then provided a presentation on the Bond financing. Director Calder explained the funding would go towards traffic congestion reducing projects, key southside projects, and community revitalization and redevelopment projects.

Commissioner Maddox moved to accept staff recommendation; to authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion. The motion was seconded by Commissioner Minor. Commissioner Minor spoke in favor of the motion. Commissioner Caban requested that the Airport Gateway be excluded from the motion and handled in a separate motion. **Commissioner Maddox amended the motion to exclude the Airport Gateway.** Blueprint Attorney, Susan Dawson, explained that the amendment was improper as it was inconsistent with the action previously approved by the IA Board. She explained, that in September 2025 the IA Board voted to fund the Airport Gateway project. Commissioner Caban explained that he wished to vote no on funding the Airport Gateway even though he expected that the motion for the bond issuance would pass regardless.

Commissioner Matlow inquired about whether the bond issuance was to secure funding for construction on property that is not owned by Blueprint. Director Calder explained that Blueprint staff is in the process of acquiring right of way for multiple projects, but that construction would not begin on parcels not owned by the Agency. She explained that if property could not be acquired for particular sections of the Airport Gateway the funding would be moved to other segments of the project. Commissioner Williams-Cox asked the IA Board to focus on the bonding as a whole and not the Airport Gateway project. The Chair chose not to follow the Parliamentarian's advice. Following further discussion on whether the amended motion was proper, Commissioner Maddox withdrew his motion.

Commissioner Caban moved to accept the bond resolution with the removal of the Airport Gateway. Commissioner Matlow seconded the motion. Commissioner Williams-Cox made a substitute motion to accept Option 1: accept staff recommendation; to authorize Blueprint to commence the process to obtain bond financing, including: 1) authorization to contract with two credit rating agencies, 2) approval of Resolution 2026-

01 authorizing the Series 2026 Bond Sale, and 3) authorization for the IA Board Chair to sign the bond documents upon completion. The motion was seconded by Commissioner Richardson.

Commissioner Caban requested clarification on why the motion with the removal of the Airport Gateway would be improper. Attorney Dawson explained that the IA Board previously adopted Resolution 2025-02 which approved the budget for fiscal year 2026 that included funding for the Airport Gateway and incorporated funding from the anticipated bond issuance. She explained that approving a bond issuance that excluded funding for the Airport Gateway would conflict with the previous action adopted by the IA Board. Commissioner O'Keefe asked whether the IA Board is able to vote not to have a bond issuance and Attorney Dawson explained that the IA Board could vote no on this agenda item but that the IA Board would need to bring an item back to amend the approved budget to reconcile those actions.

The substitute motion passed 6-4 (weighted 34-24). Commissioners Matlow, Porter, Caban, and O'Keefe voted in opposition of the motion.

Item 4: Approval of Resolutions for Acquisition of Property by Eminent Domain for the Airport Gateway Project

Director Calder provided a brief explanation of the two parcels included in the resolution.

Public comments were provided by Lewis Brown who inquired about the purpose of the Airport Gateway Project. Commissioner Welch explained that the IA Board doesn't normally take questions from citizens at the meeting, but he would direct staff to meet with Mr. Lewis to answer any questions he may have about the project.

Commissioner Matlow asked for a summary of the communications with the property owner and Director Calder explained that the Agency contacted the property owner approximately a year and half ago. After the property owner secured counsel Blueprint coordinated with their counsel and submitted an offer but has not received any communication from their counsel to date.

Commissioner Williams-Cox moved to accept Option 1: Approve Resolutions Nos. 2026-02 and 2026-03. The motion was seconded by Commissioner Richardson. The motion passed 8-2 (weighted 46-12). Commissioners Porter and Caban voted in opposition of the motion.

Item 5: Approval of Resolutions for Acquisition of Property by Eminent Domain for the Magnolia Trail Project

Director Calder provided a brief explanation of the three parcels included in the resolution.

Commissioner Williams- Cox moved to accept option 1: Approve Resolutions Nos. 2026-04, 2026-05, and 2026-06. The motion was seconded by Commissioner Richardson.

Commissioner O'Keefe inquired as to whether the eminent domain action would displace any residences in the apartment complex. Director White stated that it would not. Commissioner Matlow asked about the communication with the property owners. Director Calder explained that the Agency was able to secure an agreement for a temporary construction easement with one property owner but after multiple attempts, the other property owner has been nonresponsive.

The motion passed unanimously. (Weighted 58-0)

Item 6: Approval of Resolutions for Acquisition of Property by Eminent Domain for the Bannerman Road Project

Commissioner Minor moved to accept option 1: Approve Resolutions Nos. 2026-07 through 2026-17. The motion was seconded by Commissioner Williams-Cox.

Commissioner O'Keefe inquired as to whether anyone would be relocated by the eminent domain action. Director Calder explained that the area needed for the project was frontage of approximately 8 to 15 feet into the property and that no one would need to be relocated.

The motion passed 9-1 (weighted 51-7). Commissioner Porter voted in opposition of the motion.

VI. DIRECTOR DISCUSSION ITEMS

Commissioner Williams-Cox spoke in favor of the proposal from Neighborhood Medical Center. **Commissioner Williams-Cox moved to direct staff to review the non-competitive economic development proposal from Neighborhood Medical Center. The motion was seconded by Commissioner Minor.**

Commissioner Richardson spoke in favor of the motion and discussed the need for a local pharmacy on the southside of Tallahassee. Commissioner Porter also spoke in favor of the motion and asked a clarifying question about the project investment. She requested a clarification of the \$487,500 project investment and Dr. Kirksey of Neighborhood Medical Center explained that the \$375,000 would be included in the total project investment of \$487,500. Commissioners Cummings and O'Keefe spoke in favor of the motion. Commissioner O'Keefe discussed how the project is an opportunity for economic development and aligns with the mission of the Office of Economic Vitality and brings medical business to the Tallahassee market. Commissioner Maddox also spoke in favor of the motion and the proposal from Neighborhood Medical Center.

Passed 10-0 (weighted 58-0)

Commissioner Williams-Cox raised a concern that waiting until the June IA Board meeting would cause a delay in the Neighborhood Medical Center project.

Commissioner Minor discussed the importance of voting consistently to ensure the progress of the approved Blueprint projects. He discussed how the entire project list could have been jeopardized by the failure to pass the bond issuance and stated that he believes it is more important to focus on the entirety of the program and its progress rather than specific projects. Commissioners Matlow and Caban discussed the responsibility of the Board to discuss and manage the projects. Commissioner Caban further discussed the collegiality of the Board and requested that Board Members work more cordially with one another.

Commissioner Welch requested that staff consider a policy to address retail or restaurants establishments who experience significant business disruptions due to Blueprint construction projects. Commissioner Welch discussed the businesses impacted in the Market District and proposed considering a grant program to offset the losses that could be attributed to Blueprint construction in an amount up to \$10,000. Commissioner Caban spoke in favor of the proposal.

OEV Director, Keith Bowers, explained that the current OEV policy would only allow investments to the Targeted Industries of Healthcare, Transportation and Logistics,

Professional Services, and Applied Sciences and that a program to provide grants to businesses outside of the targeted industries would require a policy update that would need to be approved by the IA Board. Director Bowers further explained that OEV worked with the City to expand marketing efforts for the businesses in the Market District to offset the impacts from the construction occurring in the area. Commissioner O'Keefe spoke in favor of the proposal and spoke about a long-term policy for local businesses in anticipation of upcoming construction projects such as Midtown and Bannerman Road.

Commissioner Cummings inquired as to whether it may be premature to create a policy expanding the Targeted Industries and requested an update on the Targeted Industry Study. Director Bowers explained that OEV is in the process of updating the Targeted Industry Study and that the consultant is nearly 50% complete. Director Bowers explained that once the study was complete OEV would return to the Board with policy updates for approval. Director Bowers also explained that the previous direction from the Board was for the Targeted Industries to focus on job creation with salary above the local median income.

Commission Matlow spoke about identifying improvements to the existing process to increase coordination between businesses and contractors, particularly regarding signage and access. He recognized the slippery slope of providing funds to businesses and not having enough funds to complete the projects or the potential problem of providing funds for the Market District only. Commissioner Caban spoke in favor of interest free bridge loans or grants to support businesses impacted by natural disasters and construction impacts as well as timing the construction during slower business times of the year.

Commissioner Richardson spoke against the proposal stating that there may be other solutions to assist businesses impacted by construction and stated that the City and Blueprint already take steps to assist impacted businesses with signage and traffic redirection.

Commission Matlow moved to direct staff to return with an agenda item for discussion that adopts a policy related to Blueprint projects and local businesses. The motion was seconded by Commissioner O'Keefe.

Commissioner Minor made a friendly amendment to include best practices for communication with businesses during road construction from other Florida communities. It was accepted by Commissioners Matlow and O'Keefe.

The motion passed unanimously. (Weighted 58-0)

Commissioner Williams-Cox inquired about how long it would take for OEV to review the proposal from Neighborhood Medical Center. Director Bowers explained that OEV would need to submit the proposal to CEFA at FSU for an economic impact analysis and then meet with its advisory council (EVLC). Director Bowers stated the review make take 30 to 45 days. PLACE Director White stated that staff could work with the IA Board Chair to schedule a special meeting following the review but prior to the regularly scheduled meeting in June.

Commissioner Williams-Cox then moved to direct staff to work with the IA Board Chair to schedule a special meeting for the single topic of the Neighborhood Medical Center non-competitive economic development proposal. The motion was seconded by Commissioner O'Keefe. The motion passed unanimously. (Weighted 58-0)

VII. ADJOURN

The meeting adjourned at 4:52 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for **June 11, 2026, at 3:00 p.m.***

**Blueprint Intergovernmental Agency
Board of Directors
Agenda Item #2**

June 11, 2026

Title:	Acceptance of the Fiscal Year 2025 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency
Category:	Consent
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, Department of PLACE Tres Long, Blueprint Finance Officer

STATEMENT OF ISSUE:

As provided annually for Blueprint Intergovernmental Agency Board of Directors (IA Board) consideration and direction, this item presents and seeks acceptance of the Fiscal Year (FY) 2025 Annual Comprehensive Financial Report (ACFR).

FISCAL IMPACT:

This item does not have fiscal impact.

RECOMMENDED ACTION:

Option 1: Accept the Fiscal Year 2025 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency.

SUPPLEMENTAL INFORMATION:

After the close of each fiscal year, in accordance with governmental accounting standards, Blueprint staff compiles a report on the financial position and results of operations for the Agency. Because this report complies with generally accepted accounting principles and the guidance provided by the Governmental Accounting Standards Board, the report is titled the Annual Comprehensive Financial Report. Under Florida law, every county, municipality, and special district, like the Agency, is required to compile this report, contract with an auditing firm to issue an opinion on the report, and to submit the report to the Auditor General of the State of Florida prior to June 30 of the year following the close of the audited year. The draft ACFR was submitted to the Electronic Municipal Market Access on May 29, 2026, in compliance with the covenants of the Agency's outstanding debt issues. The Blueprint Citizens Advisory Committee was provided the ACFR on June 4, 2026.

This year's ACFR (Attachment #1) presents the financial operations for Fiscal Year 2025 and the net position at year end. The ACFR includes audited financial statements, management's discussion and analysis, required supplementary information, and a statistical section covering ten fiscal years of financial trends. In plain terms, it documents Agency revenues, expenditures, and changes in asset and liability accounts including sales tax revenues, investment returns, bond proceeds, and capital project expenditures. There were no unusual or extraordinary transactions during Fiscal Year 2025, and the Agency has received an unmodified opinion from the external auditors, Forvis Mazars.

OPTIONS:

- Option 1: Accept the Fiscal Year 2025 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency.
- Option 2: IA Board direction.

RECOMMENDED OPTION:

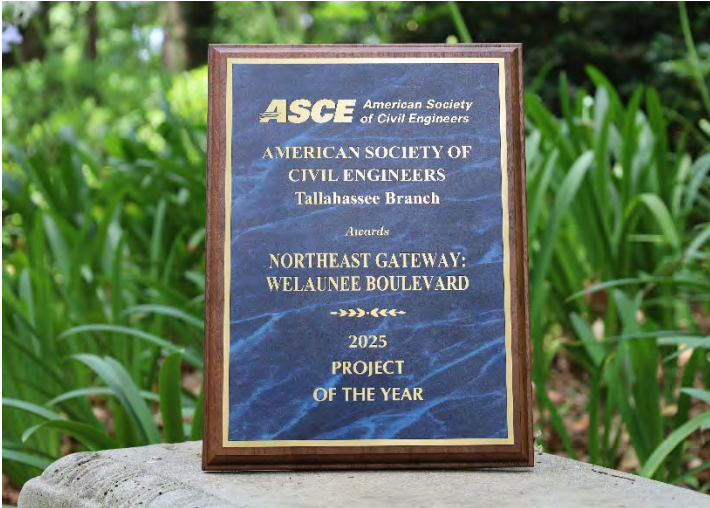
- Option 1: Accept the Fiscal Year 2025 Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency.

Attachment:

1. FY 2025 Annual Comprehensive Financial Report

BLUEPRINT

INTERGOVERNMENTAL AGENCY



Annual Comprehensive Financial Report For The Fiscal Year Ended September 30, 2025



CITY OF
TALLAHASSEE,
FLORIDA



PLACE
PLANNING, LAND MANAGEMENT and COMMUNITY ENHANCEMENT

BLUEPRINT **ECONOMIC VITALITY** PLANNING

**ANNUAL
COMPREHENSIVE
FINANCIAL REPORT**

**BLUEPRINT
INTERGOVERNMENTAL AGENCY**

**For The Fiscal Year Ended
September 30, 2025**



PREPARED BY:

**Tres Long, CPA, CIA, CGFM,
Blueprint Finance Officer**

THIS PAGE INTENTIONALLY LEFT BLANK



**BLUEPRINT INTERGOVERNMENTAL AGENCY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED SEPTEMBER 30, 2025**

TABLE OF CONTENTS

	PAGE
I. INTRODUCTORY SECTION	
Letter of Transmittal.....	4
Organization Chart.....	9
List of Elected and Appointed Officials and Directors.....	10
List of Financial Reporting Division Staff.....	11
II. FINANCIAL SECTION	
Independedt Auditors' Report.....	14
Management's Discussion and Analysis.....	18
Basic Financial Statements	
A. Government-wide Financial Statements	
Statement of Net Position.....	25
Statement of Activities.....	26
B. Fund Financial Statements	
Balance Sheet, Governmental Funds.....	27
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position.....	28
Statement of Revenues, Expenditures and Changes in Fund Balance, Governmental Funds.....	29
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	30
Notes to Financial Statements.....	32
C. Required Supplementary Information	
Budgetary Comparison Schedule - General Fund.....	63
Note to Required Supplementary Information.....	64
Proportionate Share of Net Pension Liability - City Plan.....	65
Schedule of Contributions and Notes to Schedule of Contributions - City Plan.....	66
Proportionate Share of Net Pension Liability - Florida Retirement System.....	67
Proportionate Share of Net Pension Liability - Health Insurance Subsidy Program.....	68
Schedule of Contributions - Florida Retirement System.....	69
Schedule of Contributions - Health Insurance Subsidy Program.....	70
Schedule of Changes in Net OPEB Liability and Related Ratios.....	71
Schedule of Contributions - OPEB.....	72
III. STATISTICAL SECTION	
Net Position by Component.....	75
Changes in Net Position.....	76
Fund Balances.....	77
Changes in Fund Balances.....	78
Retail Sales and Tax Collection History.....	79
Ratios of Outstanding Debt by Type.....	80
Leon County, Florida Demographic Statistics.....	81
Full-Time Equivalent Agency Employees.....	82
Pledged Revenue Coverage.....	83
Capital Assets By Function.....	84

**BLUEPRINT INTERGOVERNMENTAL AGENCY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED SEPTEMBER 30, 2025**

TABLE OF CONTENTS

	PAGE
IV. OTHER REPORTS	
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	87
Independent Accountants' Report.....	89
Independent Auditors' Management Letter.....	90

INTRODUCTORY SECTION

LETTER OF TRANSMITTAL

ORGANIZATIONAL CHART

LIST OF DIRECTORS AND MANAGERS

LIST OF FINANCIAL REPORTING DIVISION STAFF

June 2, 2026

To the Chairman and Members of the Board of the Blueprint Intergovernmental Agency

The Annual Comprehensive Financial Report of the Blueprint Intergovernmental Agency (the Agency) for the fiscal year ended September 30, 2025, is hereby submitted pursuant to Section 11.45, Florida Statutes and Chapter 10.550 Rules of the Auditor General of the State of Florida. This report represents the official report of the Agency's financial operations and condition to the citizens, the Agency's Board, the Agency's management, rating agencies, and other interested persons.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, but not absolute, assurance that the financial statements are free of any material misstatements.

The certified public accounting firm of Forvis Mazars, LLP has issued an unmodified opinion on the Agency's financial statements for the year ended September 30, 2025. The independent auditors' report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

PROFILE OF THE AGENCY

On October 27, 2000, pursuant to Section 163.01 (7), Florida Statutes, Leon County, Florida, and the City of Tallahassee, Florida, created the Blueprint Intergovernmental Agency to govern the project management structure for the project planning and the construction of the Blueprint 2000 projects. These projects were to be funded from a 15-year discretionary one-cent sales tax extension approved by a voting majority of Leon County voters on November 7, 2000. The Board of County Commissioners and the City Commission constitute the Board of Directors (the Board) for the Agency. On December 9, 2015, the Board elected to change the name of the Agency to Blueprint Intergovernmental Agency. The County Administrator and the City Manager approve staffing for the Agency. Various committees provide professional advice and serve in advisory capacities.

Tallahassee, the capital city of Florida, was incorporated in 1825, twenty years before Florida was admitted to the Union. The City is governed by a Mayor and four Commissioners elected at-large. The City Commission appoints the City Manager, the City Treasurer-Clerk, the City Inspector General, and the City Attorney. Collectively the appointed officials are responsible for all administrative aspects of the government, with most falling under the purview of the City Manager.

The Leon County Board of Commissioners consists of seven members, five of whom are elected within districts, with the remaining two elected at-large. Each Commissioner is elected to a four-year term with the position of Chairperson selected annually on a rotating basis. A County Administrator administers all county offices not governed by elected County officials.

In 1989 the voters of Leon County approved an additional one-cent sales tax, increasing the sales tax total to seven and one-half cents. The additional penny tax, levied through the year 2004, was used for capital projects in the areas of transportation and law enforcement.

On November 7, 2000, voters approved a 15-year extension of the penny sales tax, with 80% of the proceeds to be used for a variety of transportation, stormwater, and environmental projects identified in Blueprint 2000, a study produced by a citizens group representing business and environmental interests, to help guide the community's future growth. The funds collected under this extension are the funds the Agency uses for projects.

On November 4, 2014, a majority of Leon County voters approved another extension of the penny sales tax through December 31, 2039. The tax collected will be used for projects designed to improve roads, reduce traffic congestion, protect lakes and water quality, reduce flooding, expand and operate parks and recreational areas, invest in economic development and other uses authorized under Florida law; and to seek matching funds for these purposes.

The Agency is required to adopt a final budget prior to the close of the fiscal year. This annual budget serves as the foundation for the Agency's financial planning and control. The annual budget process involves input and collaboration between the Director of PLACE, members of the Intergovernmental Agency, and input and review from the various committees.

FACTORS AFFECTING FINANCIAL CONDITION

The economy of Leon County is strongly influenced by governmental and educational activities. The presence of the State Capital and two major universities help to shape Leon County's population as relatively young, well educated, and affluent.

Leon County is a racially diverse community. Minorities account for 46.8% of the population, with African-Americans comprising 32.0%.

Leon County residents have historically attained a very high level of education. Forty-nine percent of area residents aged 25 or older have completed at least four years of college.

The 2024 American Community Survey 5-Year Estimates report median household income in Leon County is \$66,287.

The level of governmental employment has a stabilizing effect on the economy and helps to minimize unemployment. In March 2025, the unemployment rate was 3.8% in Leon County as compared to the State's unemployment rate of 4.7%. The percentage of employees employed by local, state, and federal government is approximately 30.1% of the work force. The unemployment rate is one of many economic indicators utilized to evaluate the condition of the economy.

Population growth trends are presented in the following table:

Year	Tallahassee	Unincorporated	Leon County
1960	48,174	26,051	74,225
1970	71,897	31,150	103,047
1980	81,548	67,104	148,652
1990	124,773	67,720	192,493
2000	150,624	88,858	239,482
2010	181,736	94,111	275,847
2020	196,169	96,029	292,198
2025	205,623	100,243	305,866
2030	214,200	108,812	323,012
2035	220,200	111,225	331,425
2040	224,300	114,210	338,510
2045	227,900	116,679	344,579

As previously indicated, the Agency is primarily funded via a penny sales tax collection which is predicated on retail sales; the following chart indicates the trend in retail sales (in thousands) for Leon County:

Year	Amount	Year	Amount
2008	7,265,784	2017	8,026,814
2009	6,385,468	2018	8,290,351
2010	6,357,986	2019	8,652,367
2011	6,518,559	2020	8,354,156
2012	6,681,858	2021	9,230,547
2013	7,071,265	2022	10,549,961
2014	7,686,804	2023	10,879,284
2015	\$ 7,510,613	2024	11,289,974
2016	7,751,449	2025	11,984,795

CONSTRUCTION TRENDS

Residential Construction

Single-family residential building permits in Leon County totaled 513 in calendar year 2025, down 0.8% from 517 in 2024, following a 25% decrease from 692 in 2023. Multi-family new construction permits in 2025 totaled 1,949. Major projects permitted included Cascade Trail Student Housing, UP Campus, The Cottages at Capital Circle, and The Hall. Multi-family permits in 2025 were up 90% from 2024, while 2024's multi-family permits were down 40% from 2023. Year-over-year new multi-family construction can be volatile given the number of units included in each development. There were a total of 2,542 housing units permitted in 2025, the most in any year since 2005.

Commercial Development

In calendar year 2025, 62 new commercial permits totaling 747,158 square feet, were issued in Leon County. The value of new commercial construction permitted was \$107.0 million, down from the record high \$347.8 million permitted in 2024. Adjusted for inflation relative to 2025, total commercial permit value during the recent 2021-2025 five-year interval was \$1,012 million,

15% higher than the \$878 million inflation-adjusted commercial permit value during the prior 2016-2020 five-year period.

LONG-TERM FINANCIAL PLANNING

The Agency has prepared a Master Plan of the Blueprint 2000 and Blueprint 2020 projects that is reviewed and updated twice per year. Financing for these projects is continually evaluated in terms of pay-as-you-go financing (either sales tax collections or grants, when available) or long-term debt financing. The Agency adopted a long-term implementation plan in 2021 to program funding through the end of the sales surtax in 2039. The Agency planned for and secured a State Infrastructure Bank Loan totaling \$25.5 million and a 15-year bond totaling \$91 million during 2022, as well as a 14-year bond totaling \$136 million during 2024 to implement the approved projects. Additional bond financing of \$90 million was secured in 2026.

ACKNOWLEDGEMENTS

The preparation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the staff of the City of Tallahassee's Financial Reporting Division, who assisted with compiling this report. We would also like to thank the members of the City and County Commissions for their interest and support in planning and conducting the financial operations of the Agency in a responsible and progressive manner.

Respectfully submitted,



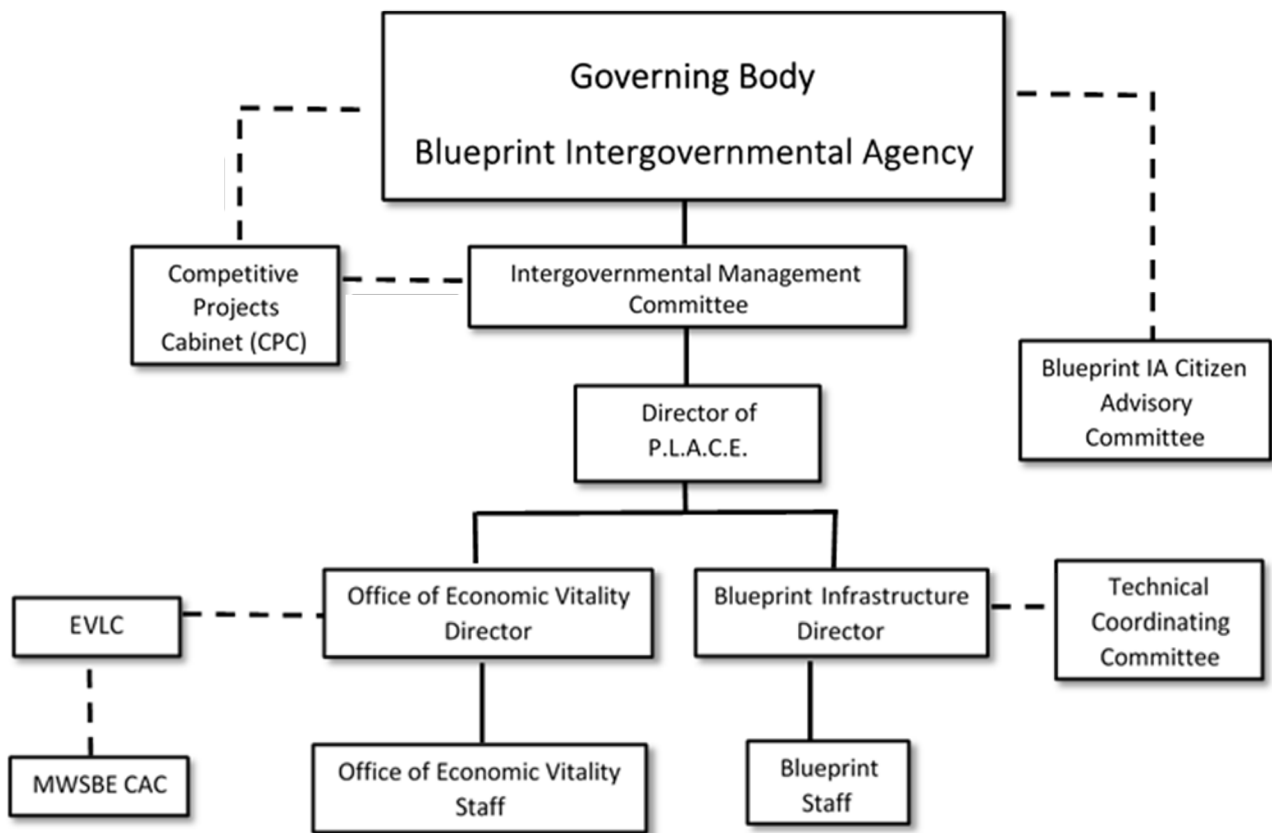
Artie White
Director of P.L.A.C.E.
Blueprint Intergovernmental Agency

THIS PAGE INTENTIONALLY LEFT BLANK



BLUEPRINT INTERGOVERNMENTAL AGENCY

ORGANIZATION CHART



BLUEPRINT INTERGOVERNMENTAL AGENCY

BOARD OF DIRECTORS

Brian Welch, Chairman

Curtis Richardson, Vice-Chairman

Commissioner Christian Caban
Commissioner Carolyn Cummings
Mayor John Dailey
Commissioner Nick Maddox
Commissioner Jeremy Matlow

Commissioner Rick Minor
Commissioner David O'Keefe
Commissioner Jacqueline Porter
Commissioner Bill Proctor
Commissioner Diane Williams-Cox

INTERGOVERNMENTAL MANAGEMENT COMMITTEE

Vincent S. Long, Leon County Administrator
Reese Goad, City Manager, City of Tallahassee

DIRECTOR OF PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Artie White

The Annual Comprehensive Financial Report for the Blueprint Intergovernmental Agency was produced by the combined efforts of Blueprint Accounting Staff and the Financial Reporting Division of the Financial Services Department. The following staff had primary responsibility for preparing and assuring the accuracy of this report:

Director, Blueprint Infrastructure
Autumn Calder

Director, Office of Economic Vitality
Keith Bowers

Blueprint Finance Officer
Tres Long, CPA, CIA, CGFM

THIS PAGE INTENTIONALLY LEFT BLANK



FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT

MANAGEMENT'S DISCUSSION AND ANALYSIS

BASIC FINANCIAL STATEMENTS

REQUIRED SUPPLEMENTARY INFORMATION

Independent Auditor's Report

Honorable Member of the Board
Blueprint Intergovernmental Agency
Tallahassee, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Blueprint Intergovernmental Agency (the Agency) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison, pension, and other postemployment benefit information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2026 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Forvis Mazars, LLP

**Tallahassee, Florida
June 2, 2026**

THIS PAGE INTENTIONALLY LEFT BLANK



MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Agency's (or "Blueprint") annual financial report is designed to provide the reader with a better understanding of the financial activity for the fiscal year that ended September 30, 2025. It should be read in conjunction with the Transmittal Letter at the front of this report and the financial statements, which follow this section. Notes mentioned below are Notes to the Financial Statements, which follow the statements.

FINANCIAL HIGHLIGHTS

- Assets and Deferred Outflows of Resources at September 30, 2025 totaled \$568.57 million, representing an increase of \$41.76 million from the prior year. This increase is primarily due to sales tax collections and investment income for the year.
- Liabilities and Deferred Inflows of Resources at September 30, 2025 totaled \$269.91 million, representing an increase of \$9.99 million. This increase is primarily due to an increase in accounts payable at yearend, coupled with the payment of the Series 2024 Bond and increased securities lending obligations.
- Total net position increased \$31.77 million during the fiscal year ended September 30, 2025 primarily as a result of current year operations.
- Revenues increased by \$4.04 million as sales tax collections grew by \$1.50 million while investment income increased by \$5.57 million. Capital grants decreased from the prior year by \$2.87 million.
- Expenses decreased by \$17.38 million primarily due to the prior year payment of prior contractual commitments by the Office of Economic Vitality. Expenses related to infrastructure projects are recorded as an asset, Construction in Progress, while under construction and the expense is recorded once the projects are transferred to another agency for perpetual maintenance.

AN OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements. The focus of the financial statements is on both Blueprint's overall financial status and the major individual funds. The following briefly describes the component parts.

GOVERNMENT-WIDE STATEMENTS

The government-wide financial statements are designed to report information about the Agency as a whole using accounting methods similar to those used by private-sector companies. The Statement of Net Position combines all of Blueprint's current financial resources with capital assets and long-term obligations. Net position, the difference between Blueprint's assets, deferred outflows of resources, liabilities and deferred inflows of resources, is one way to measure its financial health.

Blueprint is considered a single-function government with all activities classified as governmental rather than business-type. Consequently, the government-wide financial statements include only governmental activities. These are services that are financed primarily from shared revenues.

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. All of Blueprint's funds are considered to be Governmental funds. Blueprint maintains three individual funds - a general fund, a special revenue fund and a debt service fund; all of which are considered major funds. The following bulleted list describes the fund requirements.

- **Scope** - Includes Blueprint's revenues from bond sales, shared revenues, investment income, operational expenditures, and approved community projects
- **Required financial statements** - Balance Sheet; Statement of Revenues, Expenditures and Changes in Fund Balances
- **Accounting basis and measurement focus** - modified accrual accounting and current financial resources focus
- **Type of asset/liability information** - Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets are included
- **Type of inflow/outflow information** - Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter. Activity consists of pension and OPEB-related deferred inflows/outflows.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The following table reflects the condensed Statement of Net Position compared to the prior year. As indicated in the table, Blueprint's net position increased by \$31.77 million in fiscal year 2025. Total assets and deferred outflows of resources increased by \$41.76 million primarily due to the collection of additional sales tax revenues along with increased investment income. Total liabilities and deferred inflows of resources increased by \$9.99 million primarily due to an increase in accounts payable at yearend..

Table 1
Statement of Net Position
As of September 30
Governmental Activities
(in thousands)

	2025	2024	\$ Change
Assets and Deferred Outflows of Resources			
Current Assets	\$ 329,604	\$ 327,370	\$ 2,234
Noncurrent Assets	235,756	195,806	39,950
Deferred Outflow of Resources	3,206	3,626	(420)
Total Assets and Deferred Outflows of Resources	\$ 568,566	\$ 526,802	\$ 41,764
Liabilities and Deferred Inflows of Resources			
Current Liabilities	\$ 28,703	\$ 19,754	\$ 8,949
Noncurrent Liabilities	238,653	238,334	319
Deferred Inflows of Resources	2,553	1,827	726
Total Liabilities and Deferred Inflows of Resources	269,909	259,915	9,994
Net Position			
Net investment in capital assets	139,292	117,436	21,856
Restricted	146,693	149,451	(2,758)
Unassigned	12,672	-	12,672
Total Net Position	298,657	266,887	31,770
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 568,566	\$ 526,802	\$ 41,764

CHANGES IN NET POSITION

Blueprint's total revenues were \$63.88 million in fiscal year 2025, comprised primarily of shared revenues of \$50.68 million, grants and contributions of \$821,000 and investment income of \$12.39 million, representing an increase of \$4.04 million compared to fiscal year 2024. Sales taxes received by the Agency grew by approximately three percent over the two years displayed below.

The following table shows revenues and expenses by sources and programs and the resulting change in net position.

Table 2
Changes in Net Position
Governmental Activities
(in thousands)

	2025	2024	\$ Change
Program revenue			
Operating Grants and Contributions	\$ 783	\$ 942	\$ (159)
Capital Grants and Contributions	38	2,910	(2,872)
General Revenues			
Shared Revenues	50,675	49,173	1,502
Net Investment Income (Loss)	12,387	6,819	5,568
Total Revenues	63,883	59,844	4,039
Expenses			
Transportation	17,134	24,018	(6,884)
Economic Development	5,319	19,105	(13,786)
Interest on long-term debt	9,261	5,982	3,279
Depreciation	398	386	12
Total Expenses	32,112	49,491	(17,379)
Increase (Decrease) in Net Position	31,771	10,353	21,418
Net Position - October 1	266,887	256,534	10,353
Net Position - September 30	\$ 298,657	\$ 266,887	\$ 31,770

GOVERNMENTAL ACTIVITIES

All activities are classified as governmental because expenditures are funded by shared revenues, grants, and income on invested funds. The cost of all activities in fiscal year 2025 was \$32.11 million while revenues were \$63.88 million resulting in an increase in net position of \$31.77 million.

Revenue Impacts:

- Collection of shared revenues during fiscal year 2025 were \$1.50 million greater than fiscal year 2024, indicating that sales growth continued to remain strong in fiscal year 2025, with three percent growth.
- Operating and capital grants and contributions during fiscal year 2025 were \$3.03 million less than fiscal year 2024. The Agency received \$821,000 in total funding from local government grants for operations and capital improvements while there was significantly more in the way of capital or operating grant revenue in fiscal year 2024. Grant revenue is expected to be received during fiscal year 2026 and 2027 from the Florida Department of Transportation and the Florida Department of Environmental Protection.

Expense Impacts:

- Expenses in fiscal year 2025 include interest on bonds and loans, personnel and operating costs of administering the Blueprint program, and contractual and professional services and other expenses related to approved Blueprint projects, which do not meet the definition of a capital asset.

The following table summarizes the change in fund balance for the governmental funds:

Table 3
Financial Analysis of the Agency's Governmental Funds
(in thousands)

Fund	Fund Balances		Sources		Over (Under)		Fund Balances
	9/30/2024	Sources	Uses	Uses	Uses	9/30/2025	
General Fund	\$ (4,002)	\$ 51,110	\$ 51,496	\$ (386)	\$ (4,388)		
Special Revenue	316,518	47,463	54,389	(6,926)	309,592		
Debt Service	(44)	22,573	22,199	374	330		
Total Fund Balances	<u>\$ 312,472</u>	<u>\$ 121,146</u>	<u>\$ 128,084</u>	<u>\$ (6,938)</u>	<u>\$ 305,534</u>		

As of September 30, 2025, Blueprint reported combined ending fund balances of \$305.53 million, which is \$6.94 million less than last year. Of this amount, \$292.53 million is restricted for infrastructure.

GENERAL FUND BUDGETARY HIGHLIGHTS

Relative to the differences between final budgets and actual results, shared revenues were \$1.73 million above estimates due to a conservative budget, as the Agency is required to budget at 95% of expected sales tax revenues.

CAPITAL ASSETS

Blueprint's capital assets, consisting primarily of construction in progress on road projects, were \$235.76 million as of September 30, 2025. This represents an increase of \$39.95 million from prior year. Please see Note I.D.4 and III.B for more information about the Agency's capital assets.

Major capital acquisitions and improvements during the year included the following:

- Construction work continued on the Northeast Gateway: Welaunee Boulevard project, with land and construction in progress for the project totaling \$64.02 million.
- Construction work continued on Capital Cascades Segments 3 and 4. Land and construction in progress related to this project as of the close of the fiscal year was \$57.71 million.
- Construction work continued on the Northeast Connector: Bannerman Road project, with land and construction in progress for the project totaling \$19.17 million.
- Construction work continued on the Magnolia Drive Trail project, with land and construction in progress related to this project totaling \$17.35 million.

LONG-TERM DEBT

At September 30, 2025, Blueprint had \$212.29 million in general long-term debt outstanding, comprised of \$7.08 million outstanding on a note issued by Regions Bank, the Series 2022 Bonds with \$68.21 million outstanding principal and \$11.18 million in unamortized premium, the Series 2024 Bonds with \$116.02 million outstanding principal and \$14.23 million in unamortized premium, a SIB loan with current outstanding balance totaling \$20.98 million. During the year, Blueprint's total debt decreased by a net amount of \$1.68 million due to annual debt

payments totaling \$12.94 million netted with the final SIB Loan draw of \$11.27 million. For more information about Blueprint's Long-Term Debt, see the Notes to the Financial Statements, Note III.D.

ECONOMIC AND OTHER FACTORS THAT MAY IMPACT BLUEPRINT'S FINANCIAL POSITION

Blueprint's funding from the local option one-cent sales tax is impacted by the local economy. The following factors and indicators will have a positive impact on Tallahassee and Leon County's economy.

- The presence of two state universities, a community college and the state government provides a stabilizing influence on the Leon County's financial position. In March 2026, the unemployment rate in Leon County was 3.8% as compared to the state's unemployment rate of 4.7%. For December 2025, Leon County's unemployment rate was 4.9% as compared with the statewide rate of 4.3%. The percentage of employees employed by local, state, and federal government in Leon County is approximately 30% of the work force.
- As with any capital county, the health of the state government will continue to have a substantial impact on the economic or financial health of the Agency. The impact of the COVID-19 pandemic temporarily reduced the state government's sales tax revenues. Since then, revenues have rebounded significantly. Additionally, the Agency is deliberate in seeking out state and federal grant opportunities to leverage funding for infrastructure and economic development projects.
- Alongside the state workforce, Leon County's institutions of higher learning continue to be major economic drivers in the community. Ongoing partnerships between Blueprint Intergovernmental Agency and these institutions represents significant economic and development opportunities for the Community. Most recently, increased partnership between the universities and the Agency have helped attract companies to relocate to Tallahassee, especially those companies that are interested in the research being performed by Florida State University's National High Magnetic Field Laboratory as well as the Florida A&M University – Florida State University College of Engineering. Furthermore, while the cost of college education has come under increased scrutiny in the past couple of years, tuition at the state universities remains affordable when compared to public universities in other states.
- The Agency is actively involved in recruiting new businesses and employers to the area by providing a number of incentives and funding for eligible businesses as well as planning tools designed to promote economic development. This strategy has been successful in attracting new businesses and supporting existing businesses. In 2021, Amazon began construction of a 635,000 square foot robotics fulfillment center. Now completed, the center has provided approximately 1,400 full-time jobs. In addition to this initial location on the east side of town, Amazon has acquired another 30 acres on the west side of Tallahassee for construction of a second facility; construction at that site is currently underway. In Innovation Park, Danfoss Turbocor broke ground on construction of a new 167,000 square foot manufacturing facility. The expansion will nearly double its current workforce of 260 employees.
- Another sign of economic activity is the number of new developments that have been completed or are under construction throughout the County. In November 2025, Buc-ee's closed on the purchase of thirty acres near the intersection of Capital Circle Northwest and Interstate 10. The facility will be a 75,000 – square-foot travel center, featuring 120 fuel pumps, 24 electric vehicle charging stations, and almost 800 parking spaces. It is anticipated approximately 200 jobs will be brought to the local economy. In FY 2025, over \$2.5 billion in new real estate investments were permitted, constructed, or completed. Over 1,100 new residential units were permitted, including a 158-unit rent-restricted affordable housing development opening in 2026 and a 250-unit affordable community completed in 2025 on Tallahassee's southside. The Canopy Project, a 505-acre mixed-use development, is delivering new housing options and infrastructure, including a new interstate overpass, scheduled to be completed mid-2027, to support future growth. SoMo Walls, a 33,000-square-foot multi-purpose venue south of downtown, has added new dining, retail, and office space and is expected to support approximately 130 new jobs. Various investors and businesses have contributed to more than \$1.4 billion invested and nearly 5,000 new residential units in the expansion and transformation of the College Town area over the past 10 years, with over 1,000 new residential units currently under construction.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

On November 4, 2014, a majority of voters in Leon County voted to extend the local option sales tax another 20 years until 2039. In response to the passage of the extension, the Agency also opened the Office of Economic Vitality whose purpose is to invest in and cultivate the evolving economic development landscape. The goal is to align the resources of supporting organizations, partners, community stakeholder and planning bodies to better optimize what the area affords and to provide opportunity for all. This investment in the community is expected to increase sales tax collections.

FISCAL YEAR 2026 BUDGET

Blueprint Intergovernmental Agency's General Fund Budget for fiscal year 2026 totals \$132.92 million, consisting of \$7.48 million for administration, a \$24.09 million transfer to the Debt Service Fund, and a \$101.35 million transfer to the Construction and Economic Development Funds for projects. Funding for the budget is primarily based upon \$50.54 million of shared revenues and an \$83 million dollar planned debt issuance.

FINANCIAL CONTACT

This financial report is designed to provide residents, taxpayers, customers, and creditors with a general overview of Blueprint Intergovernmental Agency's finances and to demonstrate the Agency's accountability for the money it receives. If you have questions about the report or need additional financial information, contact the Agency's Accounting Staff at 315 South Calhoun Street Suite 450, Tallahassee, FL 32301-1837 or via the web at www.BlueprintIA.org.

BASIC FINANCIAL STATEMENTS

These basic financial statements provide a summary overview of the financial position as well as the operating results of the Blueprint Intergovernmental Agency. They also serve as an introduction to the more detailed statements and schedules that follow in subsequent sections:

GOVERNMENT-WIDE FINANCIAL STATEMENTS

FUND FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS

BLUEPRINT INTERGOVERNMENTAL AGENCY
STATEMENT OF NET POSITION
September 30, 2025
(in thousands)

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

ASSETS

Cash and Cash Equivalents	\$ 3,215
Accounts Receivable	5
Accrued Interest	26
Due From Other Governments	11,526
Cash and Cash Equivalents - Restricted	306,914
Securities Lending Collateral - Restricted	4,396
Accrued Interest - Restricted	2,522
Loan Receivable - Restricted	1,000
Capital Assets:	
Land and Construction in Progress	234,357
Other, Net of Accumulated Depreciation	1,399
Total Assets	<u>565,360</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred Outflows - OPEB	309
Pension Related Deferred Outflows	2,897
Total Deferred Outflows of Resources	<u>3,206</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 568,566</u>

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION

LIABILITIES

Accounts and Retainage Payable	128
Compensated Absences	232
Lease Payable	241
Accounts and Retainage Payable - Restricted	10,003
Obligations Under Securities Lending - Restricted	4,396
Bonds and Loans Payable	13,703
Due to Other Governments	11,637
Compensated Absences - Noncurrent	71
Lease Payable - Noncurrent	963
Net OPEB Liability	888
Net Pension Liability	1,104
Bonds and Loans Payable - Noncurrent	223,990
Total Liabilities	<u>267,356</u>

DEFERRED INFLOWS OF RESOURCES

Deferred Inflows - OPEB	91
Pension Related Deferred Inflows	2,462
Total Deferred Inflows of Resources	<u>2,553</u>
Total Liabilities and Deferred Inflows of Resources	<u>269,909</u>

NET POSITION

Net Investment in Capital Assets	139,292
Restricted for:	
Debt Service	330
Infrastructure	146,363
Unassigned	12,672
Total Net Position	<u>298,657</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u>\$ 568,566</u>

The notes to the financial statements are an integral part of these financial statements.

**BLUEPRINT INTERGOVERNMENTAL AGENCY
STATEMENT OF ACTIVITIES
For the fiscal year ended September 30, 2025
(in thousands)**

FUNCTION/PROGRAMS	Program Revenue			Net (Expense) Revenue and Changes in Net Position
	Expenses	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
PRIMARY GOVERNMENT:				
Transportation	\$ 17,134	\$ -	\$ 37	\$ (17,097)
Economic Development	5,319	783	1	(4,535)
Unallocated Depreciation/ Amortization on Infrastructure	398	-	-	(398)
Interest on Long-Term Debt	9,261	-	-	(9,261)
Total Primary Government	<u>\$ 32,112</u>	<u>\$ 783</u>	<u>\$ 38</u>	<u>(31,291)</u>
General Revenues:				
Shared Revenues				50,675
Net Investment Income				12,312
Change in Fair Value of Investments				75
Total General Revenues				<u>63,062</u>
Change in Net Position				31,771
Net position - October 1				<u>266,886</u>
Net position - September 30				<u>\$ 298,657</u>

The notes to the financial statements are an integral part of these financial statements.

BLUEPRINT INTERGOVERNMENTAL AGENCY
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2025
(in thousands)

	General	Infrastructure	Debt Service	Total Governmental Funds
ASSETS				
Cash and Cash Equivalents	\$ 3,215	\$ -	\$ -	\$ 3,215
Accounts Receivable	5	-	-	5
Accrued Interest	26	-	-	26
Due From Other Governments	11,526	-	-	11,526
Cash and Cash Equivalents - Restricted	-	306,587	327	306,914
Securities Lending Collateral - Restricted	-	4,120	276	4,396
Accrued Interest - Restricted	-	2,519	3	2,522
Loan Receivable - Restricted	-	1,000	-	1,000
Total Assets	\$ 14,772	\$ 314,226	\$ 606	\$ 329,604
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts and Retainage Payable	\$ 128	\$ -	\$ -	\$ 128
Accounts and Retainage Payable - Restricted	-	7,909	-	7,909
Obligations Under Securities Lending - Restricted	-	4,120	276	4,396
Due to Other Governments	1,972	9,665	-	11,637
Total Liabilities	2,100	21,694	276	24,070
FUND BALANCES				
Restricted for:				
Debt Service	-	-	330	330
Infrastructure	-	292,532	-	292,532
Unassigned	12,672	-	-	12,672
Total Fund Balances	12,672	292,532	330	305,534
Total Liabilities and Fund Balances	\$ 14,772	\$ 314,226	\$ 606	\$ 329,604

The notes to the financial statements are an integral part of these financial statements.

**BLUEPRINT INTERGOVERNMENTAL AGENCY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
September 30, 2025
(in thousands)**

Total Fund Balances per the Governmental Fund Financial Statements	\$	305,534

Amounts reported for governmental activities in the Statement of Net Position are different because:

Bonds and loans payable are not due and payable in the current period and therefore are not reported in the funds.		(237,693)

Annual leave liability is not due and payable in the current period and therefore is not reported in the funds.		(303)

Net Pension Liability is not due and payable in the current period and therefore is not reported in the funds.		(1,104)

Pension related deferred outflows and inflows of resources are deferred and amortized over time and are not reported in the funds.		435

Net OPEB Liability is not due and payable in the current period and therefore is not reported in the funds.		(888)

OPEB related deferred outflows and inflows of resources are deferred and amortized over time and are not reported in the funds.		218

Retainage on long-term contracts is not due and payable in the current period and therefore is not reported in the funds.		(2,094)

Leases payable are not due and payable in the current period and therefore are not reported in the funds.		(1,204)

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.		235,756

Total Net Position per the Government-Wide Statement of Net Position	\$	298,657

The notes to the financial statements are an integral part of these financial statements.

**BLUEPRINT INTERGOVERNMENTAL AGENCY
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
For the fiscal year ended September 30, 2025
(in thousands)**

	General	Special Revenue	Debt Service	Total
REVENUES				
Intergovernmental	\$ 51,458	\$ 39	\$ -	\$ 51,497
Net Investment Income (Loss)	(423)	12,347	374	12,298
Securities Lending Income	-	144	-	144
Change in Fair Value of Investments	75	-	-	75
Total Revenues	51,110	12,530	374	64,014
EXPENDITURES				
Current:				
Transportation	3,919	13,759	-	17,678
Economic Development	1,710	3,608	-	5,318
Capital Outlays	-	36,893	-	36,893
Securities Lending Expense	-	129	-	129
Debt Service:				
Principal	-	-	12,271	12,271
Interest	-	-	9,928	9,928
Total Expenditures	5,629	54,389	22,199	82,217
Excess (Deficiency) of Revenues Over Expenditures	45,481	(41,859)	(21,825)	(18,203)
Other Financing Sources (Uses)				
Transfers In From General Fund	-	6,608	22,199	28,807
Transfers To Special Revenue Fund	(6,608)	-	-	(6,608)
Transfers To Debt Service Fund	(22,199)	-	-	(22,199)
Proceeds From Bonds	-	11,265	-	11,265
Total Other Financing Sources (Uses)	(28,807)	17,873	22,199	11,265
Net Change in Fund Balances	16,674	(23,986)	374	(6,938)
Fund Balances - October 1	(4,002)	316,518	(44)	312,472
Fund Balances - September 30	\$ 12,672	\$ 292,532	\$ 330	\$ 305,534

The notes to the financial statements are an integral part of these financial statements.

**BLUEPRINT INTERGOVERNMENTAL AGENCY
RECONCILIATION OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the fiscal year ended September 30, 2025
(in thousands)**

Net Changes in Fund Balances per the Governmental Fund Financial Statements \$ (6,938)

Amounts reported for governmental activities in the Statement of Activities are different because:

Capital outlays are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. This includes the amount by which capital outlays exceeded depreciation in the current period as well as the donation of completed projects to other governments. 36,893

The change in compensated absences which is reported in the Statement of Activities does not require the use of current financial resources and therefore is not reported as an expenditure in governmental funds. (52)

Amortization of bond premiums are not current financial resources and therefore are not reported in the funds. 671

Repayment of bond and loan principal is reported as an expenditure in governmental funds. Principal payments reduce the liability in the Statement of Net Position and does not result in an expense in the Statement of Activities. 12,271

Pension related items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as an expenditure in governmental funds. 246

OPEB related items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as an expenditure in governmental funds. (55)

The issuance of long term debt provides current financial resources to governmental funds. However, the issuance of debt increases the liability in the Statement of Net Position and does not result in an expense in the Statement of Activities. (11,265)

Total Change in Net Position per the Government-Wide Statement of Net Position \$ 31,771

The notes to the financial statements are an integral part of these financial statements.

THIS PAGE INTENTIONALLY LEFT BLANK



NOTES TO FINANCIAL STATEMENTS

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

NOTE II - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

NOTE III - DETAILED NOTES (ALL FUNDS)

NOTE IV - OTHER INFORMATION

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This Summary of Significant Accounting Policies is presented to assist the reader in interpreting the financial statements. The policies are considered essential and should be read in conjunction with the accompanying financial statements. The accounting policies of the Blueprint Intergovernmental Agency (Agency) conform to generally accepted accounting principles (GAAP) as applicable to governmental units. This report, the accounting systems, and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB).

A. REPORTING ENTITY

In October 2000, the Agency was created through an inter-local agreement between the City of Tallahassee (City) and Leon County, Florida (County) as authorized by Section 163.01(7) Florida Statutes. It was created to provide project management for the planning and construction of various specified projects included in the inter-local agreement. The City Commission and the Board of County Commissioners constitute the Agency's Board of Directors and jointly govern the organization. It is not a component unit of the County, the City, or any other entity. In addition, the Agency has not identified any other entities for which the Agency has operational or financial relationships that would require them to be included as component units of the Agency.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements report information on all of the activities of the Agency. The effect of interfund activity has been removed from the government-wide statements. These statements include the Statement of Net Position and the Statement of Activities.

Separate fund financial statements are also provided for the individual governmental funds of the Agency. The Agency has no other types of funds. All funds are treated as major funds and are therefore presented in separate columns in the fund financial statements. The fund financial statements include the Balance Sheet and the Statement of Revenues, Expenditures and Changes in Fund Balance.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues are revenues that derive from the program itself or from parties outside the reporting government's taxpayers or citizenry. Program revenues reduce the net cost of the function to be financed from the governmental revenues. Program revenues in the current year consisted primarily of joint project agreements and grants from the Florida Department of Transportation and Florida Department of Environmental Protection. The City of Tallahassee and Leon County each fund one-third of the operating costs of the Minority, Women, and Small Business Enterprise division of the Office of Economic Vitality within the Agency, and this funding is classified as an operating grant. These grants were used to fund the Agency's ongoing projects.

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

Basis of accounting refers to when revenues, expenditures or expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

When an expense or expenditure is incurred for purposes for which both restricted and unrestricted net position is available, it is the Agency's policy to use restricted resources first, and then unrestricted resources as they are needed.

Investment revenues associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available by the Agency.

The Agency reports the following major governmental funds:

- General Fund - is the Agency's primary operating fund. It accounts for all financial resources of the Agency, except those required to be accounted for in another fund.
- Infrastructure Fund - accounts for bond proceeds, loan proceeds, and various grant revenues expended for Agency projects.
- Debt Service Fund - is used for the accumulation of resources for the payment of interest and principal on the bonds, notes, and State Infrastructure Bank loans.

D. ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION

1. CASH AND CASH EQUIVALENTS

The Agency considers cash on hand, demand deposits, liquid investments with an original maturity of 90 days or less, other liquid investments, and balances included within the City of Tallahassee's (City) cash and investments pool to be cash and cash equivalents. The City's cash and investments pool is an internal cash management pool used to obtain efficiencies of operation and improved financial performance, and includes certain non-pension cash, cash equivalent, and investment securities. The Agency maintains a share in the equity of the pool which is reported as cash and cash equivalents in the statement of net position since cash may be withdrawn from the pool at any time without penalty. Interest earned by the cash and investments pool is distributed to the Agency monthly based on daily balances.

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

Liquid investments classified as cash and cash equivalents include repurchase agreements purchased under the terms of the City's depository contract, open repurchase agreements, certificates of deposit, banker's acceptances, commercial paper, U.S. Treasury direct and agency obligations, and the Florida Department of Treasury Special Purpose Investment Account (SPIA). Investments are carried at fair value, except for those investments for which net asset value or amortized cost is the most appropriate measurement.

The Agency's bank balances are insured by federal depository insurance and, for the amount in excess of such federal depository insurance, by the State of Florida's Public Depository Act (the Act). Provisions of the Act require that public deposits may only be made at qualified public depositories. The Act requires each qualified public depository to deposit with the State Treasurer eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. In the event of a failure by a qualified public depository, losses, in excess of federal depository insurance and proceeds from the sale of the securities pledged by the defaulting depository, are assessed against the other qualified public depositories of the same type as the depository in default. When other qualified public depositories are assessed additional amounts, they are assessed on a pro-rata basis. The Agency categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets. Investments classified in Level 2 of the fair value hierarchy are based upon observable, market-based inputs for similar, but not identical, investments. Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. Investments classified in Level 3 of the fair value hierarchy are based upon extrapolated data, proprietary pricing models and indicative quotes for similar securities. The Agency has no investments classified as Level 3.

2. LEASES

As of October 1, 2021, the Agency adopted the provisions of GASB 87, Leases, which amended the existing accounting standards for lease reporting. The new guidance requires lessors in a leasing arrangement to recognize a lease receivable and a deferred inflow of resources for most leases (other than leases that meet the definition of a short-term lease) at lease commencement. The liability (lessees) or deferred inflow (lessors) will be equal to the present value of lease payments expected to be received during the lease term. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease. Additionally, the new guidance requires lessees in a leasing arrangement recognize a right to use asset and a lease liability for most leases (other than leases that meet the definition of a short-term lease) at lease commencement. The liability will be equal to the present value of lease payments.

3. RESTRICTED ASSETS

Certain amounts are classified as restricted assets on the Statement of Net Position because their use is restricted by the Agency.

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

4. CAPITAL ASSETS

Capital assets include land, equipment, and infrastructure assets. Infrastructure assets are defined as public domain assets and include items such as roads, bridges curbs and gutters, streets and sidewalks, and drainage systems that are immovable and of value only to the government. Capital assets, other than infrastructure assets, are defined as assets with a cost of \$5,000 or more and an estimated useful life greater than one year; infrastructure assets are capitalized when they have an expected cost of at least \$100,000. Capital assets are recorded at cost when purchased. Donated capital assets, which generally consist of land and easements, are recorded at the estimated fair market value at the date of donation based on appraisals or donor's cost. Equipment is depreciated using the straight-line method over an estimated useful life of 5 to 10 years. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Included within the Agency's construction in progress is the construction and/or acquisition of infrastructure assets for the City, the County, and the State of Florida. The Agency accumulates these costs while it manages the particular project. Upon completion of the project, the assets (e.g., land, right-of-way, facilities, etc) are transferred from the Agency to the appropriate government and such government is thereafter responsible for maintaining the transferred assets.

5. RIGHT TO USE LEASED ASSETS

The right to use assets are initially measured at an amount equal to the present value of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The right to use assets are amortized on a straight-line basis over the life of the related lease.

6. DEFERRED OUTFLOWS OF RESOURCES

Deferred outflows of resources represent a consumption of net assets that applies to a future period and will not be recognized as an outflow of resource (expense) until then. Changes in the fair value of effective hedging derivatives are reported as deferred inflows or outflows of resources. The deferred losses on refunding results from the difference in the carrying value of refunded debt and reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results, certain differences between projected and actual investment earnings, as well as contributions between measurement and reporting dates, which are accounted for as deferred outflows of resources.

7. COMPENSATED ABSENCES

Employees earn vacation and sick leave starting with the first day of employment. Vacation leave is earned based on creditable service hours worked as follows:

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

<u>Executive</u>		<u>Senior Management</u>		<u>General</u>	
Creditable Service Hours	Leave earned per hour	Creditable Service Hours	Leave earned per hour	Creditable Service Hours	Leave earned per hour
0 - 2,079	0.057693	0 - 2,079	0.057693	0 - 10,400	0.057693
2,080 - 10,400	0.080770	2,080 - 10,400	0.069231	10,401 - 20,800	0.069231
10,401 - 20,800	0.923080	10,401 - 20,800	0.080770	20,801 - 41,600	0.080770
over 20,800	0.103847	20,801 - 41,600	0.092308	over 41,600	0.092308
		over 41,600	0.103847		

A maximum of 344 hours of vacation leave time may be carried over from one calendar year to the next for executive employees and a maximum of 264 hours for senior management and general employees. An employee who terminates employment with the Agency is paid for any unused vacation leave accumulated to the time of termination.

Sick leave is earned at the rate of .023077 hours for each hour of service with no maximum limit on the number of hours which may be accumulated.

An employee who terminates from the Agency for any reason other than termination for cause will be paid one half of the total amount of sick leave (without regard to catastrophic illness leave) accumulated by the employee on the effective date of termination. If the employee dies, the sick leave amount will be paid to the employee's beneficiary or estate. Retiring employees can elect the option of using the accumulated sick leave amount to purchase single coverage health insurance in lieu of receiving payment for such accumulated sick leave.

Accumulated current and long-term vacation and sick leave amounts are accrued when earned in the government-wide financial statements. A liability of the accumulated vacation and sick leave is reported in the governmental funds only if it is expected to be paid as a result of employee resignation or retirement as of September 30, 2025.

8. DEFERRED INFLOWS OF RESOURCES

Deferred inflows of resources represent an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resource (revenue) until that time. Changes in the fair value of effective hedging derivatives are reported as deferred inflows or outflows of resources. The deferred gain on refunding results from the difference in the carrying value of refunded debt and reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results and certain differences between projected and actual investment earnings, which are accounted for as deferred inflows of resources. The city also recognizes a deferred inflow of resources at the initial measurement of lease receivables. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

9. NET POSITION AND FUND BALANCE

In the government-wide financial statements, net position represents net investment in capital assets, amounts restricted for debt service payments, and amounts restricted for capital projects as required by enabling legislation. For governmental fund financial statements, the Governmental Accounting Standards Board (GASB) issued Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions (GASB 54). This statement defines the different types of fund balances that a governmental entity must use for fund financial reporting purposes. GASB 54 requires the fund balance amounts to be properly reported within one of the fund balance categories listed below:

- Nonspendable, such as fund balance associated with inventories, prepaids, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed or assigned),
- Restricted fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation,
- Committed fund balance classification included amounts that can be used only for the specific purposes determined by a formal action of the Agency Board (the Agency's highest level of decision-making authority),
- Assigned fund balance classification is intended to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed, and
- Unassigned fund balances is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

The Agency was created through an interlocal agreement authorized by Section 163.01(7) Florida Statutes and all money collected by the Agency is restricted in its use to funding the projects agreed to in the interlocal agreement, therefore all fund balances of the Agency are classified as restricted.

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**A. BUDGETARY INFORMATION**

Annual budgets are adopted on a budgetary basis for the general fund. The difference between budgetary revenues and expenditures and modified accrual basis revenues and expenditures as reported in the fund financial statements are explained in the budgetary comparison schedule notes in the Required Supplementary Information of this report. The Board of Directors must approve any revision that alters the total expenditures of the Agency's operating budget. At year-end, unencumbered appropriations are carried forward for use in future years.

Encumbrance accounting, under which requisitions, purchase orders, contracts, and other commitments for the expenditures of resources are recorded to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration. Encumbrances outstanding at year-end are reported as assigned fund balance, and do not constitute expenditures or liabilities because the commitments will be re-appropriated and honored during the subsequent year.

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025**B. COMPLIANCE WITH FINANCE-RELATED LEGAL AND CONTRACTUAL PROVISIONS**

The Agency had no material violations of finance-related legal or contractual provisions. The fund balance in the General Fund group of funds was negative as of September 30, 2024 due to transfers made to the Special Revenue group of funds during the year. The negative balances returned to positive balances as a result of Fiscal Year 2025 operations.

III. DETAILED NOTES – ALL FUNDS**A. CASH, CASH EQUIVALENTS, INVESTMENTS AND SECURITIES LENDING TRANSACTIONS****1. CASH AND CASH EQUIVALENTS**

The Agency has adopted the City's Non-Pension Investment Policy, therefore, the investment policies used by the Agency are the investment policies of the City. As discussed in Note I.D., the Agency participates in the City's cash and investments pool.

The City's Non-Pension Investment Policy, which is approved by the City Commission, governs the investment of all non-pension monies of the City, including the cash and investments pool. The Non-Pension Investment Policy provides for a Core Portfolio, governing the investment of all monies held or controlled by the City not otherwise classified as Specialized or Pension Fund monies. The Non-Pension Investment Policy specifies the investments that are authorized for purchase within the Core Portfolio. The City's Core Portfolio includes investments administered internally by the City (internal) and an external portfolio administered by Galliard Asset Management (Galliard). The Agency's funds are included within the City's Core Portfolio. In addition to authorizing investment instruments, the City's investment policies also identify various portfolio parameters addressing issuer diversification, term to maturity and liquidity, and requirement of "purchase versus delivery" perfection for securities held by a third party on behalf of and in the name of the City. Under the Non-Pension Investment Policy, the City Treasurer-Clerk is designated to invest all monies belonging to the City pursuant to the policy, and is responsible for managing the day-to-day investment of all monies.

The following table presents the Agency's cash and cash equivalent balances at September 30, 2025 carried at fair value by level within the valuation hierarchy, financial assets carried at net asset value or amortized cost, and other cash and cash equivalent balances. The amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the statement of net position (in thousands).

	Total	Quoted Prices in Active Markets for Identical Assets Level 1	Significant Other Observable Inputs Level 2	Significant Unobservable Inputs Level 3
Cash equivalents type by fair value level				
Debt Securities	\$ 248,108	\$ 12,193	\$ 235,915	\$ -
Total cash equivalents at fair value	248,108	12,193	235,915	-
Other cash and cash equivalent balances	62,021			
Total cash and cash equivalents	<u>\$ 310,129</u>			

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS September 30, 2025

Credit Risk related to the cash and investments pool: The structure of the City's non-pension portfolio is designed to minimize credit risk. To limit risk against possible credit losses, a maximum of 5% of the total portfolio may not be held at any one time in all securities of any corporate entity, inclusive of commercial paper, medium term notes, or corporate notes and bonds. No corporate entity represented more than 5% of the portfolio at September 30, 2025. The investment policy also provides that the majority of the securities held to be those of the highest available credit quality ratings. The portfolio's credit quality is measured using the Standard & Poor's rating scale.

As of September 30, 2025, the Agency had the following investments subject to credit risk in the internal and Galliard portion of the portfolio:

Quality Breakdown	Portfolio Percentage
US Treasury	13.56%
US Agency	36.64%
AAA	7.64%
AA	8.36%
A	22.48%
BBB	4.25%
Other	7.06%
Total	<u>100.00%</u>

Interest Rate Risk related to the cash and investments pool: In accordance with the City's Non-Pension Investment Policy, there are established maturity limitations for each authorized investment category. The maximum duration of the various investments within the internally managed portion of the non-pension portfolio ranges from 60 days to 3.5 years. The maximum duration for externally managed investments ranges from 3.0 years to 6.0 years. The option-adjusted duration of the non-pension portfolio as of September 30, 2025 was 2.10 years.

As of September 30, 2025, the Agency had the following investments on a time-segmented basis (in thousands):

Investment Type	Fair Value	< 1 Year	1 - 5 Years	6 - 10 Years	10+ Years
US Treasury	\$ 30,280	\$ 9,285	\$ 20,123	\$ 872	\$ -
US Agency	94,269	8,493	41,743	9,248	34,785
Asset Backed	10,875	67	8,699	1,172	937
Corporate Bonds	92,929	15,021	57,626	12,385	7,897
Municipal	8,672	2,131	5,248	953	340
Other	11,083	11,083	-	-	-
Subtotal	248,108	46,080	133,439	24,630	43,959
Commingled	62,021				
Total	<u>\$ 310,129</u>				

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

2. SECURITIES LENDING TRANSACTIONS

The Agency participates in securities lending transactions through its participation in the City's cash and investment pool. In accordance with Section 51 of the City Charter, the City Treasurer-Clerk or his designee may authorize investment transactions that he considers prudent. Accordingly, the City participates in securities lending transactions via a Securities Lending Agreement with The Northern Trust Company ("Northern") that authorizes the banking institution to lend securities to approved broker-dealers and banks in order to generate additional income. Gross income from securities lending transactions and the fees paid to Northern are reported in the Agency's statements. Assets and liabilities include the value of the collateral held.

During the fiscal year ended September 30, 2025, Northern loaned, at the direction of the City's Treasurer-Clerk, securities and received cash, securities issued or guaranteed by the United States government, and irrevocable bank letters of credit as collateral. Northern does not have the ability to pledge or sell collateral securities delivered absent a borrower default. Borrowers were required to deliver cash collateral for each loan equal to at least 102% of the initial market value of the loaned securities or if the borrowed securities and the collateral were denominated in different currencies, equal to 105% of the market value of the securities.

There are no restrictions on the amount of securities that may be loaned. The Agreement requires Northern to indemnify the City for losses attributable to violations by Northern of the Standard of Care set out in the Agreement. There were no such violations during the fiscal year ended September 30, 2025. Moreover, there were no losses during the fiscal year ended September 30, 2025 resulting from a default of any borrower.

During the fiscal year ended September 30, 2025, the City and each borrower maintained the right to terminate all securities lending transactions on demand. The cash collateral for lending activity was invested in a liquid assets portfolio institutional account. Because the loans are terminable at will, their duration did not generally match the duration of the investments made with the cash collateral. The average term of the loan was approximately 180 days, while the average duration of the investment pool as of September 30, 2025 was 36 days. On September 30, 2025, there was no credit risk exposure to borrowers.

As of September 30, 2025, the Agency's collateral held and the market value of securities on loan were \$4,396,000 and \$4,396,000, respectively.

3. LOAN RECEIVABLE

On October 30, 2023, the Agency entered into a recoverable grant agreement with Cascades Garden, LLC as a result of their successful application for a non-competitive funding request through the Office of Economic Vitality. The Board of Directors of the Agency authorized a non-recoverable grant of \$759,289 and a recoverable grant of \$1,000,000. According to the recoverable grant agreement, Cascades Garden, LLC will refund \$1,000,000 to the Agency prior to December 31, 2027.

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

B. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows (in thousands):

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Non-Depreciable Assets:				
Land	\$ 43,400	\$ 292	\$ -	\$ 43,692
Construction in Progress	151,736	52,633	(13,704)	190,665
Total Non-Depreciable Assets	195,136	52,925	(13,704)	234,357
Depreciable Assets:				
Equipment	46	-	-	46
Vehicles	110	-	-	110
Infrastructure	375	-	-	375
Leased Property	1,507	1,080	-	2,587
Leased Equipment & Fixtures	17	37	(17)	37
Total Depreciable Assets	2,055	1,117	(17)	3,155
Less accumulated depreciation/amortization for:				
Equipment	(46)	-	-	(46)
Vehicles	(65)	(7)	-	(72)
Infrastructure	(194)	(19)	-	(213)
Leased Property	(1,063)	(354)	-	(1,417)
Leased Equipment & Fixtures	(17)	(8)	17	(8)
Total Accumulated Depreciation/Amortization	(1,385)	(388)	17	(1,756)
Capital Assets, net	\$ 195,806	\$ 53,654	\$ (13,704)	\$ 235,756

Depreciation expense of \$26,000 and amortization expense of \$362,000 was charged to the transportation function of the Agency during the year ended September 30, 2025.

C. LEASE COMMITMENTS

The Agency has entered into agreements to lease certain office buildings, machinery, and equipment. These lease agreements qualify as other than short-term leases under GASB 87 and therefore have been recorded at the present value of the future minimum lease payments as of their inception. The terms and conditions for these leases vary and may contain renewal options, the options are not considered in determining the lease term and associated potential option payments are excluded from the present value calculation of the right to use lease asset and the lease liability determination. The Agency's leases generally do not include termination options for either party to the lease or restrictive financial or other covenants. As a result of the leases, the Agency has recorded the right to use assets with a total net book value of \$1,199,000 for governmental activities. Payments due under the lease contracts include fixed, periodic payments over the lease terms plus, for some of the Agency's leases, variable, and non-lease component payments. For the Agency's leases, variable lease payments that depend on future performance or usage of the underlying asset are not lease components and are excluded from the measurement of the lease liability and recognized as outflows of resources.

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

As of September 30, 2025, the Agency's lease payables were valued at \$1,204,000.

The future minimum lease obligations and the net present value of these minimum lease payments as of September 30, 2025, were as follows (in thousands):

Year Ending	Principal	Interest
September 30,		
2026	241	37
2027	208	40
2028	222	30
2029	227	20
2030	243	9
Thereafter	63	-
Total	\$ 1,204	\$ 136

D. LONG-TERM DEBT

The following is a summary of the changes in Long-Term Debt for the year ended September 30, 2025 (in thousands):

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Regions Bank Note	\$ 7,720	\$ -	\$ (640)	\$ 7,080	\$ 655
Series 2022 Bond	71,945	-	(3,735)	68,210	3,925
Series 2024 Bond	122,170	-	(6,155)	116,015	6,525
State Infrastructure Bank Loan	11,458	11,265	(1,741)	20,982	1,754
Total Bonds and Loans	213,293	11,265	(12,271)	212,287	12,859
Unamortized Premiums	26,077	-	(671)	25,406	844
Total Bonds, Loans and Related Balances	239,370	11,265	(12,942)	237,693	13,703
Compensated Absences	251	27	25	303	232
Total Long-Term Debt	\$ 239,621	\$ 11,292	\$ (12,917)	\$ 237,996	\$ 13,935

Compensated absences are generally liquidated by the general fund.

1. SUMMARY OF INDIVIDUAL BOND ISSUES, NOTES, AND LOANS

REGIONS BANK NOTE – On December 16, 2020, the Agency obtained a Sales Tax Revenue Note from Regions Bank for use in the financing of the Florida A&M University Bragg Stadium Repairs project. The note amount was for \$10,055,000 and the note accrues an interest rate of 1.78%. The term of the note is for fifteen years, and the final payment will become due on October 1, 2035.

SERIES 2022 BOND – On March 8, 2022, the Agency engaged in a public sale to fund \$90.8 million in capital projects. The Series 2022 Bonds were issued for \$78.9 million and the premium on the bonds totaled \$12.2 million. The interest rates range between 4.0% and 5.0% depending on maturity date. The term of the bonds is 15 years and the final installment of this bond will be repaid on October 1, 2038. The

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

bonds are limited obligations of the Agency and are paid exclusively from pledged revenues consisting of sales tax revenues (78% of the 1% local government infrastructure and economic development surtax revenues).

SERIES 2024 BOND – On April 16, 2024, the Agency engaged in a public sale to fund \$136.0 million in capital projects. The Series 2024 Bonds were issued for \$122.2 million and the premium on the bonds totaled \$14.4 million. The interest rates range between 5.0 % and 6.0% depending on maturity date. The term of the bonds is 14 years and the final installment of this bond will be repaid on October 1, 2038. The bonds are limited obligations of the Agency and are paid exclusively from pledged revenues consisting of sales tax revenues (78% of the 1% local government infrastructure and economic development surtax revenues).

STATE INFRASTRUCTURE BANK LOAN 2022 – On March 7, 2022, the Agency entered into a State Infrastructure Bank (SIB) Loan agreement with the Florida Department of Transportation in the amount of \$25.5 million and for a fixed interest rate of 1.85%. This loan functions on a reimbursement basis and draws totaling \$4.3 million were made by the Agency during fiscal year 2024. The term of the loan is for 15 years and the final payment schedule will be prepared upon distribution of the final draw, which is likely to take place in 2025. The preliminary repayment schedule is maintained until then.

2. SCHEDULE OF ANNUAL DEBT SERVICE ON ALL BOND ISSUES, NOTES, AND LOANS

Fiscal Year			Interest	Principal & Interest
2026	\$	12,859	\$ 9,348	\$ 22,207
2027		13,426	8,781	22,207
2028		14,014	8,188	22,202
2029		14,638	7,566	22,204
2030		15,327	6,877	22,204
2031		16,012	6,192	22,204
2032		16,728	5,475	22,203
2033		17,428	4,777	22,205
2034		18,156	4,047	22,203
2035		18,923	3,284	22,207
2036		18,740	2,487	21,227
2037		17,610	1,671	19,281
2038		18,426	855	19,281
Total	\$	212,287	\$ 69,548	\$ 281,835

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS September 30, 2025

E. INTERFUND TRANSFERS

At September 30, 2025, interfund transfers were as follows (in thousands):

Transfer in from General Fund	\$ 28,807
Transfer to Special Revenue Fund for project costs	(6,608)
Transfer to Debt Service Fund for required payments	<u>(22,199)</u>
Net Transfers	<u>\$ -</u>

F. NET POSITION

Net position invested in capital assets (net of related debt) is intended to reflect the portion of net position which is associated with non-liquid, capital assets less outstanding capital asset related debt. Related debt includes the outstanding balance of sales tax revenue bonds and other borrowings attributable to the acquisition of capital assets.

At September 30, 2025, net position invested in capital assets (net of related debt) is as follows (in thousands):

Capital assets, nondepreciable	\$ 234,357
Capital assets, depreciable	3,155
Accumulated depreciation	(1,756)
Outstanding balance, bonds, loans & notes payable	(212,287)
Unspent bond proceeds	147,044
Unamortized premiums on bonds payable	(25,406)
Capital related accounts payable	(7,909)
Retainage payable	<u>2,094</u>
Net investment in capital assets	<u>\$ 139,292</u>

IV. OTHER INFORMATION

A. RISK MANAGEMENT

The Agency is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; automobile liability; forgery and alteration; and fraud for which the Agency carries commercial insurance. The primary coverage limits include bodily injury and property damage of \$1,000,000 per occurrence, no aggregate; Employee Benefits Liability of \$1,000,000 per occurrence, no aggregate; Public Officials Liability of \$1,000,000; \$1,000,000 aggregate; Employee Related Practices of \$1,000,000; \$1,000,000 aggregate; and Auto Liability of \$1,000,000.

Liabilities for losses would be recorded when a loss occurs and the amount can be reasonably estimated. There are no such losses as of September 30, 2025. Since the inception of the Agency, there have been no claims.

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025**B. PENSION PLAN OBLIGATIONS**

Employees of the Agency have the option of participating in either the City of Tallahassee or the Leon County benefits program. Employees electing to participate in the Leon County benefits program are eligible for the Florida Retirement System (FRS), which includes the Retiree Health Insurance Subsidy Program (HIS). Employees electing to participate in the City of Tallahassee program are eligible for the City's General Employees' Pension Plan (City Plan). The aggregate amount of net pension liabilities, related deferred inflows and outflows of resources, and pension expense for the Agency's defined benefit pension plans are summarized below:

Plan Obligations and Expenses (in thousands):	Leon County		City of Tallahassee	Total
	FRS	HIS	City Plan	
Net Pension Liability	\$ 271	\$ 79	\$ 754	\$ 1,104
Pension Related Deferred Outflows	124	7	2,766	2,897
Pension Related Deferred Inflows	94	19	2,349	2,462
Pension Expense	(109)	(40)	(97)	(246)
Member Statistics				
Retirees and beneficiaries, if deceased retirees currently receiving benefits	1		0	1
Terminated employees entitled to benefits, not yet receiving benefits	0		1	1
Active Employees	3		28	31

1. FLORIDA STATE RETIREMENT SYSTEM

The FRS is a cost-sharing, multiple-employer, defined benefit plan administered by the State of Florida, Department of Administration, Division of Retirement. The FRS provides retirement, in-line-of-duty or regular disability and survivors benefits. Chapter 121, Florida Statutes, establishes the authority for benefit provisions and contribution requirements. Changes to the law can only occur through an act of the Florida Legislature. The FRS issues financial statements and required supplementary information for the System, which may be obtained by writing to:

Department of Management Services
Division of Retirement
Bureau of Research and Member Communications
P.O.Box 9000
Tallahassee, Florida 32315-9000
850-488-4706 or toll free at 877-377-1737

In addition, a copy of the System's ACFR as of June 30, 2024 is available online at:
http://www.dms.myflorida.com/workforce_operations/retirement/publications/annual_reports.

Currently, there are three (3) employees for the Agency participating in the FRS defined benefit plan out of more than 700,000 active FRS participants in the defined benefit plan. Active employees are required to contribute 3% of their gross compensation to the retirement plan. The Agency is required to contribute at an actuarially determined rate. Agency participants who were members as of June 30, 2011 in the

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

FRS are members of the Regular Class with a normal retirement benefit at age 62 or at least 30 years of service; the benefit accumulates at 1.60% times average compensation (5 highest years) times years of creditable service; vesting occurs after 6 years of creditable service. Agency participants who joined the System after June 30, 2011 are members of the Regular Class with a normal retirement benefit at age 65 or at least 33 years of service; the benefit accumulates at 1.60% times average compensation (8 highest years) times years of creditable service; vesting occurs after 8 years of creditable service. Employer contribution rates effective July 1, 2024 was 8.30%, and July 1, 2025 was 6.73%.

The Agency also participates in the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing, multiemployer defined benefit pension plan established under Section 112.363, Florida Statutes. The benefit is a monthly cash payment to assist retirees of state-administered retirement systems in paying their health insurance costs. The HIS Program is funded by required contributions from FRS participating employers as set by the State Legislature. Employer contributions are a percentage of gross compensation for all active FRS employees. Employees are not required to contribute. For the fiscal year ended September 30, 2025, the contribution rate was 2.0% of payroll pursuant to Section 112.363, Florida Statutes.

In addition to the above benefits, the FRS administers a Deferred Retirement Option Program ("DROP"). This program allows eligible employees to defer receipt of monthly retirement benefit payments while continuing employment with a Florida Retirement System employer for a period not to exceed 96 months after electing to participate. DROP benefits are held in the FRS Trust Fund and accrue interest.

Net Pension Liability – At September 30, 2025, the Agency reported for its share of the FRS and HIS plans the amount of the net pension liability as shown below (in thousands):

	FRS	HIS	Total
June 30, 2025 - measurement date	\$ 271	\$ 79	\$ 350

The net pension liability for each plan was determined by the plans' actuary and reported in the plans' valuations dated July 1, 2025 for the net pension liability as of June 30, 2025.

The Agency represents 0.223% of Leon County's proportionate share of the FRS net pension liability. At September 30, 2025, the Agency's and Leon County's proportionate share of the employer portion of the FRS and HIS net pension liability are shown below:

	Agency		Leon County	
	FRS	HIS	FRS	HIS
June 30, 2025	0.0008741719%	0.0006158383%	0.3919203945%	0.2761008355%
June 30, 2024	0.0011472852%	0.0008083993%	0.3843405268%	0.2708137676%
Increase/Decrease	(0.0002731133%)	(0.0001925610%)	0.0075798677%	0.0052870679%

The Agency's and Leon County proportionate share of the net pension liability was based on the County's 2024- 2025 fiscal year contributions relative to the 2024-2025 fiscal year contributions of all participating members of FRS.

Actuarial Methods and Assumptions – Actuarial Assumptions for both defined benefit plans are reviewed by the Florida Retirement System Actuarial Assumptions Conference on an annual basis. The FRS

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

Pension Plan has an annual Valuation in accordance with 121.031(3), Florida Statutes while the Health Insurance Subsidy HIS program is valued biennially and updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS Pension Plan was completed in 2019 for the period July 1, 2013 through June 30, 2018. The HIS program is funded on a pay as you go basis and thus no experience study has been completed for this program. The actuarial assumptions that determined the total pension liability for the HIS Program were based on certain results of the most recent experience study for the FRS Pension Plan.

The total pension liability for each of the defined benefit plans was determined by an actuarial valuation as of July 1, 2025, using the entry age normal actuarial cost method. Inflation increases for both plans is assumed at 2.40%. Payroll growth for both plans is assumed at 3.5%.

The plan's fiduciary net position was projected as available for all projected future benefit payments of current active and inactive employees. The discount rate for calculating the total pension liability is equal to the long term expected rate of return. Both the discount rate and the long term expected rate of return on investments used by System is 6.7% for the Defined Benefit Pension Plan. The HIS Program uses a pay-as-you-go funding structure, thus it utilized a municipal bond rate of 5.20% for its discount rate to determine the total pension liability for the program (Bond Buyer General Obligation 20-Bond Municipal Bond Index). The 5.20% was an increase from 3.93% used in 2024. Mortality assumptions for both plans were based on the Generational RP-2000 with Projection Scale BB Tables. The actuarial assumptions that determined the total pension liability as of June 30, 2025 were based on the results of an actuarial experience study for the period July 1, 2013 to June 30, 2018 and are shown below.

Valuation Date	July 1, 2025
Measurement Date	June 30, 2025
Payroll Growth	3.50%
Inflation	2.40%
Salary Increase including inflation	Varies by Years of Service
Rate of Return	6.70%
HIS Municipal Rate	5.20%
Mortality	Generational RP-2000 with Projection Scale BB
Actuarial Cost Method	Entry Age Normal

Investments - To develop an analytical basis for the selection of the long-term expected rate of return assumption, in October 2022 the FRS Actuarial Assumptions conference reviewed long-term assumptions developed by capital market assumptions team from both Milliman, the System's actuary, and Aon Hewitt Investment Consulting, investment consultant to the Florida State Board of Administration. The table below shows the assumptions for each of the asset classes in which the plan was invested at that time based on the long-term target asset allocation. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

Asset Class	Target Allocation Percentage(1)	Annual Arithmetic Rate of Return
Cash	1.0%	3.3%
Fixed Income	29.0%	5.7%
Global Equity	45.0%	8.6%
Real Estate	12.0%	8.1%
Private Equity	11.0%	12.4%
Strategic Investments	2.0%	6.6%
Total	<u>100.0%</u>	

Assumed Inflation - Mean 2.4%

(1) As in the FRS Pension Plan's investment policy

Discount Rates – The discount rate used to measure the total pension liability was 6.70%, which is the same rate used to determine the total pension liability in the prior year. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation of the total pension liability is equal to the long-term expected rate of return.

The tables below represent the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the Agency's proportionate share of the FRS and HIS net pension liability if the discount rate is 1.00% higher or 1.00% lower than the current discount rates (in thousands):

Agency Net Pension Liability - FRS

1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
\$ 532	\$ 271	\$ 52

Agency Net Pension Liability - HIS

1% Decrease 4.20%	Current Discount Rate 5.20%	1% Increase 6.20%
\$ 89	\$ 79	\$ 70

Pension Expense and Deferred Outflows/(Inflows) of Resources – In accordance with GASB 68, paragraphs 54 and 71, changes in the net pension liability are recognized as pension expense in the current measurement period, except as shown below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or inflows of resources using a systematic and rational method over a closed period, as defined below:

- Differences between expected and actual experience with regard to economic and demographic factors which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Changes of assumptions or other inputs which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

- Changes in proportion and differences between contributions and proportionate share of contributions which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Differences between expected and actual earnings on pension plan investments are amortized over five years.

The average expected remaining service life of all employees provided with pensions through the pension plans at June 30, 2025 was 5.3 years for FRS and 6.3 for HIS. The components of collective pension expense reported in the pension allocation schedules for the year ended June 30, 2025 are presented for each plan.

For the fiscal year ended September 30, 2025, the Agency recognized (\$109,000) pension expense for the FRS plan and (\$40,000) for the HIS plan, respectively. In addition, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following (in thousands):

Description	FRS		HIS		Total
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	
Difference between expected and actual experience	\$ 29	\$ -	\$ -	\$ -	\$ 29
Change of assumptions	32	-	-	18	14
Net difference between projected and actual earnings on FRS Plan investments	-	104	-	-	(104)
Changes in proportion and differences between Agency FRS and HIS Plan contributions and proportionate share of contributions	38	-	-	-	38
Contributions made by the Agency subsequent to the measurement date	15	-	6	-	21
Total	\$ 114	\$ 104	\$ 6	\$ 18	\$ (2)

Deferred outflows of resources related to the FRS Plan of \$15,000 and to the HIS Plan of \$6,000 resulting from Agency contributions to the plan paid subsequent to the measurement date and prior to the employer's fiscal year, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the City Plan's pension expense will be recognized in future pension expense as follows (in thousands):

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

Year Ending September 30,	FRS / HIS Net Deferred Outflows/(Inflows)
2026	\$ 40
2027	(12)
2028	(16)
2029	(12)
2030	(2)
Thereafter	-
Total	<u>\$ (2)</u>

2. CITY OF TALLAHASSEE GENERAL EMPLOYEES PENSION PLAN (CITY PLAN)

The City Plan is a cost sharing multiple- employer plan established by Chapter 14 of the City Code of Ordinances. Changes to the City Plan can only occur through a change in the law by the City Commission. The City Plan is administered by the City of Tallahassee Treasurer- Clerk's Office, under guidance from the City Plan's Board of Trustees, which is composed of the members of the City Commission and one City police officer or firefighter. The City Plan includes defined benefit and defined contribution provisions. Currently, there are twenty-eight (28) employees for the Agency participating in the City Plan.

The Defined Benefit and Defined Contribution provisions are combined and reported as one plan in the City of Tallahassee's financial statements. The City does not issue a stand-alone financial report on the City Plan. The City's financial statements may be obtained by writing to Financial Services Division, 300 South Adams Street, Tallahassee, Florida 32301. The annual financial statements and required supplemental information of the City Plan may also be obtained at www.talgov.com/transparency/annualrpts.aspx.

DEFINED BENEFIT PROVISION

The City Plan is established in Chapter 14 of the City Code of Ordinances, through Parts A, B, C and D in Articles II, for general employees with Parts A, B and C closed to new participants. Effective April 1, 2013, the City Commission approved changes to the City's General Employees' Pension Plan creating Part D participants. Part D provides coverage to all new employees hired after that date. All members of the City Plan are covered by one of these parts depending upon employment date. These parts provide a detailed description of the various defined benefit provisions. These provisions include the types of employees covered, benefit provisions, employee eligibility requirements for normal, early and/or vested retirements, and the related benefits of these retirements, pre-retirement death benefits, and provisions for disability retirements. There are also post retirement cost-of-living adjustments (COLA) and health care supplements.

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

City Plan		
Normal Retirement Benefits:	Part C-Employees hired prior to April 1, 2013	Part D-Employees hired after April 1, 2013
Age	62 (or 30 years of Credited Service, regardless of age)	65 (or 33 years of Credited Service, regardless of age)
Years of Credited Service (minimum)	5	5
Benefit Calculation	2.25% x AFC x Years of Credited Service	2.25% x AFC x Years of Credited Service
Average Final Compensation (AFC)	Higher of: 1) final 3 yrs; 2) any consecutive 3 yrs - 1/1987 to 12/2005, escalated by 3%; or 3) any consecutive 3 yrs during 1/1987 to the date of retirement	Average of the highest consecutive 5 years of Credited Service
Maximum Benefit	81% of AFC	81% of AFC
COLA	3% increase in benefits each 10/1 starting at the later of normal retirement date, or age 55 (under age and service eligibility); or age 50 (under service eligibility)	3% increase in benefits each 10/1 starting at the later of normal retirement date of age 65
Early Retirement	If a member is retiring under the age and service eligibility, Normal Retirement Benefit is reduced by 4.8% per year for each year by which the Early Retirement date precedes the Normal Retirement date.	
Disability	Five years of Credited Service for non-service connected disability. None for service connected disability.	
Contribution Rates - actuarially determined as of September 30, 2022		
City	21.88%	
Employee	5.00%	

DEFINED CONTRIBUTION PROVISION

The City Plan's defined contribution provisions are described in Article V. All employees may elect to contribute a portion of their salary to the defined contribution plan, also known as the Matched Annuity Plan (MAP). Employees can contribute up to, but not exceed, the maximum amount allowed by the Internal Revenue Service. The Agency contributes 5% to each employee's MAP account. Upon reaching normal retirement age or retiring, a participant shall be paid his contributions, together with accrued earnings. If an employee uses the contributions and accrued earnings to purchase an annuity contract, the Plan will increase the amount of funds (only on the Agency's 5%, employee flex matched contribution and employees' contribution up to the 5%) used by the participant by a factor of 50 percent. Employee and the employer's 5% contribution, plus accrued earnings thereon, are 100% refundable to the employee if the employee elects to terminate his vesting rights or is not vested at the date of employment termination.

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

Net Pension Liability – The total pension liability was determined by an actuarial valuation as of October 1, 2024, rolled forward to September 30, 2025. The net pension liability was also determined using a measurement date of September 30, 2025.

The Agency's proportionate share of the City Plan is based on the covered pensionable payroll, since that was the basis for determining employer contributions. The Agency's portion of the net pension liability of the City Plan as of September 30, 2025 was as follows:

Total pension liability	\$ 28,905
Plan fiduciary net position	28,151
Net pension liability	754
Plan fiduciary net position as a % of total pension liability	97.39%
Agency's proportion of the net pension liability	1.82%

Actuarial Methods and Assumptions – The Agency's total pension liability and contribution rates were determined by an actuarial valuation as of October 1, 2024, using the following significant actuarial assumptions applied to all periods included in the measurement. The actuarially determined contribution rates are calculated as of October 1, 2024, which is two years prior to the end of the fiscal year in which contributions are reported. The actuarially determined contribution is projected to the contribution year using conventional actuarial projection methods.

City Plan	
Valuation Date	October 1, 2024
Actuarial Cost Method	Entry age, normal
Amortization Method	Level percent of pay (with 2.21% payroll growth assumption), closed
Remaining Amortization Period	26 years
Asset Valuation Method	20% of the difference between expected actuarial value (based on assumed return) and market value is recognized annually with a 20% corridor around market value
Inflation Rate	2.50%
Salary Increase	A range of 2.95% to 5.00%, depending on completed years of service, including inflation
Investment rate of return	7.25%
Mortality Rate	RP-2000 Combined Healthy Participant Mortality Table (for pre-retirement mortality), with mortality improvements projected to all future years after 2000 using Scale BB. For males, the base mortality rates include a 50% blue collar adjustment and a 50% white collar adjustment. For females, the base mortality rates include a 100% white collar adjustment.
Experience Study	The last experience study was prepared on June 24, 2016. Assumption changes resulting from this experience study were implemented for the fiscal year ending September 30, 2017.

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

Investments – Plan assets are managed in accordance with the City of Tallahassee Pension Investment Policy. The table below presents the adopted asset allocation as of September 30, 2025.

Asset Class	Target Allocation	Long-Term Expected
	Percentage	Real Rate of Return
Domestic Equity	35.5%	8.1%
International Equity	9.0	8.5
Emerging Markets Equity	4.0	10.2
Fixed Income	16.5	2.1
Real Estate	15.0	5.6
Private Equity	7.5	12.1
Private Credit	7.5	7.0
Timber	5.0	4.9
Total	100.0%	

The City Plan's investments are managed by various investment managers under contract with the Board who have discretionary authority of the assets managed by them and within the City Plan's investment guidelines as established by the Board. The investments are held in trust by the City Plan's custodian in the City Plan's name. The City of Tallahassee Sinking Fund Commission is responsible for making investment policy changes. These assets are held exclusively for the purpose of providing benefits to members of the City Plan and their beneficiaries.

For the year ended September 30, 2025, the annual money-weighted rate of return on the City Plan's investments, net of investment expense, was 10.2%. The money-weighted rate of return takes into account cash flows into and from the various investments of the City Plan. The long-term expected rate of return on pension plan investments is based upon an asset allocation study that was conducted for the City Plan by its investment consultant toward the end of fiscal year 2022. The study was prepared by the City Plan's investment consultant and went through numerous iterations before a final asset allocation was established. The study looked at expected rates of return for twenty-one (21) different asset classes, as well as examining expected standard deviations and correlations among these various asset classes.

Discount Rates – A single discount rate of 7.25% was used to measure the total pension liability for the City Plan. This single discount rate was based on the expected rate of return on pension plan investments of 7.25%. The projection of cash flows used to determine this single discount rate assumed that employee contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the employee rate. Based on these assumptions, the City Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on investments (7.25%) was applied to all periods of projected benefits payments to determine the total pension liability.

The table below represents the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the City Plan and the Agency's proportionate share if the discount rate calculated is 1% higher or 1% lower than the current discount rate (in thousands):

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

Measurement year ending September 30, 2023	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
City Plan	\$ 245,125	\$ 41,426	\$ (126,550)
Agency's Proportionate Share	4,461	754	(2,303)

Pension Expense and Deferred Outflows/(Inflows) of Resources – In accordance with GASB 68, paragraphs 54 and 71, changes in the net pension liability are recognized as pension expense in the current measurement period, except as shown below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or inflows of resources using a systematic and rational method over a closed period, as defined below:

- Differences between expected and actual experience with regard to economic and demographic factors which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Changes of assumptions or other inputs which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Changes in proportion and differences between contributions and proportionate share of contributions which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Differences between expected and actual earnings investments are amortized over five years.

For the year ended September 30, 2025, the Agency recognized pension expense of (\$97,000) for its proportionate share of the City Plan. At September 30, 2025, the Agency reported deferred outflows of resources and deferred inflows of resources related to the City Plan from the following sources (in thousands):

City Plan	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Outflows (Inflows) of Resources
Differences between expected and actual experience	\$ 610	\$ -	\$ 610
Assumption Changes	222	-	222
Change in Cost Allocation Percentage	-	1,113	(1,113)
Net difference between projected and actual earnings on pension plan investments	274	-	274
Contributions to the plan subsequent to the measurement date	424	-	424
	\$ 1,530	\$ 1,113	\$ 417

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

Deferred outflows of resources related to the City Plan of \$424,000 resulting from Agency contributions to the plan paid subsequent to the measurement date and prior to the employer's fiscal year, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the City Plan's pension expense will be recognized in future pension expense as follows (in thousands):

Year Ending September 30,	City Plan Net Deferred Outflows
2026	\$ (196)
2027	495
2028	(79)
2029	(227)
2030	-
Thereafter	-
Total	<u>\$ (7)</u>

C. OTHER POST EMPLOYMENT BENEFITS (OPEB)**OPEB PLAN DESCRIPTION**

As discussed in Note IV.B., employees of the Agency have the option of participating in either the County's or the City's benefit programs. The Agency, through the City's Retiree Medical Insurance Plan (OPEB Plan), provides health insurance and prescription drug coverage to its active and retired employees. Pursuant to Section 112.0801, Florida Statutes, the Agency is required to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. In addition, the Agency, via its participation in the City's program, has elected to provide a partial subsidy to its retirees to offset the cost of such health insurance. As of September 30, 2024, there were two retired employees of the Agency receiving benefits under the OPEB Plan. The City does not issue a stand alone financial report on the OPEB Plan. The City of Tallahassee Other Post Employment Benefit Plan is described in more detail in the City's Annual Comprehensive Financial Report along with the Schedule of Funding Progress. That report may be obtained by writing to Department of Financial Services, 300 South Adams Street, Tallahassee, Florida 32301 or by calling 850-891-8520.

The Agency's proportionate share of the City's OPEB Plan is 1.36% and was determined based on the amount of covered payroll as an estimate for determining each employer's proportionate share. The aggregate amounts, reported by the Agency as of September 30, 2025, of net OPEB liabilities, related deferred inflows and outflows of resources, and OPEB expenses using a valuation date and measurement date of September 30, 2024 are summarized as follows (in thousands):

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS
September 30, 2025

OPEB Plan Obligations and Expenses	Agency Share of City Plan Amounts
Net OPEB Liability	\$ 888
OPEB Related Deferred Outflows	309
OPEB Related Deferred Inflows	91
OPEB Expense	55

Benefits - A member receives a reduced rate on the health insurance premium for the City's health insurance plan. All reduced rate premiums will be deducted from the retiree's pension benefit. If the health insurance premium exceeds the pension benefit amount, the member will pay the City for the difference.

Eligibility - A member may continue on the City's health insurance plan upon retirement if the member is drawing a pension for Normal Retirement, Early Retirement or Disability Retirement. The retiree may continue to cover any qualified dependents that were on the City's health insurance plan at the time of retirement. A member who is a Deferred Retiree (eligible to retire upon termination but chooses to defer the commencement of a pension benefit) may choose to remain on the City's health insurance plan and pay the reduced health insurance premium until the commencement of a pension benefit.

Funding Policy - The contribution requirements of OPEB Plan members and the City are established and may be amended by the City Commission. These contributions are neither mandated or guaranteed. The City has retained the right to unilaterally modify its payment for retiree health care benefits. Effective October 1, 2010, the City implemented a "cap" on employer contributions for retirees. Accordingly, the City's subsidy was frozen at the 2010 levels, and retirees must absorb all future premium rate increases.

Net OPEB Liability - At September 30, 2025, the Agency reported a liability of \$888,000 for its employees' proportionate share of the net OPEB liability. The net OPEB liability was measured as of September 30, 2024.

The total OPEB liability and contribution rate was determined by an actuarial valuation as of September 30, 2024. The total OPEB liability was rolled forward one year. The significant assumptions used were as follows:

BLUEPRINT INTERGOVERNMENTAL AGENCY**NOTES TO FINANCIAL STATEMENTS**
September 30, 2025

Actuarial Cost Method	Entry Age Normal
Normal Inflation	2.50%
Discount Rate	5.17%, the resulting Single Discount Rate based on the expected rate of return on OPEB Plan investments as of September 30, 2024 at 7.25% and the long term municipal bond rate as of September 26, 2024 at 4.90%
Salary Increases	2.95% to 6.40%, including inflation; varies by plan type and years of service.
Retirement Age	Experience based table of rates that are specific to the plan and type of eligibility condition.
Mortality	Mortality Tables used for Regular Class members in the July 1, 2022 actuarial valuation of the Florida Retirement System (FRS). They are based on the results of a statewide experience study covering the period 2013 through 2018. These rates were taken from adjusted Pub-2010 mortality tables published by SOA with generational mortality improvements using Scale MP-2018.
Healthcare Cost Trend Rates	Based on the Getzen Model, with trend starting at 5.90% for 2024 (based on actual premium increases), followed by 6.00% for 2025, and then gradually decreasing to an ultimate trend rate of 4.00%.
Aging factors to Death Expenses	Based on the 2013 SOA Study "Health Care Costs From Birth to Death"
Other Information Note	There were no benefit changes during the year. Assumption changes reflect the change in the Single Discount Rate from the beginning of the year at 4.73% to the end of the year at 4.03%. Per capita costs and premiums updated based on information provided. The additional trend to model the excise ("Cadillac") tax was removed as a result of the repeal of the excise tax effective December 20, 2019.

Sensitivity of net OPEB Liability to changes in the Single Discount Rate - The following presents the plan's net OPEB liability, calculated using a Single Discount Rate of 4.03%, as well as what the plan's net OPEB liability would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher (in thousands):

	Increase 3%	Current Single Discount Rate Assumption 4.03%	1% Increase 5.03%
\$	1,014	\$ 888	\$ 782

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates - The following presents the plan's net OPEB liability, calculated using the assumed trend rates as well as what the plan's net OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher (in thousands):

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
\$	798	\$ 888	\$ 996

OPEB Expense and Deferred Outflows/(Inflows) of Resources Related to OPEB - In accordance with GASB 75, changes in the net OPEB liability are recognized as OPEB expense in the current measurement period, except as shown below. For each of the following, a portion is recognized in OPEB expense in the current measurement period, and the balance is amortized as deferred outflows or inflows of resources using a systematic and rational method over a closed period, as defined below:

BLUEPRINT INTERGOVERNMENTAL AGENCYNOTES TO FINANCIAL STATEMENTS
September 30, 2025

- Differences between expected and actual experience with regard to economic and demographic factors which are amortized over the average expected remaining service life of all employees that are provided with benefits through the OPEB plan, both active and inactive
- Changes of assumptions or other inputs which are amortized over the average expected remaining service life of all employees that are provided with benefits through the OPEB plan, both active and inactive.
- Changes in proportion and differences between contributions and proportionate share of contributions which are amortized over the average expected remaining service life of all employees that are provided with benefits through the OPEB plan, both active and inactive.
- Differences between expected and actual earnings on OPEB plan investments are amortized over five years.

Based on a valuation date and measurement date of September 30, 2024, the Agency recognized OPEB expenses of \$55,000 for the year ended September 30, 2025. At September 30, 2025, the Agency reported deferred outflows of resources and deferred inflows of resources related to the OPEB plan from the following sources (in thousands):

OPEB Plan	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Outflows of Resources
Differences between expected and actual experience	\$ 8	\$ -	\$ 8
Assumption Changes	-	62	(62)
Change in Net OPEB Liability due to change in cost-sharing allocation percentage	-	29	(29)
Net difference between projected and actual earnings on OPEB plan investments	230	-	230
Contributions to the plan after the measurement date	71	-	71
Total	\$ 309	\$ 91	\$ 218

Deferred outflows of resources related to the plan of \$71,000, resulting from Agency contributions to the plan paid subsequent to the measurement date and prior to the Agency's fiscal year, will be recognized as a reduction of the net OPEB liability in the fiscal year ended September 30, 2025. Other amounts reported as OPEB related deferred outflows and inflows of resources will be recognized in future OPEB expense, as follows:

Year ending September 30,	Net Amount (in thousands)
2026	\$ 45
2027	35
2028	2
2029	(1)
2030	27
Thereafter	39
Total	<u>\$ 147</u>

BLUEPRINT INTERGOVERNMENTAL AGENCY

NOTES TO FINANCIAL STATEMENTS September 30, 2025

D. COMMITMENTS AND CONTINGENCIES

1. COMMITMENTS

OUTSTANDING CONTRACTS - The Agency has outstanding commitments on various contracts for design and construction of Agency projects. As of September 30, 2025, these commitments totaled \$48,198,000. Sixty-two (62%) of the total outstanding contracts relate to Northeast Gateway: Welaunee Boulevard. Thirteen percent (13%) relate to the Northeast Park project. Seven percent (7%) relate to the Airport Gateway project while five percent (5%) relate to the Northeast Connector Corridor: Bannerman Road project and three percent (3%) relate to the Orange-Meridian Placemaking project.

2. CONTINGENCIES

FEDERAL AND STATE GRANTS - Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor, cannot be determined at this time although the Agency expects such amounts to not be significant.

Blueprint is subject to various claims, arising from the normal course of operations. The outcome of these claims is not presently determinable.

E. RELATED PARTY TRANSACTIONS

Related party transactions during the year ended September 30, 2025 included the following:

- The Interlocal Agreement provides for annual payments to Leon County and the City of Tallahassee for specific uses including the operating costs of Blueprint funded parks, water quality enhancements, sidewalk enhancements, StarMetro enhancements, and airport growth and development. These payments total \$9,130,000 per year from the Agency to Leon County and the City of Tallahassee.
- The City of Tallahassee and Leon County each will contribute \$392,000 toward the shared operating costs of OEV's Minority, Women, and Small Business Enterprise division. This contribution for fiscal year 2025 expenses will be paid in fiscal year 2026.
- The Agency paid Leon County \$367,000 for the lease of office space located at the Leon County Annex building.

F. SUBSEQUENT EVENTS

The Agency has evaluated subsequent events through June 2, 2026, the date the financial statements were available to be issued. On May 27, 2026, the Agency sold \$81.8 million of sales tax revenue bonds with a term of fourteen years and a true interest cost of 3.75% to fund a number of the Agency's capital projects.

THIS PAGE INTENTIONALLY LEFT BLANK



REQUIRED SUPPLEMENTARY INFORMATION

Budgetary Comparison Schedule-General Fund

Note to Required Supplementary Information

Proportionate Share of Net Pension Liability - City Plan

Schedule of Contributions and Notes to Schedule of Contributions - City Plan

Proportionate Share of Net Pension Liability - Florida Retirement System

Proportionate Share of Net Pension Liability - Health Insurance Subsidy Program

Schedule of Contributions - Florida Retirement System

Schedule of Contributions - Health Insurance Subsidy Program

Schedule of Changes in the Net OPEB Liability and Related Ratios

Schedule of Contributions – OPEB

BLUEPRINT INTERGOVERNMENTAL AGENCY
Budgetary Comparison Schedule
General Fund
For the fiscal year ended September 30, 2025
(in thousands)
(Unaudited)

	Budgeted Amounts		Actual Amounts	Variance with
	Original	Final	(Budgetary Basis)	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance - October 1	\$ 149	\$ (6,001)	\$ (4,691)	\$ 1,310
Resources				
Taxes	48,949	48,949	50,675	1,726
Intergovernmental Revenues	1,766	1,766	783	(983)
Interest Earned	-	-	(421)	(421)
Miscellaneous	3,141	3,141	1	(3,140)
Issuance of Debt	-	-	-	-
Amounts Available for Appropriations	54,005	47,855	46,347	(1,508)
Charges to Appropriations				
Transportation	4,596	4,596	3,778	(818)
Economic Development	2,479	2,479	1,904	(575)
Transfers to Other Funds	46,664	46,664	28,807	(17,857)
Total Charges to Appropriations	53,740	53,739	34,489	(19,250)
Budgetary Fund Balance, September 30	\$ 265	\$ (5,884)	\$ 11,858	\$ 17,742

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
Note to Required Supplementary Information
General Fund
For the fiscal year ended September 30, 2025
(in thousands)
(Unaudited)

**Explanation of Differences between Budgetary Inflows and Outflows and
GAAP Revenues/Transfers In and Expenditures/Transfers Out**

Inflows of Resources

Actual amounts (budgetary basis) available for appropriation from the budgetary comparison schedule	\$ 46,347

Differences - budget to GAAP

The fund balance at the beginning of the year is a budgetary resource but is not a current year revenue for financial reporting purposes.	4,691

The decrease in the fair market value of investments is a decrease in revenue for financial reporting purposes but is not considered a negative budgetary inflow.	75

Miscellaneous items treated as revenues for financial reporting purposes but not as budgetary inflow.	(3)

Total Revenues/Transfers In as reported on the statement of revenues, expenditures, and changes in fund balances.	<u>\$ 51,110</u>

Outflows of Resources

Actual amounts (budgetary basis) total charges to appropriations from the budgetary comparison schedule.	\$ 34,489

Differences - budget to GAAP

The change in compensated absences which is reported in the Statement of Activities does not require the use of current financial resources and therefore is not reported as an expenditure in the governmental funds.	(52)

Miscellaneous items treated as expenditures for financial reporting purposes but not as budgetary outflows.	(1)

Total Expenditures as reported on the statement of revenues, expenditures, and changes in fund balances.	<u>\$ 34,436</u>

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
PROPORTIONATE SHARE OF NET PENSION LIABILITY - CITY PLAN
(BASED ON MEASUREMENT PERIOD ENDING SEPTEMBER 30)
(in thousands)
(Unaudited)

Measurement year ending September 30,	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Net Pension Liability - Ending (a) - (b)	\$ 754	\$ 1,983	\$ 1,342	\$ (1,230)	\$ 2,359	\$ 1,638	\$ 1,061	\$ 582	\$ 130	\$ 174
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	97.39%	91.96%	93.69%	105.90%	88.62%	87.65%	92.12%	95.03%	97.48%	95.85%
Employer's proportion of the Net Pension Liability	1.82%	1.64%	1.48%	1.51%	1.54%	1.01%	1.09%	1.04%	0.51%	0.43%
Covered Payroll	\$ 2,530	\$ 2,176	\$ 1,877	\$ 1,676	\$ 1,728	\$ 1,080	\$ 1,104	\$ 1,148	\$ 571	\$ 470
Net Pension Liability as a Percentage of Covered Payroll	29.80%	91.13%	71.50%	-73.39%	136.52%	151.67%	96.11%	50.70%	22.77%	37.02%

Note: The Total Pension Liability, the Plan Fiduciary Net Position, the Net Pension Liability, and the Pension Expense are allocated by department based on the covered pensionable payroll for each department, since that was the basis of determining employer contributions

See Independent Auditors' Report

**BLUEPRINT INTERGOVERNMENTAL AGENCY
SCHEDULE OF CONTRIBUTIONS - CITY PLAN**
Last Ten Fiscal Years
(in thousands)
(Unaudited)

Fiscal Year Ending September 30	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2015	\$ 71	\$ 71	\$ -	\$ 470	15.11%
2016	75	75	-	571	13.14%
2017	150	150	-	1,148	13.07%
2018	205	205	-	1,104	18.57%
2019	222	222	-	1,080	20.60%
2020	411	411	-	1,728	23.76%
2021	267	267	-	1,676	15.93%
2022	366	366	-	1,877	19.50%
2023	366	366	-	2,176	16.82%
2024	424	424	-	2,530	16.76%
2025	424	424	-	2,574	16.47%

NOTES TO SCHEDULE OF CONTRIBUTIONS - CITY PLAN

Valuation Date: October 1, 2022
Measurement Date: September 30, 2025
Notes: Actuarially determined contribution rates are calculated as of October 1, 2022 for the fiscal year ended September 30, 2025. The actuarially determined contribution is projected to the contribution year using conventional actuarial projection methods.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method: Entry Age Normal
Amortization Method: Level Percent of Pay (with 2.21% payroll growth assumption), Closed
Remaining Amortization Period: 26 Years
Ass Valuation Method: 20% of the difference between expected actuarial value (based on assumed return) and market value is recognized each year with 20% corridor around market value

Inflation: 2.50%
Salary Increases: A range of 2.95% to 5.00%, depending on completed years of service, including inflation

Investment Rate of Return: 7.25%
Retirement Age: Experience-based table of rates that are specific to the type of eligibility condition

Mortality: The mortality tables used are the same as those used in the July 1, 2022 Pension Actuarial Valuation of the Florida Retirement System (FRS) for Regular (other than K-12 School Instructional Personnel) members. These tables are based on the Pub-2010 mortality tables with mortality improvements projected for healthy lives to all future years after 2010 using Scale MP-2018.

See Independent Auditors' Report

**BLUEPRINT INTERGOVERNMENTAL AGENCY
PROPORTIONATE SHARE OF NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM
Last Ten Fiscal Years*
(in thousands)
(Unaudited)**

Year Ending September 30,	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability	Covered Payroll	Proportionate Share of the Net Pension Liability as a percentage of its Covered Payroll	Plan Fiduciary Net Position as a percentage of the Total Pension Liability
2016	0.0009706057%	\$ 245	\$ 101	243.52%	84.88%
2017	0.0012409525%	367	237	155.16%	83.89%
2018	0.0012273080%	370	393	94.12%	84.26%
2019	0.0012394670%	427	397	107.65%	82.61%
2020	0.0012063200%	523	303	172.72%	78.85%
2021	0.0011418200%	86	330	26.13%	96.40%
2022	0.0011049941%	411	445	92.39%	82.89%
2023	0.0011472852%	444	464	117.54%	82.38%
2024	0.0011472852%	444	296	149.73%	83.70%
2025	0.0008741719%	271	230	118.08%	87.26%

*The amounts for each fiscal year were determined as of June 30, 2025 except for the covered payroll determined as of September 30, 2025. The schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
PROPORTIONATE SHARE OF NET PENSION LIABILITY
HEALTH INSURANCE SUBSIDY PROGRAM
Last Ten Fiscal Years*
(in thousands)
(Unaudited)

Year Ending September 30,	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability	Covered Payroll	Proportionate Share of the Net Pension Liability as a percentage of its Covered Payroll	Plan Fiduciary Net Position as a percentage of the Total Pension Liability
2016	0.0006517394%	\$ 76	\$ 101	75.47%	0.97%
2017	0.0084513800%	90	237	38.20%	1.64%
2018	0.0085452500%	90	393	23.03%	2.15%
2019	0.0008605210%	96	397	24.28%	2.63%
2020	0.0008382280%	102	303	33.81%	3.00%
2021	0.0008379340%	103	330	31.14%	3.56%
2022	0.0008098861%	86	445	19.28%	4.81%
2023	0.0008083993%	121	464	33.89%	4.12%
2024	0.0008083993%	121	296	40.91%	4.80%
2025	0.0006158383%	79	230	34.36%	6.36%

*The amounts for each fiscal year were determined as of June 30, 2025 except for the covered payroll determined as of September 30, 2025. The schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM
Last Ten Fiscal Years*
(in thousands)
(Unaudited)

Year Ending September 30,	Contractually Required Contribution	Contribution in Relation to the Contractually Required Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	\$ 24	\$ 24	\$ -	\$ 101	23.47%
2017	32	32	-	237	13.66%
2018	35	35	-	393	8.91%
2019	38	38	-	397	9.69%
2020	40	40	-	303	13.24%
2021	43	43	-	330	13.18%
2022	47	47	-	445	10.60%
2023	66	66	-	464	14.22%
2024	65	65	-	296	21.92%
2025	52	52	-	230	22.72%

*The amounts for each fiscal year were determined as of June 30, 2025 except for the covered payroll determined as of September 30, 2025. The schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
SCHEDULE OF CONTRIBUTIONS
HEALTH INSURANCE SUBSIDY PROGRAM
Last Ten Fiscal Years*
(in thousands)
(Unaudited)

Year Ending September 30,	Contractually Required Contribution	Contribution in Relation to the Contractually Required Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	\$ 3	\$ 3	\$ -	\$ 101	3.31%
2017	4	4	-	237	1.89%
2018	5	5	-	393	1.18%
2019	5	5	-	397	1.21%
2020	5	5	-	303	1.60%
2021	5	5	-	330	1.49%
2022	5	5	-	445	1.10%
2023	7	7	-	464	1.51%
2024	7	7	-	296	2.31%
2025	6	6	-	230	2.40%

*The amounts for each fiscal year were determined as of June 30, 2025 except for the covered payroll determined as of September 30, 2025. The schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS
(BASED ON MEASUREMENT PERIODS ENDING SEPTEMBER 30)
(in thousands)
(Unaudited)

Measurement year ending September 30,	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability								
Service Cost	\$ 21	\$ 19	\$ 24	\$ 23	\$ 26	\$ 13	\$ 17	\$ 9
Interest on the total OPEB Liability	49	41	24	25	33	27	24	12
Changes in assumptions	76	(24)	(214)	40	(109)	89	(22)	(19)
Difference in experience	99	152	-	(30)	-	-	-	-
Changes in allocation percentages	-	-	-	-	370	25	291	-
Benefit payments	(63)	(62)	(49)	(46)	(72)	(41)	(9)	(17)
Net Change in total OPEB liability	182	126	(215)	12	248	113	301	(15)
Total OPEB Liability - beginning	945	819	1,034	1,022	774	661	360	375
Total OPEB Liability - ending (a)	<u>\$ 1,127</u>	<u>\$ 945</u>	<u>\$ 819</u>	<u>\$ 1,034</u>	<u>\$ 1,022</u>	<u>\$ 774</u>	<u>\$ 661</u>	<u>\$ 360</u>
Plan Fiduciary Net Position								
Contribution - employer	\$ 34	\$ 30	\$ 51	\$ 45	\$ 23	\$ 15	\$ 15	\$ 8
Net investment income	71	35	(26)	31	16	1	8	5
Benefit Payments	(28)	(26)	(49)	(46)	11	(13)	12	(9)
Net change in plan fiduciary net position	77	39	(24)	30	50	3	35	4
Plan fiduciary net position - beginning	162	123	147	117	67	64	29	25
Plan fiduciary net position - ending (b)	<u>\$ 239</u>	<u>\$ 162</u>	<u>\$ 123</u>	<u>\$ 147</u>	<u>\$ 117</u>	<u>\$ 67</u>	<u>\$ 64</u>	<u>\$ 29</u>
Net OPEB Liability (a)-(b)	<u>\$ 888</u>	<u>\$ 783</u>	<u>\$ 696</u>	<u>\$ 887</u>	<u>\$ 905</u>	<u>\$ 707</u>	<u>\$ 597</u>	<u>\$ 331</u>
Plan fiduciary net position as a percentage of the total OPEB liability	21.21%	17.14%	15.04%	14.26%	11.52%	8.77%	9.62%	8.04%
Covered employee payroll	\$ 2,530	\$ 2,176	\$ 1,877	\$ 1,676	\$ 1,728	\$ 1,080	\$ 1,104	\$ 571
Net OPEB liability as a percentage of covered employee payroll	35.10%	35.97%	37.07%	37.51%	37.12%	37.12%	54.13%	58.06%

Notes to Schedule:

Changes in assumptions:

Assumption changes reflect the change in the Single Discount Rate from the beginning of the year at 4.73% to the end of the year at 5.17% (the resulting Single Discount Rate based on the expected rate of return on OPEB plan investments as of September 30, 2025 at 7.25% and the long-term municipal bond rate as of September 26, 2025 at 4.90%.

Historical information is required only for measurement periods for which GASB 75 is applicable. Future years' information will be displayed up to 10 years as information becomes available.

See Independent Auditors' Report

BLUEPRINT INTERGOVERNMENTAL AGENCY
SCHEDULE OF CONTRIBUTIONS - OPEB
Last Ten Fiscal Years*
(in thousands)
(Unaudited)

Fiscal Year Ended	Actuarially	Actual	Contribution	Covered Employee	Actual
September 30,	Determined	Contribution	Deficiency (Excess)	Payroll	Contribution as a
	Contribution (ADC)				percentage of
					covered employee
					payroll
2017	\$ 20	\$ 8	\$ 12	\$ 571	1.35%
2018	40	14	26	1,104	1.31%
2019	40	15	25	1,080	1.41%
2020	69	23	46	1,728	1.34%
2021	60	25	35	1,676	1.50%
2022	62	25	37	1,877	1.35%
2023	64	29	34	2,176	1.35%
2024	68	35	34	2,530	1.36%
2025	69	34	35	2,574	1.33%

Notes to Schedule:

Actuarially determined contribution rates are calculated as of October 1, which is 12 months prior to the end of the fiscal year in which contributions are made and reported.

Methods and assumptions used to determine contributions:

Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level Percentage of Payroll, Closed
Remaining Amortization Period:	21 Years
Asset Valuation Method:	Market Value
Inflation:	2.50%
Salary Increases:	2.95% to 6.40%, including inflation; varies by plan and years of service
Investment Rate of Return:	4.73%, net of OPEB plan expense, including inflation
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition.
Mortality:	Mortality tables used in the July 1, 2022 actuarial valuation of the Florida Retirement System (FRS). They are based on the results of a statewide experience study covering the period 2013 through 2018. These rates were taken from adjusted Pub-2010 mortality tables published by SOA with generational mortality improvements using Scale MP-2018.
Healthcare Cost Trend Rates:	Based on the Getzen Model, with trend starting at 5.90% for 2024 (based on actual premium increases), followed by 6.00% for 2025, and then gradually decreasing to an ultimate trend rate of 4.00%.
Aging Factors:	Based on the 2013 SOA Study "Health Care Costs - From Birth to Death".
Expenses:	Investment returns are net of the investment expenses and administrative expenses are included in premium costs.
Notes:	There were no benefit changes during the year.

See Independent Auditors' Report

THIS PAGE INTENTIONALLY LEFT BLANK



STATISTICAL SECTION

NET POSITION BY COMPONENT

CHANGES IN NET POSITION

FUND BALANCES

CHANGES IN FUND BALANCES

RETAIL SALES AND TAX COLLECTION HISTORY

RATIOS OF OUTSTANDING DEBT BY TYPE

LEON COUNTY DEMOGRAPHIC STATISTICS

FULL-TIME EQUIVALENT AGENCY EMPLOYEES

PLEDGED REVENUE COVERAGE

CAPITAL ASSETS BY FUNCTION

BLUEPRINT INTERGOVERNMENTAL AGENCY
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(accrual basis of accounting)
(in thousands)

Governmental activities	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Net investment in capital assets	\$ 139,292	\$ 117,436	\$ 111,351	\$ 108,095	\$ 105,081	\$ 180,500	\$ 173,363	\$ 152,292	\$ 123,192	\$ 243,743
Restricted	146,693	149,451	145,183	123,724	105,513	85,784	79,718	63,447	59,807	62,029
Unassigned	12,672	-	-	-	-	-	-	-	-	-
Total governmental activities net position	<u>\$ 298,657</u>	<u>\$ 266,887</u>	<u>\$ 256,534</u>	<u>\$ 231,819</u>	<u>\$ 210,594</u>	<u>\$ 266,284</u>	<u>\$ 253,081</u>	<u>\$ 215,739</u>	<u>\$ 182,999</u>	<u>\$ 305,772</u>

BLUEPRINT INTERGOVERNMENTAL AGENCY
CHANGES IN NET POSITION
Last Ten Fiscal Years
(accrual basis of accounting)
(in thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Expenses										
Transportation	\$ 17,134	\$ 24,018	\$ 22,979	\$ 14,662	\$ 94,563	\$ 22,884	\$ 4,269	\$ 3,284	\$ 156,015	\$ 8,642
Economic Development	5,319	19,105	2,954	16,687	7,014	4,293	1,435	1,478	1,252	586
Depreciation Expense	398	386	382	385	26	26	27	30	29	27
Interest on Long-Term Debt	9,261	5,982	3,613	1,969	142	43	-	516	1,182	1,601
Total Expenses	32,112	49,491	29,928	33,703	101,745	27,246	5,731	5,308	158,478	10,856
Revenues										
Program Revenues										
Operating Grants and Contributions	783	942	669	527	4,667	557	805	727	922	649
Capital Grants and Contributions	38	2,910	62	7,399	387	2,596	1,875	960	75	1,345
Total Governmental Activities Program Revenue	821	3,852	731	7,926	5,054	3,153	2,680	1,687	997	1,994
General Revenues										
Shared Revenues	50,675	49,173	47,407	47,033	39,813	34,256	37,444	35,643	34,227	33,570
Investment Income	12,312	8,422	4,440	824	1,417	2,285	2,547	1,167	853	1,137
Net Securities Lending Income	-	-	-	-	-	3	3	1	-	-
Net Increase (Decrease) in Fair Market Value of Investments	75	(1,603)	2,065	(911)	(238)	153	173	(484)	(145)	150
Miscellaneous	-	-	-	56	9	599	226	34	30	27
Total Revenues	63,883	59,844	54,643	54,928	46,055	40,449	43,073	38,048	35,962	36,878
Changes in Net Position	\$ 31,771	\$ 10,353	\$ 24,715	\$ 21,225	\$ (55,690)	\$ 13,203	\$ 37,342	\$ 32,740	\$ (122,516)	\$ 26,022

BLUEPRINT INTERGOVERNMENTAL AGENCY
FUND BALANCES
Last Ten Fiscal Years
(accrual basis of accounting)
(in thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Fund										
Restricted for Infrastructure	\$ -	\$ (4,002)	\$ 3,863	\$ 10,091	\$ (2,476)	\$ 5,869	\$ 2,933	\$ 651	\$ 4,762	\$ 3,679
Special Revenue Fund										
Infrastructure	292,532	316,518	196,997	184,468	110,531	81,387	77,926	55,458	50,845	53,504
Debt Service Fund										
Restricted for Future Debt Service	330	-	-	-	-	-	20	8,319	8,315	8,319
Unassigned	\$ 12,672	(44)	77	(1,989)	(565)	-	-	-	-	-
Total Fund Balances	<u>\$ 305,534</u>	<u>\$ 312,472</u>	<u>\$ 200,937</u>	<u>\$ 192,570</u>	<u>\$ 107,490</u>	<u>\$ 87,256</u>	<u>\$ 80,879</u>	<u>\$ 64,428</u>	<u>\$ 63,922</u>	<u>\$ 65,502</u>

BLUEPRINT INTERGOVERNMENTAL AGENCY
CHANGES IN FUND BALANCES
Last Ten Fiscal Years
(accrual basis of accounting)
(in thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Revenues:										
Intergovernmental Revenues	\$ 51,497	\$ 53,025	\$ 48,138	\$ 54,959	\$ 44,867	\$ 37,408	\$ 40,124	\$ 37,254	\$ 35,224	\$ 35,564
Investment Income	12,442	8,421	4,439	823	1,417	2,291	2,020	1,169	856	1,139
Advance Repayments	-	-	-	-	-	-	-	-	-	-
Net Inc (Dec) in the Fair Value of Investments	75	(1,604)	2,065	(911)	(238)	153	-	(484)	(145)	150
Miscellaneous Revenues	-	-	-	56	9	599	226	110	31	29
Total Revenues	64,014	59,842	54,642	54,927	46,055	40,451	42,370	38,049	35,966	36,882
Expenditures:										
Transportation	54,571	57,029	44,611	40,861	28,250	27,035	6,010	17,417	17,701	23,460
Economic Development	5,318	19,147	2,965	16,704	7,009	4,278	1,441	1,491	1,209	527
Securities Lending Expense:										
Interest	-	-	-	-	-	3	6	1	2	1
Agent Fees	129	-	-	-	-	-	-	-	-	-
Debt Service:										
Principal Retired	12,271	6,128	4,839	610	475	2,141	17,797	17,037	16,314	16,129
Interest and Fiscal Charges	9,928	6,299	3,800	1,955	142	43	838	1,597	2,320	2,686
Debt Issuance Costs	-	617	-	763	-	-	-	-	-	-
Total Expenditures	82,217	89,220	56,215	60,893	35,876	33,500	26,092	37,543	37,546	42,803
Other Financing Sources (Uses):										
Issuance of Debt	11,265	140,913	9,940	91,045	10,055	-	-	-	-	-
Net Change in Fund Balances	\$ (6,938)	\$ 111,535	\$ 8,367	\$ 85,079	\$ 20,234	\$ 6,951	\$ 16,278	\$ 506	\$ (1,580)	\$ (5,921)
Debt Service as a Percentage of Noncapital Expenditures	394%	198%	158%	45%	12%	46%	482%	432%	448%	236%

**BLUEPRINT INTERGOVERNMENTAL AGENCY
RETAIL SALES AND TAX COLLECTION HISTORY
Last Ten Fiscal Years
(in thousands)**

Fiscal Year	Retail Sales(1)	Infrastructure Sales Tax Revenue Collected (1)	Agency's Share of Sales Tax Revenue Collected (2)
2016	\$ 7,751,000	\$ 41,963	\$ 33,570
2017	8,027,000	42,784	34,227
2018	8,290,000	44,554	35,643
2019	8,652,367	46,805	37,444
2020	8,354,156	42,820	34,256
2021	9,230,547	51,042	39,813
2022	10,549,961	60,299	47,033
2023	10,879,284	60,778	47,407
2024	11,289,974	63,042	49,173
2025	11,984,795	64,968	50,675

(1) Florida Department of Revenue - Leon County Gross and Taxable Sales

(2) The Agency received 80% of the sales tax collected in Leon County under the 15 year 1% Infrastructure Sales Surtax which began on December 1, 2004. Beginning on January 1, 2020, the Agency received 78% of the sales tax collected in Leon County under the Blueprint 2020 extended 1% Infrastructure Sales Surtax. The Infrastructure Sales Surtax extension is set to expire on December 31, 2039. The sales tax is collected on all retail sales of tangible personal property subject to certain exceptions and exemptions and certain dealer allowances.

BLUEPRINT INTERGOVERNMENTAL AGENCY
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years
(in thousands)

Fiscal Year	Sales Tax	State				Percentage of	
Ended	Revenue	Infrastructure	Private	Total Debt	Leon County	Personal	Per Capita As
Sept. 30,	Bonds	Bank Loans	Bank Loans	Outstanding	Population (1)	Income	Restated
2016	\$ 39,905	\$ 13,385	\$ -	\$ 53,290	288,000	0.6%	185.03
2017	27,265	9,711	-	36,976	288,000	0.0%	128.39
2018	13,975	5,963	-	19,938	292,332	0.0%	68.20
2019	-	2,141	-	2,141	296,499	0.0%	7.22
2020	-	-	-	-	299,484	0.0%	-
2021	-	-	9,580	9,580	292,198	0.0%	32.79
2022	91,045	-	8,970	100,015	292,198	0.0%	337.98
2023	87,457	9,111	8,350	104,918	301,724	0.0%	347.73
2024	220,192	11,458	7,720	239,370	302,197	0.0%	792.10
2024	209,631	20,982	7,080	237,693	305,866	0.0%	777.11

(1) Office of Economic and Demographic Research, State of Florida

**BLUEPRINT INTERGOVERNMENTAL AGENCY
LEON COUNTY, FLORIDA
DEMOGRAPHIC STATISTICS
Last Ten Fiscal Years**

Year	Estimated	Retail Sales	Personal Income	Per Capita	School	Unemployment Rate % (1)		
	Population (1)	(thousands) (2)	(thousands) (1)	Income (1)	Enrollment (3)	Leon County	Florida	United States
2016	287,819	\$ 7,751,449	\$ 11,730,939	\$ 40,758	33,300	4.5	4.7	4.9
2017	287,899	8,026,814	12,442,456	42,862	33,993	3.6	4.0	4.1
2018	292,332	8,290,351	13,011,019	44,482	33,873	2.8	3.5	3.7
2019	296,449	8,652,367	13,620,561	46,394	34,032	2.6	2.9	3.5
2020	299,484	8,354,156	14,448,894	49,155	34,000	5.2	4.2	6.7
2021	292,198	9,230,547	15,942,096	53,844	32,000	3.4	3.5	3.9
2022	295,921	10,549,961	16,130,473	54,244	33,952	2.2	2.7	3.5
2023	301,724	10,879,284	16,965,253	56,228	32,212	3.1	2.9	3.7
2024	302,197	11,289,974	18,603,875	61,912	31,769	3.8	3.7	4.5
2025	305,866	11,984,795	N/A	N/A	31,645	4.9	4.3	4.4

(1) Office of Economic and Demographic Research, State of Florida

(2) Florida Department of Revenue - Leon County Gross and Taxable Sales

(3) Leon County Public School Board

N/A - Data not available

**BLUEPRINT INTERGOVERNMENTAL AGENCY
FULL-TIME EQUIVALENT AGENCY EMPLOYEES AS OF SEPTEMBER 30
Last Ten Fiscal Years**

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Transportation	22	23	21	21	18	17	13	13	13	10
Economic Development	9	10	11	10	10	10	8	7	12	7
Total	31	33	32	31	28	27	21	20	25	17

BLUEPRINT INTERGOVERNMENTAL AGENCY
PLEDGED REVENUE COVERAGE
Last Ten Fiscal Years
(in thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Sales Tax Revenues (1)	\$ 50,675	\$ 49,173	\$ 47,407	\$ 47,033	\$ 39,813	\$ 34,256	\$ 33,570	\$ 32,491	\$ 31,044	\$ 29,574
Annual Debt Service on Sales Tax Revenue Bonds	9,890	3,560	3,390	1,784	-	-	14,694	14,693	14,693	14,696
Actual Coverage on Sales Tax Revenue Bonds	5.12	13.81	13.98	26.36	N/A	N/A	2.55	2.43	2.33	2.28
Annual Debt Service on All Outstanding Debt	12,271	6,138	4,839	2,565	617	-	18,562	18,564	18,564	19,072
Actual Coverage on All Outstanding Debt	4.13	8.01	9.80	18.34	64.53	N/A	1.81	1.75	1.67	1.55

BLUEPRINT INTERGOVERNMENTAL AGENCY
CAPITAL ASSETS BY FUNCTION
Last Ten Fiscal Years
(in thousands)

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Transportation	\$ 235,756	\$ 195,806	\$ 162,764	\$ 141,999	\$ 114,661	\$ 180,500	\$ 175,504	\$ 173,487	\$ 162,622	\$ 300,624

THIS PAGE INTENTIONALLY LEFT BLANK



OTHER REPORTS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

Independent Accountants' Report

Management Letter

**Report on Internal Control Over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements Performed in
Accordance With Government Auditing Standards**

Independent Auditor's Report

Board of Directors
Blueprint Intergovernmental Agency
Tallahassee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and each major fund of Blueprint Intergovernmental Agency (the Agency), as of September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated June 2, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's [consolidated] financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the [consolidated] financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Forvis Mazars, LLP

**Tallahassee, Florida
June 2, 2026**

Independent Accountant's Report

Honorable Member of the Board
Blueprint Intergovernmental Agency
Tallahassee, Florida

We have examined the compliance of the Blueprint Intergovernmental Agency (the "Agency") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the Agency's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

Forvis Mazars, LLP

Tallahassee, Florida
June 2, 2026

Independent Auditor's Management Letter

Honorable Member of the Board
Blueprint Intergovernmental Agency
Tallahassee, Florida

Report on the Financial Statements

We have audited the basic financial statements of the Blueprint Intergovernmental Agency (the "Agency") as of and for the year ended September 30, 2025, and have issued our report thereon dated June 2, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated June 2, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. In connection with the proceeding audit, all findings were fully resolved.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based, in part, on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Units

Section 10.554(1)(i)5.c, *Rules of the Auditor General*, requires that we determine whether or not a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, The Agency Reported:

- a. The total number of Agency employees compensated in the last pay period of the Agency's fiscal year as 31.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$3,074,321
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. Each construction project with a total cost of at least \$65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such projects as listed below:
 - i. Airport Gateway - \$9,796,000
 - ii. Monroe-Adams Placemaking - \$1,550,000
 - iii. Northeast Corridor: Bannerman Road - \$19,170,000
 - iv. Fairgrounds Beautification - \$670,000
 - v. Capital Cascades Trail Segment 4 - \$2,203,000
 - vi. Northwest Connector: Tharpe Street - \$299,000
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes, as seen on page 63.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the Agency's geographical boundaries during the fiscal year under audit.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we had no such communication.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, The Agency's Board, and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties.

Forvis Mazars, LLP

**Tallahassee, Florida
June 2, 2026**

Blueprint Intergovernmental Agency Board of Directors Agenda Item #3

June 11, 2026

Title:	Status Report on Communication Policies and Business Support Practices During Construction of Infrastructure Projects
Category:	Consent
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Megan Doherty, Blueprint Planning Manager

STATEMENT OF ISSUE:

This item seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) acceptance of a status report on existing local policies and practices that guide infrastructure project communication efforts prior to and during construction. As directed at the March 12, 2026, meeting, this agenda item also includes a discussion of communication strategies best practices for informing the public that businesses remain open and accessible during construction.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTION:

Option 1: Accept the status report.

SUPPLEMENTAL INFORMATION:

This item provides a status report on existing local policies and practices that support proactive public communication during construction of infrastructure projects. The goal is to help ensure affected businesses remain visible and accessible throughout construction by keeping customers informed that these businesses are open and operational. As directed at the March 12, 2026, meeting, a review of communication best practices for construction projects that impact business access confirmed that those best practices are already incorporated into the existing Blueprint Public Engagement Plan.

The status report also includes an overview of the City of Tallahassee's communication strategies, and the Leon County Outreach Partnership and Enhanced Navigation (OPEN) Policy governing outreach during road construction. The review found consistency across all three frameworks and confirms that current practices are designed to keep customers informed that affected businesses remain open and accessible throughout construction. This report also highlights what Blueprint has learned regarding cross-jurisdictional coordination in a sector that demands continuous adaptation. Specifically, it demonstrates how those lessons and subsequent remedies are being implemented moving forward to improve construction efficiency and mitigate potential impacts to area businesses.

LOCAL PUBLIC ENGAGEMENT PLANS AND POLICES

Blueprint Public Engagement Plan

The Blueprint Public Engagement Plan (Plan), as approved by the IA Board at the June 27, 2019 meeting, establishes the Agency's framework for public communication throughout the lifecycle of infrastructure projects, from planning through construction. A copy of the Plan is included as Attachment #1.

The Plan requires the development of project-specific communication and engagement strategies at the outset of each project. During construction, those strategies must include clear schedules, designated points of contact, and outreach activities targeted to affected audiences. In practice, this means activities such as door-to-door business outreach to notify owners of upcoming work and access changes, direct mailings and flyers to nearby residents and customers, project web pages and social media posts with current construction schedules and detour information, and yard signs or banners confirming that businesses are open during construction. The Plan also requires timely communication about construction impacts, access changes, and mitigation measures — for example, notifying customers of alternate parking or entrance locations when a primary access point is temporarily closed — and establishes mechanisms for businesses and the public to raise concerns and receive responses throughout construction. Together, these requirements provide the framework for proactive outreach ensuring that customers and the public are informed that businesses along construction corridors remain open and accessible.

In implementing the Plan, Blueprint adheres to state and federal requirements governing equitable and accessible public engagement, including the Americans with Disabilities Act of 1990, Title VI of the Civil Rights Act of 1964 and other nondiscrimination laws, Executive Order 12898 addressing environmental justice in minority and low-income populations, and Executive Order 07-01's Plain Language Initiative. These requirements ensure that construction-period outreach reaches all affected audiences.

Blueprint Project-Focused Communication

As detailed in the Blueprint Public Engagement Plan, Blueprint employs a variety of strategies to communicate project status and progress during all project phases. The following communication strategies are ongoing for Blueprint projects:

- **Project Webpages on BlueprintIA.org:** Project-specific webpages on BlueprintIA.org serve as centralized information hubs that provide an overview of each infrastructure project, including its purpose, benefits, and current phase (such as planning, design, or construction). They typically include project descriptions, maps or visual renderings, and key details about improvements, helping users understand the scope and expected outcomes. These pages often present project timelines or status updates, allowing the public to track progress over time and stay informed about major milestones. Project pages also include contact information for Blueprint project managers, reports or public meeting materials, and updates related to construction activities or impacts, supporting transparency and accessibility. Together, this content is structured to give residents, businesses, and stakeholders a clear, easy-to-navigate source of information about project development, progress, and how to stay engaged.
- **Monthly Project Snapshot Updates:** Project snapshots are one-page project overviews that are updated monthly to provide the latest information on each project. These snapshots include key details such as the project description, current phase (planning, design, or construction), next steps, and anticipated timelines, along with maps depicting boundaries or renderings illustrating project improvements. Snapshots serve as a quick, easy-to-read and share resource for the public, offering a consistent snapshot of project progress and status in a standardized format across all Blueprint projects.
- **Blueprint Infrastructure Quarterly Project Status Report:** This report is updated every quarter to provide a comprehensive overview of all active Blueprint projects, including their current phase and key milestones. These reports compile program statistics like total miles of roadway or trails being developed and acres of public space improved. In addition, each report incorporates individual project snapshots and highlights, offering both high-level summaries and detailed updates to keep the public informed about overall program performance and project-specific advancements.
- **Community Events and Presentations:** Blueprint staff meet with neighborhoods, churches, business owners, professional associations, and resident groups throughout Leon County to discuss both the overall Blueprint program as well as specific projects. These presentations provide an opportunity to share updates on the project and discuss plans impacting their specific area, generally well ahead of construction. This

allows time for follow-up contact with Blueprint staff to address any potential concerns that may arise as a result of project construction.

- **Community Engagement Update:** Blueprint provides public engagement updates to the IA Board formally through the Community Engagement Update included in each meeting agenda packet within the Receipt and File section. These reports describe community engagement activities for projects as they have occurred since the prior IA Board meeting or will occur ahead of the next scheduled IA Board meeting. Community Engagement Updates include advance public notices for traffic pattern changes, mailings to nearby residents, door to door coordination with businesses, and direct communication with homeowner and neighborhood associations when construction impacts access, parking, or operations.
- **Project-Specific Communication and Outreach:** Project specific strategies for communication—such as postcard mailings during sidewalk construction or coordination with affected businesses during underground utility work—illustrate how Blueprint adapts engagement methods to construction conditions and affected audiences. Each Blueprint project is considered for its unique attributes, stakeholders, and impacts as strategies for public engagement and communication are formed. Project-specific strategies often include public, neighborhood, or business owner meetings, postcard or letter mailings, roadway signage, updates on the Blueprint website, and coordination with the City and County to utilize their communications networks to amplify information about Blueprint projects.

For example, prior to the Market District Park construction, the approach emphasized early coordination, frequent communication, multiple outreach channels, and strong partnerships with business organizations to reduce impacts on businesses. Continuous coordination with the Market District Merchant Association (MDA) helped connect project teams with local businesses. In December 2024, a construction letter (and email for redundancy) was mailed to over 1,300 residents and businesses outlining construction expectations. In addition, a postcard was hand-delivered to Market District businesses. A dedicated Story Map for accessible and up-to-date project information was created, and, in addition to the contractor requirements for work in the public right of way, the project team employed the use of variable message boards.

- **City and County Communications Departments:** Blueprint coordinates with the City of Tallahassee Communications and Leon County Community and Media Relations teams to share information and communicate with the public. All press releases, groundbreaking/ribbon cutting events, and official notices are coordinated through these offices.
- **Office of Economic Vitality Collaboration:** Blueprint Infrastructure works with the Office of Economic Vitality (OEV) to amplify communication efforts, particularly for business districts impacted by construction.

Most recently, Blueprint and OEV staff took a proactive and hands-on approach to supporting businesses in the Market District during construction by meeting directly with business leaders in November and December to discuss solutions and ensure

concerns were addressed. Ahead of the holiday shopping season, OEV staff canvassed each business in the district, encouraging participation in the “Love Your Local” campaign by distributing materials and aligning messaging to promote continued patronage. To further reinforce visibility, LIVE in Tallahassee was directed to broadcast from the district during Black Friday weekend and again the following week, helping communicate that businesses remained open. Complementing these efforts, Prime Meridian Bank agreed to donate billboard advertising space, further expanding outreach and helping maintain customer traffic to the area. From February to May 2026, the Office of Economic Vitality worked with Grova Creative to create an engagement campaign to promote Market District businesses and increase awareness during construction. The “Pardon the Mess” campaign engaged a large local audience across both streaming audio and social platforms, with hundreds of thousands of impressions for ads and commercials. The streaming audio component generated strong reach across platforms like Spotify, Pandora, and iHeartRadio, creating widespread exposure to listeners throughout daily activities. Meanwhile, the Meta (Facebook and Instagram) campaign delivered broad audience reach and high engagement, including substantial views, interactions, link clicks, and landing page visits, demonstrating that many users not only saw the ads but actively engaged with them. Overall, the Market District “Pardon the Mess” campaign successfully reached and engaged a wide and diverse audience—particularly mobile users, younger adults, and older residents—driving awareness of Market District businesses. Attachment #2 includes the Grova Creative “Pardon the Mess” campaign media report.

Blueprint Projects on City, County, and FDOT Facilities

When Blueprint is completing projects that will be owned and maintained by Leon County, staff coordinates with the County’s Community and Media Relations Department. Leon County Policy No. 14-3 establishes the Outreach Partnership and Enhanced Navigation (OPEN) for Businesses Program, included as Attachment #3, which is designed to support businesses affected by County road construction projects by reducing economic disruption and maintaining customer access. The policy directs the County to implement a consistent set of outreach and assistance strategies for impacted business corridors, including regular communication through meetings, designated staff contacts, direct mail, and advertising through media, signage, and social media. It also promotes initiatives such as “Shop Here” campaigns, project websites, and a “Road Work Survival Guide” to help businesses maintain visibility, adapt during construction, and prepare for post-construction opportunities. The OPEN policy integrates public engagement into construction project delivery, with funding set aside as part of project budgets to ensure these outreach efforts are implemented. Blueprint’s Public Engagement Plan allows for each component of the County’s OPEN policy to be incorporated into the project’s communications strategy, and

Blueprint coordinates with the City Communications Department to develop and implement the communication strategy for projects on City-maintained roadways. The City of Tallahassee has a consistent communication approach using many of the strategies identified as best practices for communicating with residents and businesses owners

during construction projects. In addition to roadway construction projects, the City also communicates construction work related to electric and underground utility construction and maintenance. For roadway projects, the City of Tallahassee creates an outreach plan tailored to each project, accounting for project length, project stage, and community engagement. Common elements utilized in the outreach plans are open house style public meetings, letters and emails, and a project webpage.

When Blueprint is completing projects that are owned by the Florida Department of Transportation (FDOT), communication efforts are consistent with the FDOT approach to communication as provided in their Public Involvement Handbook (Attachment #4), which lays out a structured, principle-driven approach to community engagement that captures and formalizes best practices across all project phases. It emphasizes continuous two-way communication, early and ongoing opportunities for public input, and the importance of tailoring outreach tools to specific audiences. During construction, FDOT's outreach focuses on keeping the public informed about real-time impacts such as lane closures, detours, construction sequencing, and temporary access changes. The handbook stresses that construction is often the phase when the public feels impacts most directly, making timely, clear communication essential. Tools such as variable message boards, social media updates, press releases, and direct notifications help ensure travelers, residents, and businesses understand what to expect and how to navigate disruptions. In addition to employing communication strategies that go beyond the FDOT requirements, Blueprint follows the state's standards on projects in the FDOT right of way.

Cross Jurisdictional Coordination

Blueprint projects frequently intersect with City, County, and FDOT initiatives. For the Market District Project, Blueprint's project included the Park, and the City concurrently managed the adjacent Market District Infrastructure Improvement project which included roadway and stormwater enhancements. Construction services for both the Blueprint and the City projects were advertised together to maximize public benefit and efficiencies. Through this process, a single contractor was selected to construct all planned improvements, with the intent of minimizing disruptions to the public and ensuring consistency throughout the projects.

The selected contractor allocated resources to each of the improvements concurrently. Feedback from area businesses indicated that the roadway project was causing more disruption than the stormwater and park improvements and as a result Blueprint and the City worked with the contractor to prioritize the roadway improvements.

Furthermore, Blueprint and the City of Tallahassee took action on two fronts: first, staff collaborated with OEV to launch a targeted marketing campaign addressing merchant feedback; second, staff coordinated directly with the contractor to shift resources from the park project to expedite the adjacent roadway construction.

Moving forward, Blueprint is institutionalizing these remedies as standard operating procedure for all multi-jurisdictional projects. Future project plans will require early, continuous communication with area businesses and inter-agency resource alignment prior to construction to ensure maximum efficiency and minimal local impact.

CONTRACTOR REQUIREMENTS DURING CONSTRUCTION

For construction within the public road right-of-way, contractors are required through the permitting process to develop access plans through the project area or develop safe alternate routes. The Maintenance of Traffic (MOT) plans, or the Temporary Traffic Control Plans, are included within the design documents that are reviewed, commented, and permitted by the appropriate governing agency. Lane closures or total road closures require approval and permitting through the regulatory agency that owns the roadway (locally - FDOT, Leon County, or City of Tallahassee). All MOT signage must comply with the Manual on Uniform Traffic Control Devices (MUTCD) published by Federal Highway Administration. In addition, detours that rely on other agency's facilities require approval from that agency. Conditions for notification and coordination of lane and road closures are stipulated as part of the permit documents. A contractor may request changes to the approved MOT but must provide an alternate MOT, prepared by the contractor's engineer, for approval by the regulatory agency.

The contractor is required to perform the work in conformance with the plans and specifications for the project. For Blueprint projects, plans reference the FDOT standard plans and specifications. In some instances, specific plans may include additional provisions to address project specific circumstances. In the case of maintenance of traffic, FDOT's Standard Specifications for Road and Bridge Construction, Section 102 provides the requirements to the contractor. As part of Section 102, contractors are to provide accommodations to "pedestrians with a safe, accessible travel path around work sites," and "provide continuous access to all residences and all places of business." In addition, it provides guidance on signage for businesses. Specifically, FDOT Standard Plans Index 102-60 states "Business entrance signs are intended to guide motorist to business entrances moved/modified or disturbed during construction projects."

Compliance with FDOT Standards ensures consistency across Blueprint projects and provides reliability and predictability in how access will be maintained by contractors during Blueprint construction projects. While maintenance of access is crucial, Blueprint recognizes business outreach and public engagement are also critical components of construction projects. This recognition is reflected in the Blueprint Public Engagement Plan and in collaborations with the City, County, and OEV on Blueprint infrastructure projects, as outlined in earlier sections of this item.

BEST PRACTICES

As discussed below, a review of local government strategies for business owner outreach during public construction projects reveals consistency with the Blueprint Public Engagement Plan and local communication policies and practices. This consistency is intentional; local communication strategies, including the Blueprint Public Engagement Plan, were drafted to be inclusive of best practices, and the additional Blueprint engagement efforts reflect a commitment to ensuring prompt and accurate communication during construction of Blueprint projects.

Blueprint reviewed communication strategies employed by comparable communities ahead of construction projects, examining current practices in Lakeland, Gainesville, Pensacola, Clearwater, Hollywood, and West Palm Beach. Each city relies on proactive, multi-channel outreach combining direct mail or door hangers, digital updates, public meetings, and interactive mapping tools to keep residents and businesses informed of construction impacts. Lakeland, for example, distributes door-hanger notices to affected properties at least 48 hours before work begins; Gainesville uses targeted mailers and postcards with QR codes; and Pensacola maintains a centralized digital hub where residents can track project progress. Across all reviewed jurisdictions, consistent themes included early engagement, regular updates, and structured opportunities for public feedback through workshops, open houses, and neighborhood meetings.

Each of the communities' reference or align with broader state or regional standards—particularly FDOT guidance—to ensure consistency, accessibility, and equity in public engagement. Hollywood explicitly notes that for major capital projects, cities should “adhere to the principles outlined in the FDOT Public Involvement Handbook,” while other cities implicitly follow similar frameworks through structured public involvement processes, standardized engagement guidebooks, and coordinated interdepartmental communication. These references demonstrate that while each city adapts its outreach to local needs, they all ground their communication and business-impact strategies in established state-level best practices.

A review of best practices for public agencies found repeated focus on early, clear, and consistent outreach for effective communication during roadway construction. Advance notifications regarding road closures, detours, and access changes are commonly provided to residents, businesses, and commuters. Project timelines, anticipated impacts, and alternative routes are disseminated through multiple channels, including websites, social media, news outlets, email alerts, and physical signage. The use of maps, visuals, and frequently asked questions is often incorporated to improve public understanding, while ongoing updates are issued to reflect changing construction conditions.

Maintaining business access and supporting local economic activity is also widely reflected as a best practice through targeted communication strategies. Efforts are generally made to clearly indicate that businesses remain open, to install directional signage during detours, and to conduct direct outreach such as meetings, mailings, or individual contacts with affected business owners. Information regarding parking availability, alternate entry points, and delivery access is typically highlighted. In many cases, promotional campaigns encouraging residents to continue patronizing local businesses during construction, similar to the “Pardon the Mess” campaign used in the Market District, are implemented to help offset potential economic impacts and sustain community engagement.

Finally, successful strategies are often characterized by an emphasis on two-way communication and responsiveness throughout the construction period. Mechanisms are commonly established to allow the public to ask questions, report concerns, and receive timely responses, such as dedicated project hotlines, email contacts, or online feedback tools. Regular engagement with businesses and neighborhood stakeholders is frequently

conducted, and adjustments to construction communication or operations are made in response to feedback. For example, based on feedback from the Market District businesses, the contractor was directed to reallocate resources to prioritize the roadway work over the park to minimize retail business impacts by shortening the timeline for the road closures. Through these approaches, transparency and accessibility are reinforced, contributing to improved trust and reduced disruption during roadway construction projects.

ALLOWABLE USE OF DISCRETIONARY SALES SURTAX PROCEEDS

Section 212.055(2)(d), Florida Statutes, governs the use of Blueprint surtax proceeds and requires that funds be used to finance, plan, and construct infrastructure. Infrastructure is defined as capital expenditures associated with the construction, reconstruction, or improvement of public facilities, including related land acquisition.

A program providing direct financial compensation to businesses located within a construction area — but whose property is not being acquired for the project — is not an allowable use of infrastructure surtax funds. Blueprint surtax funds may be used for property acquisition and eminent domain proceedings under Chapters 73 and 74, Florida Statutes, including business damage claims available when Blueprint initiates a partial taking and the business meets the eligibility requirements under Section 73.071(3)(b), Florida Statutes. However, those remedies apply only where Blueprint is acquiring property from the business. General construction inconvenience, without a property taking, does not qualify.

The designated economic development portion of the surtax, administered through the Office of Economic Vitality (OEV), is authorized under Section 212.055(2)(d)(1)(a), Florida Statutes, to support initiatives that strengthen and diversify the local economy. Per the IA Board-approved Economic Development Strategic Plan and Targeted Industry Analysis and Selection Study, these resources are intended for initiatives with measurable, community-wide economic impact — specifically the retention, attraction, and expansion of high-wage, targeted industries such as Danfoss Turbocor, Amazon, and Golden Lighting. The targeted industries are applied sciences and innovation, manufacturing and transportation/logistics, professional services and information technology, and healthcare.

While mitigating localized construction impacts is an understandable concern, utilizing these funds for individual business offsets would require reallocation away from the Board's adopted long-term strategic priorities, reducing the broader public return the surtax framework was established to achieve. This consideration carries particular weight where affected businesses fall within sectors — such as retail and food service — that the Strategic Plan does not identify as priorities for targeted economic development investment.

CONCLUSION

The review conducted herein confirms that Blueprint, in coordination with the City of Tallahassee, Leon County, and FDOT, has an established comprehensive and consistent framework for supporting businesses during infrastructure construction. Through proactive, multichannel outreach, including advance business notifications, direct coordination with affected business owners, project-specific signage, promotional campaigns, and real-time public updates across digital and print channels, the existing framework is designed to ensure that customers and the community are informed that businesses along construction corridors remain open and accessible throughout construction. This approach is consistent with best practices identified across comparable Florida communities and aligned with established state standards. As these communication efforts are already embedded in current practice, the existing framework, rather than a separate allocation of economic development funds, represents the appropriate and intended mechanism for supporting businesses during construction.

OPTIONS:

Option 1: Accept the status report.

Option 2: IA Board Direction.

RECOMMENDED ACTION:

Option 1: Accept the status report.

Attachments:

1. Blueprint Public Engagement Plan
(https://blueprintia.org/wp-content/uploads/pub_eng_plan_blueprint.pdf)
2. Grova Creative “Pardon the Mess” Campaign Media Report
3. Leon County Board of County Commissioners Policy No. 14-3, “Leon County Outreach Partnership and Enhanced Navigation (OPEN) for Businesses Program
(<https://cms.leoncountyfl.gov/Portals/0/DeptFiles/Admin/Policies/15-20.pdf>)
4. FDOT Public Involvement Handbook
(https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/public-involvement/2026-pih/pih---combined-3-3-26.pdf?sfvrsn=f1db769c_2)



MARKET DISTRICT “PARDON THE MESS” CAMPAIGN

2026 MEDIA REPORT

(FEB TO MAY 2026)

MAY 12, 2026



POINT OF CONTACT:

Hannah Touchton

Account Manager

hannah@grovacreative.com

850-296-8363

3050 Highland Oaks Terrace
Suite 3
Tallahassee, FL 32301



SUMMARY OF AD CAMPAIGN

Streaming Audio Campaign Summary

The streaming audio campaign performed well as an awareness driver, helping keep the campaign message in front of local listeners across a variety of music, radio, podcast, and app-based platforms. With a very strong completion rate, the campaign shows that the majority of listeners stayed with the ad through the full message, which is exactly what we want to see from an audio placement.

A large share of impressions came from mobile devices, meaning the campaign was likely reaching people during everyday moments — commuting, running errands, working, or listening on the go. The campaign also extended across well-known platforms like Spotify, Audacy, TuneIn, Pandora, podcasts, and iHeartRadio, giving the message multiple opportunities to reach the local Tallahassee audience in different listening environments.

Overall, streaming audio served as a strong top-of-funnel awareness channel. It helped reinforce the campaign message, build familiarity, and support the broader advertising effort by keeping the brand present in a format where users were actively listening.

Meta Ad Campaign Summary

The Meta campaign delivered strong visibility and traffic throughout the campaign period. The ads reached a broad local audience and generated a high volume of views, engagements, link clicks, and landing page views, showing that the campaign was successful in moving people from awareness into action.

The cost per landing page view was especially efficient, indicating that the campaign was able to drive website traffic at a low cost.

The audience skewed slightly female, with strong reach among younger adults as well as the 65+ segment. Placements were heavily mobile-driven, with Facebook Feed, Instagram Reels, Instagram Stories, and Instagram Feed playing an important role in delivery. This reinforces that the campaign was most effective in quick, visual, mobile-first environments.

Overall, the Meta campaign performed well as both an awareness and traffic-driving channel. It helped introduce the campaign to a large audience, encouraged engagement, and drove meaningful website visits at an efficient cost.



STREAMING AUDIO (REPORT TO DATE)

Feb. 9, 2026 to May 10, 2026

Impressions
89,969

Completed Ad Listens
85,461

Completion Rate
94.99%

Listening Platforms by Impressions

Publisher	IMPRESSIONS
Spotify	14,131
audacy	10,636
Tunein Radio	9,553
Pandora	8,491
Podcasts	7,466
95.1jazz	4,075
libsyn	2,387
Asphalt & Airborne	1,780
iknowradio	1,496
gameoft.android.anmp.gloftwzhm	1,322
brazz1023	1,300
sprocker	1,047
gameoft.android.anmp.gloftghhm	863
android.com.droid27.transparentclockwallpaper	819
maglar98	808
heaven988	797
unicostudio.brained2new	794
War Planet Online: MMO Battle	585
Tumblr (Android)	582
Dragon Mania Legends	575
Audiomack	555
gameoft.android.anmp.gloftqtem	552
full104	540
CBS Radio	508
android.com.radio.fmradio	498
SoundCloud	464
star345	451
audioboom	443
android.com.paperdoll.diary.dressup.game	421
gameoft.android.anmp.gloftdthm	412
thebonconline	387
wbradio	374
ppx00508	370
gameoft.anmp.anmpier.champions	366
95.1jazz	347
accoradio	334
Litvny Magic Kingdoms	311
Minion Rush: Running game	296
in.playsimple.wordtrip	296
gameoft.android.anmp.gloftdthm	285
soundcloud	254
android.com.dino.motor.ace.master	245
radio.fmradio	219
vmal	219
my little pony: magic princess	205
android.com.radio.pocketfm	203
majorfrank.sneakerart	202
android.in.playsimple.tripcross	187
wncv	183
vizio streaming	182
android.com.gameoft.android.anmp.gloftdthm	181
freshplanet.games.songramp3	172
idle Siege: Army Tycoon Game	160
android.com.mobirate.parkingmania3d	162
mylines	150
acast	142
android.de.stollenmayer.philipp.pop_1_1_android	139
android.com.juramotor.stunt.master	138
gameoft.android.anmp.gloftdthm	136
android.com.mobirate.riverrcraft.gplay	136
doublefun.moneyflow	134
android.radio.usa	134
112726035	129
android.com.gameoft.android.anmp.gloftwzhm	112
android.com.gameoft.lamp.anmpier.champions	115
SongPopli - Guess The Song	114
nbnews	113
android.de.kamibox.bacon	113
in.playsimple.wordsearch	112
snr.com	112
SoundCloud (Android)	110
android.com.jura.car.crashes	107
gameoft.android.anmp.gloftdthm	106
wncv	105
hot105fm	103
android.in.playsimple.triple.tile.matchgame.pair.three.puzzle.object.royale	102
1041wdi	101
android.com.kunetgames.bordersecurity	100



STREAMING AUDIO CONTINUED

Impressions by Device & Location



Impressions by Creative

Creative Name & Preview Link	Impressions	Completed Ad Listens	Completed Listen Rate
MD Commercial_Op1_V2_mixdown.mp3	46,366	43,964	94.82%
Market_District_Campaign_Commercial_2_Op1_V1_mixdown.mp3 241262	43,603	41,497	95.17%



META LIFETIME PERFORMANCE

Valentine's Themed Campaign in February (Ended right after V-Day)

Performance ⓘ

Lifetime ▼

Messaging conversations started ⓘ **9**

Cost per Messaging Conversation Started ⓘ **\$41.53**

Views ⓘ **29,577**

Reach ⓘ **10,480**

Activity

Post engagements



Link clicks



Post reactions



3-second video plays



Messaging conversations started



Facebook likes



Post comments





AUDIENCE

Valentine's Themed Campaign Continued

Audience

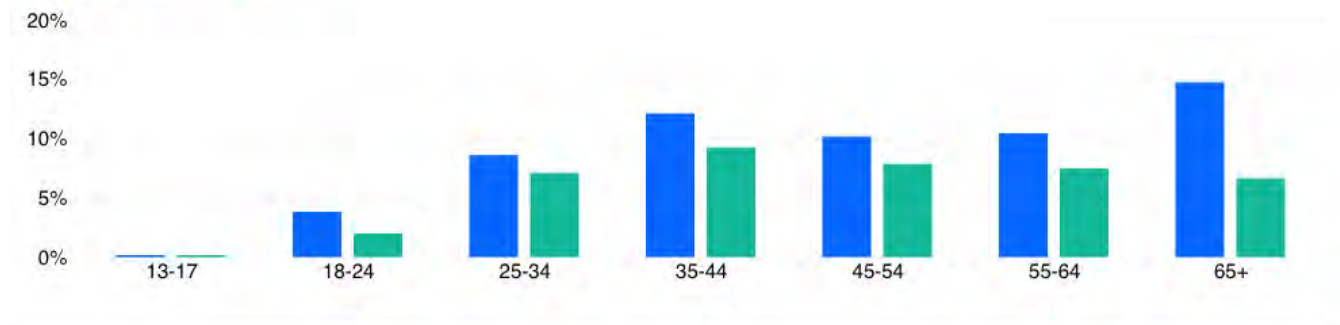
This ad reached 10,480 **Accounts Center accounts** in your audience.

People

Placements

Locations

59.8% Women 40.2% Men





BREAKDOWN BY AD VERSIONS

Valentine's Themed Campaign Continued

3 ad versions



Not delivering
Open for Valenti...
Don't let a little con...

2
Messaging conversation
s started

3,956
Reach

9,900
Views



Not delivering
Galentine's Start...
Grab your girls and ...

5
Messaging conversation
s started

5,988
Reach

14,066
Views



Not delivering
Valentine's Start...
Love is in the air at ...

2
Messaging conversation
s started

2,954
Reach

5,611
Views





LIFETIME PERFORMANCE

“Pardon Our Mess” Themed Campaign (Started after V-Day Campaign).

Ran in mid-February, March, April, and May. In May, converted the general campaign to Mother’s Day theme creative, but updated the existing ads in this campaign. Therefore the numbers are combined because it was technically the same campaign just upated creative in May. **Campaign ended May 11, 2026.**

Performance ⓘ

Lifetime ▼

Landing Page Views ⓘ **10,706**

Cost per Landing Page View ⓘ **\$0.49**

Views ⓘ **655.1K**

Reach ⓘ **234.8K**

Activity

Post engagements

13757

Link clicks

12222

Landing page views

10706

3-second video plays

1199

Post reactions

278

Facebook likes

53

Post saves

34

Post shares

19

Post comments

5

Messaging conversations started

3



AUDIENCE & LOCATIONS

“Pardon Our Mess” Themed Campaign Continued

Audience

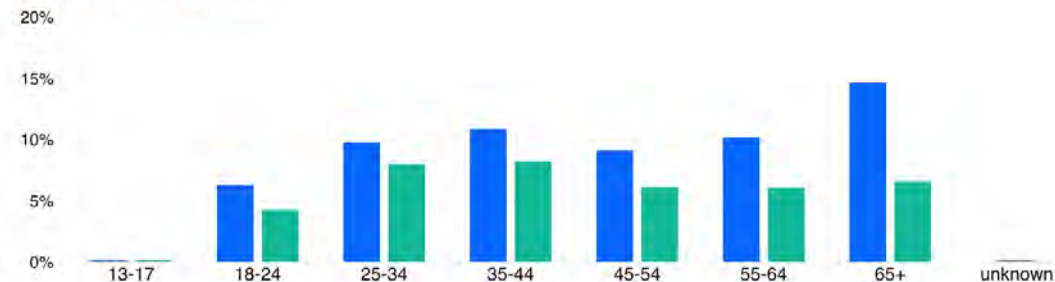
This ad reached **234,846 Meta Accounts** in your audience.

People

Placements

Locations

60.8% Women 39.2% Men



People

Placements

Locations

Florida

209326

Georgia

24706

Audience details

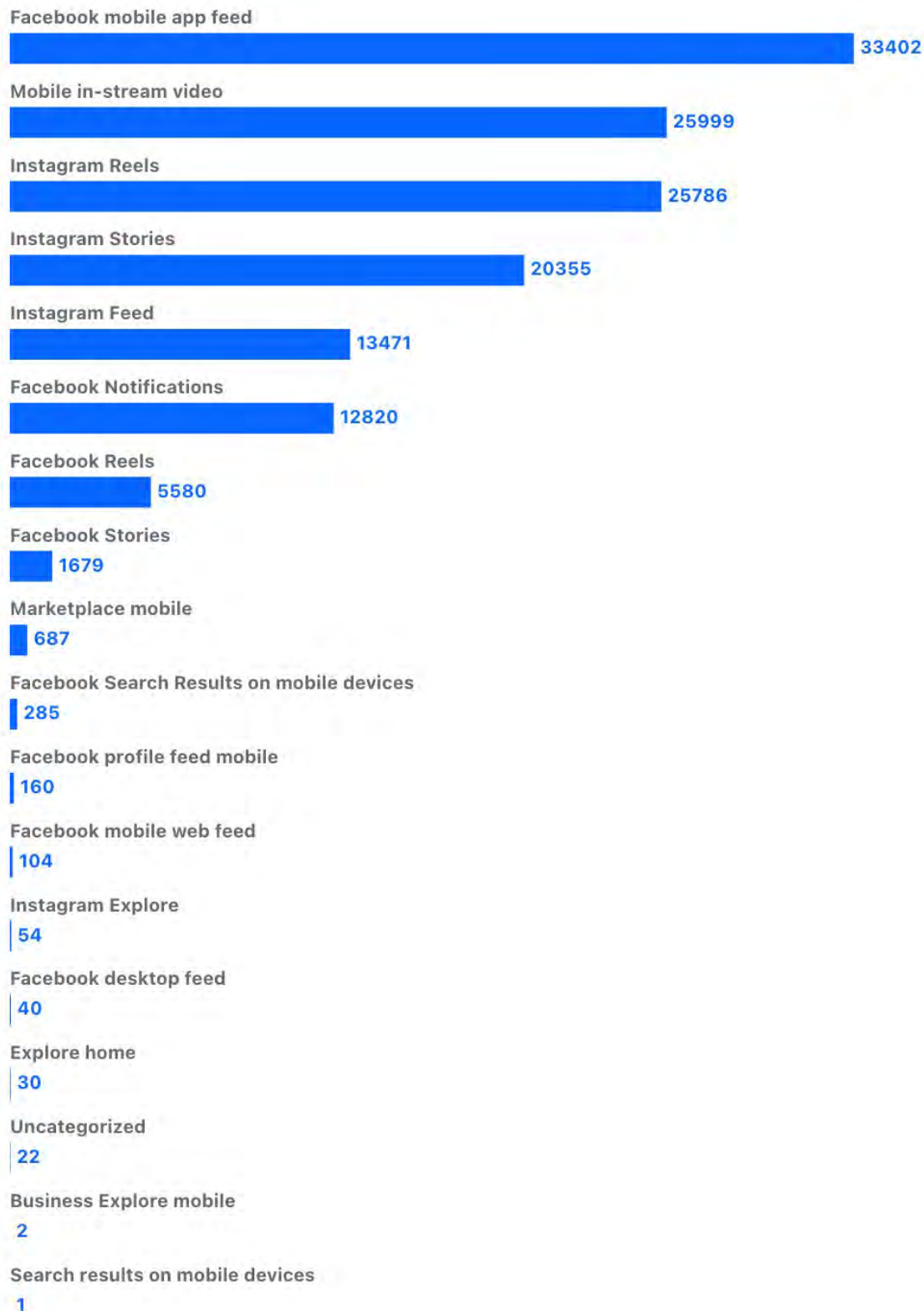
Location

United States: Tallahassee (+50 mi) Florida



PLACEMENTS ON SOCIAL

“Pardon Our Mess” Themed Campaign Continued





BREAKDOWN BY AD VERSIONS

“Pardon Our Mess” Themed Campaign Continued

General Ads	Mother’s Day Ads	Data for ad set (All Months)		
Active Date Night Is Still... Don't let a little con...	Not delivering Celebrate Mom T... Shop, dine, stroll & ...	1,963 Landing Page Views	76,398 Reach	137.2K Views
Active Girls' Night Start... Pardon Our Progres...	Not delivering Mom Deserves S... Because Mom deser...	5,469 Landing Page Views	151.6K Reach	334.1K Views
Active Yes, We're Open! While road improve...	Not delivering Make Mom's Day... Skip the guesswork ...	2,005 Landing Page Views	50,222 Reach	91,987 Views
Active Shop. Dine. Enjoy. Worth the Short Det...	Not delivering Make memories ... Make memories, not...	1,269 Landing Page Views	66,855 Reach	91,822 Views

If you need any additional information or have questions, please do not hesitate to contact us at (850) 296-8363 or hannah@grovacreative.com.

Thank you.



Blueprint Intergovernmental Agency Board of Directors Agenda Item #4

June 11, 2026

Title:	Ratification of the June 11, 2026, Blueprint Intergovernmental Agency Budget Workshop
Category:	Consent
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This item seeks ratification of the actions approved by the Blueprint Intergovernmental Agency Board of Directors (IA Board) at the June 11, 2026, budget workshop. This ratification can be conducted during the June 11, 2026, regular meeting.

Approval of this item will ratify the actions taken by the IA Board at the June 11, 2026, budget workshop, which will be memorialized in the minutes presented to the IA Board for approval at the September 24, 2026, meeting.

OPTIONS:

- Option 1: Ratify the actions taken by the IA Board during the June 11, 2026, FY 2027 Budget Workshop.
- Option 2: IA Board Direction.

RECOMMENDED OPTION:

- Option 1: Ratify the actions taken by the IA Board during the June 11, 2026, FY 2027 Budget Workshop.

THIS PAGE INTENTIONALLY LEFT BLANK

Blueprint Intergovernmental Agency Board of Directors Agenda Item #5

June 11, 2026

Title:	Election of the Blueprint Intergovernmental Agency Board of Directors' Vice-Chairperson
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This item advises the IA Board of the requirements under the Bylaws for the election of a new Vice-Chairperson.

SUPPLEMENTAL INFORMATION:

Pursuant to the terms of the Bylaws, the IA Board shall elect a Vice-Chairperson by a majority vote of members present. The Vice-Chairperson shall be elected for a term of two years: the first year in the Vice-Chair role, and the second year as Chairperson. The Bylaws further require that the Chairmanship rotate annually between a City Commissioner and a County Commissioner. As a result, when a City Commissioner holds the Chair, the Vice-Chair elected to succeed that person must be a County Commissioner, and vice versa.

Commissioner Welch served as Vice-Chair and subsequently as Chair, consistent with the two-year term structure. His term concluded May 31, 2026, and City Commissioner Curtis Richardson, who was serving as Vice-Chair, assumed the role of Chairperson on June 1, 2026.

With Commissioner Richardson's transition to Chair, the Vice-Chair position is vacant and must be filled. Because Commissioner Richardson is a City Commissioner, the Bylaws require that the incoming Vice-Chair — and therefore the future Chair — be a member of the County Commission.

Accordingly, the newly elected Vice-Chairperson must be an IA Board member who is on the County Commission.

RECOMMENDED ACTION:

Option 1: Elect a Vice-Chairperson, who is on the County Commission, in accordance with the Bylaws.

Blueprint Intergovernmental Agency Board of Directors Agenda Item #6

June 11, 2026

Title:	Consideration of Non-Competitive Economic Development Project Funding Request by Neighborhood Medical Center, Inc.
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Keith Bowers, Director, Office of Economic Vitality Dineta O'Hara, Business Development Manager, Office of Economic Vitality

STATEMENT OF ISSUE:

As directed by the Blueprint Intergovernmental Agency (IA) Board at the March 12, 2026, meeting, this item analyzes a Non-Competitive Economic Development Project request by Neighborhood Medical Center (NMC) to fund \$375,000 to support the operational costs of the NMC pharmacy project. This item analyzes the request consistent with the Agency's Policy 114 – Evaluation of Non-Competitive Economic Development Project Proposals (Attachment #1) and seeks IA Board direction. As detailed in this item, NMC has made a capital investment of \$213,628 to this project. The project is projected to create seven new full-time jobs offering competitive wages and career opportunities and generate an estimated \$3.9 million total economic impact for the community.

FISCAL IMPACT:

This item has a fiscal impact if the IA Board provides funding to the project. Should the IA Board approve funding the request, funding would be provided from the Future Opportunity Leveraging Fund (FOLF) in FY 2026. The current FOLF balance is \$2,107,500. The net balance after the \$375,000 reduction, if the proposed project is funded, would be \$1,732,500.

RECOMMENDED ACTION:

Option 1: IA Board Direction.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

As presented in this item, Policy 114 - *Evaluation of Non-Competitive Economic Development Project Funding Requests* requires that proposed projects demonstrate alignment with OEV's Strategic Plan. OEV's economic development goal is a coordinated course of action across all local assets and resources to facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the economy for sustained, directed growth, raising the quality of living for the citizens of Tallahassee-Leon County.

This proposal aligns with OEV's Strategic Plan by advancing the following key priorities that strengthen both the local business environment and overall quality of life:

Business Recruitment, Retention & Expansion: Supporting the growth of an existing healthcare provider to better serve the community through the addition of an on-site pharmacy.

Advancing Workforce Alignment: Creating new, high-quality healthcare jobs—including pharmacists, pharmacy technicians, and support staff—that offer competitive wages and clear pathways for advancement. The project also fosters partnerships with local education and workforce programs to provide training, certifications, and hands-on experience, helping residents transition into stable, in-demand healthcare careers.

Maximizing Impact: Addressing a critical gap in pharmacy access in an underserved geographic area, ensuring resources are strategically directed to deliver the greatest community benefit.

TARGETED INDUSTRY STUDY:

Policy 114 - *Evaluation of Non-Competitive Economic Development Project Funding Requests* also requires that proposed projects demonstrate alignment with OEV's Targeted Industry Study. This project aligns with the Healthcare targeted industry. As noted in the Targeted Industry Study:

Targeting the Health Care industry is important to workforce development in the region, adding to quality and high paying jobs, as well as offering opportunities for entry into, and advancement within, careers through established career ladders. Increased access to care will also continue to encourage skilled workers to choose Tallahassee-Leon County as their place to work and raise a family.

This project supports the following *Strategic Action Supporting Health Care* identified in the Targeted Industry Study:

Continue to contribute to healthy communities/healthy economy initiatives by coordinating with partners on common goals and messaging. Efforts should catalyze the integration of assets and interested stakeholders in economic development, community, workforce development, and health services to develop and implement strategies focused on: increasing individual and community health, increasing workforce opportunities and labor force participation, increasing opportunities for business start-ups and entrepreneurs, and leveraging recreation assets.

SUPPLEMENTAL INFORMATION:

At the March 12, 2026, meeting, the IA Board directed staff to evaluate the Non-Competitive Economic Development Project Funding Request submitted by Neighborhood Medical Center. Neighborhood Medical Center is a Federally Qualified Health Center that currently operates four clinical locations and serves approximately 9,000 active patients across the community.

Neighborhood Medical Center is requesting support to establish its first in-house pharmacy as outlined in its Non-Competitive Economic Development Proposal Application (Attachment #2). The proposed pharmacy will be fully integrated into Neighborhood Medical Center's existing care model, allowing patients to fill prescriptions at the same location where they receive medical services. The pharmacy will participate in the federal 340B Drug Pricing Program, enabling Neighborhood Medical Center to acquire medications at reduced costs and expand access to affordable prescriptions for medically underserved populations across Tallahassee and Leon County.

The pharmacy project is designed to enhance care coordination, help patients take their medications as prescribed, and reduce barriers related to transportation and access to external pharmacy providers. By co-locating pharmacy services within its clinical settings, Neighborhood Medical Center will streamline the patient experience and support timely prescription fulfillment, particularly for individuals managing chronic conditions. This model is expected to strengthen continuity of care, improve health outcomes for approximately 9,000 patients, and create 7 new full-time jobs offering competitive wages and career opportunities.

The total estimated project cost for the first full year of operations is \$1,684,430 (see Table #1), which includes all one-time start-up and capital expenses required to launch operations. Key costs include initial drug inventory, software and implementation and training, dispensing equipment and supplies, credentialing and payer enrollment, and furniture and fixtures. Additional capital investments include temperature-controlled storage and monitoring systems, security and controlled-substance compliance infrastructure, licensing and regulatory fees, signage and patient education materials, policy and procedure development, and pharmacy build-out costs. Neighborhood Medical Center has also made a capital investment of \$213,628 (see Table #1 – NMC Capital Investment) to this project. These investments together support full operational readiness and ensure the pharmacy is prepared to meet all regulatory requirements ahead of its planned launch.

Table #1 Current Project Cost Information

One-Time Startup Operational Costs:	
Initial Drug Inventory-Starting Stock for 80-120 Rx/Day	\$ 50,000
Outcome Pharmacy Software-Implementation, Training, and Data Setup	\$6,000
Dispensing Equipment, Prescription Scanner & Supplies	\$10,800
PBM/PSAO Credentialing & Payer Enrollments	\$2,500
Rx Paradigm	\$4,500
Furniture (Dispensing Counter, Office Desk, Stools, Orthopedic Mats)	\$6,000
Recurring Operating Expenses (1yr):	
Software & Licensing	\$9,000
Insurance & Compliance	\$9,864
Operating Expenses	\$1,372,138
NMC Capital Investment:	
Cold Chain: Pharmacy-Grade Refrigerator, Medical Freezer, Digital Temp Monitoring	\$6,100
Security & Compliance: Controlled-Substance Safe, Alarm/Camera Install	\$4,200
Licensing & Fees	\$1,800
Signage, Patient Education Materials, Initial Marketing	\$1,500
Policy & Procedure Development, Compliance Manuals, SOP Printing	\$1,200
Pharmacy Build Out (462 sq. ft @ \$430.36/sq. ft)	\$198,828
Project Cost Total	\$1,684,430

Neighborhood Medical Center is in the final stages of implementation for this project, which is scheduled to open on July 1, 2026, as part of its broader effort to improve medication access, strengthen continuity of care, and address pharmacy access gaps within its service area. The project is currently undergoing final planning and operational readiness activities, including staffing coordination, workflow integration, and implementation preparations. Once operational, it is expected to enhance service delivery, improve patient access to care, improve NMC's financial performance and operating margin, and support better health outcomes across the communities served.

Evaluation of Non-Competitive Economic Development Project Proposals

This section describes the criteria and process OEV uses to evaluate non-competitive economic development project proposals submitted for IA Board consideration.

As approved by the IA Board on September 27, 2021, OEV's Non-Competitive Project Proposal Policy (Policy 114) governs the review of projects seeking OEV funding that are

not competitive in nature — meaning the entity is not seeking to relocate or expand against competing jurisdictions. These projects must demonstrate alignment with OEV's Strategic Plan, job creation or retention, and capital investment into the community.

Policy 114 establishes criteria used to score proposals, including strategic alignment, job quality, return on investment, sustainability, feasibility, prior grant performance, legal compliance, fund availability, and cost-sharing. The full criteria are detailed in Section 114.05 and the Criteria for Evaluation of Project Proposals (Attachment #1). Proposals are scored using a weighted matrix (Attachment #3) with grades of Fully Compliant, Partially Compliant, or Not Compliant. The maximum attainable score for this proposal is 95 points.

Any funding award is subject to fund availability, IA Board approval, and the terms of a formal agreement with the applicant.

Project Eligibility and Scoring

OEV reviewed the Neighborhood Medical Center, Inc. funding request against all Policy 114 criteria, found it compliant, and scored it 93 out of 95 points using the Policy 114 scoring matrix. Based on this score, OEV finds the organization eligible for the requested \$375,000. The IA Board retains authority to approve all, a portion of, or none of the funding. Scoring details and submission response notes are in Attachment #3.

Project Analysis and Evaluation

The Neighborhood Medical Center Pharmacy Project is managed by Neighborhood Medical Pharmacy, LLC, a Federally Qualified Healthcare Center (FQHC), a non-profit organization founded in 1974. Based on the current project scope, the project is expected to generate an estimated \$3.9 million in total economic impact to the community, according to an IMPLAN analysis completed by the Center for Economic Forecasting & Analysis (CEFA) (Attachment #4). This \$3.9 million reflects the broader economic activity anticipated through both the initial investment and the resulting community-wide impacts.

Staff conducted a financial analysis of NMC's 2023 and 2024 tax returns and its 2025 profit and loss statement and balance sheet. Based on the analysis, the organization is financially stable and improving in efficiency. The following are the key measurements and takeaways from the analysis:

- The analysis identifies several notable organizational strengths, particularly in operational efficiency and financial management. Despite a nearly 10 percent decline in unrestricted revenue between 2024 and 2025, the organization achieved a substantial improvement in operating performance through disciplined expense management and enhanced operational controls. As a result, the organization generated a positive operating margin of 5.88 percent. The report also notes improvements in gross program margin and effective debt management, with borrowing declining faster than revenue, thereby lowering financial risk exposure.
- The organization has also identified expanding its pharmacy operations as a key strategy to strengthen long-term financial sustainability. By expanding pharmacy services and sourcing prescription medications directly from manufacturers, the

organization anticipates reducing medication procurement costs while improving operational efficiency. Financial projections provided by the organization indicate that the pharmacy cost center is expected to achieve a gross margin of approximately 20 percent, creating an opportunity to both reduce operating expenses and generate additional revenue to support the organization's broader healthcare mission.

- The analysis also reflects ongoing shifts in the organization's revenue composition. Total unrestricted revenue declined from approximately \$11.75 million in 2023 to \$8.68 million in 2025, driven in part by decreases in government grant funding. However, the organization has increased its reliance on program service revenue, signaling movement toward a more sustainable operating model that is less dependent on external funding sources.

In summary, the organization is navigating a transitional period marked by declining external funding and ongoing operational restructuring. Management has demonstrated the ability to stabilize operations and maintain a positive operating position through cost-containment measures and debt reduction strategies. Long-term sustainability, however, will depend on strengthening liquidity reserves, improving the revenue-generating performance of recent capital investments, and successfully implementing operational initiatives such as the expanded pharmacy services model.

Financial Evaluation of Requested Funding Amount

OEV reviewed the financial basis for the \$375,000 funding request against the project cost information submitted by NMC (Table #1) and the findings of the financial analysis of NMC's 2023 and 2024 tax returns and its 2025 profit and loss statement and balance sheet. The requested amount represents a partial contribution toward the total estimated first-year project cost of \$1,684,430, with NMC providing \$213,628 in documented capital investment. The \$375,000 request is limited to one-time startup and operating expenses directly attributable to launching and sustaining pharmacy operations and is supported line-by-line by the submitted budget.

Based on its financial analysis, OEV finds the requested amount financially consistent with the scope and cost structure of the proposed project for the following reasons:

1. **Documented Cost Basis.** The requested amount is tied directly to identified, itemized project costs. The submitted budget identifies drug inventory acquisition, pharmacy management software, dispensing equipment, credentialing and enrollment fees, insurance, and recurring operating expenses as the primary cost drivers for year one. The \$375,000 request represents approximately 22 percent of total documented project costs, a proportionate share that does not exceed identifiable operational needs.
2. **Organizational Financial Stability.** OEV's financial analysis confirmed that NMC is a financially stable organization with demonstrated capacity to manage public funding responsibly. Despite a decline in unrestricted revenue from \$11.75 million (2023) to \$8.68 million (2025), NMC achieved a positive operating margin of 5.88 percent through disciplined expense management and debt reduction. The organization's movement toward program service revenue as a primary funding

source further supports the financial sustainability of the pharmacy project as a revenue-generating operational unit.

3. **Projected Return and Cost Recovery.** Financial projections submitted by NMC indicate the pharmacy cost center is expected to achieve a gross margin of approximately 20 percent. Participation in the federal 340B Drug Pricing Program further positions the pharmacy to reduce medication procurement costs, creating a pathway toward cost recovery and reduced long-term dependence on external grant funding. These projections provide a reasonable basis for concluding that the public investment is structured to yield a sustained operational benefit rather than a recurring subsidy.
4. **Leveraging and Cost-Sharing.** NMC's \$213,628 capital investment, combined with the \$375,000 funding request, reflects meaningful cost-sharing. The organization has assumed financial responsibility for infrastructure costs, including pharmacy build-out at 462 square feet, cold chain storage, controlled-substance compliance, and licensing, reducing the proportionate burden on public funds. The IMPLAN analysis completed by CEFA projects \$3.9 million in total economic impact, yielding an estimated return of approximately \$10.40 for every public dollar invested.

Based on the foregoing, OEV finds the requested \$375,000 to be financially consistent with the documented project scope, the organization's demonstrated financial management capacity, and the projected economic and operational returns associated with the pharmacy initiative.

Economic Vitality Leadership Council Review

The Economic Vitality Leadership Council (EVLCC), OEV's stakeholder advisory group, unanimously recommended support for the Neighborhood Medical Center, Inc. funding request at its May 13, 2026, meeting.

CONCLUSION AND NEXT STEPS:

As directed by the Blueprint IA Board at the March 12, 2026, meeting, OEV evaluated Neighborhood Medical Center, Inc.'s request for funding to support the operational costs of its pharmacy project under Policy 114. The funding request amounts to a one-time expense of \$375,000 for FY 2026, with funding available in the FOLF.

Policy 114 establishes the criteria by which project proposals are evaluated, including consideration of the applicant's proposed budget and scope of work. As part of that process, OEV reviews the documentation submitted by the applicant to confirm that the proposed activities, project costs, and funding request are substantiated by the information provided and satisfy the applicable evaluation criteria. The policy does not establish a formula that converts an evaluation score into a specific dollar amount. Rather, Criterion 7(e) requires the applicant to submit a proposed budget and scope of work as part of their request, which are evaluated and scored as part of the Policy 114 review process and provide the basis for assessing the requested funding amount.

Consistent with the Policy 114 review process, OEV reviewed NMC's submitted budget, scope of work, and supporting documentation and determined that the requested

\$375,000 is supported by documented project costs associated with launching and operating the pharmacy project, as reflected in the project cost information provided in Table #1 of this item.

The project received a score of 93 out of a possible 95 points, funding is available within the FOLF, and the EVLC provided a favorable programmatic review. Based on its evaluation, OEV has determined that the proposal satisfies the applicable requirements of Policy 114 and that the requested funding amount is supported by the submitted budget documentation. Accordingly, the proposal and associated funding request of \$375,000 are presented to the IA Board for consideration and action.

If approved by the IA Board, staff will execute all required agreements with NMC to ensure awarded funds are used solely for eligible costs, and NMC will provide regular reports covering project timeline, budget expenditures, milestone achievements, resource allocation, and any delays.

OPTIONS:

Option 1: IA Board Direction.

RECOMMENDED ACTION:

Option 1: IA Board Direction.

Attachments:

1. Policy 114 – Evaluation of Non-Competitive Economic Development Project Proposals
2. Neighborhood Medical Center, Inc. Non-Competitive Project Fund Application
3. Policy 114 – Completed Scoring Matrix and Submission Response Notes
4. IMPLAN CEFA Analysis



		DATE September 27, 2021
		NO. 114
TITLE	OFFICE OF ECONOMIC VITALITY Evaluation of Non-Competitive Economic Development Project Proposals Policy	ORG. AGENCY Blueprint Intergovernmental Agency
		FINAL
114.01	<u>STATEMENT OF POLICY</u> This Policy is intended to provide criteria for the evaluation and determination of funding of non-competitive economic development proposals from the economic development portion of the sales tax proceeds allocated to the Office of Economic Vitality (OEV). The existence of this Policy is not intended to create any grant or funding program. The award of any funds is subject to the availability of funds, the approval of the IA Board, and the requirements of this Policy.	
114.02	<u>AUTHORITY</u> Chapter 163.01(7), Florida Statutes Section 212.055, Florida Statutes Second Amended and Restated Interlocal Agreement OEV's Economic Development Strategic Plan, as may be amended.	
114.03	<u>DEFINITIONS</u> a. <u>Capital Investment</u>: An investment by a company to pursue its objectives, such as continuing or growing operations. It also can refer to a company's acquisition of permanent fixed assets such as property, plant, and equipment. b. <u>Competitive Project</u>: An economic development project where a business is considering expansion or relocation in Tallahassee-Leon County against other potential communities and typically involves the use of incentives and negotiation to induce the business to decide to locate locally. These projects typically align with the OEV strategic plan, target industries, create/retain jobs, and demonstrate capital investment. c. <u>Economic Development</u>: A coordinated course of action across all local assets and resources to facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the economy for sustained, directed growth raising the quality of living for the citizens of Tallahassee-Leon County. d. <u>Eligible Applicant</u>: Eligible applicants under this Policy are for-profit or non-profit organizations who are currently registered with the Florida Department of State, and are headquartered in the Tallahassee – Leon County area; a unit of a state or local government in the Tallahassee – Leon County area engaged in economic development activities; and public educational institutions located in and serving the Tallahassee- Leon County area. Eligible applications must meet the goals of the OEV strategic plan and receive a majority vote of the IA Board for evaluation by staff. e. <u>Intergovernmental Agency Board of Directors (IA Board)</u>: Governing body of the Blueprint Intergovernmental Agency, consisting of the City and County Commissions, as provided for in the Interlocal Agreement, and referred to herein as “IA Board”.	

OFFICE OF ECONOMIC VITALITY
Evaluation of Non-Competitive Economic Development
Project Proposals Policy

NO.
114

PAGE
Page 2 of 5

- f. **Non-Competitive Economic Development Project:** A non-competitive economic development project is an economic development project having a general public purpose which supports the improvement of the local economy within the Tallahassee – Leon County area and has demonstrated alignment with OEV's Strategic Plan, create/retain jobs, and demonstrate a capital investment into the community. The entity proposing the project is not seeking to expand or locate its operations in a different country, state, or in municipalities within the state of Florida. These projects are non-competitive as they are not relying upon the assistance of the local economic development organization and/or provision of incentives to win the project among competing jurisdictions in other cities or states.
- g. **Office of Economic Vitality:** The local economic development organization for the City of Tallahassee and Leon County Government, as defined in section 288.075, Florida Statutes.
- h. **Office of Economic Vitality Economic Development Strategic Plan:** The Economic Development Strategic Plan of the Office of Economic Vitality is a coordinated course of action across all local assets and resources to facilitate the development, attraction and cultivation of innovative businesses and associated job creation to position the economy for sustained, directed growth raising the quality of living for the citizens of Tallahassee-Leon County. The plan, as may be amended, containing plans or goals to enhance the quality of the local economic base, improve community "infrastructure" for economic development and develop leadership and cooperation for the implementation of a local economic development strategy.
- i. **Targeted Industry Study:** Identifies four industry sectors that contribute to private sector job growth, wealth creation, and a diversification of the economy. These industries have a strong potential for growth and interconnect with each other, which maximizes resources and enhances opportunities for innovation and sustainable economic vitality. For Tallahassee-Leon County these industries include: applied sciences and innovation, manufacturing & transportation/logistics, professional services and information technology, and healthcare.

114.04 INELIGIBLE PROJECT PROPOSALS

The following project proposals will be deemed ineligible and will not be considered for funding:

- a. Project proposals that do not have a general public purpose of improving the local economy of the Tallahassee-Leon County area, pursuant to section 212.055(2(d)(3), Florida Statutes and do not meet the goals of the economic development strategic plan, to create/retain jobs, and make a capital investment into the local economy.
- b. Project proposals from individuals.
- c. Project proposals from entities that are not eligible applicants as defined in section 114.03(d) of this policy.
- d. Project proposals that have not received direction from the IA Board to be reviewed and analyzed by the Office of Economic Vitality.
- e. Project proposals that propose OEV funds be used, directly or indirectly, in whole or in part, to support or oppose any political party, campaign, or candidate, or engage in lobbying the Intergovernmental Agency Board of Directors.

OFFICE OF ECONOMIC VITALITY
Evaluation of Non-Competitive Economic Development
Project Proposals Policy

NO.
114

PAGE
Page 3 of 5

- f. Project proposals from applicants with documented unsatisfactory performance under prior OEV, City, County, State or Federal awards or programs. Documented unsatisfactory performance includes but is not limited to cancellation letters, notices of non-compliance, or substantiated written complaints regarding the applicant.

114.05 CRITERIA FOR EVALUATION OF PROJECT PROPOSALS

OEV shall use the following criteria to review and score a request for funds to support a non-competitive economic development project proposal following IA Board approval or direction to review such proposal:

1. The project's demonstrated alignment with OEV's Strategic Plan as outlined at <https://oevforbusiness.org/wp-content/uploads/OEV-Strategic-Plan-2022.pdf>, and as may be amended.
2. The project's demonstrated alignment with OEV's Targeted Industry Study.
3. The project's demonstrated ability to create or retain jobs with at least a livable wage.
4. Demonstrates a capital investment into the community for the general public purpose of improving the local economy.
5. The project's demonstrated return on investment, including the ability to improve the local economy through land/infrastructure improvements, research and development, and economic inclusion through the support of minority and women owned enterprises.
6. The project's sustainability, including the extent to which the project demonstrates support from local stakeholders (private, public, and non-profit entities, etc.) and is aligned with and integrated into other public or private investments currently ongoing or planned for the local community.
7. Submission to OEV of the following documents from the applicant supporting the applicant's organizational, financial, and management capacity:
 - a. Certification from the Florida Department of State, Division of Corporations as to the current corporate status of the applicant (non-profit and for-profit corporations only).
 - b. Copy of the Articles of Incorporation of the applicant (non-profit and for-profit corporations only).
 - c. Documents reflecting the organizational, management, and financial structure of the applicant (including but not limited to bank statements, filed tax returns, audited financial statements and reports, organization chart, resumes of management/leadership team responsible for project activities and deliverables).
 - d. Recent independent market analysis, performed at the applicant's expense, evaluating the economic development impact of the proposal to the Tallahassee-Leon County area (required for requests exceeding \$100,000).
 - e. Proposed budget and proposed Scope of Work for the project.

OFFICE OF ECONOMIC VITALITY
Evaluation of Non-Competitive Economic Development
Project Proposals Policy

NO.
114

PAGE
Page 4 of 5

f. Detailed deliverables for the project.

8. The project's feasibility and the likelihood that the project will achieve its projected outcomes.
9. The applicant's performance under previous grant or assistance awards, including whether the applicant as a grantee submitted required performance reports, data, or deliverables.
10. Whether the project proposal, in whole or in part, is consistent with or in compliance with local, state, or federal laws, ordinances, policies, rules, and statutes, or inconsistent with or in violation of the Blueprint Intergovernmental Agency's Second Amended and Restated Interlocal Agreement, Bylaws, policies, agreements, or IA Board direction.
11. The availability of OEV funds based on other OEV project (competitive and non-competitive) funding obligations and approved or projected budget.
12. The availability and committed nature of cost sharing by the applicant or matching funds. See section 114.07 regarding documentation of cost sharing or matching.
13. Favorable programmatic review and recommendation by the Economic Vitality Leadership Council (EVLCL).

114.06 REQUEST FOR CLARIFICATION, ADDITIONAL DOCUMENTATION

At any time during its review, OEV may contact the applicant or entities and persons to request any necessary additional documentation to clarify or substantiate submitted application materials, depending on the type of project proposed. OEV will provide applicants with a reasonable amount of time to provide any additional documentation. Applicants agree to execute any releases to allow OEV to obtain the information needed to evaluate the project proposal. Failure to provide complete and accurate supporting documentation in a timely manner when requested by OEV may impact the funding recommendation.

114.07 DOCUMENTATION OF COST SHARING OR MATCHING

If applicable, the applicant must document that the matching share will: (i) be committed to the project for the period of performance, (ii) be available as needed, and (iii) not be conditioned or encumbered in any way that may preclude its use consistent with the requirements of OEV's investment assistance. To meet these requirements, applicants must submit for each source of the matching share a commitment letter, board resolution, or equivalent document signed by an authorized representative of the organization providing the matching funds. Additional documentation may be requested by OEV to substantiate the availability of the matching funds. Documented in-kind contributions may provide the cost sharing or matching. Examples of in-kind contributions may include space, equipment, services, or forgiveness or assumptions of debt.

114.08 FUNDING RECOMMENDATION

- a. Based on the scoring of the criteria contained in this Policy, OEV shall prepare funding recommendations to fund or not fund the non-competitive economic development project proposal. Recommendations to fund may be for an amount less than the amount requested by the applicant. All recommendations shall be in writing and submitted by Agenda Item at a scheduled IA Board meeting.

OFFICE OF ECONOMIC VITALITY
Evaluation of Non-Competitive Economic Development
Project Proposals Policy

NO.
114

PAGE
Page 5 of 5

- b. Approval or disapproval to fund a project proposal shall be granted by the IA Board based on the recommendation of OEV, and on the availability of funding.
- c. If a non-competitive economic development project proposal is selected for funding, an agreement with specific terms, conditions, tasks, or deliverables will be entered into by the applicant. By signing the agreement, the applicant agrees to comply with all provisions. If an applicant is awarded funding, neither OEV nor the IA Board has any obligation to provide additional funding in connection with that award or to make any future award(s). Amendment of an agreement to extend the period of performance is at the discretion of OEV.

114.09 FORMS AND OTHER DOCUMENTS

OEV shall have the authority to develop and use forms, agreements, scoring matrix, and other documents necessary to implement the requirements of this policy.

114.10 EFFECTIVE DATE

This policy shall be effective upon approval by the Blueprint Intergovernmental Agency Board.

Approved September 27, 2021.

THIS PAGE INTENTIONALLY LEFT BLANK



Non-Competitive Economic Development Project Proposal Application

Date: 03/12/2026 Total Funds Requested: \$ 375,000.00

The Office of Economic Vitality (OEV) shall evaluate the funding request as directed by the Intergovernmental Agency Board of Directors based on the scoring criteria developed pursuant to Policy No. 114, Evaluation of Non-Competitive Economic Development Project Proposals. Recommendations to fund may be for an amount less than the amount requested. All recommendations will be in writing and submitted to the Intergovernmental Agency Board of Directors for consideration.

I. Organization Information:

Organization Name:

Neighborhood Medical Center

Organization Name

Organization Address:

438 W. Brevard Street

Street Address

Line 2

Tallahassee

City

FL

State

32301

Zip

Principal Contact Information:

Jeanné Freeman

Name

CEO

Title

(850) 224-2469

Phone Number

jfreeman@neighborhoodmedicalcenter.org

Email Address

II. Proposed Initiative Information

Provide a brief overview of the proposed initiative, including its specific aims.

Neighborhood Medical Center (NMC), a Federally Qualified Health Center (FQHC), proposes to establish an on-site, in-house pharmacy to increase medication access, improve adherence, and retain prescription revenue locally. The project is a non-competitive economic development proposal with a clear public purpose—expanding access to essential medicines, creating livable-wage jobs, and deploying capital investment at a medically underserved corridor along S. Monroe Street. The initiative aligns with OEV priorities around healthcare-driven growth, inclusive prosperity, and quality-of-life improvements.

Please explain how the project will satisfy the specified criteria and provide supporting information or documentation for each response.

Describe how your project aligns with OEV's Economic Development Strategic Plan.

1. Access & Equity: Open and operate a full-service 340B pharmacy at 2613 S Monroe St to reduce transportation and cost barriers, improving medication adherence and clinical outcomes for low-income and medically underserved residents.
2. Job Creation (Livable Wage): Create and sustain X new positions (Pharmacist-in-Charge, Staff Pharmacist, Certified Pharmacy Technicians, Clerk/Delivery) paying at or above a livable wage, with training pathways and career ladders.
3. Local Economic Retention: Capture at least 10% of clinic/originated prescriptions in-house, retaining prescription spending and 340B savings locally, and reinvesting net operating margins into primary care, chronic disease management, and care coordination.
4. Capital Investment: Complete pharmacy build-out, security/IT integrations, and inventory standing-up consistent with Florida Board of Pharmacy standards and 340B compliance, representing a tangible local capital investment.
5. Inclusive Growth & ROI: Demonstrate a positive return on investment via direct/indirect economic impacts (local payroll, local vendor spend, reinvestment in services) and report quarterly outcomes aligned to OEV criteria.

Describe how your project aligns with OEV's Targeted Industry Study.

1. Non-Competitive, Public Purpose: The pharmacy is not a relocation/expansion bid against other jurisdictions; it is a community-serving investment with broad economic and health benefits.
2. Target Industry Alignment: Healthcare is a targeted industry; the project strengthens a local healthcare node with integrated clinical and pharmacy services.
3. Livable/Wage Jobs: Staffing plan prioritizes livable wages, benefits, and workforce development in pharmacy services and operations.
4. Capital Investment: One-time expenditures in fixtures, security, refrigeration, IT/pharmacy software (Outcomes), and initial working inventory.
5. Sustainability & Partnerships: Leverages FQHC status, payer contracts, 340B program, and partnerships with local schools/workforce programs; long-term sustainability via recurring prescription capture and reinvestment

Describe your project's plan for capital investment into the community for the general purpose of improving the local economy.

Target Sector Fit — Healthcare & Life Sciences.

The project strengthens Leon County's healthcare cluster by adding an in-house 340B community pharmacy embedded within a high-volume FQHC on S. Monroe St. It expands clinical capacity, improves medication access/adherence, and retains health-care dollars locally—core aims of OEV's targeted-industry strategy to grow quality jobs and raise regional productivity in health services.

Describe how the project meets the following criteria:

The project must be sustainable, have support from local stakeholders (private, public, and non-profit entities, etc.), and be aligned with—and integrated into—other public or private investments currently ongoing or planned for the local community.

1. Sustainability (operational, financial, and programmatic)
 - ✓ Viable revenue model: In-house dispensing under 340B with a conservative 10% Rx-capture baseline produces recurring revenue and net margin that is reinvested in patient services (care coordination, chronic disease management).
 - ✓ Right-sized cost structure: Fixed costs (software, security, fixtures) are front-loaded; variable operational expenses per Rx scales with volume. Inventory and hours are phased to demand to protect cash flow.
 - ✓ Compliance & quality: Embedded policies for 340B, HIPAA, Florida Board of Pharmacy, and internal QA (audit trails, inventory controls, split-billing reconciliation) protect program integrity and payer participation.
 - ✓ Workforce pipeline: Structured roles and career ladders (tech-certified tech-lead; pharmacist precepting) with local university partnerships to reduce turnover and recruitment costs.
 - ✓ Resilience: Dual wholesalers/backup sourcing, temperature-monitoring, and emergency procedures keep access stable during disruptions.
2. Support from local stakeholders (private, public, and non-profit)
 - ✓ Healthcare & education partners: Coordination with local health systems/clinics and nearby universities (e.g., FAMU/FSU colleges of pharmacy/health) for rotations, hiring, CE, and referral pathways.
 - ✓ Community organizations: Letters of support (attached/solicited) from neighborhood associations, faith-based groups, and disease-specific nonprofits (diabetes/HIV/asthma), aligning pharmacy services with identified needs.
 - ✓ Business & workforce entities: Collaboration with the Office of Economic Vitality (business directory, MWBE outreach), CareerSource/Workforce boards for tech upskilling and job placement.
 - ✓ Payers & plans: Engagement with Medicaid MCOs and major commercial plans to streamline prior authorization and adherence initiatives (e.g., synchronization, delivery), supporting shared quality goals.
 - ✓ Vendors & small businesses: Local-first procurement for installation, IT/network, security, and ongoing supplies; transparent RFP/quote process to broaden small-business participation.
3. Alignment and integration with ongoing/planned local investments
 - ✓ Health access & equity initiatives: Directly complements community health investments by adding on-site dispensing to primary care—reducing transportation and cost barriers in the Southside corridor.

The project must be feasible and likely to achieve projected outcomes. What steps will the organization take to initiate and promote the project? How will the organization measure the projected outcomes of the proposed project?

1. Feasibility & Readiness to Execute
• Proven revenue engine: In-house 340B dispensing with a conservative 10% Rx-capture baseline; category-level reimbursement/COGS modeling completed; 3-year projections prepared (Conservative/Base/High).
• Right-sized operations: Phased staffing (PIC → techs → second pharmacist as volume grows); hours matched to clinic flow, and inventory calibrated to top disease burdens (diabetes, HTN, HIV, asthma/COPD).
• Compliance infrastructure: Policies for 340B, HIPAA, Florida Board of Pharmacy; split-billing, audit trails, temperature monitoring, and diversion/duplicate-discount controls.
• Workforce pipeline: Partnerships with FAMU/FSU for rotations and technician training; career ladders to aid retention.
2. Steps to Initiate the Project (Months 0-5)
• Governance & scope lock (Weeks 1-2): Charter the Pharmacy Steering Group (executive sponsor, PIC, compliance, finance); finalize scope, budget, and KPI dashboard.
• Procurement & build (Weeks 2-10): Award local vendors for fixtures, security, IT/low-voltage; configure Outcomes pharmacy software; place initial inventory orders; finalize TPA setup and wholesaler accounts.
• Licensure & audits (Weeks 6-12): Submit/secure state licenses; DEA (as applicable); complete 340B policy sign-offs; perform pre-go-live mock audit (script-to-claim tracing).
• Hiring & training (Weeks 6-12): Hire PIC/techs; complete SOPs; train on e-prescribe, split-billing, inventory controls, counseling, and data privacy.
• Technical go-live prep (Weeks 10-14): Test e-Rx routing, NCPDP profiles, payer BIN/PON plans, claim reversals, PA workflows; validate temperature monitoring and security.
• Soft launch & stabilize (Week 14+): Open with limited hours; run daily reconciliation huddles; resolve claim rejects; tune top-moving NDC par levels.
3. Steps to Promote Adoption (Capture ≥10% in 12 Months)
• Clinical integration: Default e-Rx destination set to NMC Pharmacy (with patient choice); in-room "fast track" for new starts; bedside handoff for high-risk patients.
• Access features: Forms, dos, 48hr, multi-order, auto-replenish, stock up program, delivery fee negotiation, limited outside.

Has the organization ever had a grant or award terminated early by OEV due to non-compliance, or has another agency or sponsor ever requested a return of funds for failure to provide deliverables? If yes, explain.

No

Describe the proposal's availability and commitment to cost sharing by the applicant or matching funds. See **Policy No. 114, Section 07** regarding documentation of cost sharing or matching.

3. Documentation package (per 114 .07 expectations)
NMC will maintain and submit:
? Board resolution committing match and identifying sources.
? Bank statements / audited financials (as applicable) evidencing cash availability.
? Executed letters of commitment (third-party cash or in-kind) on letterhead, stating amount, purpose, and term.
? MOUs/agreements with universities and vendors (discounts/donations).
? Valuation schedules for in-kind: space/utility allocations, staff time (timesheets), and donated items (quotes/invoices/appraisals).
? Procurement records (quotes/bids) confirming reasonableness of costs.
? Match ledger by category (cash vs. in-kind), reconciled quarterly to the GL and tied to invoices.
3. Timing & drawdown
? Pre-award readiness: Cash set aside in a restricted cost center; in-kind agreements executed before first OEV disbursement.
? Concurrent spending: NMC will meet match proportionally with OEV draws (e.g., 70/30 split each quarter) unless OEV prefers front-loaded match.
? Proof of performance: Each reimbursement packet includes match evidence (invoices, proof of payment, timesheets, allocation worksheets).
4. Internal controls & compliance
? Dedicated project cost center in the GL; separate tracking for cash vs. in-kind.
3. Privately confidential record by Financial/Procurement Information

(Continued on next page)

III. Documentation Checklist

The following documentation outlined below must be submitted for your proposal to be evaluated.

Documentation	Check the box, if attached
Certification from the Florida Department of State, Division of Corporations as to the current corporate status of the applicant (non-profit and for-profit corporations only).	☒
Copy of the Articles of Incorporation of the applicant (non-profit and for-profit corporations only).	☒
Documents reflecting the organizational, management, and financial structure of the applicant. Including, but not limited to, bank statements, filed tax returns, audited financial statements & reports, organization charts, and resumes of management/leadership team responsible for project activities & deliverables.	☒
Recent independent market analysis, performed at the applicant's expense, evaluating the economic development impact of the proposal to the Tallahassee-Leon County area. <i>Required for requests exceeding \$100,000.</i>	☒
The proposed budget and proposed Scope of Work for the project.	☒
Explanation of Expected Project Deliverables.	☒

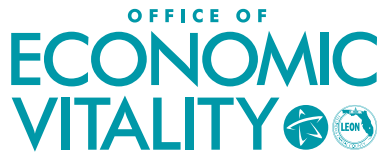
The applicant may attach additional information and relevant documents to this application. OEV may request additional documents or information after the application submission as a part of the evaluation process.

IV. Application Submission

Completed application forms, with accompanying documentation listed above, must be presented to the Blueprint IA Board for consideration. The links below provide updated information for current IA Board members.

[Leon County Board of
County Commissioners](#)

[Tallahassee City
Commission](#)



NON-COMPETITIVE ECONOMIC DEVELOPMENT PROJECT PROPOSALS SCORING MATRIX

CRITERIA FOR EVALUATION OF PROPOSALS	Points Possible	Items Submitted			Total
		Fully Complete (100% Score)	Partially Complete (50% Score)	Not Usable (0% Score)	
Applicant Submission Response					
1) The project's demonstrated alignment with OEV's Strategic Plan as outlined at https://oevforbusiness.org/wp-content/uploads/OEV-Strategic-Plan-2022.pdf , and as may be amended.	Information Provided?				Yes
2) The project's demonstrated alignment with OEV's Targeted Industry Study.	Information Provided?				Yes
3) Demonstrates a capital investment into the community for the general public purpose of improving the local economy.	15	X			15
4) The project's sustainability, including the extent to which the project demonstrates support from local stakeholders (private, public, and non-profit entities, etc.) and is aligned with and integrated into other public or private investments currently ongoing or planned for the local community.	15	X			15
5) The project's feasibility and the likelihood that the project will achieve its projected outcomes. What steps will the organization take to initiate, and promote the project? How will the organization measure the projected outcomes of the proposed project?	15				15
6) Has the organization ever had a grant or award terminated early by OEV due to noncompliance; or has another agency or sponsor ever requested a return of funds for failure to provide deliverables?	Information Provided?				No N/A
7) The availability and committed nature of cost-sharing by the applicant or matching funds. See section 114.07 regarding documentation of cost sharing or matching	10	X			10
Supporting Organizational, Financial and Management Documents					
Submission to OEV of the following documents from the applicant supporting the applicant's organizational, financial, and management capacity:					
a. Certification from the Florida Department of State, Division of Corporations as to the current corporate status of the applicant (non-profit and for-profit corporations only).	Information Provided?				Yes
b. Copy of the Articles of Incorporation of the applicant (non-profit and for-profit corporations only).	Information Provided?				Yes
c. Documents reflecting the organizational, management, and financial structure of the applicant (including but not limited to bank statements, filed tax returns, audited financial statements and reports, organization chart, and resumes of management/leadership team responsible for project activities and deliverables).	5	X			5
d. Recent independent market analysis, performed at the applicant's expense, evaluating the economic development impact of the proposal to the Tallahassee – Leon County area (required for requests exceeding \$100,000).	Information Provided (As Needed)?				Yes N/A
e. Proposed budget and proposed Scope of Work for the project.	10	X			10
f. Detailed deliverables for the project.	10	X			10
Feasibility & Viability Determination					
8) The project's demonstrated ability to create or retain jobs with at least a livable wage.	5		X		3
9) The project's demonstrated return on investment, including the ability to improve the local economy through land/infrastructure improvements, research and development, and economic inclusion through the support of minority and women owned enterprises.	10	X			10
10) The applicant's performance under previous grant or assistance awards, including whether the applicant as a grantee submitted required performance reports, data, or deliverables.	5				n/a
Totals:	100				93
* FOR OEV LEGAL REVIEW ONLY Whether the project proposal, in whole or in part, is consistent with or in compliance with local, state, or federal laws, ordinances, policies, rules, and statutes, or inconsistent with or in violation of the Blueprint Intergovernmental Agency's Second Amended and Restated Interlocal Agreement, Bylaws, policies, agreements, or IA Board direction.					yes

THIS PAGE INTENTIONALLY LEFT BLANK

Total Economic Impacts

Project Pharmacy	Economic Output (Sales/Revenues)	Employment	Income
Economic Measure			
Capital Investment	\$304,998	1	\$74,014
Year 1 Employees	\$563,297	3	\$232,879
Year 2 Employees	\$1,314,441	8	\$529,802
Year 3 Employees	\$1,783,936	11	\$710,287
Grand Total**			

* in 2026\$

Employment

Employment	Direct	Indirect	Induced	Total
Capital Investment	0.13	0.24	0.23	1
Year 1 Employees	2.00	0.55	0.76	3
Year 2 Employees	5	1	2	8
Year 3 Employees	7	2	2	11
Grand Total				

* in 2026 \$

Output

Output	Direct	Indirect	Induced	Total
Capital Investment	\$213,628	\$46,155	\$45,215	\$304,998
Year 1 Employees	\$318,709	\$96,835	\$147,754	\$563,298
Year 2 Employees	\$758,211	\$221,045	\$335,185	\$1,314,441
Year 3 Employees	\$1,038,358	\$296,838	\$448,740	\$1,783,936
Grand Total				

* in 2026 \$

Income

Income	Direct	Indirect	Induced	Total
Capital Investment	\$45,698	\$15,495	\$12,821	\$74,014
Year 1 Employees	\$157,764	\$33,217	\$41,898	\$232,879
Year 2 Employees	\$361,001	\$73,755	\$95,046	\$529,802
Year 3 Employees	\$485,357	\$97,684	\$127,246	\$710,287
Grand Total				

* in 2026 \$

Economic Impacts Total	Direct	Indirect	Induced	Total
Output	\$0	\$0	\$0	\$0
Jobs	0	0	0	0
Income	\$0	\$0	\$0	\$0

State, Local and Federal Taxes

Project Pharmacy	Capital Investment	Year 1 Employees	Year 2 Employees	Year 3 Employees	Grand Total
Economic Measure					
State & Local Taxes	\$8,269	\$22,147	\$57,381	\$81,541	
Federal Taxes	\$22,577	\$61,451	\$141,198	\$190,218	
Grand Total	\$30,846	\$83,598	\$198,579	\$271,760	

* in 2026 \$

IMPLAN 2024 Data for Tallahassee MSA

Blueprint Intergovernmental Agency Board of Directors Agenda Item #7

June 11, 2026

Title:	Approval of the Allocation of Economic Development Funds in Support of Project Prestige
Category:	General Business
Intergovernmental Management Committee	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, Department of PLACE Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This item requests Blueprint Intergovernmental Agency Board (IA Board) approval of a competitive incentive package to support the expansion of a local manufacturing company, code named Project Prestige. Project Prestige represents a Tallahassee-Leon County-based advanced manufacturing company considering expansion within Innovation Park. The company's proposed expansion represents a \$25 million capital investment, 100 new manufacturing and research jobs over the next 2 years, and a new 50,000 sq. ft. manufacturing center. The company did not submit its written request for confidentiality prior to the public meeting of the Competitive Projects Cabinet held on May 21, 2026. The name of the company was therefore disclosed at the public meeting and can be discussed pursuant to the requirements of section 288.075(2), Florida Statutes. Florida law, however, does provide that proprietary confidential business information held by an economic development agency is confidential and exempt from public disclosure under certain circumstances. This project is highly competitive as the company is also considering other locations for the new manufacturing facility.

FISCAL IMPACT:

The total fiscal impact of Project Prestige for the next thirteen years is estimated to be \$3,318,675. Funding for this proposal is available in the OEV budget and will be budgeted as part of the OEV Capital Budget.

RECOMMENDED ACTION:

- Option 1: Approve the Targeted Business Program funding for Project Prestige for a total estimated amount of \$2,628,675 over ten years and authorize the Director of PLACE or his designee, to execute an agreement for the commitment of additional funds to Florida A&M University in the amount of \$690,000 to be paid over the remaining thirteen (13) years of the Infrastructure Sales Surtax Program.

STRATEGIC PLAN:

The development of an incentive package for prospective clients directly supports the following Economic Development Strategic Core Strategies:

- Drive Business Recruitment, Retention, and Expansion
- Enhance the Incentive Toolbox

This incentive package directly supports OEV's job creation goal to create 100 high-wage jobs in target industry sectors and builds upon the "Magnetic Capital of the World" business development activities.

SUPPLEMENTAL INFORMATION:

On October 27, 2016, the IA approved the Economic Development Strategic Plan for Tallahassee-Leon County, which reflects the Board's desire to invest in and cultivate the evolving economic development landscape. During this meeting, the Board also adopted the Policies and Procedures Manual for OEV, which formally guides staff activity, ensures the appropriate and responsible use of organizational resources, and enables OEV to develop a successful, customer-centric approach. These policies, including the local Targeted Business Program (TBP), also benefit the local community by offering competitive economic development incentives. As part of this policy, the Board approved the Intergovernmental Management Committee (IMC) to approve and execute any documents related to local incentive programs of less than \$500,000 per program, and any incentive program exceeding \$500,000 must be brought to the Board for consideration.

Staff is currently working closely with Project Prestige and local and state economic development partners to communicate the benefits of choosing Tallahassee-Leon County over out-of-state competitors for its proposed expansion. To remain competitive, this item requests approval of the itemized incentive package, to encourage the company's retention and expansion locally.

PROJECT OVERVIEW

Project Prestige represents a Tallahassee-Leon County-based advanced manufacturing and magnetic technology company considering expansion within Innovation Park. The company practices corporate social responsibility, including setting energy, climate, and environmental sustainability targets, establishing internship opportunities for students enrolled in the FAMU FSU College of Engineering, and making donations to local nonprofits and Leon County Schools.

The company's proposed expansion represents a \$25 million capital investment, 100 new manufacturing and research jobs over the next 2 years, and a new 50,000 sq. ft. manufacturing center. Based on the project's known parameters, Project Prestige is eligible to participate in three incentive programs: the Targeted Business Program (TBP), the State Corporate Income Tax Credit Program, and the State of Florida's Urban Job Tax Credit Program.

CONFIDENTIALITY

The company did not submit its written request for confidentiality prior to the public meeting of the Competitive Projects Cabinet held on May 21, 2026. The name of the company was therefore

disclosed at the public meeting and can be discussed pursuant to the requirements of section 288.075(2), Florida Statutes.

Florida law, however, does provide that proprietary confidential business information held by an economic development agency is confidential and exempt from public disclosure until such information is otherwise publicly available or is no longer treated by the company as proprietary confidential business information.

ECONOMIC IMPACT ANALYSIS

An economic analysis conducted by the FSU Center for Economic Forecasting and Analysis found that Construction and Permanent Employment benefits from the project would equal \$106 million in economic output. Of this, \$35 million would be a one-time construction impact, and \$71.3 million would occur annually once the full number of hires (100) is reached at the average annual salary of \$75,000. This will result in 71 indirect and 78 induced jobs created and sustained once the expansion is fully operational and will permanently contribute an additional \$71.3 million to the Tallahassee MSA economy thereafter. The forecast estimates that permanent operations will result in \$9.4 million in federal and \$2.8 million in state and local taxes annually at full buildout (Attachment #1).

If approved and the company moves forward, Project Prestige activity is expected to create 100 new full-time jobs over 2 years, with salaries greater than 120% of the local average annual wage, and to invest an estimated \$25 million in capital in Leon County.

TARGETED BUSINESS PROGRAM (LOCAL)

Targeted Business Program (TBP) is a local incentive program designed to foster business growth that benefits the community by advancing the long-term vision for economically viable, environmentally sustainable growth. TBP offers incentives to new and existing businesses that create value-added jobs that will diversify the economy, align with Tallahassee-Leon County's business mix, and generate revenue growth from the sale of goods and services outside the local economy. While TBP rewards job creation, it is built on a company's local capital expenditures on land, buildings, and equipment. The greater a company's outlay for real estate, the greater its potential for TBP reimbursement. If approved, Project Prestige qualifies for 100% reimbursement of permit fees and a portion of ad valorem taxes over ten years. The total estimated TBP incentive for this project is \$2,628,675 over the next ten years, which includes an estimated one-time \$30,631 reimbursement for development fees in year one, based upon its corporate performance, metric fulfillment, and reimbursement request. It is anticipated that the first reimbursement will be issued in FY 2028. It is anticipated that adequate funding will be available through the allocation of sales tax dollars for economic development. The annual allocation for Project Prestige's TBP is estimated to range from \$382,986 in year one to \$198,104 in year ten, with a ten-year average of \$262,700.

FLORIDA A&M UNIVERSITY SUPPORT FOR PROJECT PRESTIGE SITE DEVELOPMENT

Based on discussions with the President of Florida A&M University and her leadership team, the University has expressed its willingness to lease or sublease approximately 7.2 acres of land for the proposed site of Project Prestige at no cost to the company long-term to support the project's

development and operation. The proposed project site, which is leased by Florida A&M University from the State of Florida, specifically the Board of Trustees of the Internal Improvement Trust Fund (“TIITF”), has an estimated appraised value of approximately \$690,000. Unlike previous economic development projects involving publicly controlled land assets, Florida A&M University has indicated its support for leveraging the property as part of a broader strategy to advance economic development, innovation, and job creation in Tallahassee-Leon County. As such, the value of the land lease represents a significant local contribution to the successful recruitment and expansion of Project Prestige and further supports the community's long-term economic development objectives.

To facilitate the project and support broader economic development opportunities within Innovation Park, OEV recommends that the IA Board provide funding to Florida A&M University commensurate with the appraised value of the proposed project site. In conjunction with this effort, OEV recommends that the parties develop a separate Memorandum of Understanding to support site-readiness activities for the University's approximately 22.8 remaining acres within Innovation Park. These activities may include due diligence, planning, infrastructure assessments, environmental analysis, and other measures to enhance the site's marketability and development readiness for future commercial and industrial activation opportunities.

Additionally, OEV and Florida A&M University have entered into a Memorandum of Understanding that authorizes OEV to actively market the University's Innovation Park properties to prospective businesses and targeted industry sectors. This coordinated approach is intended to strengthen the community's inventory of development-ready sites, support business recruitment and expansion efforts, and advance the long-term economic competitiveness of Tallahassee-Leon County.

OTHER ELIGIBLE STATE INCENTIVE PROGRAMS

Project Prestige is also eligible to participate in the State of Florida's Urban Job Tax Credit Program upon achieving specific job-creation milestones. This funding initiative is tailored for new or existing businesses located in a designated high-crime area by the State of Florida in Tallahassee-Leon County to help encourage quality job growth. It provides eligible businesses that create jobs with a pay-for-performance refund determined by the number of jobs created and the average annual wage of those jobs. It is evaluated and applied annually, and Project Prestige is estimated to be eligible for a total of \$100,000 over 10 years.

Project Prestige may be eligible for incentives offered through the State of Florida's Corporate Income Tax Credit Program, which supports qualified business expansion and relocation projects that create high-wage jobs and significant capital investment within targeted industries. The program provides eligible companies with credits against their Florida corporate income tax liabilities based on project-specific criteria, including job creation, average annual wages, capital investment levels, and the project's overall economic impact. Based on preliminary project information, Project Prestige's proposed capital investment, anticipated job creation, and alignment with Tallahassee-Leon County's targeted industry sectors may position the company to qualify for consideration under the program. Additionally, the project's potential to generate new manufacturing activity, expand the local tax base, and create jobs with wages above the

regional average further supports its competitiveness for state-level economic development incentives.

Any incentive consideration through the State of Florida would require formal review and approval by FloridaCommerce and would remain subject to the company satisfying all applicable statutory requirements, performance metrics, and verification standards established by the State of Florida.

COMPETITIVE PROJECTS CABINET:

At its May 21, 2026, meeting, the Competitive Projects Cabinet (CPC) unanimously recommended IA Board approval of the incentive package to support Project Prestige, including:

- Targeted Business Program funding for a total estimated amount of \$2,628,675 over ten years; and,
- Commitment of a market ground rent value to FAMU (\$690,000 total over 13-year period) for planning, infrastructure assessments, environmental analysis, and other measures to enhance the site's marketability and development readiness for future commercial and industrial activation opportunities to support its role in future development in Innovation Park within the 22.8 acres of undeveloped land.

FUNDING SCHEDULE AND DISTRIBUTION:

Should the IA Board approve the local components of the incentive, staff will draft a contract similar to previous incentive awards that ties funding disbursements to proven new employment and wages, and to demonstrable taxes (e.g., ad valorem, tangible personal property, corporate income, and sales tax) paid by the company during eligible timelines. The Targeted Business Program funding represents a total estimated amount of \$2,628,675 over ten years.

If approved by the IA Board, the PLACE Director will execute the commitment of funds to Florida A&M University in the amount of \$690,000 as agreed upon through a Memorandum of Understanding (MOU) between FAMU and OEV, to include the following:

- Funding to support strategic predevelopment activities within the 22.8 acres of undeveloped land

The approved funding allocation shall be distributed over the remaining thirteen (13) years of the Infrastructure Sales Surtax Program. Because the project is not anticipated to obtain a Certificate of Occupancy immediately, the initial disbursement made upon issuance of the Certificate of Occupancy shall include the cumulative prorated amount attributable to the period between the execution of the agreement and the date of occupancy. Subsequent disbursements shall be made annually over the remainder of the Surtax Program period. Funding for this proposal is available in the OEV budget and will be budgeted as part of the OEV Capital Budget. It is anticipated that the first FAMU payment will be issued in FY 2028, and the first TBP will be

distributed in FY 2029. Therefore, the requested incentives in this package can be covered by the OEV Capital Budget, as shown in Attachment #2.

CONCLUSION:

Project Prestige consists of an incentive-driven expansion by a major advanced manufacturer in Leon County. If induced, the company is anticipated to invest \$25 million in a new 50,000-square-foot advanced manufacturing facility that will create 100 high-wage jobs during the period 2028-2030.

The CPC and OEV staff are recommending the IA Board's approval of Project Prestige's current \$3,318,675 incentive package, including:

- Targeted Business Program funding for a total estimated amount of \$2,628,675 over ten years; and,
- Commitment of a market ground rent value to FAMU (\$690,000 total over 13-year period) for planning, infrastructure assessments, environmental analysis, and other measures to enhance the site's marketability and development readiness for future commercial and industrial activation opportunities to support its role in future development in Innovation Park within the 22.8 acres of undeveloped land.

This investment in asset maximization and predevelopment activities will increase the economic competitiveness of Innovation Park and accommodate the businesses OEV seeks to attract. The approved funding allocation shall be distributed over the remaining thirteen (13) years of the Infrastructure Sales Surtax Program. Because the project is not anticipated to obtain a Certificate of Occupancy immediately, the initial disbursement made upon issuance of the Certificate of Occupancy shall include the cumulative prorated amount attributable to the period between the execution of the agreement and the date of occupancy. Subsequent disbursements shall be made annually over the remainder of the Surtax Program period. The company will make its final decision on expansion in July 2026. Should the IA Board approve the Project Prestige's incentive packet, staff will continue assisting the company with any planning and permitting needs that arise during the expansion phase.

OPTIONS:

Option 1: Approve the Targeted Business Program funding for Project Prestige for a total estimated amount of \$2,628,675 over ten years and authorize the Director of PLACE or his designee, to execute an agreement for the commitment of additional funds to Florida A&M University in the amount of \$690,000 to be paid over the remaining thirteen (13) years of the Infrastructure Sales Surtax Program.

Option 2: Do not approve the Project Prestige Incentive Package.

Option 3: IA Board Direction.

RECOMMENDED ACTION:

Option 1: Approve the Targeted Business Program funding for Project Prestige for a total estimated amount of \$2,628,675 over ten years and authorize the Director of PLACE or his designee, to execute an agreement for the commitment of additional funds to Florida A&M University in the amount of \$690,000 to be paid over the remaining thirteen (13) years of the Infrastructure Sales Surtax Program.

Attachments:

1. Project Prestige Economic Impact Results
2. OEV Capital Budget

THIS PAGE INTENTIONALLY LEFT BLANK



Economic Impact Results Project Prestige

Introduction

The Center for Economic Forecasting & Analysis (CEFA) at Florida State University, in Partnership with the Tallahassee-Leon County Office of Economic Vitality (OEV) prepared the following economic impact analysis for Project Prestige. Consistent with standard practice for economic impact analysis, the direct impacts associated with the proposed project, as well as the indirect and induced impacts are calculated for the Tallahassee Metropolitan Statistical Area (MSA). These impacts have been produced using the IMPLAN® model.

This report evaluates the proposed project's broader economic benefits, measured in terms of economic output (the value of industry production), local employment or jobs, and income or wages. Calculations are provided for two categories of benefits (and totaled): a) Construction (or Temporary) benefits; and b) Permanent benefits associated with the ongoing operation of the commercial operations. The total economic impact of Project Prestige is the summation of the one-time economic benefits associated with the construction phase of the project and the ongoing, permanent operations of the proposed advanced manufacturing and magnetic technology company.

The project will generate the following types of economic benefits in the regional economy:

- **Direct Benefits.** Direct benefits relate to: a) the short-term business activity associated with project construction, and b) the ongoing business activity associated with the businesses that are located within the developed project.
- **Indirect Benefits.** Indirect benefits will result when local firms directly impacted by the project in turn purchase materials, supplies or services from other firms.
- **Induced Benefits.** Induced benefits relate to the consumption and spending of employees of firms that are directly or indirectly affected by the project. These would include all of the goods and services normally associated with household consumption (i.e., housing, retail purchases, local services, etc.).

Summary of Total Economic Impact

The total economic impact of Project Prestige is estimated to be 409 jobs, nearly \$36.5 million in income or wages and approximately \$106.3 million in economic output. The construction impacts are estimated to total 160 jobs, \$12.2 million in income or wages and almost \$35 million in economic output (sales/revenues). On an annual (permanent) basis, the project is projected to sustain 249 new jobs, approximately \$24.2 million in income or wages, and \$71.3 million in economic output (sales/revenues).

Tallahassee MSA Total Economic Impact

Economic Measure	Economic Output (Sales/Revenues)	Employment or Jobs	Income or Wages
Construction & Equipment	\$34,973,921	160	\$12,223,619
Employment	\$71,347,630	249	\$24,243,370
Grand Total	\$106,321,551	409	\$36,466,989

* in 2026 \$

Summary of Employment Impact

Construction (temporary) impact will create 94 one-time direct jobs with an additional 66 indirect and induced jobs. These jobs are not permanent jobs, rather, when the project is complete the construction employment demands



created by the project will cease. A total of 100 permanent direct jobs will be created when construction is complete and all economic activities are fully operational, with an additional 71 indirect and 78 induced jobs needed to support project operations. The jobs associated with the operations are permanent jobs, therefore these impacts will continue on an annual basis.

Tallahassee MSA Employment Impact

Employment	Direct	Indirect	Induced	Total
Construction & Equipment	94	28	38	160
Permanent	100	71	78	249
Grand Total	194	99	116	409

Summary of Output Impact

Construction (temporary) impacts will result in \$21.3 million in direct economic output (total economic activity generated by the project) with an additional \$13.6 million in output from indirect and induced economic activity. Permanent direct economic output will exceed \$42.7 million annually, with an additional \$28.6 million in annual indirect and induced economic output.

Tallahassee MSA Output Impact

Output	Direct	Indirect	Induced	Total
Construction & Equipment	\$21,335,000	\$6,162,544	\$7,476,377	\$34,973,921
Permanent	\$42,740,550	\$13,533,031	\$15,074,049	\$71,347,630
Grand Total	\$64,075,550	\$19,695,575	\$22,550,426	\$106,321,551

* in 2026 \$

Summary of Income Impact

Construction (temporary) direct impacts will result in \$8.1 million in one-time income with nearly \$4.1 million in income from indirect and induced jobs. The jobs associated with construction are not permanent jobs, rather, when the project is complete those employment demands created by the project will cease. Over \$13.6 million in income annually will be created by permanent employment when construction is complete and all economic activities are fully operational, with an additional \$10.6 million in indirect and induced income paid to jobs needed to support project operations. The income associated with the operations are permanent wages, therefore these impacts will continue on an annual basis.

Tallahassee MSA Income Impact

Income	Direct	Indirect	Induced	Total
Construction & Equipment	\$8,147,967	\$1,955,631	\$2,120,021	\$12,223,619
Permanent	\$13,643,736	\$6,325,168	\$4,274,466	\$24,243,370
Grand Total	\$21,791,703	\$8,280,800	\$6,394,486	\$36,466,989

* in 2026 \$



Summary of State, Local and Federal Taxes Impacts

In addition to the employment, income and economic output associated with the project, there is also the accrual of State, Local, and Federal taxes. The one-time fiscal impact associated with the construction of the project is estimated to be over \$7.9 million. The estimated annual fiscal impact is nearly \$4.3 million.

Tallahassee MSA State, Local, and Federal Taxes Impact

Taxes	Construction & Equipment	Employment	Total
State & Local Taxes	\$1,611,996	\$1,160,502	\$2,772,496
Federal Taxes	\$6,338,026	\$3,102,334	\$9,440,359
Grand Total	\$7,950,020	\$4,262,835	\$12,212,855

* in 2026 \$

**All impacts are presented as impacts to the Tallahassee MSA with monetary figures presented in current (May 2026) dollars. Additionally, the analysis is based on information provided by company representatives. Economic Impact analysis does not include any quality of life nor opportunity costs (alternative investment) valuation. Small differences in the estimates may occur due to rounding.*

Economic Impact Analysis Prepared By:

Julie Harrington, Ph.D.

Director, Center for Economic Forecasting and Analysis

Florida State University



THIS PAGE INTENTIONALLY LEFT BLANK

**Blueprint Intergovernmental Agency
FY 2026 Capital Budget
RESOLUTION NO. 2025-02**

WHEREAS, the Blueprint Intergovernmental Agency's Budget Policy 102.06.B.2, and Section 189.016(3), Florida Statutes, requires the Board of Directors ("Board") to adopt an annual capital budget and appropriate funding for the upcoming year by resolution; and

WHEREAS, the Board has acknowledged the receipt of bond proceeds, sales tax revenue and other sources of revenue to fund capital expenses for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026; and

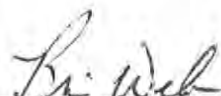
WHEREAS, the Board hereby approves the five-year Capital Improvement Program for Fiscal Year 2026 through Fiscal Year 2030, in accordance with Budget Policy 102.07.3.

NOW, THEREFORE, BE IT RESOLVED, that the Leon County – City of Tallahassee Blueprint Intergovernmental Agency Board hereby adopts the Capital Budget for Fiscal Year 2026 as set forth in "Exhibit A," which is attached hereto and incorporated herein, and authorizes the carryover of any capital fund balance, including all capital fund balances, requisitions, and encumbrances from prior years which will automatically be re-appropriated.

Adopted this 11th day of September 2025.

Leon County-City of Tallahassee
Blueprint Intergovernmental Agency

Attest:

By: 
Commissioner Brian Welch
Chair, Board of Directors

By: 
James O. Cooke, Treasurer-Clerk
City of Tallahassee

Approved as to Form:

DocuSigned by:
By: 
TF089FD346024DB...
Susan Dawson, Esq.
Blueprint Attorney



EXHIBIT A						
BLUEPRINT INTERGOVERNMENTAL AGENCY FY2026 - FY2030 CAPITAL BUDGET						
BLUEPRINT INFRASTRUCTURE	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Blueprint 2000 Program	-	-	-	-	-	-
Annual Allocations	9,902,500	9,902,500	9,902,500	9,902,500	9,902,500	49,512,500
Regional Mobility and Gateway Projects	87,526,382	1,151,220	-	-	-	88,677,602
CCQ Projects	-	-	2,336,820	3,555,177	4,807,173	10,699,170
Reserve Fund, Blueprint Infrastructure	-	-	-	-	-	-
Total, Blueprint Infrastructure Capital Allocations	97,428,882	11,053,720	12,239,320	13,457,677	14,709,673	148,889,272
OFFICE OF ECONOMIC VITALITY	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	3,525,000
Incentives, Grants and Programs	2,412,400	2,975,547	3,173,817	3,373,210	3,582,920	15,517,894
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	1,553,211
Economic Vitality Studies	500,000	120,000	120,000	120,000	120,000	980,000
Total, Office of Economic Vitality Capital Allocations	3,920,611	4,113,047	4,311,317	4,510,710	4,720,420	21,576,105
Total, Capital Project Transfers	101,349,493	15,166,767	16,550,637	17,968,387	19,430,093	170,465,377

Blueprint Intergovernmental Agency Board of Directors Agenda Item #8

June 11, 2026

Title:	Review of the Consolidated MWSBE Policy
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Keith Bowers, Director, Office of Economic Vitality Darryl Jones, Deputy Director, Office of Economic Vitality MWSBE, Division

STATEMENT OF ISSUE:

This item provides an overview of the current Minority, Women, and Small Business Enterprise (MWSBE) Program administered by the Office of Economic Vitality (OEV), including a review of the current supplier diversity program, certification standards, aspirational participation goals, procurement categories, historical utilization data, and operational practices. The review is necessary in light of the enactment of Florida Senate Bill 1134, which prohibits local governments from implementing programs, policies, or activities related to diversity, equity, and inclusion, and voids any existing ordinance, resolution, rule, regulation, program, or policy that conflicts with its provisions. This item also seeks Blueprint Intergovernmental Agency Board of Directors (IA Board) direction on modifications necessary to ensure compliance with changes in state law governing local supplier diversity initiatives.

FISCAL IMPACT:

This item has no fiscal impact.

RECOMMENDED ACTION:

Option 1: Accept the informational update and direct staff to bring back a revised Small Business Enterprise (SBE) Policy that complies with state law for IA Board consideration.

SUPPLEMENTAL INFORMATION:

HISTORIC OVERVIEW OF THE PROGRAM

Prior to consolidation, the City of Tallahassee and Leon County operated separate supplier diversity programs supported by independent disparity studies, utilization data, and policy frameworks. In April 2016, both jurisdictions agreed to consolidate operations under OEV and jointly fund a new disparity study to determine whether sufficient legal evidence existed to support a unified program.

On June 27, 2019, the Blueprint Intergovernmental Agency Board (IA Board) directed staff to apply consolidated Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) aspirational goals identified in the 2019 Disparity Study to Blueprint procurements and to develop uniform policies across all three jurisdictions. The 2019 Disparity Study identified significant disparities sufficient to support a consolidated MWSBE Program for the City, County, and Blueprint, leading to adoption of a unified policy framework on January 30, 2020.

Implementation efforts included stakeholder outreach, procurement updates, revisions to the City's Disadvantaged Business Enterprise (DBE) Plan, and intergovernmental coordination to operationalize the consolidated program. On February 9, 2023, the Blueprint IA Board accepted the 2022 Disparity Study Update and directed staff to implement amendments requiring mandatory pre-bid meetings and subcontractor participation to strengthen compliance and engagement. Subsequent policy amendments were approved by Blueprint on September 21, 2023, the City of Tallahassee on October 25, 2023, and Leon County on December 12, 2023.

The revised policy (Attachment #1—MWSBE Policy) reaffirmed the MWSBE Division's role as an economic development function focused on business capacity building, workforce participation, apprenticeships, mentor-protégé relationships, and local job creation. Operational integration continued through full implementation of the B2G Now Compliance and Monitoring Software across all three jurisdictions, completing consolidation of compliance and monitoring functions.

CURRENT OPERATIONS

The Office of Economic Vitality's MWSBE Division supports supplier diversity for the City of Tallahassee, Leon County Government, and the Blueprint Intergovernmental Agency. Staff works directly with project managers, purchasing offices, and prime contractors across all three jurisdictions to identify and utilize businesses formally certified by OEV as Minority-owned, Women-owned, or Small Business Enterprises (MWSBE). Mandatory pre-solicitation and pre-bid meetings have been a key part of this effort.

LEGAL ANALYSIS OF THE IMPACT OF SB 1134 ON THE MWSBE PROGRAM

On April 22, 2026, Governor Ron DeSantis signed Senate Bill 1134, "Official Actions of Local Governments," which restricts Florida cities and counties from funding, promoting, or taking official action as it relates to diversity, equity, and inclusion (DEI). The new law becomes effective on January 1, 2027. The new law declares any local ordinance, resolution, rule, regulation, program, or policy void if it conflicts with the law, and

establishes potential consequences for local officials who violate its provisions. In addition, the law creates a cause of action for a resident of the City or the County to file a lawsuit for an alleged violation of the law and seek injunctive relief, damages, and costs.

The new law defines "Diversity, equity, and inclusion" to mean in part any effort to promote or adopt training, programming, or activities designed or implemented with reference to race, color, sex, ethnicity, gender identity, or sexual orientation. Further, the new law prohibits Cities and Counties from funding, promoting, directly or indirectly, or taking official action relating to diversity, equity, and inclusion as defined in the statute, and declares existing DEI-related ordinances, resolutions, rules, regulations, programs, or policies void as of the effective date. This new law will directly impact and prohibit the continuation of the Consolidated MWSBE Policy (Attachment #1) as it now exists.

Across Florida, local governments are evaluating and restructuring supplier diversity programs in response to SB 1134. Leon County and the City of Tallahassee are among the jurisdictions taking action to bring existing programs into compliance, including steps to repeal or modify code provisions tied to race- or gender-based classifications, while transitioning toward race- and gender-neutral Small Business Enterprise (SBE) programs as the framework for continuing to support small businesses in a manner consistent with current law.

CURRENT MWSBE PROGRAM DESCRIPTION

The current MWSBE Program establishes the standards, qualifications, and participation expectations for firms seeking certification through OEV. The information below outlines the core eligibility requirements applicable to all certified businesses, while also distinguishing the ownership and qualification standards unique to MBEs, WBEs, and SBEs.

Minority-owned Business Enterprises (MBEs) are companies that are 51% minority-owned and are headquartered in the four-county metropolitan service area (MSA) of Leon, Gadsden, Jefferson, and Wakulla Counties. The owner must also have their principal residence in the MSA to qualify for certification under the current policy. To certify, the business must also have a net worth of less than \$5 million dollars and fewer than 200 employees. Currently, there are 98 OEV-certified MBEs.

Women-owned Business Enterprises are companies that are 51% non-minority woman-owned and are headquartered in the four-county metropolitan service area (MSA) of Leon, Gadsden, Jefferson and Wakulla Counties. The owner must also have their principal residence in the MSA also to qualify for certification under the current policy. To certify, the business must also have a net worth of less than \$5 million dollars and fewer than 200 employees. Currently there are 45 OEV certified WBEs.

Small Business Enterprises (SBEs) are businesses that are at least 51% locally owned and headquartered within the four-county metropolitan service area (MSA), which includes Leon, Gadsden, Jefferson, and Wakulla counties. To qualify for certification under the current policy, the owner must also maintain their principal residence within the MSA. In addition, a business must have a net worth of less than \$5 million and employ fewer than 200 employees to be eligible for certification. Currently, OEV has certified nine SBEs that are owned by non-minority males.

Under the existing policy, all OEV-certified Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs) are automatically certified as SBEs. As a result, OEV currently has a total of 152 certified SBEs (Attachment #2).

The current policy also provides an overview of the aspirational participation levels currently assigned to MBEs and WBEs across procurement categories under the 2019 Disparity Study framework. Together, these provisions form the operational foundation of the current program and guide the administration of certification, participation, and supplier diversity objectives across all three jurisdictions. The current policy does not have aspirational goals for SBEs because aspirational goals were not recommended by either 2019 or 2023 Disparity Studies.

Under the current MWSBE Policy, all certified firms must satisfy uniform eligibility standards designed to ensure that participating businesses are legitimate, operationally capable, and locally established. To qualify, majority owners must reside within the four-county market area of Leon, Gadsden, Jefferson, or Wakulla Counties and must be United States citizens or lawful permanent residents. Businesses must operate as independent, for-profit entities organized under Florida law and maintain all required local, state, and federal licenses. Certified firms must also demonstrate an active commercial presence through ongoing operations, industry capacity, and the ability to perform the work for which certification is sought. Applicants must also demonstrate operational stability by maintaining at least one year of business history and successfully completing a minimum of three relevant projects within their industry sector.

The uniformity of size standards across all three certification categories is taken directly from Florida Statute 288.703(6) – *“Small Business” means an independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in this state which has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments—*and this statute is also included in the current MWSBE Policy.

OEV identified 152 firms currently certified as small businesses under Florida's definition. The Florida Office of Supplier Development (OSD) recorded a higher count of 204 Certified Business Enterprise (CBE) firms in the market area as of May 15, 2026, a difference attributable to OSD's inclusion of veteran-owned businesses in its certification framework. Beyond certified firms, OEV's market analysis identified 1,236 additional local firms operating in relevant industry sectors that would likely qualify for SBE certification.

The principal distinction between certification categories relates to ownership and control requirements. MBEs and WBEs require at least 51 percent ownership, management, and operational control by minority individuals or women, respectively. For both certifications, ownership must be legitimate, continuous, and not recently transferred solely for certification purposes unless through inheritance or a bona fide sale. In contrast, SBE certification is race- and gender-neutral and is based exclusively on business size, operational capacity, and compliance with the general eligibility standards.

Because SBE certification is based on race- and gender-neutral criteria, it does not violate the provisions of SB 1134.

The current MWSBE Policy establishes aspirational participation goals for MBEs and WBEs based on findings from the 2019 Disparity Study, however, does not include participation targets for SBEs. As a result, while SBEs are recognized as certified firms under the current framework, no defined SBE utilization goals exist within the procurement process.

CERTIFIED FIRM PARTICIPATION BASELINE

Since 2023, \$46.7 million in City of Tallahassee, Leon County Government, and Blueprint contracts have been awarded to OEV-certified firms, as both primes and subcontractors. Of those projects awarded, OEV-certified firms have received \$23,706,288 in payments as reflected in OEV's B2GNow Contract Compliance monitoring software. As part of the certification process, firms identify commodity codes that reflect their areas of expertise, licensure, certifications, and professional capabilities. These codes correspond to the procurement categories (construction, architecture and engineering, professional and other services, materials, and supplies) utilized by the City of Tallahassee, Leon County Government, and the Blueprint Intergovernmental Agency. The certified MWSBE firms provide services in a variety of commodity codes. Those industries are also reflected in the procurement categories below:

Construction:

- General construction (15 firms)
- Construction trades
 - o Electrical (5 firms)
 - o HVAC (3 firms)
 - o Painting (7 firms)
 - o Masonry (1 firm)
 - o Roofing (8 firms)
 - o Other Construction Services (30 firms)
 - o Excavation (6 firms)
 - o Asphalt (4 firms)

Architecture and Engineering:

- Mechanical, electrical, structural (18 firms)

Professional and Other Services, Materials, and Supplies:

- Marketing and advertising (7 firms)
- Accounting and Auditing Services (5 firms)
- Landscaping (12 firms)
- Janitorial (10 firms)
- Trucking and Hauling (7 firms)
- Surveying (3 firms)

- Planning (4 firms)
- Sales and Rental Services (7 firms)
- Computer Services and Supplies (3 firms)
- General Consulting (14 firms)
- Concrete (18 firms)
- Printing, Copying and Graphic arts (5 firms)
- Other professional and technical services (58 firms)

The firms in these industries are listed in Attachment #3. OEV currently has a total of 152 certified SBEs (Attachment #2); however, the number of firms in the industries above exceed 152 because some firms qualify for multiple commodity codes based upon their licensure, certification, and expertise.

CURRENT POLICY RESEARCH

As part of its analysis, the Office of Economic Vitality is reviewing supplier diversity and Small Business Enterprise programs in other jurisdictions, including existing policy models, recent amendments, and program structures that may inform future local recommendations.

OEV is also evaluating how jurisdictions establish eligibility thresholds using objective measures such as annual revenue and employee count. This research will inform any future recommendations presented to the Blueprint Intergovernmental Agency Board, should the Board direct OEV to pursue additional data and policy development (Option #1).

CONCLUSION:

The enactment of Senate Bill 1134 necessitates a fundamental restructuring of the Blueprint Intergovernmental Agency's supplier diversity framework ahead of the January 1, 2027, statutory effective date. Because the current Consolidated MWSBE Policy relies on race- and gender-based classifications that will be rendered void under the new state law, a transition toward a race- and gender-neutral Small Business Enterprise (SBE) program is required to maintain support for local vendors within legal boundaries.

To ensure uninterrupted procurement operations and compliance with state law, policy modifications must be authorized and executed before the end of the current calendar year. Board direction on the recommended action will allow staff to formalize the suspension of the current MWSBE program, and draft a legally compliant, capacity-building SBE Policy for the Board's formal consideration.

OPTIONS:

Option 1: Accept the informational update and direct staff to bring back a revised Small Business Enterprise (SBE) Policy that complies with state law for IA Board consideration.

Option 2: IA Board Direction

RECOMMENDED ACTION:

Option 1: Accept the informational update and direct staff to bring back a revised Small Business Enterprise (SBE) Policy that complies with state law for IA Board consideration.

Attachments:

1. [MWSBE Policy](https://blueprintia.org/wp-content/uploads/MWSBE-Policy-2020_1.pdf) (https://blueprintia.org/wp-content/uploads/MWSBE-Policy-2020_1.pdf)
2. List of OEV Certified Firms
3. Certified Firms Industries

THIS PAGE INTENTIONALLY LEFT BLANK

	Business Name	Certification Type
1	911 Direct Holdings, LLC	MBE/SBE
2	A Lafleur Consulting LLC	MBE/SBE
3	A Nelson Company LLC	MBE/SBE
4	A1 Top Notch Security LLC	MBE/SBE
5	Abelita LLC	MBE/SBE
6	Alex Roark Engineering PLLC	MBE/SBE
7	AMC Infrastructure, LLC	MBE/SBE
8	AMWAT Moving Warehousing Storage	MBE/SBE
9	Arnold's Roofing Enterprises, Inc.	MBE/SBE
10	B.Ross LLC	MBE/SBE
11	Barb's Southern Style Gourmet Brittles	MBE/SBE
12	Blackberry Mimosa	MBE/SBE
13	Blue Chip Construction Company	MBE/SBE
14	Bradwell's Cleaning Services	MBE/SBE
15	Broger Real Estate Services, Inc.	MBE/SBE
16	Browns Consult, LLC	MBE/SBE
17	Caring Hand Companions, LLC	MBE/SBE
18	Catering With Care, LLC	MBE/SBE
19	Cherri Card DbA Card Family Home Daycare	MBE/SBE
20	Chief Cornerstone Construction Company Inc	MBE/SBE
21	Clear View Coatings	MBE/SBE
22	Cobb Realty & Investment, LLC	MBE/SBE
23	Concrete Services Unlimited, Inc.	MBE/SBE
24	Construction Support Southeast, Inc.	MBE/SBE
25	Consulting Together, LLC	MBE/SBE
26	CTW Broadcasting Inc.	MBE/SBE
27	DARE Group, LLC	MBE/SBE
28	Data Set Ready, Inc.	MBE/SBE
29	Diligent Concrete Masonry Inc	MBE/SBE
30	Doubtless Electric LLC	MBE/SBE
31	DSR Consulting & Management, LLC	MBE/SBE
32	Ebbstone, Inc.	MBE/SBE
33	Elevate Us Contracting and Consulting Group LLC	MBE/SBE
34	Emerc Engineering LLC	MBE/SBE
35	Empire Construction & Fencing, LLC	MBE/SBE
36	Epiphany Intuitive Solutions, LLC	MBE/SBE
37	ESP Media Production Company	MBE/SBE
38	Experienced Movers, LLC	MBE/SBE
39	Express Printing and Copying	MBE/SBE
40	Fitzgerald Collaborative Group, LLC	MBE/SBE
41	Florida Developers, Inc. of Tallahassee	MBE/SBE
42	Florida Environmental & Land Services, Inc.	MBE/SBE
43	Gaines and Sons Striping, LLC	MBE/SBE
44	Grayson Accounting & Consulting, P.A.	MBE/SBE
45	Gulf Coast Painting Consultants of Florida, Inc.	MBE/SBE
46	H.E.R.Z Development, LLC	MBE/SBE

Business Name	Certification Type
47 Haggai Construction & Development, Inc.	MBE/SBE
48 In Lew of Services LLC	MBE/SBE
49 Inspire Financial Services LLC	MBE/SBE
50 J&J Restoration Services of Florida, LLC	MBE/SBE
51 JEJ & Associates, Inc	MBE/SBE
52 JH Creative, LLC	MBE/SBE
53 JH Turner Enterprises LLC	MBE/SBE
54 Johnson + Milner, Inc.	MBE/SBE
55 Kamryn Construction, LLC	MBE/SBE
56 KFR Construction Solutions, LLC	MBE/SBE
57 Lawson LLC	MBE/SBE
58 Legacy Painting LLC	MBE/SBE
59 Macork Solutions	MBE/SBE
60 Made Equal Clothing Co.	MBE/SBE
61 Magnolia Engineering, LLC	MBE/SBE
62 Michael and Emma Jones Janitorial Service	MBE/SBE
63 Morris Allen & Associates, Inc.	MBE/SBE
64 National Disaster Associates, LLC	MBE/SBE
65 National Flooring Specialist, Inc.	MBE/SBE
66 Natural Knowledge LLC	MBE/SBE
67 Noble Knights Handyman Services LLC	MBE/SBE
68 Olive Mae Designs	MBE/SBE
69 Overture Enterprise, LLC/Southwood Subway	MBE/SBE
70 Peachy Clean Cleaning Services LLC	MBE/SBE
71 Perez Construction, Inc.	MBE/SBE
72 Pittman Law Group, P. L.	MBE/SBE
73 Premsakhi LLC	MBE/SBE
74 Professional Circle Group LLC	MBE/SBE
75 Professional Electrical Systems, Inc.	MBE/SBE
76 Prudent Management LLC	MBE/SBE
77 Renitta Knight Construction, LLC	MBE/SBE
78 Retrofit Records	MBE/SBE
79 Revolutionary Expressions	MBE/SBE
80 RJW Construction, Inc.	MBE/SBE
81 Satisfaction Guaranteed Cleaning & Interior Decorating Service, LLC	MBE/SBE
82 Selrahc Termite & Pest Control, Llc	MBE/SBE
83 Silver-Smith Development LLC	MBE/SBE
84 Sims Technical & Business Solutions, Corporation	MBE/SBE
85 Southeast GeoGroup, Inc	MBE/SBE
86 SPA Concepts, Inc.	MBE/SBE
87 Spectra Engineering & Research, Inc.	MBE/SBE
88 Strong Territories, LLC	MBE/SBE
89 The Current Agency, LLC	MBE/SBE
90 TMB Construction	MBE/SBE
91 TMR Consulting and Management, LLC	MBE/SBE
92 Trydent Consulting, LLC	MBE/SBE

Business Name	Certification Type
93 Unique Concrete Construction, LLC	MBE/SBE
94 Uraina's Haven LLC	MBE/SBE
95 VIP Painting LLC	MBE/SBE
96 Vizion.X media LLC	MBE/SBE
97 We Maid It Tallahassee, Inc.	MBE/SBE
98 World Over Electric, LLC	MBE/SBE

Business Name	Certification Type
1 Arris General Contractors, Inc	WBE/SBE
2 Artistic Confections, Inc.	WBE/SBE
3 Bannerman Landscape, LLC	WBE/SBE
4 BKJ, Inc. Architecture	WBE/SBE
5 Bono Communications & Marketing	WBE/SBE
6 C & L Associates of Tallahassee, Inc.	WBE/SBE
7 Carpetland USA of Tallahassee, Inc	WBE/SBE
8 Catalyst Engineering, LLC	WBE/SBE
9 Chef Nikki, LLC	WBE/SBE
10 Cricket's Tree Service, Inc.	WBE/SBE
11 Dantin Consulting, LLC	WBE/SBE
12 DeLacy Farm Sod, Inc.	WBE/SBE
13 Door Products, LLC	WBE/SBE
14 Dowdy Corporation	WBE/SBE
15 Environmental and Geotechnical Specialists, Inc.	WBE/SBE
16 Florida Health Science Consulting, LLC	WBE/SBE
17 Hagan Binder Design, LLC	WBE/SBE
18 Hale Contracting, Inc.	WBE/SBE
19 HLK Hauling	WBE/SBE
20 JD James, Inc.	WBE/SBE
21 Kaye Kendrick Enterprises, LLC	WBE/SBE
22 Kazhmira, LLC d/b/a Chop Eastside	WBE/SBE
23 Keystone Field Services, Inc.	WBE/SBE
24 LAT Creative, LLC	WBE/SBE
25 Link Floors, Inc.	WBE/SBE
26 Mooney Container Service, Inc.	WBE/SBE
27 OmniCon Corp.	WBE/SBE
28 Optimal Surveying & Mapping, Inc.	WBE/SBE
29 Parker Roofing Options, LLC	WBE/SBE
30 Partners for a Solution, LLC	WBE/SBE
31 Patriot Coatings and Concrete Restoration, LLC	WBE/SBE
32 Persica Landscaping Co., Inc.	WBE/SBE
33 Poole Engineering & Surveying, Inc.	WBE/SBE
34 POSS, LLC	WBE/SBE
35 Red Hills Strategies, LLC	WBE/SBE
36 Reiff Electrical Services, LLC	WBE/SBE
37 Rippee Construction, Inc.	WBE/SBE
38 Smith & Smith Contracting LLC	WBE/SBE
39 Studio A Interiors, LLC	WBE/SBE
40 Tallahassee Welding & Machine Shop, Inc.	WBE/SBE
41 Target Copy Incorporated	WBE/SBE
42 The Community Concepts Group, Inc.	WBE/SBE
43 Watts Cooling, Heating, & Plumbing, LLC	WBE/SBE
44 Weeks Environmental, LLC	WBE/SBE
45 WSN Construction LLC	WBE/SBE

Business Name	Certification Type
1 Architects Lewis + Whitlock, PA	SBE
2 Blue Sky Landscaping & Ground Maintenance, Inc DBA Blue Sky Land Development	SBE
3 FuturePlan Consulting, LLC	SBE
4 George & Associates, Consulting Engineers, Inc.	SBE
5 JBE Sitework, LLC	SBE
6 S&S Environmental Consultants LLC	SBE
7 Stateline Roofing and Construction	SBE
8 The Bucks Corp	SBE
9 Urban Catalyst Consultants, Inc.	SBE

THIS PAGE INTENTIONALLY LEFT BLANK

Attachment #3

OEV Certified Firms by Industry Category
As of May 28, 2026

Accounting and Auditing Services

Business Name	Certification Type
Grayson Accounting & Consulting, P.A.	MBE
Prudent Management LLC	MBE
Trydent Consulting, LLC	MBE
Kaye Kendrick Enterprises, LLC	WBE
Rippee Construction, Inc.	WBE

Advertising, Marketing, Public Relations, and Promotions

Business Name	Certification Type
Browns Consult, LLC	MBE/SBE
ESP Media Production Company	MBE/SBE
Macork Solutions	MBE/SBE
Pittman Law Group, P. L.	MBE/SBE
The Current Agency, LLC	MBE/SBE
Bono Communications & Marketing	WBE/SBE
Red Hills Strategies, LLC	WBE/SBE

Air Condition and HVAC

Business Name	Certification Type
Chief Cornerstone Construction Company Inc	MBE/SBE
Emerc Engineering LLC	MBE/SBE
Watts Cooling, Heating, & Plumbing, LLC	WBE/SBE

Architecture and Engineering

Business Name	Certification Type
Alex Roark Engineering PLLC	MBE/SBE
Ebbstone, Inc.	MBE/SBE
Emerc Engineering LLC	MBE/SBE
Fitzgerald Collaborative Group, LLC	MBE/SBE
Johnson + Milner, Inc.	MBE/SBE
Magnolia Engineering, LLC	MBE/SBE
Morris Allen & Associates, Inc.	MBE/SBE
Southeast GeoGroup, Inc	MBE/SBE
Spectra Engineering & Research, Inc.	MBE/SBE
Architects Lewis + Whitlock, PA	SBE
George & Associates, Consulting Engineers, Inc.	SBE
Urban Catalyst Consultants, Inc.	SBE

Business Name	Certification Type
BKJ, Inc. Architecture	WBE/SBE
Catalyst Engineering, LLC	WBE/SBE
Dantin Consulting, LLC	WBE/SBE
Environmental and Geotechnical Specialists, Inc.	WBE/SBE
LAT Creative, LLC	WBE/SBE
Poole Engineering & Surveying, Inc.	WBE/SBE

Asphalt

Business Name	Certification Type
AMC Infrastructure, LLC	MBE/SBE
Gaines and Sons Striping, LLC	MBE/SBE
RJW Construction, Inc.	MBE/SBE
Dowdy Corporation	WBE/SBE

Computer Services and Supplies

Business Name	Certification Type
911 Direct Holdings, LLC	MBE/SBE
A Nelson Company LLC	MBE/SBE
Data Set Ready, Inc.	MBE/SBE

Concrete

Business Name	Certification Type
AMC Infrastructure, LLC	MBE/SBE
Blue Chip Construction Company	MBE/SBE
Concrete Services Unlimited, Inc.	MBE/SBE
Construction Support Southeast, Inc.	MBE/SBE
Gaines and Sons Striping, LLC	MBE/SBE
Haggai Construction & Development, Inc.	MBE/SBE
RJW Construction, Inc.	MBE/SBE
TMB Construction	MBE/SBE
Unique Concrete Construction, LLC	MBE/SBE
VIP Painting LLC	MBE/SBE
Dowdy Corporation	WBE/SBE
Hale Contracting, Inc.	WBE/SBE

Electrical and Supplies

Business Name	Certification Type
Data Set Ready, Inc.	MBE/SBE
Doubtless Electric LLC	MBE/SBE
Professional Electrical Systems, Inc.	MBE/SBE
World Over Electric, LLC	MBE/SBE

Business Name	Certification Type
Reiff Electrical Services, LLC	WBE/SBE

Excavation

Business Name	Certification Type
Florida Developers, Inc. of Tallahassee	MBE/SBE
RJW Construction, Inc.	MBE/SBE
Blue Sky Landscaping & Ground Maintenance, Inc DBA Blue Sky Land Development	SBE
JBE Sitework, LLC	SBE
Dowdy Corporation	WBE/SBE
Hale Contracting, Inc.	WBE/SBE

General Consulting

Business Name	Certification Type
Abelita LLC	MBE/SBE
Browns Consult, LLC	MBE/SBE
DSR Consulting & Management, LLC	MBE/SBE
Ebbstone, Inc.	MBE/SBE
Epiphany Intuitive Solutions, LLC	MBE/SBE
Florida Environmental & Land Services, Inc.	MBE/SBE
JEJ & Associates, Inc	MBE/SBE
Morris Allen & Associates, Inc.	MBE/SBE
TMR Consulting and Management, LLC	MBE/SBE
Trydent Consulting, LLC	MBE/SBE
Dantin Consulting, LLC	WBE/SBE
Kaye Kendrick Enterprises, LLC	WBE/SBE
Keystone Field Services, Inc.	WBE/SBE
The Community Concepts Group, Inc.	WBE/SBE

General Contracting

Business Name	Certification Type
Blue Chip Construction Company	MBE/SBE
Chief Cornerstone Construction Company Inc	MBE/SBE
Construction Support Southeast, Inc.	MBE/SBE
Florida Developers, Inc. of Tallahassee	MBE/SBE
Haggai Construction & Development, Inc.	MBE/SBE
Kamryn Construction, LLC	MBE/SBE
Perez Construction, Inc.	MBE/SBE
Renitta Knight Construction, LLC	MBE/SBE
Silver-Smith Development LLC	MBE/SBE
Arris General Contractors, Inc	WBE/SBE
JD James, Inc.	WBE/SBE

Business Name	Certification Type
OmniCon Corp.	WBE/SBE
Rippee Construction, Inc.	WBE/SBE
Smith & Smith Contracting LLC	WBE/SBE
WSN Construction LLC	WBE/SBE

Janitorial

Business Name	Certification Type
Bradwell's Cleaning Services	MBE/SBE
Elevate Us Contracting and Consulting Group LLC	MBE/SBE
H.E.R.Z Development, LLC	MBE/SBE
Michael and Emma Jones Janitorial Service	MBE/SBE
Peachy Clean Cleaning Services LLC	MBE/SBE
Satisfaction Guaranteed Cleaning & Interior Decorating Service, LLC	MBE/SBE
Sims Technical & Business Solutions, Corporation	MBE/SBE
We Maid It Tallahassee, Inc.	MBE/SBE
C & L Associates of Tallahassee, Inc.	WBE/SBE
POSS, LLC	WBE/SBE

Landscaping

Business Name	Certification Type
AMC Infrastructure, LLC	MBE/SBE
Elevate Us Contracting and Consulting Group LLC	MBE/SBE
Gaines and Sons Striping, LLC	MBE/SBE
H.E.R.Z Development, LLC	MBE/SBE
J&J; Restoration Services of Florida, LLC	MBE/SBE
RJW Construction, Inc.	MBE/SBE
Blue Sky Landscaping & Ground Maintenance, Inc DBA Blue Sky Land Development	SBE
Bannerman Landscape, LLC	WBE/SBE
DeLacy Farm Sod, Inc.	WBE/SBE
Dowdy Corporation	WBE/SBE
Hagan Binder Design, LLC	WBE/SBE
Persica Landscaping Co., Inc.	WBE/SBE

Masonry

Business Name	Certification Type
Clear View Coatings	MBE/SBE

Miscellaneous Services

Business Name	Certification Type
A Lafleur Consulting LLC	MBE/SBE
A Nelson Company LLC	MBE/SBE

Business Name	Certification Type
A1 Top Notch Security LLC	MBE/SBE
AMC Infrastructure, LLC	MBE/SBE
AMWAT Moving Warehousing Storage	MBE/SBE
Barb's Southern Style Gourmet Brittles	MBE/SBE
Blackberry Mimosa	MBE/SBE
Broger Real Estate Services, Inc.	MBE/SBE
Browns Consult, LLC	MBE/SBE
Caring Hand Companions, LLC	MBE/SBE
Catering With Care, LLC	MBE/SBE
Cherri Card Dba Card Family Home Daycare	MBE/SBE
Cobb Realty & Investment, LLC	MBE/SBE
CTW Broadcasting Inc.	MBE/SBE
DARE Group, LLC	MBE/SBE
DSR Consulting & Management, LLC	MBE/SBE
Elevate Us Contracting and Consulting Group LLC	MBE/SBE
Epiphany Intuitive Solutions, LLC	MBE/SBE
ESP Media Production Company	MBE/SBE
Express Printing and Copying	MBE/SBE
In Lew of Services LLC	MBE/SBE
Inspire Financial Services LLC	MBE/SBE
JEJ & Associates, Inc	MBE/SBE
JH Turner Enterprises LLC	MBE/SBE
Lawson LLC	MBE/SBE
Macork Solutions	MBE/SBE
National Disaster Associates, LLC	MBE/SBE
Noble Knights Handyman Services LLC	MBE/SBE
Peachy Clean Cleaning Services LLC	MBE/SBE
Premasakhi LLC	MBE/SBE
Retrofit Records	MBE/SBE
Revolutionary Expressions	MBE/SBE
Spectra Engineering & Research, Inc.	MBE/SBE
TMR Consulting and Management, LLC	MBE/SBE
Uraina's Haven LLC	MBE/SBE
Vizion.X media LLC	MBE/SBE
Blue Sky Landscaping & Ground Maintenance, Inc DBA Blue Sky Land Development	SBE
FuturePlan Consulting, LLC	SBE
S&S; Environmental Consultants LLC	SBE
Urban Catalyst Consultants, Inc.	SBE
Chef Nikki, LLC	WBE/SBE
Cricket's Tree Service, Inc.	WBE/SBE
DeLacy Farm Sod, Inc.	WBE/SBE

Business Name	Certification Type
Dowdy Corporation	WBE/SBE
Florida Health Science Consulting, LLC	WBE/SBE
Kazhmira, LLC d/b/a Chop Eastside	WBE/SBE
POSS, LLC	WBE/SBE
Studio A Interiors, LLC	WBE/SBE
Tallahassee Welding & Machine Shop, Inc.	WBE/SBE
Target Copy Incorporated	WBE/SBE
The Community Concepts Group, Inc.	WBE/SBE
Weeks Environmental, LLC	WBE/SBE
WSN Construction LLC	WBE/SBE

Miscellaneous Supplies

Business Name	Certification Type
Made Equal Clothing Co.	MBE/SBE
Prudent Management LLC	MBE/SBE
SPA Concepts, Inc.	MBE/SBE
Door Products, LLC	WBE/SBE
Tallahassee Welding & Machine Shop, Inc.	WBE/SBE

Other Construction Services

Business Name	Certification Type
AMC Infrastructure, LLC	MBE/SBE
Clear View Coatings	MBE/SBE
Empire Construction & Fencing, LLC	MBE/SBE
Florida Developers, Inc. of Tallahassee	MBE/SBE
Gaines and Sons Striping, LLC	MBE/SBE
Gulf Coast Painting Consultants of Florida, Inc.	MBE/SBE
H.E.R.Z Development, LLC	MBE/SBE
Haggai Construction & Development, Inc.	MBE/SBE
In Lew of Services LLC	MBE/SBE
KFR Construction Solutions, LLC	MBE/SBE
Legacy Painting LLC	MBE/SBE
National Flooring Specialist, Inc.	MBE/SBE
Noble Knights Handyman Services LLC	MBE/SBE
Olive Mae Designs	MBE/SBE
Peachy Clean Cleaning Services LLC	MBE/SBE
Professional Circle Group LLC	MBE/SBE
RJW Construction, Inc.	MBE/SBE
Strong Territories, LLC	MBE/SBE
TMB Construction	MBE/SBE
Unique Concrete Construction, LLC	MBE/SBE

Business Name	Certification Type
VIP Painting LLC	MBE/SBE
Blue Sky Landscaping & Ground Maintenance, Inc DBA Blue Sky Land Development	SBE
Stateline Roofing and Construction	SBE
DeLacy Farm Sod, Inc.	WBE/SBE
Dowdy Corporation	WBE/SBE
Hagan Binder Design, LLC	WBE/SBE
JD James, Inc.	WBE/SBE
Link Floors, Inc.	WBE/SBE
Mooney Container Service, Inc.	WBE/SBE
Tallahassee Welding & Machine Shop, Inc.	WBE/SBE

Painting

Business Name	Certification Type
Clear View Coatings	MBE/SBE
Elevate Us Contracting and Consulting Group LLC	MBE/SBE
Gulf Coast Painting Consultants of Florida, Inc.	MBE/SBE
Legacy Painting LLC	MBE/SBE
Noble Knights Handyman Services LLC	MBE/SBE
VIP Painting LLC	MBE/SBE
Patriot Coatings and Concrete Restoration, LLC	WBE/SBE

Planning

Business Name	Certification Type
Ebbstone, Inc.	MBE/SBE
Fitzgerald Collaborative Group, LLC	MBE/SBE
S&S; Environmental Consultants LLC	SBE
Urban Catalyst Consultants, Inc.	SBE

Printing, Copying, Graphics

Business Name	Certification Type
Browns Consult, LLC	MBE/SBE
CTW Broadcasting Inc.	MBE/SBE
Express Printing and Copying	MBE/SBE
The Current Agency, LLC	MBE/SBE
Target Copy Incorporated	WBE/SBE

Roofing

Business Name	Certification Type
Arnold's Roofing Enterprises, Inc.	MBE/SBE
Blue Chip Construction Company	MBE/SBE
Chief Cornerstone Construction Company Inc	MBE/SBE

Business Name	Certification Type
Haggai Construction & Development, Inc.	MBE/SBE
KFR Construction Solutions, LLC	MBE/SBE
Silver-Smith Development LLC	MBE/SBE
Stateline Roofing and Construction	SBE
Parker Roofing Options, LLC	WBE/SBE

Sales and Rental Services

Business Name	Certification Type
Broger Real Estate Services, Inc.	MBE/SBE
Cobb Realty & Investment, LLC	MBE/SBE
DARE Group, LLC	MBE/SBE
Data Set Ready, Inc.	MBE/SBE
JH Turner Enterprises LLC	MBE/SBE
Bannerman Landscape, LLC	WBE/SBE
Tallahassee Welding & Machine Shop, Inc.	WBE/SBE

Surveying

Business Name	Certification Type
Spectra Engineering & Research, Inc.	MBE/SBE
Optimal Surveying & Mapping, Inc.	WBE/SBE
Poole Engineering & Surveying, Inc.	WBE/SBE

Trucking and Hauling

Business Name	Certification Type
AMC Infrastructure, LLC	MBE/SBE
Florida Developers, Inc. of Tallahassee	MBE/SBE
Cricket's Tree Service, Inc.	WBE/SBE
Dowdy Corporation	WBE/SBE
Hale Contracting, Inc.	WBE/SBE
HLK Hauling	WBE/SBE
Mooney Container Service, Inc.	WBE/SBE

Blueprint Intergovernmental Agency Board of Directors Agenda Item #9

June 11, 2026

Title:	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Airport Gateway Project
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Susan Dawson, Esq., Blueprint Attorney

STATEMENT OF ISSUE:

This item seeks the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval of two resolutions (Attachments #1 and #2) to authorize eminent domain proceedings to acquire private property necessary for the construction of the Airport Gateway Project (Project), specifically the proposed bridge improvements on Springhill Road over Munson Slough. No residential or business relocations are required, and eminent domain lawsuits will only be filed as a last resort to keep the Project on schedule if negotiated acquisitions cannot be achieved.

FISCAL IMPACT

Funds for acquisition are allocated in the Regional Mobility & Gateways project.

RECOMMENDED ACTION:

Option #1: Approve Resolutions Nos. 2026-18 and 2026-19.

SUPPLEMENTAL INFORMATION:

Blueprint seeks IA Board approval of two resolutions declaring public purpose and necessity to acquire property interests needed for construction of the Project. Efforts to obtain voluntary settlements with the affected property owners have been ongoing; however, a mutually acceptable agreement could not be achieved, and therefore the exercise of eminent domain is being pursued.

Section 107.09 of Blueprint's Real Estate Policy requires the Intergovernmental Agency (IA) Board's approval of resolutions stating the public purpose and necessity of acquiring private property for approved Blueprint projects. The Policy provides that property may be acquired through negotiated settlement, donation, or the exercise of eminent domain, as authorized under applicable Florida Statutes.

Blueprint's authority to acquire property for public purposes is derived from several provisions of Florida law, including Section 163.01, Florida Statutes (the Florida Interlocal Cooperation Act), specifically as set forth in Section 163.01(7)(f), Florida Statutes; Section 166.411, Florida Statutes (municipal authority to exercise eminent domain); and Section 127.01, Florida Statutes (county eminent domain authority), Article VIII, Sections 1 and 3, as well as Article X, Section 6 of the Florida Constitution. The procedures and safeguards governing the exercise of this authority are further set forth in Chapters 73 and 74, Florida Statutes.

ACQUISITION STATUS

On March 12, 2026, the IA Board authorized eminent domain proceedings for two parcels (Parcels 121 and 122) on the western side of Springhill Road also necessary for the Munson Slough Bridge project. Parcels 141, 770 and 870 were not included in the IA Board's March 12, 2026, agenda item because utility coordination had not sufficiently advanced in the design at that time to determine the location and extent of the required acquisitions. That coordination has since been completed, and the required property interests have been identified.

The attached Resolutions authorize the acquisition of these three parcels from two private property owners. All three parcels are located on the eastern side of Springhill Road within the IA Board's approved alignment for Segment G (Springhill Road), and none of the acquisitions will require any relocations. See Attachment #3 for a summary of the Airport Gateway Project. Parcel 141, consisting of 0.25 acres, is a fee simple interest needed to construct the roadway improvements. Parcel 770, 0.07 acres, is a temporary construction easement, and Parcel 870, 0.02 acres, is a permanent utility easement. See Attachment #4 for a location map of the parcels.

Springhill Road is a County-maintained corridor that includes a bridge over Munson Slough, just south of Orange Avenue. The existing bridge was built in 1949. The replacement of the bridge will accommodate Blueprint's planned Airport Gateway improvements, including the opportunity to expand the corridor to four lanes, improve the resilience of this roadway corridor by elevating segments above the FEMA 100-year floodplain, and incorporate stormwater treatment infrastructure. With reimbursement

from Blueprint, the County is partnering with the Florida Department of Transportation to support its design and construction. FDOT is funding 75% of the cost of the two-lane replacement and Blueprint is funding the remaining 25% plus the cost of the additional two lanes.

Pursuant to Blueprint's Real Estate Policy, any parcel considered for acquisition through the condemnation process must be supported by an appraisal report from an independent state certified appraiser as well as a review appraisal from a second independent state certified appraiser. Blueprint obtained both an appraisal and a review appraisal for each of the three parcels. Formal offers were made in April 2026 for all three parcels. To date, a settlement has not been reached.

This bridge replacement is scheduled for letting by FDOT in February 2027, and securing the right of way is critical to meeting that schedule. To avoid project delays, staff recommends proceeding with acquisition through the eminent domain process. Blueprint remains open to negotiating a settlement with the property owners during the course of these proceedings.

OPTIONS:

Option 1: Approve Resolutions Nos. 2026-18 and 2026-19.

Option 2: Do not approve Resolutions Nos. 2026-18 and 2026-19.

RECOMMENDED ACTION:

Option 1: Approve Resolutions Nos. 2026-18 and 2026-19.

Attachments:

1. Resolution No. 2026-18 for Acquisition of Property by Eminent Domain – **Parcel 141**, which includes an Exhibit “A” describing Parcel 141
2. Resolution No. 2026-19 for Acquisition of Property by Eminent Domain – **Parcels 770 and 870**, which includes an Exhibit “A” describing Parcels 770 and 870
3. Airport Gateway Project Summary
4. Map of Parcels 141, 770 and 870

THIS PAGE INTENTIONALLY LEFT BLANK

**RESOLUTION NO. 2026-18
(Parcel 141)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE AIRPORT GATEWAY PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE AIRPORT GATEWAY PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in

Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Airport Gateway Project will provide over seven miles of improved roadway and over twelve miles of multimodal facilities to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and the Tallahassee International Airport and to achieve long-standing community goals, including; supporting growth of the high-tech sector by improving access to Innovation Park, including the National High Magnetic Field Laboratory; providing multiple enhanced gateway to downtown Tallahassee, Innovation Park, Florida A&M University (FAMU), and Florida State University (FSU) from the Airport; protecting neighborhoods by redirecting traffic away from residential areas; expanding investment in Southwest Tallahassee-Leon County; and, providing new and enhanced roadways, sidewalks, and trails; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and Tallahassee International Airport through construction of the Airport Gateway Project and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 141** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a fee simple interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 141**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of June 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Curtis Richardson, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 141)

LEGAL DESCRIPTION:

BEING A PORTION OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5975, PAGE 1949 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14, A DISTANCE OF 1327.48 FEET TO A FOUND 1-INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 14; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 7.33 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD (COUNTY ROAD 2203) (66-FOOT RIGHT-OF-WAY); THENCE CONTINUE SOUTH 89 DEGREES 20 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 38.35 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH LINE WITH THE CENTERLINE OF SURVEY OF SAID SPRINGHILL ROAD FOR THE BLUEPRINT AIRPORT GATEWAY SEGMENT G-2 PROJECT, SAID POINT BEING AT STATION 18+46.85 OF SAID CENTERLINE OF SURVEY, AND BEING ON A CURVE CONCAVE NORTHWESTERLY; THENCE LEAVING SAID NORTH LINE RUN SOUTHWESTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2291.87 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 10 MINUTES 27 SECONDS, FOR AN ARC LENGTH OF 766.97 FEET (CHORD BEARS SOUTH 39 DEGREES 48 MINUTES 22 SECONDS WEST, 763.40 FEET) TO A POINT OF TANGENCY AT STATION 26+13.82; THENCE RUN SOUTH 49 DEGREES 23 MINUTES 35 SECONDS WEST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 77.92 FEET TO A POINT AT STATION 26+91.75; THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 40 DEGREES 36 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD, AND FOR THE POINT OF BEGINNING, SAID POINT BEING THE COMMON CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5975, PAGE 1949 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2149, PAGE 2220, BOTH OF SAID PUBLIC RECORDS; FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 20 MINUTES 47 SECONDS EAST ALONG THE COMMON LINE OF SAID TRACTS AS RECORDED IN OFFICIAL RECORDS BOOK 5975, PAGE 1949, AND IN OFFICIAL RECORDS BOOK 2149, PAGE 2220, A DISTANCE OF 56.60 FEET TO

A POINT; THENCE LEAVING SAID COMMON LINE RUN SOUTH 50 DEGREES 40 MINUTES 26 SECONDS WEST, A DISTANCE OF 198.86 FEET TO A POINT; THENCE RUN SOUTH 54 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 65.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SPRINIL ROAD (60-FOOT RIGHT-OF-WAY); THENCE RUN NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 43.28 FEET TO A POINT AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID SPRINGHILL ROAD, SAID POINT BEING 33.00 FEET LEFT OF STATION 29+64.16 OF SAID CENTERLINE OF SURVEY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN NORTH 49 DEGREES 23 MINUTES 35 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD, A DISTANCE OF 272.41 FEET TO THE POINT OF BEGINNING. CONTAINING 10,806 SQUARE FEET, OR 0.248 OF AN ACRE, MORE OR LESS.

**RESOLUTION NO. 2026–19
(Parcel 770 and Parcel 870)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE AIRPORT GATEWAY PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE AIRPORT GATEWAY PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in

Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Airport Gateway Project will provide over seven miles of improved roadway and over twelve miles of multimodal facilities to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and the Tallahassee International Airport and to achieve long-standing community goals, including; supporting growth of the high-tech sector by improving access to Innovation Park, including the National High Magnetic Field Laboratory; providing multiple enhanced gateway to downtown Tallahassee, Innovation Park, Florida A&M University (FAMU), and Florida State University (FSU) from the Airport; protecting neighborhoods by redirecting traffic away from residential areas; expanding investment in Southwest Tallahassee-Leon County; and, providing new and enhanced roadways, sidewalks, and trails; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway between downtown Tallahassee and Tallahassee International Airport through construction of the Airport Gateway Project and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Airport Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 770** in Exhibit A, and **Parcel 870**, in Exhibit B, both attached hereto, are necessary for implementation of the Project. The property to be acquired depicted and described as Parcel 770 is a temporary construction easement interest, and Parcel 870 is a permanent utility easement interest. Both Parcels are necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those

additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 770**, and in Exhibit B, as **Parcel 870**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of June 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Curtis Richardson, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
(Parcel 770)

LEGAL DESCRIPTION:

BEING A PORTION OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGE 63 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14, A DISTANCE OF 1327.48 FEET TO A FOUND 1-INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 14;

THENCE RUN SOUTH 89 DEGREES 20 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 7.33 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD (COUNTY ROAD 2203) (66-FOOT RIGHT-OF-WAY);

THENCE CONTINUE SOUTH 89 DEGREES 20 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 38.35 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH LINE WITH THE CENTERLINE OF SURVEY OF SAID SPRINGHILL ROAD FOR THE BLUEPRINT AIRPORT GATEWAY SEGMENT G-2 PROJECT, SAID POINT BEING AT STATION 18+46.85 OF SAID CENTERLINE OF SURVEY, AND BEING ON A CURVE CONCAVE NORTHWESTERLY;

THENCE LEAVING SAID NORTH LINE RUN SOUTHWESTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2291.87 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 39 SECONDS, FOR AN ARC LENGTH OF 438.44 FEET (CHORD BEARS SOUTH 35 DEGREES 41 MINUTES 59 SECONDS WEST, 437.77 FEET) TO STATION 22+85.29;

THENCE LEAVING SAID CENTERLINE RUN SOUTH 48 DEGREES 49 MINUTES 12 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD, AND THE POINT OF BEGINNING, MARKING THE COMMON CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 63 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1108, PAGE 1560, BOTH OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2324.87 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 06 MINUTES 07 SECONDS, FOR AN ARC LENGTH OF 44.71 FEET (CHORD BEARS NORTH 40 DEGREES 37 MINUTES 45

SECONDS EAST, 44.71 FEET) TO A POINT BEING 33.00 FEET LEFT OF STATION 22+41.22 OF SAID CENTERLINE OF SURVEY;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 52 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 63.88 FEET TO A POINT;
THENCE RUN SOUTH 43 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 54.62 FEET TO A POINT ON THE COMMON LINE OF THE AFORESAID TRACTS OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGE 63, AND OFFICIAL RECORDS BOOK 1108, PAGE 1560;
THENCE RUN NORTH 43 DEGREES 52 MINUTES 00 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 61.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 3094 SQUARE FEET, OR 0.07 OF AN ACRE, MORE OR LESS.

EXHIBIT B
(Parcel 870)

LEGAL DESCRIPTION:

BEING A PORTION OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGE 63 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14, A DISTANCE OF 1327.48 FEET TO A FOUND 1-INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 14;

THENCE RUN SOUTH 89 DEGREES 20 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 7.33 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD (COUNTY ROAD 2203) (66-FOOT RIGHT-OF-WAY);

THENCE CONTINUE SOUTH 89 DEGREES 20 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 38.35 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH LINE WITH THE CENTERLINE OF SURVEY OF SAID SPRINGHILL ROAD FOR THE BLUEPRINT AIRPORT GATEWAY SEGMENT G-2 PROJECT, SAID POINT BEING AT STATION 18+46.85 OF SAID CENTERLINE OF SURVEY, AND BEING ON A CURVE CONCAVE NORTHWESTERLY;

THENCE LEAVING SAID NORTH LINE RUN SOUTHWESTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2291.87 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 39 SECONDS, FOR AN ARC LENGTH OF 438.44 FEET (CHORD BEARS SOUTH 35 DEGREES 41 MINUTES 59 SECONDS WEST, 437.77 FEET) TO STATION 22+85.29;

THENCE LEAVING SAID CENTERLINE RUN SOUTH 48 DEGREES 49 MINUTES 12 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF SPRINGHILL ROAD, AND THE POINT OF BEGINNING, MARKING THE COMMON CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 63 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1108, PAGE 1560, BOTH OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2324.87 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 16 MINUTES 20 SECONDS, FOR AN ARC LENGTH OF 11.04 FEET, (CHORD BEARS NORTH 41 DEGREES

02 MINUTES 38 SECONDS EAST, 11.04 FEET) TO A POINT BEING 33.00 FEET LEFT OF STATION 22+74.41 OF SAID CENTERLINE OF SURVEY;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 43 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.07 FEET TO A POINT;
THENCE RUN SOUTH 46 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.00 FEET TO A POINT ON THE COMMON LINE OF THE AFORESAID TRACTS OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGE 63, AND IN OFFICIAL RECORDS BOOK 1108, PAGE 1560;
THENCE RUN NORTH 43 DEGREES 52 MINUTES 00 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 77.09 FEET TO THE POINT OF BEGINNING.
CONTAINING 853 SQUARE FEET, OR 0.020 OF AN ACRE, MORE OR LESS.

AIRPORT GATEWAY PROJECT SUMMARY

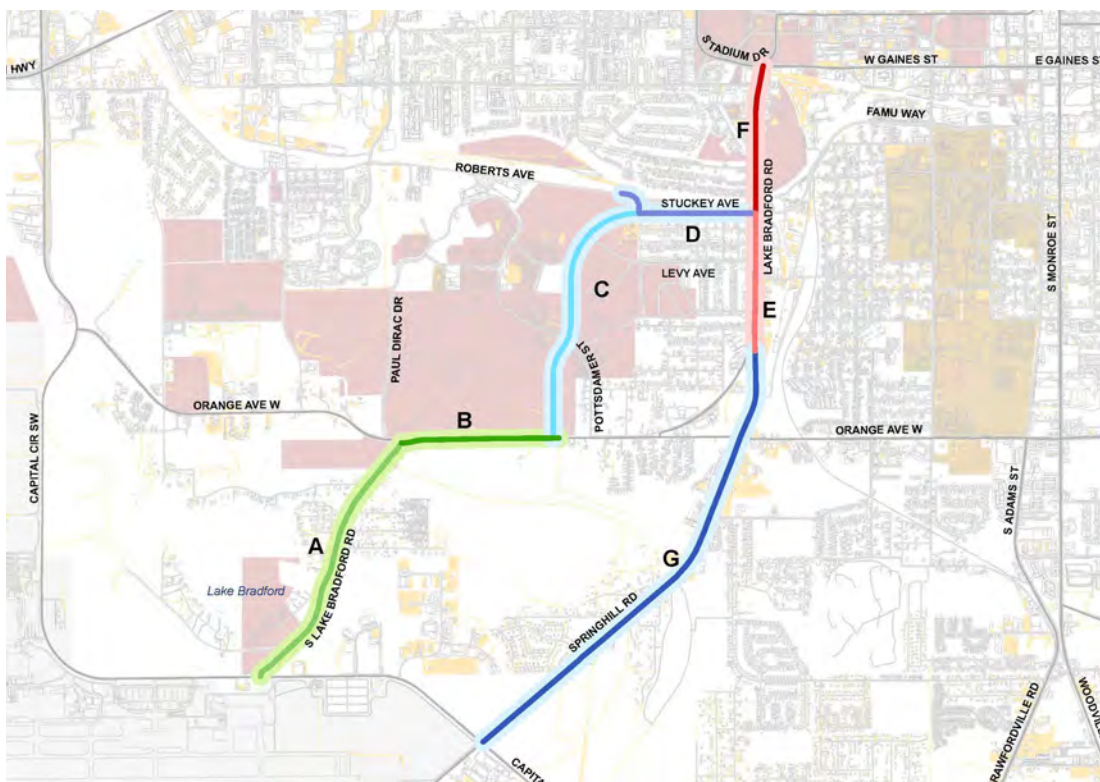
The Airport Gateway, as shown in Figure 1 and approved by the IA Board on March 1, 2018, is a road project in Southwest Tallahassee-Leon County that will serve as a multimodal connector between Downtown Tallahassee and the Tallahassee International Airport.

Consistent with IA Board direction, development of the project has been guided by the project goals including:

- **Neighborhood Integrity:** Protecting neighborhoods by redirecting traffic away from residential areas, specifically targeting an 80% traffic reduction on Levy Avenue (Providence Neighborhood) and 40% on Pottsdamer Street (Callen Neighborhood).
- **Economic Catalyst:** Supporting growth of the high-tech sector by improving access to Innovation Park, Tallahassee International Airport, Florida A&M University (FAMU), and Florida State University (FSU) through expanded investments in support of the Southside Action Plan.
- **Environmental Leadership:** The project is designed to meet all applicable stormwater standards. This includes providing stormwater treatment on previously untreated roadway segments located within the Lake Munson basin. In addition, the project increases resiliency by ensuring the roadway segments are traversable in the 100-year storm. Lastly, the project will include the remediation of various known historically contaminated sites along various segments.

Once completed, the Project will provide over seven miles of improved roadways and over 12 miles of multimodal facilities. Figure 1 shows the segments included as part of the Project.

Figure 1: Project Overview Map



SUMMARY OF IA BOARD ACTIONS

The following summary details IA Board actions and direction to date regarding the Airport Gateway Project:

March 1, 2018: IA Board unanimously approved the substantial amendment to the scope adding Segments A, B, C and D.

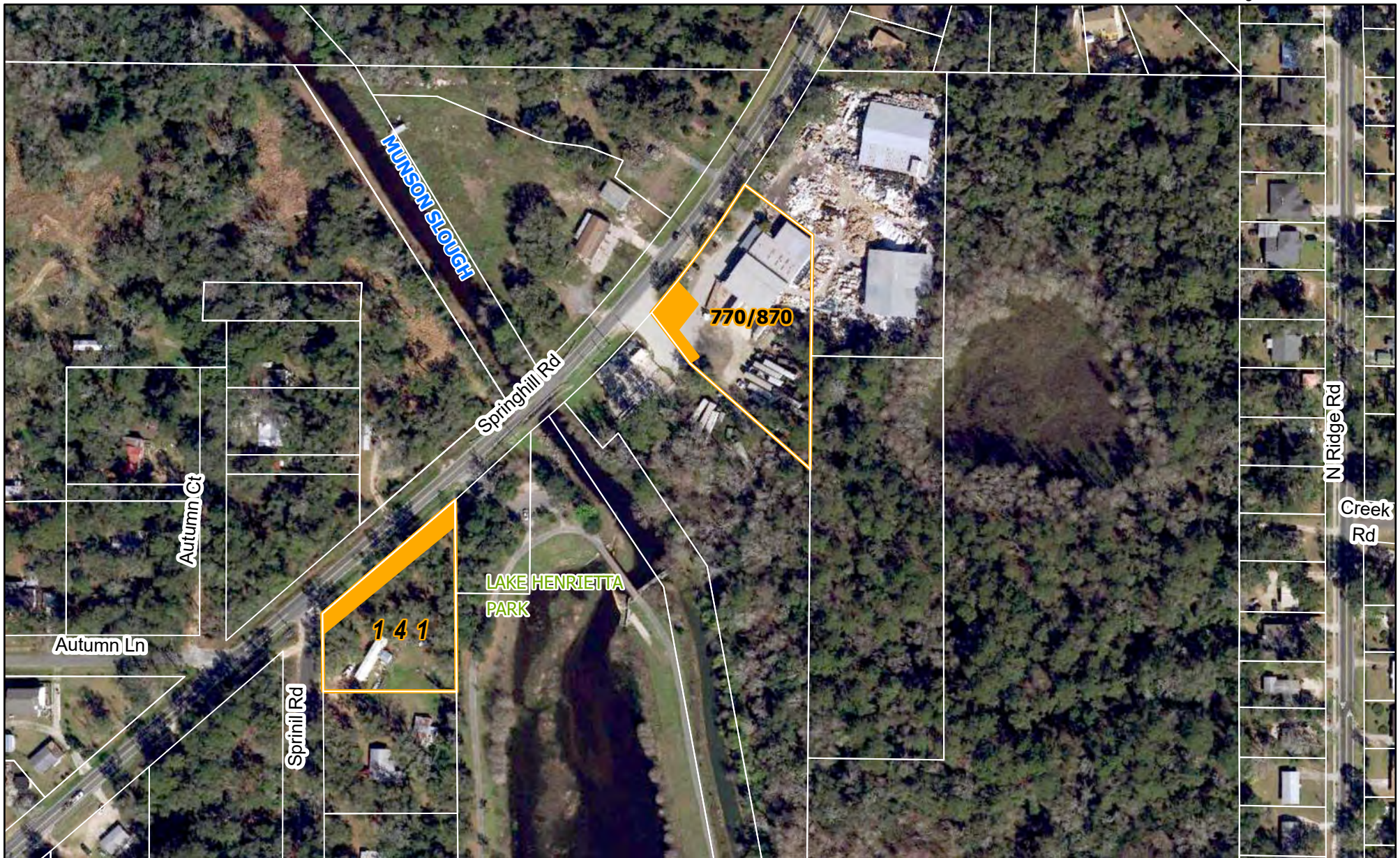
June 27, 2019: IA Board authorized planning for the Project and design for Phase 1 (Segments C, D, and G).

February 29, 2024: IA Board received a comprehensive project status update.

May 26, 2024: IA Board authorized Blueprint to advertise and award construction services for Phase 1 of the Project in accordance with Blueprint Procurement Policy. Phase 1 is currently under construction.

May 8, 2025: IA Board authorized Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, contracts for design of Phase 2 (Segments A, E, and F).

March 12, 2026: IA Board authorized eminent domain proceedings to acquire private property (two parcels) for the construction of the Project, specifically the bridge improvements on Springhill Road over Munson Slough.



Legend

-  Proposed Acquisition Area
(Includes Permanent and Temporary Acquisitions)
-  Parcels

Location Map Airport Gateway Parcels June 2026
For Illustration Purposes Only

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.04 0.07
Miles



THIS PAGE INTENTIONALLY LEFT BLANK

Blueprint Intergovernmental Agency Board of Directors Agenda Item #10

June 11, 2026

Title:	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Connector Corridor (Bannerman Road) Project
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Susan Dawson, Esq., Blueprint Attorney

STATEMENT OF ISSUE:

This item seeks the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval of two Resolutions (Attachments #1 and #2) to authorize eminent domain proceedings to acquire private property necessary for the construction of the Bannerman Road improvements for the Northeast Connector Corridor Project (Project). Approval of these resolutions facilitates acquisition of parcels needed for the widening of Bannerman Road, scheduled to begin construction in 2027. No residential or business relocations are required. Resolution No. 2026-20 seeks approval prior to initiation of acquisition pursuant to Florida eminent domain law, while Resolution No. 2026-21 seeks approval after Blueprint has begun the acquisition process. Eminent domain lawsuits will only be filed as a last resort to keep the Project on schedule if negotiated acquisitions cannot be achieved.

FISCAL IMPACT

Funds for acquisition are allocated in the Regional Mobility & Gateways project.

RECOMMENDED ACTION:

Option #1: Approve Resolutions Nos. 2026-20 and 2026-21.

SUPPLEMENTAL INFORMATION:

Section 107.09 of Blueprint's Real Estate Policy requires the Intergovernmental Agency (IA) Board's approval of resolutions stating the public purpose and necessity of acquiring private property for approved Blueprint projects. The Policy provides that property may be acquired through negotiated settlement, donation, or the exercise of eminent domain, as authorized under applicable Florida Statutes.

Blueprint's authority to acquire property for public purposes is derived from several provisions of Florida law, including Section 163.01, Florida Statutes (the Florida Interlocal Cooperation Act), specifically as set forth in Section 163.01(7)(f), Florida Statutes; Section 166.411, Florida Statutes (municipal authority to exercise eminent domain); and Section 127.01, Florida Statutes (county eminent domain authority), Article VIII, Sections 1 and 3, as well as Article X, Section 6 of the Florida Constitution. The procedures and safeguards governing the exercise of this authority are further set forth in Chapters 73 and 74, Florida Statutes.

Pursuant to Blueprint's Real Estate Policy, each parcel subject to potential acquisition through the condemnation process requires an appraisal report from an independent state certified appraiser as well as a review appraisal from a second independent state certified appraiser. Further Florida law requires written offers to be made to owners and good faith efforts to negotiate settlement occur before an eminent domain lawsuit can be filed.

Consistent with this authority, Blueprint seeks IA Board approval of the necessary resolutions declaring public purpose and necessity to acquire the property interests needed for construction of the Project, as approved by the IA Board at the September 17, 2020, meeting. Resolution No 2026-20 seeks this authorization in advance of initiating acquisition pursuant to Florida eminent domain law, therefore no eminent domain lawsuits will be filed for parcels listed in this Resolution until efforts to negotiate a settlement have been made. However, efforts to obtain voluntary settlements with affected property owners whose parcels are listed in Resolution No. 2026-21, have been ongoing.

Additionally, as acquisition efforts on these parcels have progressed, numerous contractual issues, including homeowner association rights and obligations, can only be resolved through eminent domain proceedings. To avoid unnecessary Project delays, it is in the best interest of the public to pursue acquisition of these parcels through the eminent domain process.

Blueprint remains open to negotiating a settlement with the property owners during the course of the eminent domain proceeding; in fact, it is likely many of the parcels included in the provided resolutions will be settled out of court, but the resolution will expedite the negotiation process, particularly where parcels are represented by attorneys. Therefore, all outstanding parcels necessary for construction of the widening of Bannerman Road from Quail Common Drive to west of Preservation Road have been included in the resolutions discussed herein and attached to this item. Approval of the resolutions will

save the Agency time and money and support the start of construction on the 2.6-mile improvements in 2027. Eminent domain lawsuits will only be filed as a last resort to keep the Project on schedule if negotiated acquisitions cannot be achieved.

ACQUISITION STATUS

On March 12, 2026, the IA Board authorized eminent domain proceedings for 11 parcels on the Bannerman Road project. Those parcels had offers outstanding for over nine months and have issues that may require court decisions to resolve. The 84 parcels included in this agenda item were not included at that time as notifications to property owners and negotiations with owners and their legal representatives were still ongoing. Since March 2026, some negotiations have not resulted in successful settlements; however, some parcels included for resolution have reached agreement with Blueprint on the acquisitions but have property or title issues that can only be resolved through eminent domain proceedings. It is likely many of the parcels included in the provided resolutions will be settled out of court, but the resolution will expedite the negotiation process, particularly where parcels are represented by attorneys. As such, this item requests IA Board approval of resolutions for eminent domain on all remaining parcels needed for the Bannerman Road widening from Quail Common Drive to west of Preservation Road.

Construction of the Project will require acquisitions from more than 140 property owners along the four-mile Bannerman Road corridor. See Attachment #3 for a summary of the Northeast Connector Corridor (Bannerman Road) project. These acquisitions are primarily comprised of “strip takes,” permanent easements, and temporary construction easements (TCE) to facilitate the widening of Bannerman Road and the construction of new multiuse trails and sidewalks. Permanent easements will provide for continued maintenance access for drainage, trail, or other infrastructure supporting the Bannerman Road improvements. The TCEs will revert back to the property owner upon expiration of the TCE agreement.

Large infrastructure projects in a highly developed area typically require residential or business relocations. Because of the strategic design adjustments made to protect the integrity of existing homes and other structures, no residential or business relocation is necessary. Since acquisitions on this Project began, Blueprint has acquired about 25% of the property needed for the Project through voluntary settlements. Efforts to acquire the remaining property are ongoing, and negotiations with property owners will continue in advance of construction.

The attached Resolutions authorize the acquisition of 84 parcels totaling 26.659 acres from 36 property owners. Resolution 2026-20 authorizes the acquisition of 24 parcels totaling 2.335 acres from 11 property owners. Resolution 2026-21 authorizes the acquisition of the remaining 60 parcels totaling 24.324 acres from 25 property owners. No residential or business relocations are required. This includes all outstanding parcels necessary for construction of the widening of Bannerman Road from Quail Common Drive to west of Preservation Road.

These 84 parcels are located within the IA Board-approved alignment and intersection alternatives for the Project and are required to accommodate construction consistent with applicable safety and design standards and costs. Of the 84 parcels, nine totaling 12.904 acres are currently owned by Killearn Lake Homeowners Association. These nine parcels are currently undeveloped land situated north of Bannerman Road and south of the Killearn Lakes neighborhood for a length of 1.8 miles. From Quail Common Drive to west of Tekesta Drive, the new lanes for the Bannerman Road widening will be constructed within this undeveloped land to avoid impacts to developed properties and residences on the south side of Bannerman Road. The majority of the 12.904 acres is currently encumbered by an electric easement to Talquin Electric Cooperative. Three of the remaining 75 parcels totaling 7.590 acres are currently owned by Trinity Community Church. The property is currently developed as a church complex. The Blueprint acquisitions are for undeveloped portions of the property to construct two stormwater ponds to accommodate required stormwater treatment for the Bannerman Road widening project. The remaining 72 parcels total 6.165 acres. While the acquisition areas for these 72 parcels are small portions of larger parcels and do not necessitate any relocations, the land uses on the larger parcels range from single-family residences to churches and commercial business, and several are unimproved (vacant). Specific acquisition areas and types by parcel are listed in Attachment #4. A map of the parcel acquisitions is included in Attachment #5.

CONCLUSION

Consistent with this authority, Blueprint seeks IA Board approval of the necessary resolutions declaring public purpose and necessity to acquire the property interests needed for construction of the Project, as approved by the IA Board at the September 17, 2020, meeting. Efforts to obtain voluntary settlements with affected property owners whose parcels are included in Resolution No 2026-20 will be pursued pursuant to Florida eminent domain law, while those efforts with affected property owners whose parcels are listed in Resolution No 2026-21 have been ongoing. To avoid unnecessary Project delays, it is in the best interest of the public to pursue acquisition of these parcels through the eminent domain process. Blueprint remains open to negotiating a settlement with the property owners during the course of the eminent domain proceeding; in fact, it is likely many of the parcels included in the provided resolutions will be settled out of court, but the resolutions will expedite the negotiation process, particularly where parcels are represented by attorneys. Eminent domain lawsuits will be filed only as a last resort to keep the Project on schedule if negotiated acquisitions cannot be achieved.

Therefore, all outstanding 84 parcels necessary for construction of the widening of Bannerman Road from Quail Common Drive to west of Preservation Road have been included in the resolutions discussed herein and attached to this agenda item. Approval of these resolutions facilitates acquisition of parcels needed for the widening of Bannerman Road, scheduled to begin construction in 2027.

OPTIONS:

- Option 1: Approve Resolutions Nos. 2026-20 and 2026-21
Option 2: Do not approve Resolution Nos. 2026-20 and 2026-21
Option 3: IA Board direction.

RECOMMENDED ACTION:

- Option 1: Approve Resolutions Nos. 2026-20 and 2026-21

Attachments:

1. Resolution No. 2026-20 for Acquisition of Property by Eminent Domain – includes Composite Exhibit “A” with numbered parcels and legal descriptions.
2. Resolution No. 2026-21 for Acquisition of Property by Eminent Domain – includes Composite Exhibit “A” with numbered parcels and legal descriptions.
3. Northeast Connector Corridor Project Summary
4. Table of Acquisition Area and Type of Subject Parcels
5. Map of Parcels

THIS PAGE INTENTIONALLY LEFT BLANK

RESOLUTION NO. 2026–20
(Parcel Numbers and Legal Descriptions are Identified in Composite Exhibit A)

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project; and

WHEREAS, the Agency and its consultants have prepared property descriptions and surveys that sufficiently describe and identify the private properties and interests reasonably necessary to be acquired from the property owners for the public purpose of constructing the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Bannerman Road Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the

privately owned property interests identified as Parcels 202, 202G, 203, 203G, 216, 1716, 204, 204G, 205, 207, 1809, 210G, 1810, 1711, 211, 212, 1813, 1814, 215, 215G, 1715, 229, 1729 and 216G; as described in the attached **Composite Exhibit A** attached hereto, are reasonably necessary for implementation of the Project. The properties to be acquired include fee simple interests and temporary and permanent easement interests necessary for the construction of the Project and are located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to acquire the properties identified as Parcels 202, 202G, 203, 203G, 216, 1716, 204, 204G, 205, 207, 1809, 210G, 1810, 1711, 211, 212, 1813, 1814, 215, 215G, 1715, 229, 1729, and 216G, and as described in the attached **Composite Exhibit A**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of June 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Curtis Richardson, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

Composite Exhibit A
(Parcel 202)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED AS "HOA COMMON AREA" AS SHOWN ON THE PLAT OF CHASTAIN MANOR PHASE 2, UNIT 1 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 74, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5934, PAGE 917, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF CHASTAIN MANOR PHASE 2, UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 74, ALSO MARKING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.10 FEET LEFT OF STATION 105+57.20 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, AND LYING ON THE APPARENT NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE RUN NORTH 59 DEGREES 42 MINUTES 53 SECONDS WEST ALONG SAID APPARENT NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 61.66 FEET TO A POINT AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF GLENOAK TRAIL (45-FOOT RIGHT-OF-WAY), SAID POINT BEING 30.18 FEET LEFT OF STATION 104+95.55 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 30 DEGREES 25 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY OF GLENOAK TRAIL, A DISTANCE OF 17.29 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 59 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 51.24 FEET TO A POINT ON THE COMMON LINE OF SAID CHASTAIN MANOR PHASE 2, UNIT 1 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849;

THENCE RUN SOUTH 00 DEGREES 34 MINUTES 18 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 20.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 978 SQUARE FEET, OR 0.022 OF AN ACRE, MORE OR LESS.

(Parcel 202G)

LEGAL DESCRIPTION:

A 0.012 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT SOUTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED AS "HOA COMMON AREA" AS SHOWN ON THE PLAT OF CHASTAIN MANOR PHASE 2, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 74, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF CHASTAIN MANOR PHASE 2, UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 74, ALSO MARKING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.10 FEET LEFT OF STATION 105+57.20 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, AND LYING ON THE APPARENT NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE RUN SOUTH 00 DEGREES 34 MINUTES 18 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID CHASTAIN MANOR PHASE 2, UNIT 1 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, A DISTANCE OF 8.89 FEET TO A POINT ON THE NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, SAID POINT BEING 22.46 FEET LEFT OF STATION 105+61.76 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 60 DEGREES 18 MINUTES 11 SECONDS WEST ALONG SAID NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 61.65 FEET TO A POINT;

THENCE RUN NORTH 61 DEGREES 12 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 4.60 FEET TO A POINT BEING 21.80 FEET LEFT OF STATION 104+95.51 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN NORTH 30 DEGREES 25 MINUTES 19 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF GLENOAK TRAIL (45-FOOT RIGHT-OF-WAY), A DISTANCE OF 8.39 FEET TO A POINT AT THE INTERSECTION OF

SAID EASTERLY RIGHT-OF-WAY AND THE APPARENT SOUTHERLY BOUNDARY OF SAID CHASTAIN MANOR PHASE 2, UNIT 1;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 59 DEGREES 42 MINUTES 53 SECONDS EAST ALONG SAID APPARENT SOUTHERLY BOUNDARY, A DISTANCE OF 61.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 511 SQUARE FEET, OR 0.012 OF AN ACRE, MORE OR LESS.

(Parcel 203)

LEGAL DESCRIPTION:

BEING A PORTION OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF CHASTAIN MANOR PHASE 2, UNIT 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 74, ALSO MARKING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.10 FEET LEFT OF STATION 105+57.20 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, AND LYING ON THE APPARENT NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE LEAVING SAID APPARENT NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 34 MINUTES 18 SECONDS WEST ALONG THE COMMON LINE OF SAID SUBDIVISION AND SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, A DISTANCE OF 20.23 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 59 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 236.74 FEET TO A POINT;

THENCE RUN SOUTH 62 DEGREES 15 MINUTES 47 SECONDS EAST, A DISTANCE OF 311.57 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 32 DEGREES 07 MINUTES 08 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 30.75 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, ON SAID APPARENT NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, ALSO MARKING THE COMMON CORNER OF THE AFORESAID PARCELS OF LAND, SAID POINT BEING 30.17 FEET LEFT OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 59 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 536.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,488 SQUARE FEET, OR 0.264 OF AN ACRE, MORE OR LESS.

(Parcel 203G)

LEGAL DESCRIPTION:

A 0.067 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT SOUTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF CHASTAIN MANOR PHASE 2, UNIT 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 74, ALSO MARKING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.10 FEET LEFT OF STATION 105+57.20 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, AND LYING ON THE APPARENT NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE RUN SOUTH 59 DEGREES 48 MINUTES 01 SECONDS EAST ALONG SOUTHERLY BOUNDARY OF THAT TRACT AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, A DISTANCE OF 536.64 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254, MARKING THE COMMON CORNER OF SAID TRACT AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5948, PAGE 1131 OF SAID PUBLIC RECORDS;

THENCE SOUTH 32 DEGREES 07 MINUTES 08 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID TRACTS AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, AND IN OFFICIAL RECORDS BOOK 5948, PAGE 1131, A DISTANCE OF 2.07 FEET TO A POINT ON THE NORTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF SAID BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, SAID POINT BEING 28.10 FEET LEFT OF STATION 110+93.78 OF SAID CENTERLINE OF SURVEY;

THENCE ALONG SAID NORTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 60 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 93.77 FEET TO A POINT,
- 2) NORTH 61 DEGREES 02 MINUTES 16 SECONDS WEST, A DISTANCE OF 100.14 FEET TO A POINT,
- 3) NORTH 59 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.29 FEET TO A POINT,

- 4) NORTH 60 DEGREES 46 MINUTES 29 SECONDS WEST, A DISTANCE OF 99.28 FEET TO A POINT,
- 5) NORTH 59 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 102.31 FEET TO A POINT, AND
- 6) NORTH 60 DEGREES 18 MINUTES 11 SECONDS WEST, A DISTANCE OF 37.28 FEET TO A POINT AT THE INTERSECTION WITH THE EXTENSION OF THE COMMON LINE OF SAID TRACT AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849 AND SAID CHASTAIN MANOR PHASE 2, UNIT 1 SUBDIVISION, SAID POINT BEING 22.47 FEET LEFT OF STATION 105+61.76 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN NORTH 00 DEGREES 34 MINUTES 18 SECONDS WEST ALONG SAID COMMON LINE EXTENSION, A DISTANCE OF 8.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 2954 SQUARE FEET, OR 0.067 OF AN ACRE, MORE OR LESS.

(Parcel 216)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA, KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.95 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING AT STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 17 SECONDS, FOR AN ARC LENGTH OF 169.62 FEET, (CHORD BEARS SOUTH 57 DEGREES 14 MINUTES 48 SECONDS EAST, 169.57 FEET) TO A POINT AT STATION 129+10.83 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 35 MINUTES 17 MINUTES 50 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, ON THE APPARENT SOUTHWESTERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, MARKING THE COMMON CORNER OF SAID PARCEL OF LAND AND A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG SAID APPARENT SOUTHWESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2408.62 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 44.18 FEET, (CHORD BEARS SOUTH 53 DEGREES 50 MINUTES 59 SECONDS EAST, 44.18 FEET) TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, AND A POINT OF TANGENCY ON SAID APPARENT SOUTHWESTERLY RIGHT-OF-WAY, ALSO FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7043, BEARS NORTH 73 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.19 FEET;

THENCE RUN SOUTH 53 DEGREES 19 MINUTES 28 SECONDS EAST CONTINUING ALONG SAID SOUTHWESTERLY APPARENT RIGHT-OF-WAY, A DISTANCE OF 460.72 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, ON SAID SOUTHWESTERLY APPARENT RIGHT-OF-WAY, MARKING THE COMMON CORNER OF SAID PARCEL OF LAND AND A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5936, PAGE 725;

THENCE RUN SOUTH 03 DEGREES 01 MINUTES 57 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCELS OF LAND, A DISTANCE OF 5.30 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 53 DEGREES 21 MINUTES 01 SECONDS WEST, A DISTANCE OF 195.06 FEET TO A POINT;

THENCE RUN NORTH 51 DEGREES 28 MINUTES 04 SECONDS WEST, A DISTANCE OF 92.87 FEET TO A POINT;

THENCE RUN SOUTH 38 DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 6.04 FEET TO A POINT;

THENCE RUN NORTH 51 DEGREES 38 MINUTES 01 SECONDS WEST, A DISTANCE OF 33.03 FEET TO A POINT;

THENCE RUN NORTH 53 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 16.85 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2474.00 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 12 MINUTES 32 SECONDS, FOR AN ARC LENGTH OF 52.20 FEET, (CHORD BEARS NORTH 53 DEGREES 58 MINUTES 24 SECONDS WEST, 52.20 FEET) TO A POINT;

THENCE RUN SOUTH 35 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.25 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3937.79 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 31 SECONDS, FOR AN ARC LENGTH OF 39.53 FEET, (CHORD BEARS NORTH 54 DEGREES 38 MINUTES 20 SECONDS WEST, 39.53 FEET) TO A POINT;

THENCE RUN NORTH 35 DEGREES 10 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.97 FEET TO POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2474.00 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 49 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 78.49 FEET, (CHORD BEARS NORTH 56 DEGREES 24 MINUTES 18 SECONDS WEST, 78.49 FEET) TO A POINT LYING ON THE COMMON LINE OF SAID PARCEL OF LAND AND A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671;

THENCE RUN NORTH 38 DEGREES 00 MINUTES 26 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 12.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3797 SQUARE FEET, OR 0.080 OF AN ACRE, MORE OR LESS.

(Parcel 216G)

LEGAL DESCRIPTION:

A 0.112 ACRE PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52, AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA, KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD; THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.95 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING AT STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES 06 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 170.13 FEET, (CHORD BEARING SOUTH 57 DEGREES 14 MINUTES 21 SECONDS EAST, 170.07 FEET) TO A POINT AT STATION 129+11.33 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 35 MINUTES 18 MINUTES 45 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 19.31 FEET TO A POINT ON THE SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORD IN ROAD PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN ALONG SAID SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY THE FOLLOWING (6) COURSES AND DISTANCES:

1. SOUTH 56 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 44.32 FEET TO A POINT,
2. SOUTH 47 DEGREES 31 MINUTES 29 SECONDS EAST, A DISTANCE OF 44.36 FEET TO A POINT,
3. SOUTH 54 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 101.34 FEET TO A POINT,
4. SOUTH 52 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 98.71 FEET TO A POINT,
5. SOUTH 54 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 95.10 FEET TO A POINT, AND
6. SOUTH 53 DEGREES 27 MINUTES 47 SECONDS EAST, A DISTANCE OF 105.44 FEET TO A POINT LYING ON A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5936, PAGE 725, BOTH OF SAID PUBLIC RECORDS, SAID POINT BEING 20.15 FEET RIGHT OF STATION 134+09.73 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 03 DEGREES 01 MINUTES 57 SECONDS WEST ALONG SAID LINE BEING AN EXTENSION OF SAID COMMON LINE, A DISTANCE OF 12.11 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE LEAVING SAID LINE BEING AN EXTENSION OF SAID COMMON LINE RUN NORTH 53 DEGREES 19 MINUTES 28 SECONDS WEST ALONG THE APPARENT NORTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, A DISTANCE OF 460.72 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, AND A POINT OF CURVE CONCAVE SOUTHWESTERLY, ALSO FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7043, BEARS NORTH 73 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.19 FEET;

THENCE NORTHWESTERLY ALONG SAID APPARENT NORTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2408.62 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 44.18 FEET, (CHORD BEARS NORTH 53 DEGREES 50 MINUTES 59 SECONDS WEST, 44.18 FEET) TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHEASTERLY BOUNDARY RUN NORTH 38 DEGREES 00 MINUTES 26 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4874 FEET, OR 0.112 OF AN ACRE, MORE OR LESS.

(Parcel 1716)

LEGAL DESCRIPTION:

PARCEL 1716.1

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA, KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.95 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING AT STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 17 SECONDS, FOR AN ARC LENGTH OF 169.62 FEET, (CHORD BEARS SOUTH 57 DEGREES 14 MINUTES 48 SECONDS EAST, 169.57 FEET) TO A POINT AT STATION 129+10.83 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 35 MINUTES 17 MINUTES 50 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, LYING ON A POINT OF INTERSECTION BETWEEN THE APPARENT SOUTHWESTERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, AND THE COMMON LINE OF SAID PARCEL OF LAND AND A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 469,

PAGE 671, OF SAID PUBLIC RECORDS, MARKING THE COMMON CORNER OF SAID PARCEL OF LAND AND SAID PARCEL;

THENCE RUN SOUTH 38 DEGREES 00 MINUTES 26 SECONDS ALONG SAID COMMON LINE, A DISTANCE OF 12.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 41.95 FEET RIGHT OF STATION 129+10.24 OF SAID CENTERLINE OF SURVEY AND LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2474.00 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 49 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 78.49 FEET, (CHORD BEARS SOUTH 56 DEGREES 24 MINUTES 18 SECONDS EAST, 78.49 FEET, TO A POINT BEING 38.31 FEET RIGHT OF STATION 129+89.62 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 35 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 13.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2461.00 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 33 SECONDS, FOR AN ARC LENGTH OF 79.14 FEET, (CHORD BEARS NORTH 56 DEGREES 25 MINUTES 15 SECONDS WEST, 79.13 FEET), TO A POINT LYING ON SAID COMMON LINE OF SAID PARCELS OF LAND;

THENCE RUN NORTH 38 DEGREES 00 MINUTES 26 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 13.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1025 SQUARE FEET, OR 0.024 OF AN ACRE, MORE OR LESS.

PARCEL 1716.2

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA, KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.95 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING AT STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET THROUGH A CENTRAL ANGLE OF 06 DEGREES 25 MINUTES 52 SECONDS, FOR AN ARC LENGTH OF 214.39 FEET, (CHORD BEARS SOUTH 56 DEGREES 34 MINUTES 31 SECONDS EAST, 214.28 FEET) TO A POINT OF TANGENCY AT STATION 129+55.60 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 53 DEGREES 21 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 460.83 FEET TO A POINT AT STATION 134+19.36 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 36 DEGREES 38 MINUTES 25 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.23 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, LYING ON A POINT OF INTERSECTION BETWEEN THE APPARENT SOUTHWESTERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, AND THE COMMON LINE OF SAID PARCEL OF LAND AND A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5936,

PAGE 725, OF SAID PUBLIC RECORDS, MARKING THE COMMON CORNER OF SAID PARCELS OF LAND;

THENCE RUN SOUTH 03 DEGREES 01 MINUTES 57 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 5.30 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 34.64 FEET RIGHT OF STATION 134+19.36 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 03 DEGREES 01 MINUTES 57 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 6.00 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 53 DEGREES 21 MINUTES 01 SECONDS WEST, A DISTANCE OF 59.21 FEET TO A POINT;

THENCE RUN NORTH 57 DEGREES 43 MINUTES 36 SECONDS WEST, A DISTANCE OF 171.52 FEET TO A POINT;

THENCE RUN NORTH 51 DEGREES 28 MINUTES 04 SECONDS WEST, A DISTANCE OF 61.63 FEET TO A POINT;

THENCE RUN NORTH 51 DEGREES 28 MINUTES 04 SECONDS WEST, A DISTANCE OF 32.57 FEET TO A POINT;

THENCE RUN NORTH 53 MINUTES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 16.85 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2461.0 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 12 MINUTES 36 SECONDS, FOR AN ARC LENGTH OF 51.98 FEET, (CHORD BEARS NORTH 53 DEGREES 58 MINUTES 26 SECONDS WEST, 51.98 FEET), TO A POINT;

THENCE RUN NORTH 35 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID POINT BEING 37.17 FEET RIGHT OF STATION 130+29.25 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2474.00 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 12 MINUTES 32 SECONDS EAST, FOR AN ARC LENGTH OF 52.20 FEET, (CHORD BEARS SOUTH 53 DEGREES 58 MINUTES 24 SECONDS EAST, 52.20 FEET), TO A POINT OF TANGENCY; THENCE RUN SOUTH 53 DEGREES 22 MINUTES 08 SECONDS EAST, A DISTANCE OF 16.85 FEET TO A POINT;

THENCE RUN SOUTH 51 DEGREES 38 MINUTES 01 SECONDS EAST, A DISTANCE OF 33.03 FEET TO A POINT;

THENCE RUN NORTH 38 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 6.04 FEET TO A POINT;

THENCE RUN SOUTH 51 DEGREES 28 MINUTES 04 SECONDS EAST, A DISTANCE OF 92.87 FEET TO A POINT;

THENCE RUN SOUTH 53 DEGREES 21 MINUTES 01 SECONDS EAST, A DISTANCE OF 195.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 4775 FEET, OR 0.110 OF AN ACRE, MORE OR LESS.

(Parcel 204)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED AS PARCEL 2: TRACT 4 IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHWEST CORNER OF SABLE CHASE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 19 DEGREES 52 MINUTES 20 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID SABLE CHASE, A DISTANCE OF 396.25 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED AS PARCEL 1: TRACT 3 IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF SAID PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF LOT 15, BLOCK "C", OF SAID SABLE CHASE;

THENCE LEAVING SAID PLAT BOUNDARY RUN SOUTH 19 DEGREES 52 MINUTES 20 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCEL 1: TRACT 3, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849 OF SAID PUBLIC RECORDS, A DISTANCE OF 212.08 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED PRM 1254 MARKING THE COMMON CORNER OF SAID PARCEL 1: TRACT 3 AND PARCEL 2: TRACT 4 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5498, PAGE 1131;

THENCE RUN SOUTH 32 DEGREES 07 MINUTES 08 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, AND SAID PARCEL 2: TRACT 4, A DISTANCE OF 178.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 60.90 FEET LEFT OF STATION 110+94.87 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 8925.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 38 SECONDS, FOR AN ARC LENGTH OF 209.33 FEET, (CHORD BEARS SOUTH 62 DEGREES 27 MINUTES 48 SECONDS EAST, 209.32 FEET) TO A POINT ON THE COMMON LINE OF SAID PARCEL 2: TRACT 4 AND PARCEL 3 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5498, PAGE 1131;

THENCE SOUTH 32 DEGREES 07 MINUTES 07 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 40.50 FEET TO A POINT AT THE INTERSECTION OF THE APPARENT SOUTHERLY BOUNDARY OF SAID PARCEL 2: TRACT 4 AND THE

NORTHERLY EXISTING MAINTAINED COUNTY RIGHT-OF-WAY OF SAID BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID COMMON LINE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST ALONG SAID SOUTHERLY APPARENT BOUNDARY, A DISTANCE OF 208.77 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE COMMON SOUTHERLY CORNER OF SAID PARCEL 2: TRACT 4 AND SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849;

THENCE LEAVING SAID APPARENT SOUTHERLY BOUNDARY RUN NORTH 32 DEGREES 07 MINUTES 08 SECONDS EAST ALONG THE AFORESAID COMMON LINE OF PARCEL 2: TRACT 4 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, A DISTANCE OF 30.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,348 SQUARE FEET, OR 0.168 OF AN ACRE, MORE OR LESS.

(Parcel 204G)

LEGAL DESCRIPTION:

A 0.022 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE NORTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT SOUTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AS PARCEL 2: TRACT 4 IN OFFICIAL RECORDS BOOK 5498, PAGE 1131, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHWEST CORNER OF SABLE CHASE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 19 DEGREES 52 MINUTES 20 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID SABLE CHASE, A DISTANCE OF 396.25 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED AS PARCEL 1: TRACT 3 IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF SAID PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF LOT 15, BLOCK "C", OF SAID SABLE CHASE;

THENCE LEAVING SAID PLAT BOUNDARY RUN SOUTH 19 DEGREES 52 MINUTES 20 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCEL 1: TRACT 3, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 849 OF SAID PUBLIC RECORDS, A DISTANCE OF 212.08 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED PRM 1254 MARKING THE COMMON CORNER OF SAID PARCEL 1: TRACT 3 AND PARCEL 2: TRACT 4 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5498, PAGE 1131;

THENCE RUN SOUTH 32 DEGREES 07 MINUTES 08 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, AND SAID PARCEL 2: TRACT 4, A DISTANCE OF 208.78 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE COMMON SOUTHERLY CORNER OF SAID PARCEL 2: TRACT 4 AND SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, AND THE POINT OF BEGINNING, SAID POINT BEING 30.17 FEET LEFT OF STATION 110+93.85 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY); FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 59 DEGREES 47 MINUTES 46 SECONDS EAST ALONG THE APPARENT SOUTHERLY BOUNDARY OF SAID PARCEL 2: TRACT 4, A DISTANCE OF 208.77 FEET TO A POINT ON THE NORTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC

RECORDS, ALSO MARKING THE COMMON CORNER OF SAID PARCEL 2: TRACT 4 AND PARCEL 3 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5498, PAGE 1131, FROM WHICH A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, BEARS NORTH 32 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 0.35 FEET;

THENCE LEAVING SAID SOUTHERLY BOUNDARY RUN ALONG SAID NORTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF BANNERMAN ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 32 DEGREES 07 MINUTES 07 SECONDS WEST, A DISTANCE OF 6.38 FEET TO A POINT,
- 2) NORTH 59 DEGREES 05 MINUTES 05 SECONDS WEST, A DISTANCE OF 102.26 FEET TO A POINT,
- 3) NORTH 57 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 98.96 FEET TO A POINT, AND
- 4) NORTH 60 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 7.46 FEET TO A POINT AT THE INTERSECTION WITH A LINE BEING A PROJECTION OF THE AFORESAID COMMON LINE OF PARCEL 2: TRACT 4 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5946, PAGE 849, SAID POINT BEING 28.10 LEFT OF STATION 110+93.78 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY RUN NORTH 32 DEGREES 07 MINUTES 08 SECONDS EAST ALONG SAID COMMON LINE PROJECTION, A DISTANCE OF 2.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 952 SQUARE FEET, OR 0.022 OF AN ACRE, MORE OR LESS.

(Parcel 205)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED AS PARCEL 3 IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHWEST CORNER OF SABLE CHASE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 19 DEGREES 52 MINUTES 20 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID SABLE CHASE, A DISTANCE OF 396.25 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED AS PARCEL 1: TRACT 3 IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF SAID PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF LOT 15, BLOCK "C", OF SAID SABLE CHASE;

THENCE RUN SOUTH 59 DEGREES 48 MINUTES 17 SECONDS EAST ALONG THE COMMON OF SAID SABLE CHASE SUBDIVISION AND PARCEL 1: TRACT 3, A DISTANCE OF 208.77 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 19 DEGREES 52 MINUTES 20 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1: TRACT 3, A DISTANCE OF 212.08 FEET TO A POINT MARKING THE COMMON CORNER OF SAID PARCEL 1: TRACT 3, PARCEL 2: TRACT 4, AND PARCEL 3, ALL AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5498, PAGE 1131;

THENCE RUN SOUTH 32 DEGREES 07 MINUTES 07 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCEL 2: TRACT 4 AND SAID PARCEL 3, A DISTANCE OF 168.31 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 70.64 FEET LEFT OF STATION 113+03.97 OF THE CENTERLINE OF SURVEY FOR THE NORTHEAST CORRIDOR CONNECTOR PROJECT FOR BANNERMAN ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID COMMON LINE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 8925.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 38 SECONDS, FOR AN ARC LENGTH OF 74.33, (CHORD BEARS SOUTH 63 DEGREES 22 MINUTES 25 SECONDS EAST, 74.33 FEET) TO A POINT OF TANGENCY;

THENCE RUN SOUTH 63 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 322.79 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL 3 AND A PARCEL OF LAND AS SHOWN AS HOA COMMON AREA/OPEN SPACE ACCORDING TO THE PLAT OF SAID SABLE CHASE SUBDIVISION;

THENCE RUN SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 52.01 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7193, AT THE INTERSECTION WITH THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING 44.81 FEET LEFT OF STATION 117+02.64 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN NORTH 59 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID NORTHERLY EXISTING RIGHT-OF-WAY, A DISTANCE OF 399.55 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE COMMON CORNER OF THE AFORESAID PARCEL 3 AND PARCEL 2: TRACT 4, SAID POINT BEING 44.52 FEET LEFT OF STATION 113+03.10 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY EXISTING RIGHT-OF-WAY RUN NORTH 32 DEGREES 07 MINUTES 07 SECONDS EAST ALONG THE COMMON LINE OF SAID PARCEL 3 AND SAID PARCEL 2: TRACT 4, A DISTANCE OF 26.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,490 SQUARE FEET, OR 0.356 OF AN ACRE, MORE OR LESS.

(Parcel 207)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, AND THE SOUTHWESTERLY CORNER OF KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 59 DEGREES 48 MINUTES 13 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 478.20 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267, AND A PARCEL OF LAND AS DESCRIBED AS HOA COMMON AREA/OPEN SPACE OF SABLE CHASE, AS RECORDED IN SAID PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 30.17 FEET LEFT OF STATION 122+45.10 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 211.67 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 5509, MARKING THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267 OF SAID PUBLIC RECORDS, SAID POINT BEING 30.17 FEET LEFT OF STATION 120+33.40 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 16 DEGREES 51 MINUTES 21 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND, A DISTANCE OF 84.60 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AND A PARCEL OF LAND ALSO DESCRIBED AS HOA COMMON AREA/OPEN SPACE OF SAID SABLE CHASE SUBDIVISION, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 7575.00 FEET, THROUGH A CENTRAL ANGLE OF

01 DEGREES 35 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 210.86 FEET, (CHORD BEARS SOUTH 60 DEGREES 41 MINUTES 38 SECONDS EAST, 210.85 FEET) TO A POINT ON THE AFOREMENTIONED COMMON LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267, AND SAID HOA COMMON AREA/OPEN SPACE PARCEL AS RECORDED IN PLAT BOOK 15, PAGE 40;

THENCE RUN SOUTH 16 DEGREES 49 MINUTES 00 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 88.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,875 SQUARE FEET, OR 0.410 OF AN ACRE, MORE OR LESS.

(Parcel 1809)

LEGAL DESCRIPTION:

BEING A PORTION OF THE DRAINAGE EASEMENT AND STORM WATER FACILITY #2 OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHEASTERLY CORNER OF A PARCEL AS DESCRIBED AS HOA COMMON AREA/OPEN SPACE AS SHOWN ON THE PLAT FOR SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, AND THE SOUTHWESTERLY CORNER OF KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN NORTH 00 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE COMMON LINE OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND SAID KILLEARN LAKES UNIT 2, A DISTANCE OF 74.37 FEET TO THE COMMON CORNER OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND A TRACT OF LAND AS DESCRIBED AS DRAINAGE EASEMENT AND STORM WATER FACILITY #2 OF SAID SABLE CHASE;

THENCE LEAVING SAID COMMON LINE RUN NORTH 55 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE COMMON LINE OF SAID STORM WATER FACILITY #2 AND HOA COMMON AREA/OPEN SPACE PARCEL, A DISTANCE OF 33.26 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 96.73 FEET LEFT OF STATION 126+51.87 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE RUN ALONG SAID COMMON LINE OF STORM WATER FACILITY #2 AND HOA COMMON AREA/OPEN SPACE PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 53 DEGREES 54 MINUTES 01 SECONDS WEST, A DISTANCE OF 12.87 FEET TO A POINT,
- 2) SOUTH 82 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 31.29 FEET TO A POINT BEING 65.81 FEET LEFT OF STATION 126+21.94 OF SAID CENTERLINE OF SURVEY,
- 3) NORTH 53 DEGREES 33 MINUTES 12 SECONDS WEST, A DISTANCE OF 185.40 FEET TO A POINT BEING 85.95 FEET LEFT OF STATION 124+37.64 OF SAID CENTERLINE OF SURVEY, AND

4) NORTH 05 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 21.49 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 7567.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 41 MINUTES 33 SECONDS, FOR AN ARC LENGTH OF 223.53 FEET, (CHORD BEARS SOUTH 57 DEGREES 34 MINUTES 04 SECONDS EAST, 223.53 FEET) TO THE POINT OF BEGINNING.

CONTAINING 5,503 SQUARE FEET, OR 0.126 OF AN ACRE, MORE OR LESS.

(Parcel 210G)

LEGAL DESCRIPTION:

PARCEL 210-G.1

A 0.028 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AS IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.94 FEET TO A POINT OF CURVE TO THE LEFT, SAID POINT MARKING P.C. STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 26 SECONDS, FOR AN ARC LENGTH OF 11.91 FEET, (CHORD BEARS SOUTH 59 DEGREES 36 MINUTES 44 SECONDS EAST, 11.91 FEET) TO A POINT AT STATION 127+53.11 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 33 MINUTES 59 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 21.76 TO A POINT ON THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF SAID BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID SOUTHERLY EXISTING RIGHT-OF-WAY RUN SOUTH 00 DEGREES 26 MINUTES 36 SECONDS WEST ALONG A

LINE BEING AN EXTENSION OF THE COMMON BOUNDARY LINE A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 4.29 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING THE COMMON CORNER OF SAID PARCELS;

THENCE LEAVING SAID COMMON LINE RUN NORTH 59 DEGREES 45 MINUTES 58 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, A DISTANCE OF 347.93 FEET TO A POINT AT THE INTERSECTION WITH SAID SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 25.37 FEET RIGHT OF STATION 124+07.18 OF SAID CENTERLINE OF SURVEY;

THENCE ALONG SAID SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 62 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 92.36 FEET TO A POINT,
 - 2) SOUTH 59 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.90 FEET TO A POINT,
 - 3) SOUTH 59 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 99.30 FEET TO A POINT, AND
 - 4) SOUTH 59 DEGREES 13 MINUTES 29 SECONDS EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.
- CONTAINING 1,229 SQUARE FEET, OR 0.028 OF AN ACRE, MORE OR LESS.

PARCEL 210-G.2

A 0.014 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AS IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 322.04 FEET TO A POINT AT P.I. STATION 124+01.22;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 182.27 FEET TO A POINT AT STATION 122+18.95;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 12 MINUTES 14 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 25.27 FEET TO A POINT AT THE INTERSECTION WITH THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF SAID BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52, AND THE NORTHERLY APPARENT BOUNDARY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, BOTH OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 59 DEGREES 45 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY APPARENT BOUNDARY LINE, A DISTANCE OF 314.13 FEET TO A POINT AT THE INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 25.11 FEET RIGHT OF STATION 119+04.82 OF SAID CENTERLINE OF SURVEY;

THENCE ALONG SAID SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 60 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 99.75 FEET TO A POINT,
- 2) SOUTH 61 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 96.12 FEET TO A POINT,
- 3) SOUTH 57 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 98.62 FEET TO A POINT, AND
- 4) SOUTH 57 DEGREES 41 MINUTES 44 SECONDS EAST, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 621 SQUARE FEET, OR 0.014 OF AN ACRE, MORE OR LESS.

PARCEL 210-G.3

A 0.164 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AS IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 322.04 FEET TO A POINT AT P.I. STATION 124+01.22;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 182.27 FEET TO A POINT AT STATION 122+18.95;

THENCE CONTINUE NORTH 59 DEGREES 47 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 544.58 FEET TO A POINT AT STATION 116+74.37;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 12 MINUTES 14 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 24.99 FEET TO A POINT AT THE INTERSECTION WITH THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF SAID BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52, AND THE NORTHERLY APPARENT BOUNDARY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, BOTH OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE ALONG SAID NORTHERLY APPARENT BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 59 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 824.93 FEET TO A POINT AT THE INTERSECTION WITH THE SOUTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 6128, PAGE 5 OF SAID PUBLIC RECORDS,
- 2) CONTINUE NORTH 59 DEGREES 45 MINUTES 48 SECONDS WEST, A DISTANCE OF 213.01 FEET TO A POINT AT THE INTERSECTION WITH THE NORTHWESTERLY EXISTING COUNTY RIGHT-OF-WAY OF SAID BANNERMAN BOULEVARD,
- 3) CONTINUE NORTH 59 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 14.94 FEET TO A POINT,
- 4) NORTH 60 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 385.78 FEET TO A POINT, AND
- 5) NORTH 65 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 178.95 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF SAID BANNERMAN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4312, PAGE 2235 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID NORTHERLY BOUNDARY LINE RUN NORTH 22 DEGREES 44 MINUTES 35 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 5.30 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY OF SAID BANNERMAN ROAD AS RECORDED IN SAID ROAD PLAT BOOK 3, PAGE 52, SAID POINT BEING 20.74 FEET RIGHT OF STATION 100+53.38 OF SAID CENTERLINE OF SURVEY;

THENCE ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

- 1) SOUTH 67 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF 47.05 FEET TO A POINT,
- 2) SOUTH 65 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.97 FEET TO A POINT,
- 3) SOUTH 61 DEGREES 34 MINUTES 04 SECONDS EAST, A DISTANCE OF 98.73 FEET TO A POINT,
- 4) SOUTH 60 DEGREES 22 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.38 FEET TO A POINT,
- 5) SOUTH 59 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 99.63 FEET TO A POINT,
- 6) SOUTH 58 DEGREES 59 MINUTES 18 SECONDS EAST, A DISTANCE OF 98.94 FEET TO A POINT,
- 7) SOUTH 60 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF 103.08 FEET TO A POINT,
- 8) SOUTH 60 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 98.08 FEET TO A POINT,
- 9) SOUTH 59 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 99.02 FEET TO A POINT,

- 10) SOUTH 58 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 98.93 FEET TO A POINT,
- 11) SOUTH 59 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 102.35 FEET TO A POINT,
- 12) SOUTH 60 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 99.31 FEET TO A POINT,
- 13) SOUTH 59 DEGREES 45 MINUTES 04 SECONDS EAST, A DISTANCE OF 101.37 FEET TO A POINT,
- 14) SOUTH 58 DEGREES 55 MINUTES 09 SECONDS EAST, A DISTANCE OF 99.97 FEET TO A POINT,
- 15) SOUTH 61 DEGREES 23 MINUTES 09 SECONDS EAST, A DISTANCE OF 99.49 FEET TO A POINT,
- 16) SOUTH 59 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 101.12 FEET TO A POINT, AND
- 17) SOUTH 57 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 73.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,150 SQUARE FEET, OR 0.164 OF AN ACRE MORE OR LESS.

(Parcel 1810)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHWEST CORNER OF LOT 1, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ON THE EASTERLY RIGHT-OF-WAY OF BULL HEADLEY (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 6128, PAGE 5 OF SAID PUBLIC RECORDS, SAID POINT BEING 82.87 FEET RIGHT OF STATION 97+98.86 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN NORTH 18 DEGREES 13 MINUTES 58 SECONDS EAST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE OF SURVEY, A DISTANCE OF 82.87 FEET TO A POINT AT STATION 97+98.86 OF SAID CENTERLINE. SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2781.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 32 MINUTES 59 SECONDS, FOR AN ARC LENGTH OF 75.23 FEET, (CHORD BEARS NORTH 72 DEGREES 32 MINUTES 32 SECONDS WEST, 75.23 FEET) TO A POINT AT STATION 97+23.62 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE RUN SOUTH 16 DEGREES 40 MINUTES 58 SECONDS WEST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE OF 84.85 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY RIGHT-OF-WAY OF BULL HEADLEY ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 6128, PAGE 5 OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 33 MINUTES 02 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 11.96 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY RUN NORTH 74 DEGREES 47 MINUTES 23 SECONDS WEST, A DISTANCE OF 26.05 FEET TO A POINT ON THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, AND A PARCEL OF LAND AS DESCRIBED AS "C.O.T. FIRE STATION/WELL SITE" ON THE PLAT OF SUMMERBROOKE PHASE 10, A SUBDIVISION

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12,
PAGE 41 OF SAID PUBLIC RECORDS;

THENCE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST ALONG SAID
COMMON LINE, A DISTANCE OF 12.68 FEET TO A POINT BEING 84.70 FEET RIGHT OF
STATION 96+96.54 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 73 DEGREES 16 MINUTES 36
SECONDS EAST, A DISTANCE OF 26.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 309 SQUARE FEET, OR 0.007 OF AN ACRE, MORE OR LESS.

(Parcel 1711)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 1711

COMMENCE AT A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHWEST CORNER OF LOT 1, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 82.87 FEET RIGHT OF STATION 97+98.86 OF THE CENTERLINE OF SURVEY OF THE NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN SOUTH 00 DEGREES 33 MINUTES 02 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 1 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 11.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 93.32 FEET RIGHT OF STATION 98+02.54 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID COMMON LINE RUN SOUTH 72 DEGREES 18 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.97 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 09 MINUTES 07 SECONDS, FOR AN ARC LENGTH OF 12.32 FEET, (CHORD BEARS SOUTH 74 DEGREES 23 MINUTES 08 SECONDS EAST, 12.32 FEET) TO A POINT, SAID POINT BEING 92.40 FEET RIGHT OF STATION 98+32.82 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 63 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 8.95 FEET TO A POINT;

THENCE RUN NORTH 75 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 10.87 FEET TO A POINT;

THENCE RUN SOUTH 01 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF 8.00 FEET TO A POINT;

THENCE RUN SOUTH 63 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 10.65 FEET TO A POINT ON THE AFOREMENTIONED COMMON LINE OF LOT 1 AND SAID TRACT AS RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341;

THENCE RUN NORTH 00 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 22.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 268 SQUARE FEET, OR 0.006 OF AN ACRE, MORE OR LESS.

(Parcel 211)

LEGAL DESCRIPTION:

PARCEL 211.1

BEING A PORTION OF LOT 1, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHWEST CORNER OF LOT 1, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 82.87 FEET RIGHT OF STATION 97+98.86 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN SOUTH 73 DEGREES 38 MINUTES 07 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 1 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 32.17 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, FOR A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2164.88 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 50 SECONDS, FOR AN ARC LENGTH OF 62.87 FEET, (CHORD BEARS SOUTH 72 DEGREES 48 MINUTES 12 SECONDS EAST, 62.87 FEET) TO A POINT, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND BEING 79.02 FEET RIGHT OF STATION 98+96.67 OF SAID CENTERLINE OF SURVEY;

THENCE NORTHWESTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 29 SECONDS, FOR AN ARC LENGTH OF 27.21 FEET, (CHORD BEARS NORTH 82 DEGREES 40 MINUTES 28 SECONDS WEST, 27.16 FEET) TO A POINT OF REVERSE CURVE;

THENCE NORTHWESTERLY WITH THE ARC OF SAID REVERSE CURVE, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 21 MINUTES 38 SECONDS, FOR AN ARC LENGTH OF 48.54 FEET, (CHORD BEARS NORTH 80 DEGREES 29 MINUTES 24 SECONDS WEST, 48.38 FEET) TO A POINT OF TANGENCY;

THENCE RUN NORTH 72 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 16.97 FEET TO A POINT ON THE AFOREMENTIONED COMMON LINE OF SAID LOT 1

AND SAID TRACT OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341;

THENCE RUN NORTH 00 DEGREES 33 MINUTES 02 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 11.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 693 SQUARE FEET, OR 0.016 OF AN ACRE MORE OR LESS.

PARCEL 211.2

BEING A PORTION OF LOT 1, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE NORTHWEST CORNER OF LOT 1, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 82.87 FEET RIGHT OF STATION 97+98.86 OF THE CENTERLINE OF SURVEY OF THE NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN SOUTH 73 DEGREES 38 MINUTES 07 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 1 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 32.17 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, FOR A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2164.88 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 50 SECONDS, FOR AN ARC LENGTH OF 62.87 FEET, (CHORD BEARS SOUTH 72 DEGREES 48 MINUTES 12 SECONDS EAST, 62.87 FEET) TO A POINT BEING 79.02 FEET RIGHT OF STATION 98+96.67 OF SAID CENTERLINE OF SURVEY;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID COMMON LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2164.88 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 05 SECONDS, FOR AN ARC LENGTH OF 27.76 FEET, (CHORD BEARS SOUTH 71 DEGREES 36 MINUTES 14 SECONDS EAST, 27.76 FEET) TO THE POINT OF BEGINNING, SAID POINT BEING 77.98 FEET RIGHT OF STATION 99+25.22 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE CONTINUE SOUTHEASTERLY ALONG SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2164.88 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 47 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 30.09 FEET, (CHORD BEARS SOUTH 70 DEGREES 50 MINUTES 18 SECONDS EAST, 30.09 FEET) TO A FOUND 5/8-INCH IRON ROD WITH

CAP, STAMPED LB 7160, MARKING THE COMMON CORNER OF SAID LOT 1 AND LOT 3 OF SAID SHOPS AT BANNERMAN VILLAGE, SAID POINT BEING 76.93 FEET RIGHT OF STATION 99+56.15 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 3, A DISTANCE OF 1.01 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2611.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 30.43 FEET, (CHORD BEARS NORTH 69 DEGREES 02 MINUTES 21 SECONDS WEST, 30.43 FEET) TO THE POINT OF BEGINNING.

CONTAINING 15 SQUARE FEET, MORE OR LESS.

(Parcel 212)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 3, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING THE NORTHWEST CORNER OF LOT 3, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 76.93 FEET RIGHT OF STATION 99+56.15 OF THE CENTERLINE OF SURVEY OF THE NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY ALONG THE COMMON LINE OF SAID LOT 3 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2164.88 FEET, THROUGH A CENTRAL ANGLE 10 DEGREES 05 MINUTES 37 SECONDS, FOR AN ARC LENGTH OF 381.38 FEET, (CHORD BEARS SOUTH 65 DEGREES 23 MINUTES 37 SECONDS EAST, 380.88 FEET) TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING A POINT OF TANGENCY;

THENCE RUN SOUTH 60 DEGREES 20 MINUTES 48 SECONDS EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 73.94 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING THE COMMON CORNER OF SAID LOT 3 AND LOT 4 OF SAID SHOPS AT BANNERMAN VILLAGE, SAID POINT BEING 71.29 FEET RIGHT OF STATION 104+22.67 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 00 DEGREES 20 MINUTES 46 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 4, A DISTANCE OF 11.37 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 17 SECONDS, FOR AN ARC LENGTH OF 4.10 FEET, (CHORD BEARS NORTH 45 DEGREES 30 MINUTES 21 SECONDS WEST, 4.10 FEET) TO A POINT OF COMPOUND CURVE;

THENCE NORTHWESTERLY WITH THE ARC OF SAID COMPOUND CURVE, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 45 MINUTES 56 SECONDS, FOR AN ARC LENGTH OF 9.17 FEET, (CHORD BEARS NORTH 46 DEGREES 01 MINUTES 10 SECONDS WEST, 9.17 FEET) TO A POINT;

THENCE RUN NORTH 60 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 41.47 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2611.00 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 405.46 FEET, (CHORD BEARS NORTH 64 DEGREES 15 MINUTES 24 SECONDS WEST, 405.05 FEET) TO A POINT ON THE COMMON LINE OF SAID LOT 3 AND LOT 1 OF SAID SHOPS AT BANNERMAN VILLAGE;

THENCE RUN NORTH 00 DEGREES 20 MINUTES 40 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 1.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,338 SQUARE FEET, OR 0.054 OF AN ACRE, MORE OR LESS.

(Parcel 1813)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 4, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING THE NORTHWEST CORNER OF LOT 4, SHOPS AT BANNERMAN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 71.29 FEET RIGHT OF STATION 104+22.67 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN SOUTH 60 DEGREES 20 MINUTES 48 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 4 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 97.29 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 6899;

THENCE RUN SOUTH 60 DEGREES 07 MINUTES 40 SECONDS EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 167.33 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, AT THE INTERSECTION OF SAID COMMON LINE AND THE WESTERLY RIGHT-OF-WAY OF BANNERMAN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AS SHOW ON THE PLAT OF SAID SHOPS AT BANNERMAN VILLAGE, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND BEING 69.35 FEET RIGHT OF STATION 106+87.28 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 58 MINUTES 54 SECONDS, FOR AN ARC LENGTH OF 5.43 FEET, (CHORD BEARS SOUTH 11 DEGREES 12 MINUTES 06 SECONDS EAST, 5.43 FEET) TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 59 DEGREES 48 MINUTES 28 SECONDS WEST, A DISTANCE OF 137.85 FEET TO A POINT;

THENCE RUN NORTH 68 DEGREES 53 MINUTES 54 SECONDS WEST, A DISTANCE OF 71.73 FEET TO A POINT;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 22.54 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 25 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 31.62 FEET, (CHORD BEARS NORTH 53 DEGREES 05 MINUTES 01 SECONDS WEST, 31.54 FEET) TO A POINT ON THE COMMON LINE OF SAID LOT 4 AND LOT 3 OF SAID SHOPS AT BANNERMAN VILLAGE;

THENCE RUN NORTH 00 DEGREES 20 MINUTES 46 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 11.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,861 SQUARE FEET, OR 0.043 OF AN ACRE, MORE OR LESS.

(Parcel 1814)

LEGAL DESCRIPTION:

BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 6060, PAGE 514 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING THE NORTHEAST CORNER OF LOT 4, SHOPS AT BANNERMAN VILLAGE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 55 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 30 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.35 FEET TO A POINT AT STATION 106+87.28 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE SOUTH 59 DEGREES 47 MINUTES 15 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 44.55 FEET TO POINT OF INTERSECTION STATION 107+31.83 OF SAID CENTERLINE;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 46 SECONDS EAST CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 25.19 FEET TO A POINT AT STATION 107+57.02 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 12 MINUTES 14 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 69.12 FEET TO A POINT ON THE INTERSECTION OF THE EASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), AND THE COMMON LINE OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 6060, PAGE 514 AND A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, ALL OF SAID PUBLIC RECORDS, FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 59 DEGREES 52 MINUTES 13 SECONDS EAST ALONG THE COMMON LINE OF SAID TRACTS OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 6060, PAGE 514 AND IN OFFICIAL RECORDS BOOK 5620, PAGE 341, A DISTANCE OF 379.66 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID TRACT AS RECORDED IN OFFICIAL RECORDS BOOK 6060, PAGE 514, SAID POINT BEING 68.63 FEET RIGHT OF STATION 111+36.68 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 00 DEGREES 12 MINUTES 32 SECONDS WEST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 12.79 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 59 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 393.32 FEET TO A POINT ON SAID EASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN BOULEVARD, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.50 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 38 MINUTES 59 SECONDS, FOR AN ARC LENGTH OF 12.69 FEET, (CHORD BEARS NORTH 65 DEGREES 10 MINUTES 11 SECONDS EAST, 12.67 FEET) TO THE POINT OF BEGINNING.

CONTAINING 4,150 SQUARE FEET, OR 0.095 OF AN ACRE, MORE OR LESS.

(Parcel 215)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY TO A POINT OF CURVE TO THE LEFT, SAID POINT MARKING P.C. STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 22 SECONDS, FOR AN ARC LENGTH OF 14.09 FEET, (CHORD BEARS SOUTH 59 DEGREES 34 MINUTES 46 SECONDS EAST, 14.09 FEET) TO A POINT AT STATION 127+55.30 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 37 MINUTES 55 SECONDS WEST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE OF 25.47 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF SAID BANNERMAN ROAD, MARKING THE COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, BOTH OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 55 DEGREES 25 MINUTES 05 SECONDS EAST ALONG SAID APPARENT SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 153.30 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT, STAMPED "PRM 1254" MARKING THE COMMON CORNER OF SAID PARCEL AS RECORDED IN OFFICIAL

RECORDS BOOK 469, PAGE 671 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845 OF SAID PUBLIC RECORDS, SAID POINT BEING 29.81 FEET RIGHT OF STATION 129+10.83 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 38 DEGREES 00 MINUTES 26 SECONDS WEST ALONG THE COMMON LINE OF SAID PARCELS AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671 AND IN OFFICIAL RECORDS BOOK 5946, PAGE 845, A DISTANCE OF 12.16 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE LEAVING SAID COMMON LINE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2474.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 07 MINUTES 11 SECONDS, FOR AN ARC LENGTH OF 5.17 FEET, (CHORD BEARS NORTH 57 DEGREES 22 MINUTES 25 SECONDS WEST, OF 5.17 FEET) TO A POINT;

THENCE RUN NORTH 33 DEGREES 51 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.60 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3958.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 02 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 141.27 FEET, (CHORD WHICH BEARS NORTH 57 DEGREES 09 MINUTES 42 SECONDS WEST, OF 141.26 FEET) TO A POINT ON THE COMMON LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341;

THENCE RUN NORTH 00 DEGREES 26 MINUTES 36 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 10.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,005 SQUARE FEET, OR 0.023 ACRES MORE OR LESS.

(Parcel 215G)

LEGAL DESCRIPTION:

A 0.027 ACRE PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AS IN OFFICIAL RECORDS BOOK 469, PAGE 671, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.94 FEET TO A POINT OF CURVE TO THE LEFT, SAID POINT MARKING P.C. STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 26 SECONDS, FOR AN ARC LENGTH OF 11.91 FEET, (CHORD BEARS SOUTH 59 DEGREES 36 MINUTES 44 SECONDS EAST, 11.91 FEET) TO A POINT AT STATION 127+53.11 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 33 MINUTES 59 SECONDS WEST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE OF 21.76 TO A POINT ON THE SOUTHERLY EXISTING COUNTY MAINTAINED RIGHT-OF-WAY BOUNDARY OF SAID BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING THENCE RUN ALONG SAID SOUTHERLY COUNTY MAINTAINED RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) SOUTH 59 DEGREES 13 MINUTES 29 SECONDS EAST, A DISTANCE OF 44.90 FEET TO A POINT,
2) SOUTH 57 DEGREES 32 MINUTES 31 SECONDS EAST, A DISTANCE OF 101.08 FEET TO A POINT, AND
3) SOUTH 56 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 10.53 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY COUNTY MAINTAINED RIGHT-OF-WAY WITH A LINE BEING AN EXTENSION OF THE COMMON BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, BOTH OF SAID PUBLIC RECORDS, SAID POINT BEING 19.31 FEET RIGHT OF STATION 129+11.33 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 38 DEGREES 00 MINUTES 26 SECONDS WEST ALONG SAID EXTENSION LINE, A DISTANCE OF 10.50 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON CORNER OF SAID PARCELS OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671, AND IN OFFICIAL RECORDS BOOK 5946, PAGE 845;

THENCE RUN NORTH 55 DEGREES 25 MINUTES 05 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671, A DISTANCE OF 153.30 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7160, MARKING THE COMMON CORNER OF SAID PARCEL AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 00 DEGREES 26 MINUTES 36 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON BOUNDARY OF SAID PARCELS AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671, AND IN OFFICIAL RECORDS BOOK 5620, PAGE 341, A DISTANCE OF 4.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,177 SQUARE FEET, OR 0.027 OF AN ACRE, MORE OR LESS.

(Parcel 1715)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.94 FEET TO A POINT OF CURVE TO THE LEFT, SAID POINT MARKING P.C. STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 24 SECONDS, FOR AN ARC LENGTH OF 19.67 FEET, (CHORD BEARS SOUTH 59 DEGREES 29 MINUTES 45 SECONDS EAST, 19.67 FEET) TO A POINT AT STATION 127+60.87 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 47 MINUTES 57 SECONDS WEST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE OF 34.87 FEET TO A POINT ON THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 341, BOTH OF SAID PUBLIC RECORDS, AND FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE SOUTHEASTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3958.00, THROUGH A CENTRAL ANGLE OF 02 DEGREES 02 MINUTES 42 SECONDS, FOR AN

ARC LENGTH OF 141.27 FEET, (CHORD BEARS SOUTH 57 DEGREES 09 MINUTES 42 SECONDS EAST, 141.26 FEET) TO A POINT;

THENCE RUN SOUTH 33 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 7.60 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2474.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 07 MINUTES 11 SECONDS, FOR AN ARC LENGTH OF 5.17 FEET, (CHORD BEARS SOUTH 57 DEGREES 22 MINUTES 25 SECONDS EAST, 5.17 FEET) TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671 AND A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 946, PAGE 845 OF SAID PUBLIC RECORDS, SAID POINT BEING 41.95 FEET RIGHT OF STATION 129+10.24 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 38 DEGREES 00 MINUTES 26 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 13.06 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2461.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 05 MINUTES 40 SECONDS, FOR AN ARC LENGTH OF 4.06 FEET, (CHORD BEARS NORTH 57 DEGREES 23 MINUTES 21 SECONDS WEST, 4.06 FEET) TO A POINT;

THENCE RUN NORTH 32 DEGREES 33 MINUTES 49 SECONDS EAST, A DISTANCE OF 7.60 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3945.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 53 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 61.79 FEET, (CHORD BEARS NORTH 56 DEGREES 35 MINUTES 16 SECONDS WEST, 61.79 FEET) TO A POINT;

THENCE SOUTH 32 DEGREES 57 MINUTES 48 SECONDS WEST, A DISTANCE OF 17.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3928.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 37 SECONDS, FOR AN ARC LENGTH OF 30.41 FEET, (CHORD BEARS NORTH 57 DEGREES 15 MINUTES 30 SECONDS WEST, 30.41 FEET) TO A POINT;

THENCE RUN NORTH 32 DEGREES 31 MINUTES 12 SECONDS EAST, A DISTANCE OF 17.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3945.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 20 SECONDS, FOR AN ARC LENGTH OF 40.55 FEET (CHORD BEARS NORTH 57 DEGREES 46 MINUTES 28 SECONDS WEST, 40.55 FEET) TO A POINT ON THE AFOREMENTIONED COMMON LINE OF SAID PARCELS AS RECORDED IN OFFICIAL RECORDS BOOK 469, PAGE 671, AND IN OFFICIAL RECORDS BOOK 5620, PAGE 341;

THENCE RUN NORTH 00 DEGREES 26 MINUTES 36 SECONDS EAST, A DISTANCE OF 15.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,361 SQUARE FEET, OR 0.054 OF AN ACRE, MORE OR LESS.

(Parcel 229)

LEGAL DESCRIPTION:

BEING A PORTION OF A TRACT OF LAND KNOWN AS REYNOLDS DRIVE, A PRIVATE ROADWAY DESCRIBED ON THE PLAT FOR MCBRIDE ESTATES, AN UNRECORDED SUBDIVISION, SITUATE BETWEEN A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 98.23 FEET TO A POINT AT STATION 150+97.87 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.06 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE APPARENT NORTHERLY BOUNDARY OF A TRACT OF LAND KNOWN AS REYNOLDS DRIVE, A PRIVATE ROADWAY DESCRIBED ON THE PLAT FOR MCBRIDE ESTATES, AN UNRECORDED SUBDIVISION, SAID POINT ALSO MARKING THE NORTHERLY COMMON CORNER OF THE AFORESAID TRACT

OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 61 DEGREES 43 MINUTES 55 SECONDS EAST ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 35.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 60 DEGREES 00 MINUTES 09 SECONDS EAST ALONG SAID SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 67.38 FEET TO A POINT;

THENCE RUN SOUTH 62 DEGREES 30 MINUTES 48 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 14.39 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAID REYNOLDS DRIVE, SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHERLY AND BEING 31.00 FEET RIGHT OF STATION 152+14.95 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 29 SECONDS, FOR AN ARC LENGTH OF 8.29 FEET (CHORD BEARS NORTH 89 DEGREES 48 MINUTES 24 SECONDS WEST, 8.27 FEET), TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN NORTH 60 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 71.53 FEET TO A POINT;

THENCE RUN SOUTH 29 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 10.43 FEET TO A POINT;

THENCE RUN NORTH 60 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED REYNOLDS DRIVE, SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 60 DEGREES 07 MINUTES 10 SECONDS, FOR AN ARC LENGTH OF 31.48 FEET (CHORD BEARS NORTH 31 DEGREES 40 MINUTES 19 SECONDS WEST, 30.05 FEET), TO THE POINT OF BEGINNING.

CONTAINING 604 SQUARE FEET, OR 0.014 OF AN ACRE, MORE OR LESS.

(Parcel 1729)

LEGAL DESCRIPTION:

BEING A PORTION OF A TRACT OF LAND KNOWN AS REYNOLDS DRIVE, A PRIVATE ROADWAY DESCRIBED ON THE PLAT FOR MCBRIDE ESTATES, AN UNRECORDED SUBDIVISION, SITUATE BETWEEN A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 124.23 FEET TO A POINT AT STATION 151+23.87 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 44.14 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF REYNOLDS DRIVE, A PRIVATE ROADWAY DESCRIBED ON THE PLAT FOR MCBRIDE ESTATES, AN UNRECORDED SUBDIVISION;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY RUN SOUTH 60 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 12.10 FEET TO A POINT;

THENCE RUN NORTH 29 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 10.43 FEET TO A POINT;

THENCE RUN SOUTH 60 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 71.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID REYNOLDS DRIVE, SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHEASTERLY AND BEING 34.88 FEET RIGHT OF STATION 152+07.65 OF SAID CENTERLINE OF SURVEY; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 54 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 5.71 FEET (CHORD BEARS SOUTH 76 DEGREES 49 MINUTES 20 SECONDS WEST, 5.70 FEET), TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN NORTH 61 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 26.00 FEET TO A POINT;

THENCE RUN SOUTH 08 DEGREES 37 MINUTES 38 SECONDS WEST, A DISTANCE OF 22.64 FEET TO A POINT;

THENCE RUN NORTH 81 DEGREES 22 MINUTES 22 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE RUN NORTH 06 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 19.67 FEET TO A POINT;

THENCE RUN NORTH 80 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.68 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY;

THENCE RUN NORTH 08 DEGREES 37 MINUTES 38 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 5.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING A POINT OF CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 22 SECONDS, FOR AN ARC LENGTH OF 5.36 FEET (CHORD BEARS NORTH 03 DEGREES 30 MINUTES 27 SECONDS EAST, 5.35 FEET), TO THE POINT OF BEGINNING.

CONTAINING 1598 SQUARE FEET, OR 0.037 OF AN ACRE, MORE OR LESS.

(Parcel 216G)

LEGAL DESCRIPTION:

A 0.112 ACRE PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52, AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA, KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD; THENCE RUN SOUTH 30 DEGREES 12 MINUTES 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.26 FEET TO A POINT AT STATION 127+23.26 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 59 DEGREES 47 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 17.95 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING AT STATION 127+41.21 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1910.10 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES 06 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 170.13 FEET, (CHORD BEARING SOUTH 57 DEGREES 14 MINUTES 21 SECONDS EAST, 170.07 FEET) TO A POINT AT STATION 129+11.33 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 35 MINUTES 18 MINUTES 45 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 19.31 FEET TO A POINT ON THE SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORD IN ROAD PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN ALONG SAID SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY THE FOLLOWING (6) COURSES AND DISTANCES:

1. SOUTH 56 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 44.32 FEET TO A POINT,
2. SOUTH 47 DEGREES 31 MINUTES 29 SECONDS EAST, A DISTANCE OF 44.36 FEET TO A POINT,
3. SOUTH 54 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 101.34 FEET TO A POINT,
4. SOUTH 52 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 98.71 FEET TO A POINT,
5. SOUTH 54 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 95.10 FEET TO A POINT, AND
6. SOUTH 53 DEGREES 27 MINUTES 47 SECONDS EAST, A DISTANCE OF 105.44 FEET TO A POINT LYING ON A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5936, PAGE 725, BOTH OF SAID PUBLIC RECORDS, SAID POINT BEING 20.15 FEET RIGHT OF STATION 134+09.73 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHWESTERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 03 DEGREES 01 MINUTES 57 SECONDS WEST ALONG SAID LINE BEING AN EXTENSION OF SAID COMMON LINE, A DISTANCE OF 12.11 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE LEAVING SAID LINE BEING AN EXTENSION OF SAID COMMON LINE RUN NORTH 53 DEGREES 19 MINUTES 28 SECONDS WEST ALONG THE APPARENT NORTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, A DISTANCE OF 460.72 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, AND A POINT OF CURVE CONCAVE SOUTHWESTERLY, ALSO FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 7043, BEARS NORTH 73 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.19 FEET;

THENCE NORTHWESTERLY ALONG SAID APPARENT NORTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 845, AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2408.62 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 44.18 FEET, (CHORD BEARS NORTH 53 DEGREES 50 MINUTES 59 SECONDS WEST, 44.18 FEET) TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 LB 732, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 469, PAGE 671, OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHEASTERLY BOUNDARY RUN NORTH 38 DEGREES 00 MINUTES 26 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4874 FEET, OR 0.112 OF AN ACRE, MORE OR LESS.

THIS PAGE INTENTIONALLY LEFT BLANK

RESOLUTION NO. 2026–21
(Parcel Numbers and Legal Descriptions are Identified in Composite Exhibit A)

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST CONNECTOR CORRIDOR
(BANNERMAN ROAD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST CONNECTOR CORRIDOR (BANNERMAN ROAD PROJECT; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VIII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Chapter 212, Florida Statutes; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its right and power of eminent domain, including the procedural powers under

Chapters 73 and 74, Florida Statutes, pursuant to its delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statutes, and more specifically as set forth in Section 163.01(7)(f), Florida Statutes; and pursuant to Article X, Section 6 of the Constitution of the State of Florida;

WHEREAS, the Board of Directors on July 10, 2000, determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2000 Projects would be used for the purpose of funding Blueprint 2000 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Connector Corridor (Bannerman Road) Project is designed to improve regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road; and will enhance the four-mile Bannerman Road corridor by widening it to four lanes from Quail Common Drive to Preservation Road along with adding a median to accommodate turn lanes from Quail Common Drive to Meridian Road; and will also include two neighborhood sidewalk projects: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South, and,

WHEREAS, the Project includes the new 1.5 mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75 mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex that will be combined with the 4 mile Bannerman Trail to be constructed concurrently with the roadway improvements; overall the Project will add over 12 miles of new trail and over two miles of new sidewalk to the northeast Leon County multimodal network; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic to create an attractive, safe, interconnected, and multimodal gateway in northeast Leon County along Bannerman Road from Quail Common Drive to Meridian Road through construction of the Northeast Connector Corridor (Bannerman Road Project) and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project; and

WHEREAS, the Agency and its consultants have prepared property descriptions and surveys that sufficiently describe and identify the private properties and interests reasonably necessary to be acquired from the property owners for the public purpose of constructing the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Bannerman Road Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the

privately owned property interests identified as Parcels 197, 797, 206, 208, 224, 230, 232, 233, 237, 241, 800, 218, 218G, 1718, 221, 221G, 222, 222G, 1722, 223, 223G, 1723, 225, 225G, 1725, 231, 231G, 1731, 234G, 1734, 235, 1735, 236G, 1736, 238, 238G, 1738, 239, 1839, 240, 240G, 243, 243G, 245, 245G, 1745, 255, 1755, 256, 257, 1757, 261, 263, 1763, 265, 1765, 798, 282, 283, 1875, and as described in the attached **Composite Exhibit A** attached hereto are reasonably necessary for implementation of the Project. The properties to be acquired include fee simple interests and temporary and permanent easement interests necessary for the construction of the Project and are located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to acquire the properties identified as Parcels 197, 797, 206, 208, 224, 230, 232, 233, 237, 241, 800, 218, 218G, 1718, 221, 221G, 222, 222G, 1722, 223, 223G, 1723, 225, 225G, 1725, 231, 231G, 1731, 234G, 1734, 235, 1735, 236G, 1736, 238, 238G, 1738, 239, 1839, 240, 240G, 243, 243G, 245, 245G, 1745, 255, 1755, 256, 257, 1757, 261, 263, 1763, 265, 1765, 798, 282, 283, 1875, and as described in the attached **Composite Exhibit A**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this _____ day of June 2026.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Curtis Richardson, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

COMPOSITE EXHIBIT A
(Parcel 197)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 47, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1382.02 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF LOT 47 AND LOT 48, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 40.01 LEFT OF STATION 77+33.76 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 36 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 47 AND LOT 48, A DISTANCE OF 14.20 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 22.23 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 124.74 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 26 MINUTES 54 SECONDS EAST, A DISTANCE OF 50.44 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 47 AND LOT 46, BLOCK "B" OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 13.14 FEET TO A POINT ON THE AFOREMENTIONED

NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID LOT 46 AND LOT 47, SAID POINT BEING 39.83 FEET LEFT OF STATION 79+31.16 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 197.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 2646 SQUARE FEET, OR 0.061 OF AN ACRE, MORE OR LESS.

(Parcel 797)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 797 BEING A PORTION OF LOT 47, BLOCK “B”, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1382.02 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF LOT 47 AND LOT 48, BLOCK “B”, OF SAID ARROWHEAD ESTATES, SAID POINT BEING 40.01 LEFT OF STATION 77+33.76 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 36 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 47 AND LOT 48, A DISTANCE OF 14.20 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 00 DEGREES 36 MINUTES 19 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 22.38 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 124.80 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 39 MINUTES 14 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT BEING 52.58 FEET LEFT OF STATION 78+80.59 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 89 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 124.74 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 22.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 1471 SQUARE FEET, OR 0.034 OF AN ACRE, MORE OR LESS.

(Parcel 206)

LEGAL DESCRIPTION:

PARCEL 206.1

BEING A PORTION OF THE HOA COMMON AREA/OPEN SPACE OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING SOUTHEAST OF SABLE CHASE DRIVE, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, AND THE SOUTHWESTERLY CORNER OF KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 59 DEGREES 48 MINUTES 13 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 478.20 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267 OF SAID PUBLIC RECORDS;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 211.67 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 5509, MARKING THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267;

THENCE RUN NORTH 16 DEGREES 51 MINUTES 21 SECONDS EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 14.45 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING 44.23 FEET LEFT OF STATION 120+30.06 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD AND MARKING THE SOUTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND SHOWN AS HOA COMMON AREA/OPEN SPACE ON THE PLAT FOR SAID SABLE CHASE;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 56 DEGREES 04 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A

DISTANCE OF 174.39 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 86 DEGREES 16 MINUTES 52 SECONDS, FOR AN ARC LENGTH OF 45.18 (CHORD BEARS NORTH 12 DEGREES 56 MINUTES 20 SECONDS WEST, 41.03 FEET), TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SABLE CHASE DRIVE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE RUN NORTH 30 DEGREES 12 MINUTES 06 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 19.23 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY, SAID POINT BEING 104.70 FEET LEFT OF STATION 118+27.99 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 7575.00 FEET,

THROUGH A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 26 SECONDS, FOR AN ARC LENGTH OF 186.05 FEET (CHORD BEARS SOUTH 62 DEGREES 11 MINUTES 42 SECONDS EAST, 186.04 FEET), TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267 AND SAID PARCEL OF LAND SHOWN AS HOA COMMON AREA/OPEN SPACE ON THE PLAT FOR SAID SABLE CHASE;

THENCE RUN SOUTH 16 DEGREES 51 MINUTES 21 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 70.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 11096 SQUARE FEET, OR 0.255 OF AN ACRE, MORE OR LESS.

PARCEL 206.2

BEING A PORTION OF THE HOA COMMON AREA/OPEN SPACE OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING NORTHWEST OF SABLE CHASE DRIVE, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, AND THE SOUTHWESTERLY CORNER OF KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN NORTH 59 DEGREES 48 MINUTES 13 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 478.20 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267 OF SAID PUBLIC RECORDS;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 211.67 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB 55809, MARKING THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY RUN SOUTH 30 DEGREES 12 MINUTES 14 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 30.17 FEET TO A POINT AT STATION 120+33.40 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 59 DEGREES 47 MINUTES 46 SECONDS WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 330.76 FEET TO A POINT AT STATION 117+02.64 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 30 DEGREES 12 MINUTES 14 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 44.81 FEET TO A FOUND 5/8-INCH IRON ROD AND CAP, STAMPED LB7193, MARKING THE SOUTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED AS HOA COMMON AREA/OPEN SPACE AS SHOWN ON THE PLAT FOR SAID SABLE CHASE, AND A PARCEL OF LAND AS

DESCRIBED IN OFFICIAL RECORDS BOOK 5498, PAGE 1131 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 27 DEGREES 33 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 52.01 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 63 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 42.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SABLE CHASE DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING 99.62 FEET LEFT OF STATION 117+42.99 OF SAID CENTERLINE OF SURVEY; THENCE RUN SOUTH 30 DEGREES 12 MINUTES 06 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 24.80 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY;

THENCE RUN SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 40 SECONDS, FOR AN ARC LENGTH OF 47.10 FEET (CHORD BEARS SOUTH 75 DEGREES 10 MINUTES 56 SECONDS WEST, 42.41 FEET), TO A POINT OF INTERSECTION WITH SAID NORTHEASTERLY RIGHT-OF-WAY OF BANNERMAN ROAD;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY RUN NORTH 59 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 10.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 2026 SQUARE FEET, OR 0.047 OF AN ACRE, MORE OR LESS.

(Parcel 208)

LEGAL DESCRIPTION:

BEING A PORTION OF THE HOA COMMON AREA/OPEN SPACE OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING SOUTHEAST OF SABLE CHASE DRIVE, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHEASTERLY CORNER OF A PARCEL AS DESCRIBED AS HOA COMMON AREA/OPEN SPACE AS SHOWN ON THE PLAT FOR SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, AND THE SOUTHWESTERLY CORNER OF KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN NORTH 59 DEGREES 48 MINUTES 13 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 478.20 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267 OF SAID PUBLIC RECORDS, SAID POINT BEING 30.17 FEET LEFT OF STATION 122+45.07 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY RUN NORTH 16 DEGREES 49 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1267, A DISTANCE OF 101.73 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY COMMON CORNER OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND LOT 11, BLOCK "A", OF SAID SABLE CHASE;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 56 DEGREES 10 MINUTES 09 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID HOA COMMON AREA/OPEN SPACE PARCEL, A DISTANCE OF 155.32 FEET TO A POINT;

THENCE RUN SOUTH 55 DEGREES 04 MINUTES 47 SECONDS EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 47.46 FEET TO A POINT ON

THE COMMON LINE OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND A PARCEL REFERRED TO AS STORM WATER FACILITY #2 SHOWN ON THE PLAT FOR SAID SABLE CHASE;

THENCE LEAVING SAID NORTHERLY BOUNDARY RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID COMMON LINE:

1. SOUTH 05 DEGREES 04 MINUTES 21 SECONDS WEST, 32.54 FEET,
2. SOUTH 53 DEGREES 33 MINUTES 12 SECONDS EAST, 185.40 FEET,
3. NORTH 82 DEGREES 30 MINUTES 16 SECONDS EAST, 31.29 FEET,
4. NORTH 53 DEGREES 54 MINUTES 01 SECONDS EAST, 12.87 FEET,
5. SOUTH 55 DEGREES 09 MINUTES 29 SECONDS EAST, 33.26 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 2, MARKING THE COMMON CORNER OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND SAID STORM WATER FACILITY #2; THENCE RUN SOUTH 00 DEGREES 44 MINUTES 06 SECONDS EAST ALONG THE COMMON LINE OF SAID HOA COMMON AREA/OPEN SPACE PARCEL AND SAID WESTERLY BOUNDARY OF KILLEARN LAKES UNITS 2, A DISTANCE OF 74.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 31737 SQUARE FEET, OR 0.729 OF AN ACRE, MORE OR LESS.

(Parcel 224)

LEGAL DESCRIPTION:

BEING A PORTION OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1143, PAGE 1950, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF HOME OWNERS ASSOCIATION GREEN AREA (NOT PART OF THIS PLAT), KILLEARN LAKES UNIT 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 39, AND THE SOUTHEASTERLY CORNER OF SABLE CHASE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 40, BOTH OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 30.26 FEET LEFT OF STATION 127+23.26 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN NORTH 00 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND SAID SABLE CHASE, A DISTANCE OF 79.58 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 54 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 408.62 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, ON THE NORTHERLY BOUNDARY OF SAID HOME OWNERS ASSOCIATION GREEN AREA, ALSO MARKING THE SOUTHWESTERLY CORNER OF LOT 36, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE RUN SOUTH 53 DEGREES 17 MINUTES 50 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID LOT 36 AND LOT 35, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2, A DISTANCE OF 170.00 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 35;

THENCE RUN NORTH 36 DEGREES 34 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID LOT 35, A DISTANCE OF 5.00 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY AND EASTERLY BOUNDARY RUN SOUTH 53 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 370.79 FEET TO A POINT ON THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND THE SOUTHERLY BOUNDARY OF LOT 29, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE RUN SOUTH 35 DEGREES 22 MINUTES 07 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 16.19 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA, SAID LOT 29, AND LOT 28, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE RUN SOUTH 53 DEGREES 20 MINUTES 26 SECONDS EAST ALONG THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA, SAID LOT 28, AND LOT 27, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2, A DISTANCE OF 193.90 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND THE SOUTHEASTERLY CORNER OF SAID LOT 27;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 53 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 19.82 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND THE SOUTHWESTERLY CORNER OF LOT 26, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE RUN SOUTH 53 DEGREES 19 MINUTES 27 SECONDS EAST ALONG THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND SAID LOT 26, A DISTANCE OF 96.02 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED, RLS 1254, MARKING THE COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA, SAID LOT 26, AND LOT 25, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 53 DEGREES 24 MINUTES 41 SECONDS EAST, A DISTANCE OF 449.70 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND THE SOUTHWESTERLY CORNER OF LOT 19, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE RUN SOUTH 53 DEGREES 22 MINUTES 03 SECONDS EAST ALONG THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND SAID LOT 19, A DISTANCE OF 104.48 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB7043;

THENCE RUN SOUTH 88 DEGREES 40 MINUTES 44 SECONDS EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 51.16 FEET TO A POINT MARKING THE

COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA, SAID LOT 19, AND LOT 18, BLOCK "AD", OF SAID KILLEARN LAKES UNIT 2;

THENCE RUN SOUTH 43 DEGREES 28 MINUTES 51 SECONDS EAST ALONG THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND SAID LOT 18, A DISTANCE OF 82.89 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254;

THENCE RUN SOUTH 54 DEGREES 27 MINUTES 47 SECONDS EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 160.57 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 18;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 59 DEGREES 39 MINUTES 13 SECONDS EAST, A DISTANCE OF 492.59 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON CORNER OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND LOT 1, BLOCK "AC", OF SAID KILLERAN LAKES UNIT 2;

THENCE RUN SOUTH 61 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE COMMON LINE OF SAID HOME OWNERS ASSOCIATION GREEN AREA AND SAID LOT 1, A DISTANCE OF 60.00 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 1;

THENCE RUN NORTH 28 DEGREES 18 MINUTES 42 SECONDS EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 150.03 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, ON THE SOUTHWESTERLY RIGHT-OF-WAY OF BRIDGE WATER TRAIL (60-FOOT RIGHT-OF-WAY), SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 05 MINUTES 10 SECONDS, FOR AN ARC LENGTH OF 47.17 FEET, (CHORD BEARS SOUTH 16 DEGREES 48 MINUTES 53 SECONDS EAST, 42.46 FEET) TO A POINT OF TANGENCY ON THE WESTERLY EXISTING COUNTY RIGHT-OF-WAY OF TEKESTA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY OF BRIDGE WATER TRAIL RUN SOUTH 28 DEGREES 13 MINUTES 42 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY OF TEKESTA DRIVE, A DISTANCE OF 179.82 FEET TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND THE AFOREMENTIONED NORTHEASTERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 30.80 FEET LEFT OF STATION 153+82.46 OF THE AFORESAID CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF BANNERMAN ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) NORTH 61 DEGREES 43 MINUTES 14 SECONDS WEST, A DISTANCE OF 347.98 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING 31.16 FEET LEFT OF STATION 150+34.48 OF SAID CENTERLINE OF SURVEY,

2) NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3444.47 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 24 MINUTES 32 SECONDS, FOR AN ARC LENGTH OF 505.52 FEET, (CHORD BEARS NORTH 57 DEGREES 30 MINUTES 58 SECONDS WEST, 505.07 FEET) TO A POINT OF TANGENCY, SAID POINT BEING 30.10 FEET LEFT OF STATION 145+24.28 OF SAID CENTERLINE OF SURVEY, ALSO FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, BEARS SOUTH 45 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.62 FEET,

3) NORTH 53 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 1524.03 FEET TO A POINT OF CURVE TO THE LEFT, SAID POINT BEING 31.14 FEET LEFT OF STATION 130+00.26 OF SAID CENTERLINE OF SURVEY, AND

4) NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2559.92 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 16 MINUTES 31 SECONDS, FOR AN ARC LENGTH OF 280.37 FEET, (CHORD BEARS NORTH 56 DEGREES 26 MINUTES 58 SECONDS WEST, 280.23 FEET) TO THE POINT OF BEGINNING.

CONTAINING 4.002 ACRES, MORE OR LESS.

(Parcel 230)

LEGAL DESCRIPTION:

BEING A PORTION OF THE "GREEN AREA: NOT INCLUDED" OF KILLEARN LAKES UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 1143, PAGE 1950, OF SAID PUBLIC RECORDS, LYING NORTHWEST OF SUMMIT RIDGE DRIVE AND SOUTHEAST OF TEKESTA DRIVE, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, POINT BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, SAID POINT LYING 31.52 FEET LEFT OF STATION 170+59.60 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, FROM SAID POINT OF BEGINNING THENCE RUN ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3495.13 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 39 MINUTES 58 SECONDS, FOR AN ARC LENGTH OF 1077.66 FEET (CHORD BEARS NORTH 52 DEGREES 56 MINUTES 19 SECONDS WEST, 1073.40 FEET), TO A POINT BEING 30.33 FEET LEFT OF STATION 159+91.01 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 61 DEGREES 43 MINUTES 51 SECONDS WEST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 508.55 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TEKESTA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING 30.75 FEET LEFT OF STATION 154+82.46 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY RUN NORTH 28 DEGREES 13 MINUTES 42 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY OF TEKESTA DRIVE, A DISTANCE OF 434.56 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF TEKESTA DRIVE RUN SOUTH 61 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.13 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 5 OF SAID BLOCK "S";

THENCE RUN SOUTH 28 DEGREES 09 MINUTES 51 SECONDS WEST ALONG THE WESTERLY BOUNDARY LINES OF SAID LOT 5 AND LOT 6 OF SAID BLOCK "S", A DISTANCE OF 75.32 FEET TO A POINT;

THENCE RUN SOUTH 27 DEGREES 59 MINUTES 31 SECONDS WEST, A DISTANCE OF 173.71 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE NORTHWESTERLY CORNER OF LOT 8 OF SAID BLOCK "S";

THENCE RUN SOUTH 28 DEGREES 13 MINUTES 55 SECONDS WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 8, A DISTANCE OF 121.08 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 8;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 06 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINES OF LOTS 8, 10, 11 AND 12, ALL OF SAID BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, A DISTANCE OF 615.03 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY COMMON CORNER OF SAID LOT 12 AND LOT 13 OF SAID BLOCK "S";

THENCE RUN SOUTH 56 DEGREES 26 MINUTES 37 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINES OF SAID LOT 13 AND LOT 14 OF SAID BLOCK "S", A DISTANCE OF 232.04 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 14;

THENCE RUN SOUTH 56 DEGREES 25 MINUTES 52 SECONDS EAST, A DISTANCE OF 30.83 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF LOT 19 OF SAID BLOCK "S";

THENCE RUN SOUTH 56 DEGREES 26 MINUTES 37 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 19, A DISTANCE OF 104.00 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY COMMON CORNER OF SAID LOT 19 AND LOT 20 OF SAID BLOCK "S";

THENCE RUN SOUTH 50 DEGREES 00 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINES OF SAID LOT 20 AND LOT 21 OF SAID BLOCK "S", A DISTANCE OF 218.39 FEET TO A POINT MARKING THE SOUTHERLY COMMON CORNER OF SAID LOT 21 AND LOT 22 OF SAID BLOCK "S";

THENCE RUN SOUTH 50 DEGREES 00 MINUTES 33 SECONDS EAST, A DISTANCE OF 279.00 FEET TO A POINT;

THENCE RUN SOUTH 43 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 104.19 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY COMMON CORNER OF LOTS 30 AND 31, BOTH OF SAID BLOCK "S" OF SAID KILLEARN LAKES UNIT 1;

THENCE RUN SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 113164 SQUARE FEET, OR 2.598 ACRES, MORE OR LESS.

(Parcel 232)

LEGAL DESCRIPTION:

BEING A PORTION OF THE GREEN AREA: NOT INCLUDED OF KILLEARN LAKES UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 1143, PAGE 1950, OF SAID PUBLIC RECORDS, LYING NORTHWEST OF SUMMIT RIDGE DRIVE AND SOUTHEAST OF TEKESTA DRIVE, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING 31.52 FEET LEFT OF STATION 170+59.60 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1 BEARS NORTH 52 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 67.79 FEET, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 52 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 67.79 FEET TO SAID 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON CORNER OF LOT 30 AND 31, BLOCK "S";

THENCE LEAVING THE COMMON LINE OF SAID LOTS 30 AND 31 RUN SOUTH 43 DEGREES 49 MINUTES 07 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 31, 32, 33, 34,35, AND 36, ALL OF SAID BLOCK "S", A DISTANCE OF 585.39 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED LB6590, MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 36;

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE RUN NORTH 52 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 36, A DISTANCE OF 1.26 FEET TO A POINT;

THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY LINE RUN SOUTH 42 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.17 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 39, OF SAID BLOCK "S";

THENCE RUN SOUTH 52 DEGREES 14 MINUTES 56 SECONDS WEST ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 3.40 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 39;

THENCE LEAVING SAID WESTERLY BOUNDARY LINE RUN SOUTH 44 DEGREES 13 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 39, A DISTANCE OF 140.13 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 39;

THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY LINE RUN SOUTH 41 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 230.36 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF LOT 50, OF SAID BLOCK "S", FROM WHICH A FOUND 5/8-INCH IRON ROD AND CAP,

STAMPED PLS4664, BEARS SOUTH 31 DEGREES 22 MINUTES 43 SECONDS EAST, A DISTANCE OF 0.86 FEET;

THENCE RUN SOUTH 44 DEGREES 05 MINUTES 15 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINES OF SAID LOT 50 AND LOT 49, OF SAID BLOCK "S", A DISTANCE OF 255.82 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTH CORNER OF SAID LOT 49, SAID POINT LYING ON THE NORTHERLY EXISTING RIGHT-OF-WAY OF SUMMIT RIDGE DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE RUN SOUTH 45 DEGREES 30 MINUTES 23 SECONDS WEST ALONG SAID NORTHERLY EXISTING RIGHT-OF-WAY, A DISTANCE OF 19.80 FEET TO A POINT, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY EXISTING RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 23 MINUTES 17 SECONDS, FOR AN ARC LENGTH OF 47.33 FEET, (CHORD BEARS NORTH 89 DEGREES 17 MINUTES 58 SECONDS WEST, 42.57 FEET) TO A POINT, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT LYING 31.10 FEET LEFT OF STATION 182+79.07 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE LEAVING SAID NORTHERLY EXISTING RIGHT-OF-WAY OF SUMMIT RIDGE DRIVE RUN NORTH 44 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, A DISTANCE OF 1219.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,932 SQUARE FEET, OR 1.720 ACRES, MORE OR LESS.

(Parcel 233)

LEGAL DESCRIPTION:

BEING A PORTION OF THE "GREEN AREA: NOT INCLUDED" OF KILLEARN LAKES UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING SOUTHEAST OF SUMMIT RIDGE DRIVE, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN AND NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1339.47 FEET TO A POINT AT STATION 183+99.08 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 31.06 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT LYING ON A CURVE TO THE RIGHT BEING CONCAVE SOUTHEASTERLY;

FROM SAID POINT OF BEGINNING LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTHEASTERLY WITH THE EASTERLY EXISTING COUNTY RIGHT-OF-WAY OF SUMMIT RIDGE DRIVE (60 FOOT WIDTH RIGHT-OF-WAY) AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET,

THROUGH A CENTRAL ANGLE OF 89 DEGREES 36 MINUTES 43 SECONDS, FOR AN ARC LENGTH OF 46.92 FEET (CHORD BEARS NORTH 00 DEGREES 42 MINUTES 02 SECONDS EAST, 42.28 FEET) TO A POINT;

THENCE RUN NORTH 45 DEGREES 30 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 20.61 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK "P", OF SAID KILLEARN LAKES UNIT 1, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB3293, BEARS SOUTH 62 DEGREES 39 MINUTES 03 SECONDS WEST, A DISTANCE OF 0.64 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 43 DEGREES 58 MINUTES 39 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 154.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1;

THENCE RUN SOUTH 44 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 19.95 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK "P", OF SAID KILLEARN LAKES UNIT 1;

THENCE RUN SOUTH 44 DEGREES 12 MINUTES 23 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 100.60 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3;

THENCE RUN SOUTH 44 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 30.14 FEET TO A POINT ON THE WEST BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 229, PAGE 366, BEING FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 1321, PAGE 16, BOTH OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 56 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 51.19 FEET TO A POINT LYING ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEING 30.97 FEET LEFT OF STATION 186+64.70 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 44 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 265.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 14887 SQUARE FEET, OR 0.342 OF AN ACRE, MORE OR LESS.

(Parcel 237)

LEGAL DESCRIPTION:

BEING A PORTION OF THE "GREEN AREA: NOT INCLUDED" OF KILLEARN LAKES UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LYING SOUTHEAST OF SUMMIT RIDGE DRIVE, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1678.60 FEET TO A POINT AT THE POINT OF INTERSECTION STATION 187+38.20 OF SAID CENTERLINE OF SURVEY;

THENCE CONTINUE RUNNING ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 332.21 FEET TO A POINT AT STATION 190+70.41 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 53 MINUTES 03 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.88 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO BEING ON THE COMMON LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 229, PAGE 366, AND OFFICIAL RECORDS BOOK 1321, PAGE 16 BOTH OF SAID PUBLIC RECORDS, AND A "GREEN AREA: NOT INCLUDED" LYING SOUTHWESTERLY OF LOT 15, BLOCK "P", SHOWN ON PAGE 26E OF SAID KILLEARN LAKES UNIT 1 FROM WHICH A FOUND

1-INCH IRON PIPE, PINCHED, BEARS SOUTH 49 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 3.77 FEET;

FROM SAID POINT OF BEGINNING, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 49 DEGREES 54 MINUTES 10 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 51.16 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 42 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 35.79 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHWEST CORNER OF LOT 15, BLOCK "P", OF SAID KILLEARN LAKES UNIT 1;

THENCE RUN SOUTH 44 DEGREES 08 MINUTES 21 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 15, A DISTANCE OF 152.84 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHEAST CORNER OF SAID LOT 15 AND THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 184 OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 44 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 44.38 FEET TO A POINT, SAID POINT MARKING THE SOUTHEAST CORNER OF SAID PARCEL AND BEING ON THE WESTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182 OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 45 DEGREES 51 MINUTES 39 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 49.83 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD AND LYING 30.90 FEET LEFT OF STATION 193+07.01 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID WESTERLY LINE RUN NORTH 44 DEGREES 07 MINUTES 14 SECONDS WEST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 236.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 11,736 SQUARE FEET, OR 0.269 OF AN ACRE, MORE OR LESS.

(Parcel 241)

LEGAL DESCRIPTION:

BEING A PORTION OF THE "GREEN AREA: NOT INCLUDED" OF KILLEARN LAKES UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 1143, PAGE 1950, OF SAID PUBLIC RECORDS, LYING SOUTHEAST OF SUMMIT RIDGE DRIVE AND NORTHWEST OF QUAIL COMMON DRIVE, LOCATED IN SECTIONS 16 AND 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1678.60 FEET TO A POINT AT THE POINT OF INTERSECTION STATION 187+38.20 OF SAID CENTERLINE OF SURVEY;

THENCE CONTINUE ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 825.35 FEET TO A POINT AT STATION 190+70.41 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 53 MINUTES 03 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.98 FEET TO A FOUND 5/8-INCH IRON ROD AND CAP, NO IDENTIFICATION, AND THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO BEING ON THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182 OF SAID PUBLIC

RECORDS, AND A "GREEN AREA: NOT INCLUDED" LYING SOUTHWESTERLY OF LOT 19, BLOCK "P", SHOWN ON PAGE 26C OF SAID KILLEARN LAKES UNIT 1;

FROM SAID POINT OF BEGINNING, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 21 DEGREES 23 MINUTES 13 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 53.99 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 44 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 22.26 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE WESTERLY CORNER OF SAID LOT 19;

THENCE RUN SOUTH 44 DEGREES 05 MINUTES 17 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 19, A DISTANCE OF 124.96 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY CORNER OF SAID LOT 19;

THENCE RUN SOUTH 44 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 185.27 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON LINE OF LOT 23 AND LOT 24, BOTH OF SAID BLOCK "P";

THENCE RUN SOUTH 44 DEGREES 05 MINUTES 16 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 24, A DISTANCE OF 113.31 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE RUN NORTH 44 DEGREES 27 MINUTES 48 SECONDS EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 24, A DISTANCE OF 0.27 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 19.96 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF LOT 25, OF SAID BLOCK "P";

THENCE RUN SOUTH 44 DEGREES 05 MINUTES 18 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINES OF SAID LOT 25, AND LOT 26, OF SAID BLOCK "P", A DISTANCE OF 237.49 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 26;

THENCE RUN SOUTH 44 DEGREES 05 MINUTES 18 SECONDS EAST, A DISTANCE OF 46.34 FEET TO A POINT;

THENCE RUN SOUTH 38 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 145.03 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE WESTERLY CORNER OF LOT 30, OF SAID BLOCK "P";

THENCE RUN SOUTH 38 DEGREES 02 MINUTES 36 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY LINES OF LOTS 30, 31, 32, 33, 34 AND 35, ALL OF SAID BLOCK "P", A DISTANCE OF 545.79 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON LINE OF SAID LOT 35 AND LOT 36, OF SAID BLOCK "P";
THENCE RUN SOUTH 41 DEGREES 43 MINUTES 53 SECONDS EAST, A DISTANCE OF 173.43 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 37, OF SAID BLOCK "P";

THENCE RUN SOUTH 19 DEGREES 53 MINUTES 17 SECONDS WEST ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 13.13 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 37;

THENCE RUN SOUTH 38 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 37, A DISTANCE OF 189.59 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY CORNER OF SAID LOT 37;

THENCE RUN SOUTH 38 DEGREES 02 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.06 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE WESTERLY CORNER OF LOT 43, OF SAID BLOCK "P";

THENCE RUN SOUTH 38 DEGREES 11 MINUTES 05 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 43, A DISTANCE OF 81.46 FEET TO A POINT MARKING THE COMMON LINE OF SAID LOT 43 AND LOT 44, OF SAID BLOCK "P";

THENCE RUN SOUTH 38 DEGREES 13 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 44, A DISTANCE OF 116.72 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON LINE OF SAID LOT 44 AND LOT 45, OF SAID BLOCK "P";

THENCE RUN SOUTH 51 DEGREES 51 MINUTES 59 SECONDS WEST, A DISTANCE OF 47.11 FEET TO A POINT ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT LYING 32.86 FEET LEFT OF STATION 217+12.43 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 38 DEGREES 08 MINUTES 01 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 115.75 FEET TO A POINT;

THENCE RUN NORTH 38 DEGREES 05 MINUTES 59 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 894.29 FEET TO A POINT, SAID POINT LYING 32.79 FEET LEFT OF STATION 207+02.39 OF SAID CENTERLINE OF

SURVEY, SAID POINT LYING ON A CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 7919.01 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 01 MINUTES 20 SECONDS, FOR AN ARC LENGTH OF 832.35 FEET, (CHORD BEARS NORTH 41 DEGREES 06 MINUTES 39 SECONDS WEST, 831.97 FEET) TO A POINT OF TANGENCY ON SAID NORTHERLY RIGHT-OF-WAY, SAID POINT LYING 32.20 FEET LEFT OF STATION 198+73.24 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 44 DEGREES 20 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 309.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 107,393 SQUARE FEET, OR 2.465 ACRES, MORE OR LESS.

(Parcel 800)

LEGAL DESCRIPTION:

A PORTION OF THE PROPERTIES RECORDED IN OFFICIAL RECORDS BOOK 1143, PAGE 1950 AS PER THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, DESIGNATED AS "HOMEOWNERS ASSOCIATION GREEN AREA (NOT A PART OF THIS PLAT)", SITUATE IN SECTIONS 9 AND 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK "AC" OF KILLEARN LAKES UNIT 2, AS RECORDED IN PLAT BOOK 6, PAGES 39-A THROUGH 39-N OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST, THENCE ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 72 DEGREES 22 MINUTES 31 SECONDS FOR AN ARC LENGTH OF 37.89 FEET (CHORD BEARS NORTH 64 DEGREES 24 MINUTES 58 SECONDS EAST 35.42 FEET) TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRIDGE WATER TRAIL WITH THE EASTERLY RIGHT OF WAY LINE OF TEKESTA DRIVE AND THE POINT OF BEGINNING OF SAID EASEMENT; FROM SAID POINT OF BEGINNING RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 33 DEGREES 33 MINUTES 06 SECONDS FOR AN ARC LENGTH OF 17.57 FEET (CHORD BEARS SOUTH 45 DEGREES 00 MINUTES 16 SECONDS WEST 17.32 FEET); THENCE DEPARTING SAID CURVE AND NORTHERLY RIGHT OF WAY RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: 1) NORTH 28 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 101.65 FEET;

2) NORTH 61 DEGREES 46 MINUTES 18 SECONDS WEST, A DISTANCE OF 4.91 FEET; 3) NORTH 28 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 40.88 FEET; 4) SOUTH 61 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 4.91 FEET; 5) NORTH 28 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 160.59 FEET; 6) NORTH 61 DEGREES 46 MINUTES 18 SECONDS WEST, A DISTANCE OF 7.71 FEET; 7) NORTH 28 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 48.11 FEET; 8) SOUTH 61 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 8.56 FEET; 9) NORTH 22 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 80.46 FEET; 10) NORTH 69 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE OF 4.00 FEET; 11) NORTH 18 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF 35.65 FEET; 12) NORTH 11 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 42.33 FEET; 13) NORTH 06 DEGREES 24 MINUTES 07 SECONDS EAST, A DISTANCE OF 47.60 FEET; 14) NORTH 02 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 111.11 FEET; 15) NORTH 04 DEGREES 02 MINUTES 26 SECONDS EAST, A DISTANCE OF 26.96 FEET; 16) NORTH 07 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 11.26 FEET;

17) NORTH 83 DEGREES 37 MINUTES 03 SECONDS WEST, A DISTANCE OF 6.00 FEET;
18) NORTH 05 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 53.29 FEET;
19) NORTH 13 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF 87.29 FEET;
20) NORTH 21 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 35.65 FEET;
21) NORTH 10 DEGREES 58 MINUTES 22 SECONDS EAST, A DISTANCE OF 70.19 FEET;
22) NORTH 24 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 282.82 FEET;
23) NORTH 42 DEGREES 32 MINUTES 25 SECONDS EAST, A DISTANCE OF 26.49 FEET;
24) NORTH 21 DEGREES 53 MINUTES 49 SECONDS EAST, A DISTANCE OF 67.16 FEET;
25) NORTH 19 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 22.68 FEET;
26) NORTH 23 DEGREES 14 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.00 FEET
TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF DEERLAKE
SOUTH PER SAID PLAT OF KILLEARN LAKES UNIT 2; THENCE ALONG SAID RIGHT
OF WAY LINE RUN S 66 DEGREES 36 MINUTES 39 SECONDS EAST, A DISTANCE OF
5.01 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, THENCE ALONG
SAID RIGHT OF WAY CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET WITH A
CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC LENGTH
OF 47.12 FEET (CHORD BEARS SOUTH 21 DEGREES 36 MINUTES 29 SECONDS EAST
42.43 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TEKESTA DRIVE;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 23 DEGREES 23
MINUTES 21 SECONDS WEST, A DISTANCE OF 479.74 FEET TO A POINT ON A CURVE
CONCAVE TO THE SOUTHEAST, THENCE ALONG SAID CURVE TO THE LEFT WITH
A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20 DEGREES 24 MINUTES 59
SECONDS FOR AN ARC LENGTH OF 106.90 FEET (CHORD BEARS SOUTH 13 DEGREES
10 MINUTES 51 SECONDS WEST 106.34 FEET); THENCE SOUTH 02 DEGREES 58
MINUTES 21 SECONDS WEST, A DISTANCE OF 201.14 FEET TO A POINT ON A CURVE
CONCAVE TO THE NORTHWEST, THENCE ALONG SAID CURVE TO THE RIGHT WITH
A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 19
SECONDS FOR AN ARC LENGTH OF 167.50 FEET (CHORD BEARS SOUTH 15 DEGREES
36 MINUTES 02 SECONDS WEST 166.15 FEET); THENCE SOUTH 28 DEGREES 13
MINUTES 43 SECONDS WEST, A DISTANCE OF 361.04 FEET TO THE POINT OF
BEGINNING;

CONTAINING 20,799 SQUARE FEET, MORE OR LESS.

(Parcel 218)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND, KNOWN BY TAX PARCEL ID. 1409206100000, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHWEST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND KNOWN BY TAX PARCEL ID. 1409206100000, SAID POINT BEING 29.76 FEET RIGHT OF STATION 143+57.95 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF SAID BANNERMAN ROAD, FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 12 DEGREES 09 MINUTES 50 SECONDS WEST ALONG THE COMMON LINE OF SAID GREYSTONE, PHASE 1, AND SAID PARCEL OF LAND KNOWN BY PARCEL ID. 1409206100000, A DISTANCE OF 14.82 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 53 DEGREES 22 MINUTES 45 SECONDS WEST, 148.43 FEET,
2. NORTH 48 DEGREES 34 MINUTES 33 SECONDS WEST, 155.25 FEET,
3. NORTH 53 DEGREES 22 MINUTES 45 SECONDS WEST, 201.76 FEET,
4. NORTH 51 DEGREES 22 MINUTES 21 SECONDS WEST, 6.91 FEET TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5477, PAGE 1970 OF SAID PUBLIC RECORDS, SAID POINT BEING 30.35 FEET RIGHT OF STATION 138+52.26 OF SAID CENTERLINE OF SURVEY.

THENCE RUN SOUTH 53 DEGREES 24 MINUTES 27 SECONDS EAST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND KNOWN BY TAX PARCEL ID. 1409206100000, A DISTANCE OF 505.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3082 SQUARE FEET, OR 0.071 OF AN ACRE, MORE OR LESS.

(Parcel 218G)

LEGAL DESCRIPTION:

A 0.090 ACRE PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS AND A PARCEL OF LAND KNOWN BY TAX PARCEL ID. 1409206100000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHWEST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND KNOWN BY TAX PARCEL ID. 1409206100000, FROM SAID POINT OF BEGINNING THENCERUN NORTH 53 DEGREES 24 MINUTES 27 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND, A DISTANCE OF 505.67 FEET TO THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5477, PAGE 1970 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 03 DEGREES 00 MINUTES 51 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 7.45 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, SAID POINT BEING 24.14 FEET RIGHT OF STATION 138+48.14 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY:

1. SOUTH 53 DEGREES 55 MINUTES 56 SECONDS EAST, 52.45 FEET,
2. SOUTH 54 DEGREES 51 MINUTES 27 SECONDS EAST, 99.47 FEET,
3. SOUTH 52 DEGREES 28 MINUTES 41 SECONDS EAST, 101.70 FEET,
4. SOUTH 53 DEGREES 47 MINUTES 44 SECONDS EAST, 100.66 FEET,
5. SOUTH 52 DEGREES 51 MINUTES 17 SECONDS EAST, 99.14 FEET,
6. SOUTH 53 DEGREES 29 MINUTES 28 SECONDS EAST, 53.07 FEET TO A POINT BEING 22.41 FEET RIGHT OF STATION 143+54.60 OF SAID CENTERLINE OF SURVEY.

THENCE LEAVING SAID SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY RUN SOUTH 12 DEGREES 09 MINUTES 50 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID PARCEL OF LAND KNOWN BY TAX PARCEL ID. 1409206100000 AND SAID GREYSTONE, PHASE 1, A DISTANCE OF 8.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 3931 SQUARE FEET, OR 0.090 OF AN ACRE, MORE OR LESS.

(Parcel 1718)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND, PARCEL ID. 1409206100000, LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHWEST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND KNOWN BY PARCEL ID. 1409206100000, THENCE RUN SOUTH 12 DEGREES 09 MINUTES 50 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCEL OF LAND AND SAID GREYSTONE, PHASE 1, A DISTANCE OF 14.82 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 43.24 FEET RIGHT OF STATION 143+64.09 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 12 DEGREES 09 MINUTES 50 SECONDS WEST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 10.99 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 53 DEGREES 22 MINUTES 45 SECONDS WEST, 152.98 FEET,
2. SOUTH 36 DEGREES 37 MINUTES 15 SECONDS WEST, 12.00 FEET,
3. NORTH 53 DEGREES 22 MINUTES 45 SECONDS WEST, 60.75 FEET,
4. NORTH 36 DEGREES 41 MINUTES 14 SECONDS EAST, 19.89 FEET,
5. NORTH 53 DEGREES 18 MINUTES 46 SECONDS WEST, 112.40 FEET,
6. SOUTH 36 DEGREES 41 MINUTES 14 SECONDS WEST, 25.20 FEET,
7. SOUTH 24 DEGREES 04 MINUTES 44 SECONDS WEST, 25.00 FEET,
8. NORTH 65 DEGREES 55 MINUTES 16 SECONDS WEST, 41.15 FEET,
9. NORTH 24 DEGREES 04 MINUTES 44 SECONDS EAST, 60.03 FEET,
10. NORTH 53 DEGREES 18 MINUTES 46 SECONDS WEST, 132.47 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND KNOWN BY PARCEL ID. 1409206100000 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5477, PAGE 1970 OF SAID PUBLIC RECORDS.

THENCE RUN NORTH 03 DEGREES 00 MINUTES 51 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 18.02 FEET TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND, SAID POINT BEING 30.35 FEET RIGHT OF STATION 138+52.26 OF SAID CENTERLINE OF SURVEY; THENCE LEAVING SAID COMMON LINE RUN SOUTH 51 DEGREES 22 MINUTES 21 SECONDS EAST, A DISTANCE OF 6.91 FEET TO A POINT;

THENCE RUN SOUTH 53 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 201.76 FEET TO A POINT;

THENCE RUN SOUTH 48 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF 155.25 FEET TO A POINT;

THENCE RUN SOUTH 53 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 148.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 9425 SQUARE FEET, OR 0.216 OF AN ACRE, MORE OR LESS.

(Parcel 221)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND LYING 28.81 FEET RIGHT OF STATION 146+35.17 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 14 SECONDS, FOR AN ARC LENGTH OF 138.21 FEET (CHORD BEARS SOUTH 56 DEGREES 14 MINUTES 26 SECONDS EAST, 138.20 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF SAID PUBLIC RECORDS, SAID POINT BEING 27.86 FEET RIGHT OF STATION 147+72.03 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS, A DISTANCE OF 11.80 FEET TO A POINT THENCE LEAVING SAID COMMON LINE RUN NORTH 52 DEGREES 56 MINUTES 36 SECONDS WEST, A DISTANCE OF 4.79 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3630.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 07 MINUTES 24 SECONDS, FOR AN ARC LENGTH OF 71.18 FEET (CHORD BEARS NORTH 56 DEGREES 41 MINUTES 46 SECONDS WEST, 71.18 FEET), TO A POINT;

THENCE RUN NORTH 52 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 64.15 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND SAID GREYSTONE, PHASE 1;

THENCE RUN NORTH 08 DEGREES 35 MINUTES 18 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 7.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 1312 SQUARE FEET, OR 0.030 OF AN ACRE, MORE OR LESS.

(Parcel 221G)

LEGAL DESCRIPTION:

A 0.025 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 08 DEGREES 35 MINUTES 18 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID GREYSTONE, PHASE 1 AND SAID PARCEL OF LAND, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, SAID POINT BEING 19.90 FEET RIGHT OF STATION 146+30.67 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 54 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 69.30 FEET TO A POINT;

THENCE RUN SOUTH 56 DEGREES 47 MINUTES 48 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 69.77 FEET TO A POINT BEING 20.52 FEET RIGHT OF STATION 147+68.75 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF SAID PUBLIC RECORDS, A DISTANCE OF 8.05 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF

THE AFOREMENTIONED PARCELS OF LAND, SAID POINT BEING ON A CURVE TO THE RIGHT CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 14 SECONDS, FOR AN ARC LENGTH OF 138.21 FEET (CHORD BEARS NORTH 56 DEGREES 14 MINUTES 26 SECONDS WEST, 138.20 FEET), TO THE POINT OF BEGINNING.

CONTAINING 1084 SQUARE FEET, OR 0.025 OF AN ACRE, MORE OR LESS.

(Parcel 222)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 14 SECONDS, FOR AN ARC LENGTH OF 138.21 FEET (CHORD BEARS SOUTH 56 DEGREES 14 MINUTES 26 SECONDS EAST, 138.20 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF SAID PUBLIC RECORDS, SAID POINT BEING 27.86 FEET RIGHT OF STATION 147+72.03 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE TO THE LEFT BEING CONCAVE NORTHEASTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 13 MINUTES 44 SECONDS, FOR AN ARC LENGTH OF 135.67 FEET (CHORD BEARS SOUTH 58 DEGREES 29 MINUTES 25 SECONDS EAST, 135.66 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 OF SAID PUBLIC RECORDS, SAID POINT BEING 28.04 FEET RIGHT OF STATION 149+06.39 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 08 DEGREES 37 MINUTES 46 SECONDS WEST ALONG THE COMMON LINE OF THE

AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 14.24 FEET TO A POINT LYING ON A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE LEAVING SAID COMMON LINE RUN NORTHWESTERLY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3632.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 58 SECONDS, FOR AN ARC LENGTH OF 110.91 FEET (CHORD BEARS NORTH 58 DEGREES 36 MINUTES 51 SECONDS WEST, 110.91 FEET), TO A POINT;

THENCE RUN NORTH 52 DEGREES 56 MINUTES 36 SECONDS WEST, A DISTANCE OF 25.82 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198;

THENCE RUN NORTH 08 DEGREES 35 MINUTES 47 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 11.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1740 SQUARE FEET, OR 0.040 OF AN ACRE, MORE OR LESS.

(Parcel 222G)

LEGAL DESCRIPTION:

A 0.018 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 14 SECONDS, FOR AN ARC LENGTH OF 138.21 FEET (CHORD BEARS SOUTH 56 DEGREES 14 MINUTES 26 SECONDS EAST, 138.20 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 08 DEGREES 35 MINUTES 47 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 8.05 FEET TO A POINT ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, SAID POINT BEING 20.52 FEET RIGHT OF STATION 147+68.75 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN SOUTH 56 DEGREES 47 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 32.87 FEET TO A POINT;

THENCE RUN SOUTH 54 DEGREES 43 MINUTES 42 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 47.06 FEET TO A POINT;

THENCE RUN SOUTH 61 DEGREES 01 MINUTES 52 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 56.56 FEET TO A POINT BEING 22.11 FEET RIGHT OF STATION 149+04.08 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 08 DEGREES 37 MINUTES 46 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 OF SAID PUBLIC RECORDS, A DISTANCE OF 6.37 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND AND BEING ON A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 13 MINUTES 44 SECONDS, FOR AN ARC LENGTH OF 135.67 FEET (CHORD BEARS NORTH 58 DEGREES 29 MINUTES 25 SECONDS WEST, 135.66 FEET), TO THE POINT OF BEGINNING.

CONTAINING 774 SQUARE FEET, OR 0.018 OF AN ACRE, MORE OR LESS.

(Parcel 1722)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 14 SECONDS, FOR AN ARC LENGTH OF 138.21 FEET (CHORD BEARS SOUTH 56 DEGREES 14 MINUTES 26 SECONDS EAST, 138.20 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 11.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 38.63 FEET RIGHT OF STATION 147+76.80 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID COMMON LINE RUN SOUTH 52 DEGREES 56 MINUTES 36 SECONDS EAST, A DISTANCE OF 25.82 FEET TO A POINT OF CURVE TO THE LEFT BEING CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3632.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 58 SECONDS, FOR AN ARC LENGTH OF 110.91 FEET (CHORD BEARS SOUTH 58 DEGREES 36 MINUTES 51 SECONDS EAST, 110.91 FEET), TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727,

PAGE 506 OF SAID PUBLIC RECORDS, SAID POINT BEING 41.30 FEET RIGHT OF STATION 149+11.53 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 08 DEGREES 37 MINUTES 46 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 10.77 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE LEAVING SAID COMMON LINE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3642.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 34 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 99.59 FEET (CHORD BEARS NORTH 58 DEGREES 46 MINUTES 07 SECONDS WEST, 99.59 FEET), TO A POINT;

THENCE RUN SOUTH 32 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 12.51 FEET TO A POINT;

THENCE RUN NORTH 57 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 30.58 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198;

THENCE RUN NORTH 08 DEGREES 36 MINUTES 04 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 27.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1801 SQUARE FEET, OR 0.041 OF AN ACRE, MORE OR LESS.

(Parcel 223)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 26 MINUTES 02 SECONDS, FOR AN ARC LENGTH OF 271.22 FEET (CHORD BEARS SOUTH 57 DEGREES 11 MINUTES 35 SECONDS EAST, 271.12 FEET), TO A POINT AT STATION 149+06.39 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 05 MINUTES 24 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 28.04 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598, BOTH OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING AND BEING ON A CURVE CONCAVE NORTHEASTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 38 SECONDS, FOR AN ARC LENGTH OF 129.48 FEET (CHORD BEARS

SOUTH 60 DEGREES 40 MINUTES 06 SECONDS EAST, 129.47 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254;

THENCE RUN SOUTH 61 DEGREES 43 MINUTES 55 SECONDS EAST CONTINUING ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 62.93 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AND LYING ON THE WESTERLY RIGHT-OF-WAY OF REYNOLDS DRIVE (60 FOOT RIGHT-OF-WAY, PRIVATE), SAID POINT BEING 29.06 FEET RIGHT OF STATION 150+97.87 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 60 DEGREES 07 MINUTES 10 SECONDS, FOR AN ARC LENGTH OF 31.48 FEET (CHORD BEARS SOUTH 31 DEGREES 40 MINUTES 19 SECONDS EAST, 30.05 FEET), TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY RUN NORTH 60 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 119.40 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3632.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 29 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 94.26 FEET (CHORD BEARS NORTH 60 DEGREES 13 MINUTES 56 SECONDS WEST, 94.25 FEET), TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598;

THENCE RUN NORTH 08 DEGREES 37 MINUTES 46 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 14.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2887 SQUARE FEET, OR 0.066 OF AN ACRE, MORE OR LESS.

(Parcel 223G)

LEGAL DESCRIPTION:

A 0.014 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 15 SECONDS, FOR AN ARC LENGTH OF 268.91 FEET (CHORD BEARS SOUTH 57 DEGREES 10 MINUTES 12 SECONDS EAST, 268.81 FEET), TO A POINT AT STATION 149+04.08 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 08 MINUTES 10 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 22.11 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 61 DEGREES 01 MINUTES 52 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 3.71 FEET TO A POINT;

THENCE RUN SOUTH 53 DEGREES 35 MINUTES 57 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 33.25 FEET TO A POINT;

THENCE RUN SOUTH 62 DEGREES 06 MINUTES 03 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 59.20 FEET TO A POINT;

THENCE RUN SOUTH 60 DEGREES 00 MINUTES 38 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 98.75 FEET TO A POINT BEING 28.00 FEET RIGHT OF STATION 150+97.87 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 1.07 FEET TO A POINT ON THE APPARENT NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 OF SAID PUBLIC RECORDS;

THENCE RUN NORTH 61 DEGREES 43 MINUTES 55 SECONDS WEST ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 62.93 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, LYING ON A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY ALONG SAID APPARENT NORTHERLY BOUNDARY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3487.68 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 38 SECONDS, FOR AN ARC LENGTH OF 129.48 FEET (CHORD BEARS NORTH 60 DEGREES 40 MINUTES 06 SECONDS WEST, 129.47 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 08 DEGREES 37 MINUTES 46 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 6.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 593 SQUARE FEET, OR 0.014 OF AN ACRE, MORE OR LESS.

(Parcel 1723)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 26 MINUTES 02 SECONDS, FOR AN ARC LENGTH OF 271.22 FEET (CHORD BEARS SOUTH 57 DEGREES 11 MINUTES 35 SECONDS EAST, 271.12 FEET), TO A POINT AT STATION 149+06.39 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 30 DEGREES 05 MINUTES 24 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 28.04 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598, BOTH OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 08 DEGREES 37 MINUTES 46 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 14.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 41.30 FEET RIGHT OF STATION 149+11.53 OF SAID CENTERLINE OF SURVEY AND LYING ON A CURVE CONCAVE NORTHEASTERLY;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID COMMON LINE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3632.43

FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 29 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 94.26 FEET (CHORD BEARS SOUTH 60 DEGREES 13 MINUTES 56 SECONDS EAST, 94.25 FEET), TO A POINT;

THENCE RUN SOUTH 60 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 119.40 FEET TO A POINT BEING 44.14 FEET RIGHT OF STATION 151+23.87 OF SAID CENTERLINE OF SURVEY AND ON THE WESTERLY RIGHT-OF-WAY OF REYNOLDS DRIVE (60 FOOT RIGHT-OF-WAY, PRIVATE), SAID POINT LYING ON A CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 22 SECONDS, FOR AN ARC LENGTH OF 5.36 FEET (CHORD BEARS SOUTH 03 DEGREES 30 MINUTES 27 SECONDS WEST, 5.35 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732;

THENCE RUN SOUTH 08 DEGREES 37 MINUTES 38 SECONDS WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 5.51 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY RUN NORTH 60 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 123.63 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY;

THENCE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3642.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 25 SECONDS, FOR AN ARC LENGTH OF 90.50 FEET (CHORD BEARS NORTH 60 DEGREES 15 MINUTES 50 SECONDS WEST, 90.50 FEET), TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5727, PAGE 506 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5757, PAGE 1598;

THENCE RUN NORTH 08 DEGREES 37 MINUTES 46 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 2141 SQUARE FEET, OR 0.049 OF AN ACRE, MORE OR LESS.

(Parcel 225)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 599 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 215.31 FEET TO A POINT AT STATION 152+14.95 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 31.00 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS AND THE EASTERLY RIGHT-OF-WAY BOUNDARY OF REYNOLDS DRIVE (60 FOOT RIGHT-OF-WAY, PRIVATE);

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 62 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 83.85 FEET TO A POINT;

THENCE RUN SOUTH 63 DEGREES 02 MINUTES 49 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 30.20 FEET TO A POINT OF INTERSECTION WITH THE APPARENT NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 599 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 61 DEGREES 43 MINUTES 55 SECONDS EAST ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 66.10 FEET TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 OF SAID PUBLIC RECORDS, SAID POINT BEING 29.31 FEET RIGHT OF STATION 153+95.08 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 08 DEGREES 38 MINUTES 56 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 8.12 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 61 DEGREES 09 MINUTES 15 SECONDS WEST, A DISTANCE OF 190.16 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF REYNOLDS DRIVE, SAID POINT BEING ON A CURVE TO THE RIGHT BEING CONCAVE SOUTHERLY;

THENCE RUN EASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 29 SECONDS, FOR AN ARC LENGTH OF 8.29 FEET (CHORD BEARS SOUTH 89 DEGREES 48 MINUTES 24 SECONDS EAST, 8.27 FEET), TO THE POINT OF BEGINNING.

CONTAINING 1119 SQUARE FEET, OR 0.026 OF AN ACRE, MORE OR LESS.

(Parcel 225G)

LEGAL DESCRIPTION:

A 0.001 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET,

THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 329.35 FEET TO A POINT AT STATION 153+28.99 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.25 FEET FOR THE POINT OF BEGINNING, SAID POINT MARKING A POINT OF INTERSECTION OF THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 WITH THE APPARENT

NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601, BOTH OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 63 DEGREES 02 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 65.58 FEET TO A POINT BEING 27.80 FEET RIGHT OF STATION 153+94.55 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 08 DEGREES 38 MINUTES 56 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 599 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 OF SAID PUBLIC RECORDS, A DISTANCE OF 1.60 FEET TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE RUN NORTH 61 DEGREES 43 MINUTES 55 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 599, A DISTANCE OF 66.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET, OR 0.001 OF AN ACRE, MORE OR LESS.

(Parcel 1725)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 599 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 208.01 FEET TO A POINT AT STATION 152+07.65 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 34.88 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF REYNOLDS DRIVE (60 FOOT RIGHT-OF-WAY, PRIVATE);

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 61 DEGREES 09 MINUTES 15 SECONDS EAST, A DISTANCE OF 67.17 FEET TO A POINT BEING 35.61 FEET RIGHT OF STATION 152+74.82 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 28 DEGREES 52 MINUTES 42 SECONDS WEST, A DISTANCE OF 6.86 FEET TO A POINT;

THENCE RUN NORTH 61 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 61.45 FEET TO A POINT;

THENCE RUN NORTH 28 DEGREES 52 MINUTES 42 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT;

THENCE RUN NORTH 61 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 9.95 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY AND LYING ON A CURVE BEING CONCAVE SOUTHEASTERLY;

THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 54 MINUTES 04 SECONDS, FOR AN ARC LENGTH OF 5.71 FEET (CHORD BEARS NORTH 76 DEGREES 49 MINUTES 20 SECONDS EAST, 5.70 FEET), TO THE POINT OF BEGINNING.

.
CONTAINING 451 SQUARE FEET, OR 0.010 OF AN ACRE, MORE OR LESS.

(Parcel 231)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 395.44 FEET TO A POINT AT STATION 153+95.08 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.31 FEET FOR THE POINT OF BEGINNING, SAID POINT MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601, BOTH OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 61 DEGREES 43 MINUTES 55 SECONDS EAST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL

OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513, A DISTANCE OF 58.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 60 DEGREES 00 MINUTES 01 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 11.18 FEET TO A POINT;

THENCE RUN SOUTH 61 DEGREES 41 MINUTES 57 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 50.57 FEET TO A POINT;

THENCE RUN SOUTH 66 DEGREES 11 MINUTES 28 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 4.72 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID APPARENT NORTHERLY BOUNDARY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 61 DEGREES 43 MINUTES 55 SECONDS EAST ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 398.82 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054 OF SAID PUBLIC RECORDS, SAID POINT BEING 29.73 FEET RIGHT OF STATION 159+19.11 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 08 DEGREES 35 MINUTES 04 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 11.68 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 72 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 101.55 FEET TO A POINT;

THENCE RUN NORTH 62 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 221.09 FEET TO A POINT;

THENCE RUN NORTH 55 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 97.96 FEET TO A POINT;

THENCE RUN NORTH 62 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 55.27 FEET TO A POINT;

THENCE RUN NORTH 60 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 45.88 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS

DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601;

THENCE RUN NORTH 08 DEGREES 38 MINUTES 56 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 25.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 14571 SQUARE FEET, OR 0.335 OF AN ACRE, MORE OR LESS.

(Parcel 231G)

LEGAL DESCRIPTION:

231.1-G

A 0.001 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 394.91 FEET TO A POINT AT STATION 153+94.55 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 27.80 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 63 DEGREES 02 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 5.40 FEET TO A POINT;

THENCE RUN SOUTH 60 DEGREES 00 MINUTES 01 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 53.92 FEET TO A POINT OF INTERSECTION WITH THE APPARENT NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 OF SAID PUBLIC RECORDS, SAID POINT BEING 29.35 FEET RIGHT OF STATION 154+53.84 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN NORTH 61 DEGREES 43 MINUTES 55 SECONDS WEST ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 58.76 FEET TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGE 601 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 08 DEGREES 38 MINUTES 56 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 1.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 52 SQUARE FEET, OR 0.001 OF AN ACRE, MORE OR LESS.

231.2-G

A 0.001 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN

ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 520.65 FEET TO A POINT AT STATION 155+20.29 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.41 FEET FOR THE POINT OF BEGINNING, SAID POINT MARKING AN INTERSECTION OF THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 WITH THE APPARENT NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513, BOTH OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 66 DEGREES 11 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 81.07 FEET TO A POINT;

THENCE RUN SOUTH 60 DEGREES 11 MINUTES 26 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 99.97 FEET TO A POINT;

THENCE RUN SOUTH 62 DEGREES 06 MINUTES 27 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 99.25 FEET TO A POINT;

THENCE RUN SOUTH 63 DEGREES 06 MINUTES 22 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 101.42 FEET TO A POINT;

THENCE RUN SOUTH 62 DEGREES 26 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 14.96 FEET TO A POINT BEING 22.85 FEET RIGHT OF STATION 159+16.65 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 08 DEGREES 35 MINUTES 04 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054 OF SAID PUBLIC RECORDS, A DISTANCE OF 7.31 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE RUN NORTH 61 DEGREES 43 MINUTES 55 SECONDS WEST ALONG SAID APPARENT NORTHERLY BOUNDARY, A DISTANCE OF 398.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1807 SQUARE FEET, OR 0.042 OF AN ACRE, MORE OR LESS.

(Parcel 1731)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 433.31 FEET TO A POINT AT STATION 154+32.95 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 54.04 FEET FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 60 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 16.66 FEET TO A POINT;

THENCE RUN SOUTH 62 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF 35.58 FEET TO A POINT BEING 53.64 FEET RIGHT OF STATION 154+85.18 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 09 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 9.83 FEET TO A POINT;

THENCE RUN NORTH 80 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 49.54 FEET TO A POINT;

THENCE RUN NORTH 09 DEGREES 20 MINUTES 24 SECONDS EAST, A DISTANCE OF 26.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 887 SQUARE FEET, OR 0.020 OF AN ACRE, MORE OR LESS.

(Parcel 234G)

LEGAL DESCRIPTION:

A 0.041 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 28.67 FEET TO A POINT AT STATION 170+88.27 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 19.58 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 OF SAID PUBLIC RECORDS AND A PARCEL OF LAND KNOWN BY TAX PARCEL

IDENTIFICATION 1416204230030, FOR WHICH NO RECORD WAS FOUND, A DISTANCE OF 13.79 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE RUN NORTH 44 DEGREES 02 MINUTES 49 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111, A DISTANCE OF 37.73 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING A POINT OF CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY CONTINUING ALONG SAID APPARENT NORTHERLY BOUNDARY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 45 SECONDS, FOR AN ARC LENGTH OF 162.28 FEET (CHORD BEARS NORTH 45 DEGREES 24 MINUTES 11 SECONDS WEST, 162.26 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 35 DEGREES 01 MINUTES 29 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 9.79 FEET TO A POINT ON SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, SAID POINT BEING 20.52 FEET RIGHT OF STATION 168+95.57 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 47 DEGREES 35 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 5.95 FEET TO A POINT;

THENCE RUN SOUTH 45 DEGREES 12 MINUTES 40 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 99.99 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 57 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 85.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1765 SQUARE FEET, OR 0.041 OF AN ACRE, MORE OR LESS.

(Parcel 1734)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 919.47 FEET TO A POINT AT STATION 159+19.11 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 28 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.73 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513, BOTH OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 61 DEGREES 43 MINUTES 55 SECONDS EAST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054, A DISTANCE OF 73.84 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, MARKING A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID APPARENT NORTHERLY BOUNDARY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 26 MINUTES 46 SECONDS, FOR AN ARC LENGTH OF 206.16 FEET (CHORD BEARS SOUTH 60 DEGREES 00 MINUTES 32 SECONDS EAST, 206.13 FEET), TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 OF SAID PUBLIC RECORDS, SAID POINT BEING 30.99 FEET RIGHT OF STATION 162+00.82 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 31 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 10.00 FEET TO A POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE LEAVING SAID COMMON LINE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3417.79 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 10 MINUTES 17 SECONDS, FOR AN ARC LENGTH OF 69.88 FEET (CHORD BEARS NORTH 58 DEGREES 52 MINUTES 18 SECONDS WEST, 69.88 FEET), TO A POINT;

THENCE RUN NORTH 30 DEGREES 32 MINUTES 34 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 59 DEGREES 58 MINUTES 46 SECONDS WEST, A DISTANCE OF 62.39 FEET TO A POINT;

THENCE RUN NORTH 65 DEGREES 47 MINUTES 18 SECONDS WEST, A DISTANCE OF 73.67 FEET TO A POINT;

THENCE RUN NORTH 61 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 69.90 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1706, PAGE 1513;

THENCE RUN NORTH 08 DEGREES 35 MINUTES 04 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 11.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 2406 SQUARE FEET, OR 0.055 OF AN ACRE, MORE OR LESS.

(Parcel 235)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1321, PAGE 16 AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 229, PAGE 368, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1605.10 FEET TO A POINT AT STATION 186+64.70 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.97 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD AND MARKING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1321, PAGE 16 AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 229, PAGE 368, BOTH OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 56 DEGREES 24 MINUTES 41 SECONDS EAST ALONG THE NORTHWESTERLY BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND, A DISTANCE OF 51.19 FEET TO A POINT;

THENCE LEAVING SAID NORTHWESTERLY BOUNDARY RUN SOUTH 44 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 399.95 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND;

THENCE RUN SOUTH 49 DEGREES 54 MINUTES 10 SECONDS WEST ALONG SAID SOUTHEASTERLY BOUNDARY, A DISTANCE OF 51.16 FEET TO A POINT ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 30.88 FEET LEFT OF STATION 190+70.41 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY RUN NORTH 44 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 405.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 20413 SQUARE FEET, OR 0.469 OF AN ACRE, MORE OR LESS.

(Parcel 1735)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1321, PAGE 16 AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 229, PAGE 368, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1678.60 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION AT STATION 187+38.20 OF SAID CENTERLINE OF SURVEY;

THENCE CONTINUE RUNNING ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 332.21 FEET TO A POINT AT STATION 190+70.41 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 53 MINUTES 03 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.88 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO BEING ON THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1321, PAGE 16, AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 229, PAGE 368, BOTH OF SAID PUBLIC RECORDS, AND

A GREEN AREA LYING SOUTHWESTERLY OF LOT 15, BLOCK "P", SHOWN ON PAGE 26E OF SAID KILLEARN LAKES UNIT 1;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 49 DEGREES 54 MINUTES 10 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 50.07 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 40 DEGREES 05 MINUTES 50 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID COMMON LINE, A DISTANCE OF 15.09 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING 81.89 FEET LEFT OF STATION 190+58.87 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 44 DEGREES 12 MINUTES 23 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT BEING 81.81 FEET LEFT OF STATION 190+08.87 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 45 DEGREES 47 MINUTES 37 SECONDS EAST, A DISTANCE OF 24.03 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 09 MINUTES 43 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE RUN SOUTH 45 DEGREES 47 MINUTES 37 SECONDS WEST, A DISTANCE OF 23.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1201 SQUARE FEET, OR 0.028 OF AN ACRE, MORE OR LESS.

(Parcel 236G)

LEGAL DESCRIPTION:

A 0.038 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 14 MINUTES 03 SECONDS, FOR AN ARC LENGTH OF 184.96 FEET (CHORD BEARS SOUTH 60 DEGREES 09 MINUTES 41 SECONDS EAST, 184.93 FEET), TO A POINT AT STATION 162+00.85 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 31 DEGREES 27 MINUTES 21 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, FOR A DISTANCE OF 23.60 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 58 DEGREES 51 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 35.92 FEET TO A POINT;

THENCE RUN SOUTH 55 DEGREES 53 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 63.17 FEET TO A POINT;

THENCE RUN SOUTH 56 DEGREES 43 MINUTES 58 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 99.28 FEET TO A POINT;

THENCE RUN SOUTH 55 DEGREES 51 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 24.23 FEET TO A POINT BEING 22.98 FEET RIGHT OF STATION 164+25.06 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, RUN SOUTH 21 DEGREES 31 MINUTES 04 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 8.88 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 52 SECONDS, FOR AN ARC LENGTH OF 224.21 FEET (CHORD BEARS NORTH 56 DEGREES 24 MINUTES 43 SECONDS WEST, 224.17 FEET), TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 31 DEGREES 42 MINUTES 00 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 7.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 1642 SQUARE FEET, OR 0.038 OF AN ACRE, MORE OR LESS.

(Parcel 1736)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 14 MINUTES 01 SECONDS, FOR AN ARC LENGTH OF 184.92 FEET (CHORD BEARS SOUTH 60 DEGREES 09 MINUTES 42 SECONDS EAST, 184.90 FEET), TO A POINT AT STATION 162+00.82 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 31 DEGREES 27 MINUTES 19 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID

CENTERLINE OF SURVEY, FOR A DISTANCE OF 30.99 FEET FOR THE POINT OF BEGINNING, SAID POINT MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1338, PAGE 1054, BOTH OF SAID PUBLIC RECORDS AND LYING ON A CURVE CONCAVE SOUTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 11 MINUTES 22 SECONDS, FOR AN ARC LENGTH OF 71.16 FEET (CHORD BEARS SOUTH 57 DEGREES 41 MINUTES 28 SECONDS EAST, 71.16 FEET), TO A POINT BEING 31.27 FEET RIGHT OF STATION 162+72.67 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 32 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3417.79 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 11 MINUTES 22 SECONDS, FOR AN ARC LENGTH OF 70.95 FEET (CHORD BEARS NORTH 57 DEGREES 41 MINUTES 28 SECONDS WEST, 70.95 FEET), TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE RUN NORTH 31 DEGREES 42 MINUTES 00 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 711 SQUARE FEET, OR 0.016 OF AN ACRE, MORE OR LESS.

(Parcel 238)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 09 DEGREES 13 MINUTES 13 SECONDS, FOR AN ARC LENGTH OF 527.29 FEET (CHORD BEARS SOUTH 57 DEGREES 10 MINUTES 06 SECONDS EAST, 526.72 FEET), TO A POINT AT STATION 165+43.19 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 37 DEGREES 26 MINUTES 31 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID

CENTERLINE OF SURVEY, FOR A DISTANCE OF 31.58 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE APPARENT NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 OF SAID PUBLIC RECORDS AND LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY ALONG SAID APPARENT NORTHERLY BOUNDARY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 40 MINUTES 45 SECONDS, FOR AN ARC LENGTH OF 100.45 FEET (CHORD BEARS SOUTH 51 DEGREES 46 MINUTES 43 SECONDS EAST, 100.45 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 OF SAID PUBLIC RECORDS, SAID POINT BEING 31.39 FEET RIGHT OF STATION 166+44.62 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 27 DEGREES 11 MINUTES 38 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 21.18 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 54 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 13.77 FEET TO A POINT;

THENCE RUN NORTH 35 DEGREES 48 MINUTES 30 SECONDS EAST, A DISTANCE OF 15.24 FEET TO A POINT;

THENCE RUN NORTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 90.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 559 SQUARE FEET, OR 0.013 OF AN ACRE, MORE OR LESS.

(Parcel 238G)

LEGAL DESCRIPTION:

A 0.051 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 09 MINUTES 17 SECONDS, FOR AN ARC LENGTH OF 409.16 FEET (CHORD BEARS SOUTH 58 DEGREES 12 MINUTES 04 SECONDS EAST, 408.89 FEET), TO A POINT AT STATION 164+25.06 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 35 DEGREES 22 MINUTES 34 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, FOR A DISTANCE OF 22.97 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 55 DEGREES 51 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 76.67 FEET TO A POINT;

THENCE RUN SOUTH 52 DEGREES 00 MINUTES 52 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 100.52 FEET TO A POINT;

THENCE RUN SOUTH 50 DEGREES 29 MINUTES 21 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 38.90 FEET TO A POINT BEING 21.53 FEET RIGHT OF STATION 166+42.50 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 27 DEGREES 11 MINUTES 38 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 10.08 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND, SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 57 SECONDS, FOR AN ARC LENGTH OF 215.32 FEET (CHORD BEARS NORTH 52 DEGREES 44 MINUTES 19 SECONDS WEST, 215.28 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1033 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 21 DEGREES 31 MINUTES 04 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF

THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 8.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 2201 SQUARE FEET, OR 0.051 OF AN ACRE, MORE OR LESS.

(Parcel 1738)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 09 MINUTES 16 SECONDS, FOR AN ARC LENGTH OF 466.33 FEET (CHORD BEARS SOUTH 57 DEGREES 42 MINUTES 05 SECONDS EAST, 465.93 FEET), TO A POINT AT STATION 164+82.23 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 36 DEGREES 22 MINUTES 33 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID

CENTERLINE OF SURVEY, FOR A DISTANCE OF 31.61 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE APPARENT NORTHERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 OF SAID PUBLIC RECORDS AND LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY ALONG SAID APPARENT NORTHERLY BOUNDARY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 15 SECONDS, FOR AN ARC LENGTH OF 30.17 FEET (CHORD BEARS SOUTH 53 DEGREES 22 MINUTES 31 SECONDS EAST, 30.17 FEET), TO A POINT BEING 31.60 FEET RIGHT OF STATION 165+12.69 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 36 DEGREES 52 MINUTES 23 SECONDS WEST, A DISTANCE OF 12.25 FEET TO A POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3155.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 45 SECONDS, FOR AN ARC LENGTH OF 30.06 FEET (CHORD BEARS NORTH 53 DEGREES 29 MINUTES 56 SECONDS WEST, 30.06 FEET), TO A POINT;

THENCE RUN NORTH 36 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 370 SQUARE FEET, OR 0.009 OF AN ACRE, MORE OR LESS.

(Parcel 239)

LEGAL DESCRIPTION:

TAX PARCEL ID. 1416200060000 PARCEL 239

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTIONS 16 AND 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1 BEARS NORTH 52 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 67.79 FEET, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1678.60 FEET TO A POINT AT P.I. STATION 187+38.20 OF SAID CENTERLINE OF SURVEY;

THENCE CONTINUE RUNNING ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 568.81 FEET TO A POINT AT STATION 193+07.01 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 53 MINUTES 03 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.90 FEET TO A POINT ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID "GREEN AREA: NOT INCLUDED", OF SAID KILLEARN LAKES UNIT 1, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182 OF SAID PUBLIC RECORDS, FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 45 DEGREES 51 MINUTES 39 SECONDS EAST ALONG THE COMMON LINE OF SAID "GREEN AREA: NOT INCLUDED" AND PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2797, PAGE 182, A DISTANCE OF 41.65 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 43 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 140.69 FEET TO A POINT;

THENCE RUN SOUTH 46 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 4.60 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 99.09 FEET TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED PARCEL OF LAND AND A "GREEN AREA: NOT INCLUDED";

THENCE RUN SOUTH 21 DEGREES 23 MINUTES 13 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 40.48 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND, SAID POINT BEING 30.98 FEET LEFT OF STATION 195+63.55 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN NORTH 44 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID APPARENT NORTHERLY EXISTING RIGHT-OF-WAY, A DISTANCE OF 256.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,786 SQUARE FEET, OR 0.225 OF AN ACRE, MORE OR LESS.

(Parcel 1839)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTIONS 16 AND 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1 BEARS NORTH 52 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 67.79 FEET, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 1678.60 FEET TO A POINT AT P.I. STATION 187+38.20 OF SAID CENTERLINE OF SURVEY;

THENCE CONTINUE RUNNING ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 06 MINUTES 57 SECONDS EAST, A DISTANCE OF 568.81 FEET TO A POINT AT STATION 193+07.01 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN NORTH 45 DEGREES 53 MINUTES 03 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 30.90 FEET TO A POINT ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID "GREEN AREA: NOT INCLUDED", OF SAID KILLEARN LAKES UNIT 1, AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2797, PAGE 182 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 45 DEGREES 51 MINUTES 39 SECONDS EAST ALONG THE COMMON LINE OF SAID "GREEN AREA: NOT INCLUDED" AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK

2797, PAGE 182, A DISTANCE OF 41.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 72.55 FEET LEFT OF STATION 193+06.99 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 45 DEGREES 51 MINUTES 39 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 8.18 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 44 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 162.72 FEET TO A POINT;

THENCE RUN SOUTH 43 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 71.46 FEET TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED PARCEL OF LAND AND "GREEN AREA: NOT INCLUDED";

THENCE RUN SOUTH 21 DEGREES 23 MINUTES 13 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 13.51 FEET TO A POINT BEING 67.82 FEET LEFT OF STATION 195+46.77 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN NORTH 44 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 99.09 FEET TO A POINT;

THENCE RUN NORTH 46 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 4.60 FEET TO A POINT;

THENCE RUN NORTH 43 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 140.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,363 SQUARE FEET, OR 0.054 OF AN ACRE, MORE OR LESS.

(Parcel 240)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 59 MINUTES 39 SECONDS, FOR AN ARC LENGTH OF 628.72 FEET (CHORD BEARS SOUTH 56 DEGREES 16 MINUTES 53 SECONDS EAST, 627.75 FEET), TO A POINT AT STATION 166+44.62 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 39 DEGREES 12 MINUTES 56 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID

CENTERLINE OF SURVEY, FOR A DISTANCE OF 31.39 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162, BOTH OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTHEASTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 20 SECONDS, FOR AN ARC LENGTH OF 138.92 FEET (CHORD BEARS SOUTH 49 DEGREES 46 MINUTES 41 SECONDS EAST, 138.91 FEET), TO A POINT BEING 30.86 FEET RIGHT OF STATION 167+84.87 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 51 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 119.20 FEET TO A POINT;

THENCE RUN SOUTH 35 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 15.24 FEET TO A POINT;

THENCE RUN NORTH 54 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 16.23 FEET TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED PARCEL OF LAND AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162;

THENCE RUN NORTH 27 DEGREES 11 MINUTES 38 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 21.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 675 SQUARE FEET, OR 0.016 OF AN ACRE, MORE OR LESS.

(Parcel 240G)

LEGAL DESCRIPTION:

A 0.055 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, ON THE APPARENT SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF GREYSTONE, PHASE 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 62 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT ALSO MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 2198 OF SAID PUBLIC RECORDS, THENCE RUN NORTH 35 DEGREES 31 MINUTES 25 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 28.81 FEET TO A POINT AT STATION 146+35.17 OF SAID CENTERLINE OF SURVEY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2859.78 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 18 MINUTES 08 SECONDS, FOR AN ARC LENGTH OF 364.47 FEET (CHORD BEARS SOUTH 58 DEGREES 07 MINUTES 38 SECONDS EAST, 364.22 FEET), TO A POINT AT P.T. STATION 149+99.64 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 61 DEGREES 46 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1016.26 FEET TO A POINT OF CURVE TO THE RIGHT BEING CONCAVE SOUTHWESTERLY AT P.C. STATION 160+15.90 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE OF SURVEY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3276.58 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 25 SECONDS, FOR AN ARC LENGTH OF 626.60 FEET (CHORD BEARS SOUTH 56 DEGREES 18 MINUTES 00 SECONDS EAST, 625.65 FEET), TO A POINT AT STATION 166+42.50 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 39 DEGREES 10 MINUTES 43 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, FOR A DISTANCE OF 21.53 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 50 DEGREES 29 MINUTES 21 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 59.45 FEET TO A POINT;

THENCE RUN SOUTH 48 DEGREES 59 MINUTES 17 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 101.04 FEET TO A POINT;

THENCE RUN SOUTH 47 DEGREES 35 MINUTES 36 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 90.95 FEET TO A POINT BEING 20.52 FEET RIGHT OF STATION 168+95.57 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN SOUTH 35 DEGREES 01 MINUTES 29 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 9.79 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND, SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 10 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 250.05 FEET (CHORD BEARS NORTH 48 DEGREES 50 MINUTES 57 SECONDS WEST, 250.00 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5309, PAGE 1162 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 27 DEGREES 11 MINUTES 38 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF

THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 10.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2394 SQUARE FEET, OR 0.055 OF AN ACRE, MORE OR LESS.

(Parcel 243)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 38.62 FEET TO A POINT AT STATION 170+98.22 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.13 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, LYING ON THE APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 OF SAID PUBLIC RECORDS AND A PARCEL OF LAND KNOWN BY TAX PARCEL IDENTIFICATION 1416204230030, FOR WHICH NO RECORD WAS FOUND, AND BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 7.25 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 44 DEGREES 53 MINUTES 09 SECONDS WEST, A DISTANCE OF 103.53 FEET TO A POINT;

THENCE RUN NORTH 44 DEGREES 56 MINUTES 22 SECONDS EAST, A DISTANCE OF 6.00 FEET TO A POINT ON SAID APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY, SAID POINT BEING 29.43 FEET RIGHT OF STATION 169+99.60 OF SAID CENTERLINE OF SURVEY AND LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE RUN SOUTHEASTERLY ALONG SAID APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 50 SECONDS, FOR AN ARC LENGTH OF 60.65 FEET (CHORD BEARS SOUTH 44 DEGREES 33 MINUTES 13 SECONDS EAST, 60.65 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING A POINT OF TANGENCY OF SAID APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY;

THENCE RUN SOUTH 44 DEGREES 02 MINUTES 49 SECONDS EAST CONTINUING ALONG SAID APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY, A DISTANCE OF 37.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 574 SQUARE FEET, OR 0.013 OF AN ACRE, MORE OR LESS.

(Parcel 243G)

LEGAL DESCRIPTION:

A 0.041 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 28.67 FEET TO A POINT AT STATION 170+88.27 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 19.58 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 OF SAID PUBLIC RECORDS AND A PARCEL OF LAND KNOWN BY TAX PARCEL

IDENTIFICATION 1416204230030, FOR WHICH NO RECORD WAS FOUND, A DISTANCE OF 13.79 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND;

THENCE RUN NORTH 44 DEGREES 02 MINUTES 49 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111, A DISTANCE OF 37.73 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING A POINT OF CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY CONTINUING ALONG SAID APPARENT NORTHERLY BOUNDARY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3427.79 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 45 SECONDS, FOR AN ARC LENGTH OF 162.28 FEET (CHORD BEARS NORTH 45 DEGREES 24 MINUTES 11 SECONDS WEST, 162.26 FEET), TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5209, PAGE 2364 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 35 DEGREES 01 MINUTES 29 SECONDS EAST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 9.79 FEET TO A POINT ON SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, SAID POINT BEING 20.52 FEET RIGHT OF STATION 168+95.57 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 47 DEGREES 35 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 5.95 FEET TO A POINT;

THENCE RUN SOUTH 45 DEGREES 12 MINUTES 40 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 99.99 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 57 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 85.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1765 SQUARE FEET, OR 0.041 OF AN ACRE, MORE OR LESS.

(Parcel 245)

LEGAL DESCRIPTION:

PARCEL 245.1

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 38.62 FEET TO A POINT AT STATION 170+98.22 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.13 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, LYING ON THE APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 OF SAID PUBLIC RECORDS AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, AND BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 44 DEGREES 04 MINUTES 25 SECONDS EAST ALONG THE APPARENT NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, A DISTANCE

OF 600.06 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE NORTHERLY CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND BEING 29.67 FEET RIGHT OF STATION 176+98.28 OF SAID CENTERLINE OF SURVEY, SAID POINT MARKING AN INTERSECTION WITH THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, A DISTANCE OF 21.30 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 1184 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD;

THENCE LEAVING SAID EASTERLY BOUNDARY RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 6.13 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 44 DEGREES 07 MINUTES 27 SECONDS WEST, A DISTANCE OF 111.25 FEET;

THENCE RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST, A DISTANCE OF 191.63 FEET TO A POINT;

THENCE RUN DUE WEST, A DISTANCE OF 338.05 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947;

THENCE RUN NORTH 00 DEGREES 18 MINUTES 48 SECONDS WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 570.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 135555 SQUARE FEET, OR 3.112 ACRES, MORE OR LESS.

PARCEL 245.2

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6,

PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4" SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 38.62 FEET TO A POINT AT STATION 170+98.22 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.13 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, LYING ON THE APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 OF SAID PUBLIC RECORDS AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947;

THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, A DISTANCE OF 1179.04 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING 845.37 FEET RIGHT OF STATION 179+49.03 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID WESTERLY BOUNDARY RUN NORTH 89 DEGREES 41 MINUTES 12 SECONDS EAST, A DISTANCE OF 187.31 FEET;

THENCE RUN SOUTH 16 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 40.31 FEET TO A POINT;

THENCE RUN SOUTH 42 DEGREES 01 MINUTES 56 SECONDS EAST, A DISTANCE OF 77.30 FEET TO A POINT;

THENCE RUN SOUTH 49 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 123.59 FEET TO A POINT;

THENCE RUN NORTH 54 DEGREES 06 MINUTES 53 SECONDS EAST, A DISTANCE OF 116.09 FEET TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 661 OF SAID PUBLIC RECORDS, SAID POINT BEING 621.36 FEET RIGHT OF STATION 183+15.21 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 336.83 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 5208, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5898, PAGE 1770 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, A DISTANCE OF 415.21 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254 732, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND, A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5622, PAGE 615 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5093, PAGE 1208, ALL OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID SOUTHERLY BOUNDARY RUN NORTH 00 DEGREES 18 MINUTES 48 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, A DISTANCE OF 444.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 155217 SQUARE FEET, OR 3.563 ACRES, MORE OR LESS.

(Parcel 245G)

LEGAL DESCRIPTION:

A 0.125 ACRE PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SITUATE BETWEEN THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 AND THE APPARENT NORTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, BOTH OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 28.67 FEET TO A POINT AT STATION 170+88.27 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 19.58 FEET TO A POINT LYING ON THE SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD AS RECORDED IN ROAD PLAT BOOK 3, PAGE 52 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 44 DEGREES 57 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 13.51 FEET TO A POINT;

THENCE RUN SOUTH 43 DEGREES 28 MINUTES 54 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 99.73 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 21 MINUTES 51 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 98.31 FEET TO A POINT;

THENCE RUN SOUTH 43 DEGREES 59 MINUTES 43 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 101.57 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 08 MINUTES 13 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 96.46 FEET TO A POINT;

THENCE RUN SOUTH 44 DEGREES 14 MINUTES 37 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 106.45 FEET TO A POINT;

THENCE RUN SOUTH 42 DEGREES 53 MINUTES 24 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 85.95 FEET TO A POINT BEING 21.94 FEET RIGHT OF STATION 176+90.22 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 11.16 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID SOUTHERLY EXISTING MAINTAINED RIGHT-OF-WAY RUN NORTH 44 DEGREES 04 MINUTES 25 SECONDS WEST ALONG THE APPARENT NORTHERLY BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND, A DISTANCE OF 600.06 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LS1254 LB732, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 111 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT NORTHERLY BOUNDARY RUN NORTH 00 DEGREES 18 MINUTES 48 SECONDS WEST ALONG A LINE BEING AN EXTENSION OF THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 13.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 5457 SQUARE FEET, OR 0.125 OF AN ACRE, MORE OR LESS.

(Parcel 1745)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 638.68 FEET TO A POINT AT STATION 176+98.28 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.67 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, LYING ON THE APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO MARKING THE NORTHERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947 OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST ALONG SAID APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY AND THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, A DISTANCE OF 21.30 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND AND

A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 1184 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 6.13 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING 48.65 FEET RIGHT OF STATION 177+18.07 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 211.78 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN DUE WEST, A DISTANCE OF 227.57 FEET TO A POINT;

THENCE RUN DUE NORTH, A DISTANCE OF 100.00 FEET TO A POINT BEING 288.97 FEET RIGHT OF STATION 176+40.69 OF SAID CENTERLINE OF SURVEY;

THENCE RUN DUE EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 191.63 FEET TO A POINT BEING 48.65 FEET RIGHT OF STATION 176+06.82 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 44 DEGREES 07 MINUTES 27 SECONDS EAST, A DISTANCE OF 111.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 34410 SQUARE FEET, OR 0.790 OF AN ACRE, MORE OR LESS.

(Parcel 255)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 43, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 2171.63 FEET TO THE COMMON CORNER OF LOT 43 AND LOT 44, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 39.32 FEET LEFT OF STATION 85+23.37 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, DAMAGED, BEARS SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.26 FEET;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 40 MINUTES 55 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 43 AND LOT 44, A DISTANCE OF 10.27 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 197.27 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 43, AND LOT 42, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 10.44 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, ON SAID NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, MARKING THE COMMON CORNER OF SAID LOT 42 AND LOT 43, SAID POINT BEING 39.14 FEET LEFT OF STATION 87+20.63 OF SAID CENTERLINE OF SURVEY;

THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG SAID
NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 197.27 FEET TO THE POINT OF
BEGINNING.

CONTAINING 2042 SQUARE FEET, OR 0.047 OF AN ACRE, MORE OR LESS.

(Parcel 1755)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 1755

BEING A PORTION OF LOT 43, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 2171.63 FEET TO THE COMMON CORNER OF LOT 43 AND LOT 44, BLOCK "B", OF SAID ARROWHEAD ESTATES, SAID POINT BEING 39.32 FEET LEFT OF STATION 85+23.37 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, DAMAGED, BEARS SOUTH 00 DEGREES 40 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.26 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 40 MINUTES 55 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 43 AND LOT 44, A DISTANCE OF 10.20 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 19 MINUTES 05 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE 6.64 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 49.58 FEET LEFT OF STATION 85+29.91 OF SAID CENTERLINE OF SURVEY; FROM SAID POINT OF BEGINNING THENCE RUN NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 3.00 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT, BEING 49.58 FEET LEFT OF STATION 86+19.91 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 270 SQUARE FEET, OR 0.006 OF AN ACRE, MORE OR LESS.

(Parcel 256)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 4, BLOCK "S", SUMMERBROOKE PHASE 10, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 41, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LESS AND EXCEPT A PORTION OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4353, PAGE 1505, OF SAID PUBLIC RECORDS, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH SQUARE CONCRETE MONUMENT STAMPED PRM3562, MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5502, PAGE 952, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE NORTHWEST CORNER OF LOT 1, BLOCK "JJ", SUMMERBROOKE PHASE 7B, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 90 OF SAID PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 32 MINUTES 17 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952, AND AS DESCRIBED IN A BOUNDARY SETTLEMENT RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 341 OF SAID PUBLIC RECORDS, A DISTANCE OF 1100.00 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 51.72 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE SOUTHEASTERLY CORNER OF SUMMERBROOKE PHASE 10, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 41, OF SAID PUBLIC RECORDS;

THENCE CONTINUE NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST ALONG THE COMMON LINE OF SAID WESTERLY LINE AND THE EASTERLY LINE OF SAID SUMMERBROOKE PHASE 10, A DISTANCE OF 897.81 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 89 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 58 MINUTES 01 SECONDS WEST, A DISTANCE OF 132.00 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;

THENCE RUN NORTH 89 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 101.19 FEET TO A POINT ON THE AFORESAID COMMON LINE OF SAID SUMMERBROOKE PHASE 10 AND SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 5502, PAGE 952 OF SAID PUBLIC RECORDS;

THENCE NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 1476.63 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE CONTINUE ALONG A PROJECTION OF SAID COMMON LINE NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 34.75 FEET TO A POINT AT STATION 96+71.19 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE RUN NORTHWESTERLY ALONG SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2781.43 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 56 MINUTES 51 SECONDS, FOR ARC LENGTH OF 240.18 FEET, (CHORD BEARS NORTH 76 DEGREES 52 MINUTES 15 SECONDS WEST, 240.10 FEET) TO A POINT OF COMPOUND CURVE, BEING CENTERLINE P.C.C. STATION 94+31.01;

THENCE CONTINUING NORTHWESTERLY WITH THE SAID CENTERLINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2839.72 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 45 MINUTES 04 SECONDS, FOR ARC LENGTH OF 532.85 FEET, (CHORD BEARS NORTH 84 DEGREES 43 MINUTES 13 SECONDS WEST, 532.07 FEET) TO A POINT OF TANGENCY, BEING CENTERLINE P.C. STATION 88+98.16;

THENCE CONTINUING ALONG SAID CENTERLINE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 203.01 FEET TO A POINT, AT CENTERLINE STATION 86+95.15;

THENCE LEAVING SAID CENTERLINE RUN SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST ALONG A LINE BEING PERPENDICULAR WITH SAID CENTERLINE, A DISTANCE 37.60 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD AND MARKING THE NORTHEAST CORNER AND THE COMMON CORNER OF LOT 4 AND LOT 5, BLOCK "S", SUMMERBROOKE PHASE 10, FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF SAID BANNERMAN ROAD AND ALONG THE COMMON LINE OF SAID LOT 4 AND 5, RUN SOUTH 34 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 29.98 FEET TO A POINT ON SAID COMMON LINE;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 45 DEGREES 34 MINUTES 05 SECONDS WEST, A DISTANCE OF 4.55 FEET;

THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 49.61 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PRESERVATION ROAD (60-FOOT RIGHT-OF-WAY);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY RUN NORTH 03 DEGREES 20 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.73 FEET TO A POINT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY RUN NORTH 46 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 32.55 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID PRESERVATION ROAD THE SOUTHERLY RIGHT-OF-WAY OF SAID BANNERMAN ROAD, SAID POINT LYING 37.44 FEET RIGHT OF SAID CENTERLINE OF BANNERMAN ROAD AT STATION 88+83.46;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY RUN SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST, A DISTANCE OF 11.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 987 SQUARE FEET, OR 0.02 OF AN ACRE, MORE OR LESS.

(Parcel 257)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 42, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES AS RECORDED IN PLAT BOOK 6, PAGE 2, THENCE RUN ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID WEST BOUNDARY RUN ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2368.90 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, MARKING THE COMMON CORNER OF SAID LOT 42 AND LOT 43, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, SAID POINT BEING 39.14 FEET LEFT OF STATION 87+20.63 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 40 MINUTES 55 SECONDS WEST, AND ALONG THE COMMON LINE OF SAID LOT 42 AND LOT 43, BLOCK "B", OF SAID ARROWHEAD ESTATES, A DISTANCE OF 10.44 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 6.47 FEET TO A POINT;

THENCE RUN NORTH 80 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF 47.43 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 144.02 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 42 AND LOT 41, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN ALONG SAID COMMON LINE SOUTH 00 DEGREES 41 MINUTES 32 SECONDS EAST, A DISTANCE OF 21.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID BANNERMAN ROAD, AND MARKING THE SOUTHEAST CORNER OF SAID LOT 42, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, BEARS NORTH 00 DEGREES 41 MINUTES 32 SECONDS WEST, A DISTANCE OF 0.16 FEET, SAID POINT BEING 36.59 FEET LEFT OF STATION 89+17.73 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 146.20 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION, SAID POINT BEING 39.10 FEET LEFT OF STATION 87+39.10 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3597 SQUARE FEET, OR 0.083 OF AN ACRE, MORE OR LESS.

(Parcel 1757)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 42, BLOCK B, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION; THENCE RUN SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 146.20 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE SOUTHERLY COMMON CORNER OF LOTS 41 AND 42, BOTH OF BLOCK B OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY RUN NORTH 00 DEGREES 41 MINUTES 32 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED LOTS 41 AND 42, A DISTANCE OF 21.06 FEET TO THE POINT OF BEGINNING, SAID POINT LYING 57.65 FEET LEFT OF STATION 89+17.37 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID COMMON LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 144.02 FEET TO A POINT LYING 57.58 FEET LEFT OF STATION 87+73.75 OF SAID CENTERLINE OF SURVEY;

2. NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 6.00 FEET TO A POINT;

3. NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 143.95 FEET TO A POINT LYING ON SAID COMMON LINE;

THENCE RUN SOUTH 00 DEGREES 41 MINUTES 32 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 864 SQUARE FEET, OR 0.020 OF AN ACRE, MORE OR LESS.

(Parcel 261)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 40, BLOCK "B", ARROWHEAD ESTATES, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;

THENCE RUN SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 21.13 FEET TO A FOUND 4-INCH CONCRETE MONUMENT STAMPED RLS #1254, SAID MONUMENT LYING AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE COMMON LINE OF LOT 41 AND LOT 40, BLOCK "B", OF SAID ARROWHEAD ESTATES, SAID POINT BEING THE POINT OF BEGINNING AND LYING 38.98 FEET LEFT OF STATION 91+12.49 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 39 MINUTES 44 SECONDS WEST ALONG SAID COMMON LINE A DISTANCE OF 36.63 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 83 DEGREES 06 MINUTES 29 SECONDS EAST, A DISTANCE OF 71.25 FEET TO A POINT;

THENCE RUN SOUTH 72 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 76.93 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHERLY;

THENCE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1730.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 42.70 FEET (CHORD BEARS SOUTH 80 DEGREES 47 MINUTES 39 SECONDS EAST, 42.70 FEET), TO A POINT BEING ON THE COMMON LINE OF SAID LOT 40 AND LOT 39, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 32 MINUTES 45 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 20.57 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY, SAID POINT BEING 35.87 FEET LEFT OF STATION 92+97.34 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN NORTH 82 DEGREES 57 MINUTES 23 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 187.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 5649 SQUARE FEET, OR 0.130 OF AN ACRE, MORE OR LESS.

(Parcel 263)

LEGAL DESCRIPTION:

BEING PORTIONS OF LOT 39 AND LOT 40, BLOCK "B", ARROWHEAD ESTATES, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;

THENCE RUN SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 21.13 FEET TO A FOUND 4-INCH CONCRETE MONUMENT STAMPED RLS #1254, SAID MONUMENT LYING AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE COMMON LINE OF LOT 41 AND LOT 40, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 187.28 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON A LINE DEMARCATING THE WESTERLY LINE OF THE EASTERLY 12 FEET OF LOT 40 AS DESCRIBED IN A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1859, PAGE 1949, OF SAID PUBLIC RECORDS, SAID POINT BEING 35.87 FEET LEFT OF STATION 92+97.34 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY RUN NORTH 00 DEGREES 32 MINUTES 45 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 20.57 FEET TO A POINT, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE LEAVING SAID COMMON LINE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1730.00 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 08 MINUTES 33 SECONDS, FOR AN ARC LENGTH OF 215.66 FEET (CHORD BEARS SOUTH 76 DEGREES 30 MINUTES 56 SECONDS EAST, 215.52 FEET) TO A POINT ON THE COMMON LINE OF SAID LOT 39 AND LOT 38, BOTH OF BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 41 MINUTES 44 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 7.45 FEET TO A POINT ON SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, SAID POINT BEING 35.98 FEET LEFT OF STATION 95+07.46 OF SAID CENTERLINE OF SURVEY, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM 1254, BEARS NORTH 00 DEGREES 41 MINUTES, 44 SECONDS WEST, A DISTANCE OF 0.18 FEET;

THENCE LEAVING SAID COMMON LINE RUN NORTH 76 DEGREES 22 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 97.46 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 82 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 103.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE ORIGINAL COMMON LINE OF LOT 39 AND LOT, BLOCK "B", OF SAID ARROWHEAD ESTATE, AT WHICH A FOUND 3-INCH BY 4-INCH CONCRETE MONUMENT BEARS SOUTH 00 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 0.26 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY RUN NORTH 82 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 12.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 2767 SQUARE FEET, OR 0.064 OF AN ACRE, MORE OR LESS.

(Parcel 1763)

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 39, BLOCK "B", ARROWHEAD ESTATES, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES, SAID POINT LYING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION;

THENCE RUN SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254;

THENCE RUN SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST CONTINUING ALONG SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY, A DISTANCE OF 256.64 FEET TO A POINT BEING 37.04 FEET LEFT OF STATION 93+44.94 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD;

THENCE LEAVING SAID NORTHERLY EXISTING COUNTY RIGHT-OF-WAY AND PERPENDICULAR TO SAID CENTERLINE OF SURVEY RUN NORTH 08 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 17.05 FEET FOR THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 11 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 16.00 FEET TO A POINT, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE RUN SOUTHEASTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1746.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 15 MINUTES 55 SECONDS, FOR AN ARC LENGTH OF 160.45 FEET (CHORD BEARS SOUTH 75 DEGREES 44 MINUTES 42 SECONDS EAST, 160.40 FEET) TO A POINT ON THE COMMON LINE OF LOT 39 AND LOT 38, BOTH OF BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN SOUTH 00 DEGREES 41 MINUTES 44 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 16.79 FEET TO A POINT BEING 43.25 FEET LEFT OF STATION 95+05.82 OF SAID CENTERLINE OF SURVEY, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE LEAVING SAID COMMON LINE RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1730.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 26 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 164.06 FEET (CHORD BEARS NORTH 75 DEGREES 39 MINUTES 40 SECONDS WEST, 164.00 FEET) TO THE POINT OF BEGINNING;

CONTAINING 2596 SQUARE FEET, OR 0.060 OF AN ACRE, MORE OR LESS.

(Parcel 265)

LEGAL DESCRIPTION:

PARCEL 265.1

BEING A PORTION OF LOT 38, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION,
- 2) SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254,
- 3) SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 324.05 FEET TO A POINT, AND
- 4) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.46 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 38 AND LOT 39, BLOCK "B", OF SAID ARROWHEAD ESTATES, AND FOR THE POINT OF BEGINNING, SAID POINT BEING 35.98 FEET LEFT OF STATION 95+07.46 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, ALSO FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254, BEARS NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.18 FEET;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST ALONG THE

COMMON LINE OF SAID LOT 38 AND LOT 39, A DISTANCE OF 7.45 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1730.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 05 SECONDS, FOR AN ARC LENGTH OF 19.17 FEET, (CHORD BEARS SOUTH 72 DEGREES 37 MINUTES 37 SECONDS EAST, 19.17 FEET) TO A POINT OF TANGENCY;

THENCE RUN SOUTH 72 DEGREES 18 MINUTES 35 SECONDS EAST, A DISTANCE OF 84.21 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 35.34 FEET LEFT OF STATION 96+07.46 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 76 DEGREES 22 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 101.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 371 SQUARE FEET, OR 0.008 OF AN ACRE, MORE OR LESS.

PARCEL 265.2

BEING A PORTION OF LOT 38, BLOCK "B", ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION,
- 2) SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT,

STAMPED RLS#1254,

3) SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 324.05 FEET TO A POINT,

4) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.46 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 38 AND LOT 39, BLOCK "B", OF SAID ARROWHEAD ESTATES, SAID POINT BEING 35.98 FEET LEFT OF STATION 95+07.46 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, ALSO FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254, BEARS NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.18 FEET,

5) CONTINUE SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 101.27 FEET TO A POINT BEING 35.34 FEET LEFT OF STATION 96+07.46 OF SAID CENTERLINE OF SURVEY, AND

6) CONTINUE SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 40.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 36.10 FEET LEFT OF STATION 96+47.34 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 51 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 53.69 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 68.69 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 185.21 FEET TO A POINT;

THENCE RUN NORTH 01 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 245.21 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 36.99 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 32.98 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A POINT;

THENCE RUN NORTH 01 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 16.49 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 11.77 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 38, AND LOT 37, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 4.64 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY RIGHT-OF-WAY OF BULL HEADLEY ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE RUN SOUTH 00 DEGREES 18 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 607.12 FEET TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF BULL HEADLEY ROAD AND THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 38.18 FEET LEFT OF STATION 97+4.13 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF BULL HEADLEY ROAD RUN NORTH 76 DEGREES 22 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, A DISTANCE OF 57.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 8628 SQUARE FEET, OR 0.198 OF AN ACRE, MORE OR LESS.

(Parcel 1765)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 1765.1

BEING A PORTION OF LOT 38, BLOCK “B”, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION,
- 2) SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254,
- 3) SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 324.05 FEET TO A POINT, AND
- 4) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.46 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 38 AND LOT 39, BLOCK “B”, OF SAID ARROWHEAD ESTATES, SAID POINT BEING 35.98 FEET LEFT OF STATION 95+07.46 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, ALSO FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254, BEARS NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.18 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 38 AND LOT 39, A DISTANCE OF 7.45 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 16.79 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY LEAVING SAID COMMON LINE AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1746.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 48 MINUTES 10 SECONDS, FOR AN ARC LENGTH OF 24.46 FEET, (CHORD BEARS SOUTH 72 DEGREES 42 MINUTES 40 SECONDS EAST, 24.46 FEET) TO A POINT OF TANGENCY;

THENCE RUN SOUTH 72 DEGREES 18 MINUTES 35 SECONDS EAST, A DISTANCE OF 23.42 FEET TO A POINT;

THENCE RUN SOUTH 67 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 104.45 FEET TO A POINT;

THENCE RUN SOUTH 51 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.35 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT BEING 36.10 FEET LEFT OF STATION 96+47.34 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 76 DEGREES 22 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 40.41 FEET TO A POINT BEING 35.34 FEET LEFT OF STATION 96+07.46 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 72 DEGREES 18 MINUTES 35 SECONDS WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 84.21 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 1730.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 05 SECONDS, FOR AN ARC LENGTH OF 19.17 FEET, (CHORD BEARS NORTH 72 DEGREES 37 MINUTES 37 SECONDS WEST, 19.17 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1864 SQUARE FEET, OR 0.043 OF AN ACRE, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 1765.2

BEING A PORTION OF LOT 38, BLOCK “B”, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION,
- 2) SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254,
- 3) SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 324.05 FEET TO A POINT,
- 4) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.46 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 38 AND LOT 39, BLOCK "B", OF SAID ARROWHEAD ESTATES, SAID POINT BEING 35.98 FEET LEFT OF STATION 95+07.46 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, ALSO FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254, BEARS NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.18 FEET,
- 5) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 101.27 FEET TO A POINT BEING 35.34 FEET LEFT OF STATION 96+07.46 OF SAID CENTERLINE OF SURVEY,
- 6) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 40.41 FEET TO A POINT BEING 36.10 FEET LEFT OF STATION 96+47.34 OF SAID CENTERLINE OF SURVEY, AND
- 7) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 57.58 FEET TO A POINT AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY EXISTING COUNTY RIGHT-OF-WAY OF BULL HEADLEY ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 18 MINUTES 54 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY OF BULL HEADLEY ROAD, A DISTANCE OF 350.51 FEET TO A POINT;
THENCE RUN SOUTH 89 DEGREES 41 MINUTES 06 SECONDS WEST LEAVING SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 11.47 FEET TO THE POINT OF

BEGINNING, SAID POINT BEING 372.77 FEET LEFT OF STATION 96+06.13 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE RUN NORTH 88 DEGREES 42 MINUTES 44 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A POINT;

THENCE RUN NORTH 01 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 39.80 FEET TO A POINT;

THENCE RUN NORTH 10 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.61 FEET TO A POINT;

THENCE RUN NORTH 01 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 115.41 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 15.01 FEET TO A POINT;

THENCE RUN SOUTH 01 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 195.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2451 SQUARE FEET, OR 0.056 OF AN ACRE, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 1765.3

BEING A PORTION OF LOT 38, BLOCK “B”, ARROWHEAD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS #1254, MARKING THE NORTHWEST CORNER OF ARROWHEAD ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID ARROWHEAD ESTATES, A DISTANCE OF 2593.81 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION AND DISTURBED, ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND MARKING THE SOUTHWEST CORNER OF SAID ARROWHEAD ESTATES;

THENCE LEAVING SAID WEST BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) NORTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2420.06 FEET TO A FOUND 5/8-INCH IRON ROD, NO IDENTIFICATION,
2) SOUTH 89 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 322.51 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254,
3) SOUTH 82 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 324.05 FEET TO A POINT, AND
4) SOUTH 76 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 97.46 FEET TO A POINT MARKING THE COMMON CORNER OF LOT 38 AND LOT 39, BLOCK "B", OF SAID ARROWHEAD ESTATES, SAID POINT BEING 35.98 FEET LEFT OF STATION 95+07.46 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, ALSO FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS#1254, BEARS NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.18 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 41 MINUTES 44 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 38 AND LOT 39, A DISTANCE OF 560.00 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE COMMON CORNER OF LOT 38, 39, 36, AND 37, BLOCK "B", OF SAID ARROWHEAD ESTATES;

THENCE RUN NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 37 AND LOT 38, A DISTANCE OF 182.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 621.06 FEET LEFT OF STATION 95+50.80 OF SAID CENTERLINE OF SURVEY;

FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 27 MINUTES 45 SECONDS EAST LEAVING SAID COMMON LINE, A DISTANCE OF 11.77 FEET TO A POINT;

THENCE RUN SOUTH 01 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 16.49 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE RUN NORTH 01 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 17.12 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF 11.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 283 SQUARE FEET, OR 0.007 OF AN ACRE, MORE OR LESS.

(Parcel 798)

LEGAL DESCRIPTION:

TEMPORARY CONSTRUCTION EASEMENT – PARCEL 798

BEING A PORTION OF LOT 4, BANNERMAN ROAD COMMERCIAL, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8-INCH IRON ROD WITH CAP, STAMPED CORP 6477, MARKING THE SOUTHEAST CORNER OF LOT 1, BULL HEADLEY COMMERCIAL, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY, THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3128.43 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 06 MINUTES 46 SECONDS, FOR AN ARC LENGTH OF 224.52 FEET, (CHORD BEARS NORTH 65 DEGREES 27 MINUTES 22 SECONDS WEST, 224.52 FEET) TO THE POINT OF BEGINNING, SAID POINT BEING 28.00 FEET LEFT OF STATION 100+04.28 OF THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, FROM WHICH A FOUND NAIL WITH CAP, STAMPED LB 6740, BEARS NORTH 21 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 0.20 FEET;

FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 3128.43 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 25 SECONDS, FOR AN ARC LENGTH OF 225.16 FEET, (CHORD BEARS NORTH 69 DEGREES 34 MINUTES 28 SECONDS WEST, 225.11 FEET) TO A POINT AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF BULL HEADLEY ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING 29.34 FEET LEFT OF STATION 97+81.03 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN NORTH 00 DEGREES 37 MINUTES 49 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY OF BULL HEADLEY ROAD, A DISTANCE OF 10.68 FEET TO A POINT;

THENCE RUN SOUTH 71 DEGREES 33 MINUTES 00 SECONDS EAST LEAVING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 11.41 FEET TO A POINT;

THENCE RUN SOUTH 18 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 7.09 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, SAID POINT BEING 3-FOOT FROM AND PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF BANNERMAN ROAD;

THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND BEING 3-FOOT FROM AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY, HAVING A RADIUS OF 3131.43 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 41 MINUTES 13 SECONDS, FOR AN ARC LENGTH OF 92.20 FEET, (CHORD BEARS SOUTH 70 DEGREES 38 MINUTES 52 SECONDS EAST, 92.20 FEET) TO A POINT;

THENCE RUN SOUTH 68 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 92.18 FEET TO A POINT;

THENCE RUN NORTH 21 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 22.02 FEET TO A POINT;

THENCE RUN SOUTH 68 DEGREES 32 MINUTES 24 SECONDS EAST, A DISTANCE OF 32.85 FEET TO A POINT ON THE COMMON LINE OF LOT 4, BANNERMAN ROAD COMMERCIAL, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 50, AND THE AFOREMENTIONED LOT 1 OF SAID BULL HEADLEY COMMERCIAL, BOTH OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 21 DEGREES 27 MINUTES 36 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 25.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1459 SQUARE FEET, OR 0.033 OF AN ACRE, MORE OR LESS.

(Parcel 282)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1274, PAGE 1271 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, MARKING THE NORTHERLY CORNER OF BANNERMAN CROSSING UNIT 2, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 94, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND MARKING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5238, PAGE 633 OF SAID PUBLIC RECORDS, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY RUN NORTH 51 DEGREES 54 MINUTES 01 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 62.84 FEET TO A POINT AT STATION 226+98.62 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 38 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1304.67 FEET TO A POINT AT STATION 213+93.95 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 51 DEGREES 54 MINUTES 01 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 28.54 FEET FOR THE POINT OF BEGINNING, SAID POINT MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1274, PAGE 1271 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5121, PAGE 1442, BOTH OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY RUN SOUTH 66 DEGREES 20 MINUTES 05 SECONDS WEST ALONG THE COMMON LINE OF THE AFOREMENTIONED PARCELS OF LAND, A DISTANCE OF 44.08 FEET TO A POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE LEAVING SAID COMMON LINE RUN NORTHWESTERLY AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 8379.33 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 33 SECONDS, FOR AN ARC LENGTH OF 430.34

FEET (CHORD BEARS NORTH 34 DEGREES 59 MINUTES 07 SECONDS WEST, 430.29 FEET), TO A POINT;

THENCE RUN SOUTH 51 DEGREES 44 MINUTES 39 SECONDS WEST, A DISTANCE OF 0.65 FEET TO A POINT;

THENCE RUN NORTH 38 DEGREES 15 MINUTES 21 SECONDS WEST, A DISTANCE OF 43.14 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, MARKING THE NORTHERLY COMMON CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1274, PAGE 1271 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2847, PAGE 577 OF SAID PUBLIC RECORDS, SAID POINT BEING ON SAID SOUTHERLY RIGHT-OF-WAY;

THENCE RUN NORTH 51 DEGREES 44 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 20.20 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE NORTHERLY CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1274, PAGE 1271 AND BEING 28.42 FEET RIGHT OF STATION 209+10.11 OF SAID CENTERLINE OF SURVEY;

THENCE RUN SOUTH 38 DEGREES 05 MINUTES 08 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 483.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 13652 SQUARE FEET, OR 0.313 OF AN ACRE, MORE OR LESS.

(Parcel 283)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5121, PAGE 1442 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED PRM LB7245, MARKING THE NORTHERLY CORNER OF BANNERMAN CROSSING UNIT 2, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 94, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND MARKING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5238, PAGE 633 OF SAID PUBLIC RECORDS, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY RUN NORTH 51 DEGREES 54 MINUTES 01 SECONDS EAST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 62.84 FEET TO A POINT AT STATION 226+98.62 OF SAID CENTERLINE OF SURVEY;

THENCE RUN NORTH 38 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 1290.63 FEET TO A POINT AT STATION 214+07.99 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 51 DEGREES 54 MINUTES 01 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 29.87 FEET FOR THE POINT OF BEGINNING, SAID POINT MARKING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5121, PAGE 1442 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD;

FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 66 DEGREES 11 MINUTES 37 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 43.86 FEET TO A POINT LYING ON A CURVE BEING CONCAVE SOUTHWESTERLY;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY RUN NORTHWESTERLY WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 8379.33 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 05 MINUTES 51 SECONDS, FOR AN ARC LENGTH OF 14.24 FEET (CHORD BEARS NORTH 33 DEGREES 27 MINUTES 55 SECONDS WEST, 14.24 FEET), TO A POINT ON THE COMMON LINE OF THE AFOREMENTIONED

PARCEL OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1274, PAGE 1271 OF SAID PUBLIC RECORDS;

THENCE RUN NORTH 66 DEGREES 20 MINUTES 05 SECONDS EAST ALONG SAID COMMON LINE, A DISTANCE OF 44.08 FEET TO A POINT MARKING THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND, SAID POINT BEING 28.54 FEET RIGHT OF STATION 213+93.95 OF SAID CENTERLINE OF SURVEY AND LYING ON SAID SOUTHERLY RIGHT-OF-WAY;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 32 DEGREES 41 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 14.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 615 SQUARE FEET, OR 0.014 OF AN ACRE, MORE OR LESS.

(Parcel 1875)

LEGAL DESCRIPTION:

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 661, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT, TOP BROKEN, NO IDENTIFICATION, MARKING THE SOUTHWESTERLY CORNER OF A "GREEN AREA: NOT INCLUDED", SHOWN ON PAGE 26F OF KILLEARN LAKES UNIT 1, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID KILLEARN LAKES UNIT 1, ALSO BEING ON THE NORTHERLY EXISTING COUNTY RIGHT-OF-WAY OF BANNERMAN ROAD, BEARING SOUTH 52 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 67.79 FEET FROM A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, THAT MARKS THE SOUTHERLY COMMON CORNER OF LOT 30 AND LOT 31, BOTH OF BLOCK "S", OF SAID KILLEARN LAKES UNIT 1, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR THE BLUEPRINT NORTHEAST CORRIDOR CONNECTOR PROJECT OF BANNERMAN ROAD, A DISTANCE OF 31.52 FEET TO A POINT AT STATION 170+59.60 ON SAID CENTERLINE OF SURVEY;

THENCE RUN ALONG SAID CENTERLINE OF SURVEY SOUTH 44 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 654.05 FEET TO A POINT AT STATION 177+13.65 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID CENTERLINE OF SURVEY RUN SOUTH 45 DEGREES 52 MINUTES 30 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE OF SURVEY, A DISTANCE OF 44.41 FEET TO A FOUND 4-INCH SQUARE CONCRETE MONUMENT, STAMPED RLS 1254, LYING ON THE APPARENT SOUTHERLY EXISTING RIGHT-OF-WAY OF BANNERMAN ROAD, SAID POINT ALSO MARKING THE NORTHERLY COMMON CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5620, PAGE 1184 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, BOTH OF SAID PUBLIC RECORDS;

THENCE RUN SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947, A DISTANCE OF 701.05 FEET TO A POINT MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCEL OF LAND, A PARCEL

OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5929, PAGE 2268 AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 661, ALL OF SAID PUBLIC RECORDS AND BEING THE POINT OF BEGINNING, SAID POINT BEING 529.67 FEET RIGHT OF STATION 182+19.61 OF SAID CENTERLINE OF SURVEY, FROM WHICH A FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO IDENTIFICATION, BEARS SOUTH 59 DEGREES 23 MINUTES 07 SECONDS EAST, A DISTANCE OF 0.81 FEET;

FROM SAID POINT OF BEGINNING THENCE LEAVING SAID EASTERLY BOUNDARY RUN SOUTH 59 DEGREES 23 MINUTES 07 SECONDS EAST ALONG THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 661 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5929, PAGE 2268, A DISTANCE OF 108.44 FEET TO A FOUND 5/8-INCH IRON ROD AND CAP, STAMPED LB 5509 PLS4016, MARKING THE COMMON CORNER OF THE AFOREMENTIONED PARCELS OF LAND AND A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 1126 OF SAID PUBLIC RECORDS;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 59 DEGREES 41 MINUTES 50 SECONDS EAST ALONG THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 661 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 1126, A DISTANCE OF 18.97 FEET TO A POINT BEING 496.03 FEET RIGHT OF STATION 183+42.50 OF SAID CENTERLINE OF SURVEY;

THENCE LEAVING SAID COMMON LINE RUN SOUTH 13 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 107.45 FEET TO A POINT;

THENCE RUN SOUTH 40 DEGREES 03 MINUTES 34 SECONDS WEST, A DISTANCE OF 128.84 FEET TO A POINT ON THE COMMON LINE OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 661 AND SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 947;

THENCE RUN NORTH 00 DEGREES 19 MINUTES 18 SECONDS WEST ALONG SAID COMMON LINE, A DISTANCE OF 267.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 17721 SQUARE FEET, OR 0.407 OF AN ACRE, MORE OR LESS.

THIS PAGE INTENTIONALLY LEFT BLANK

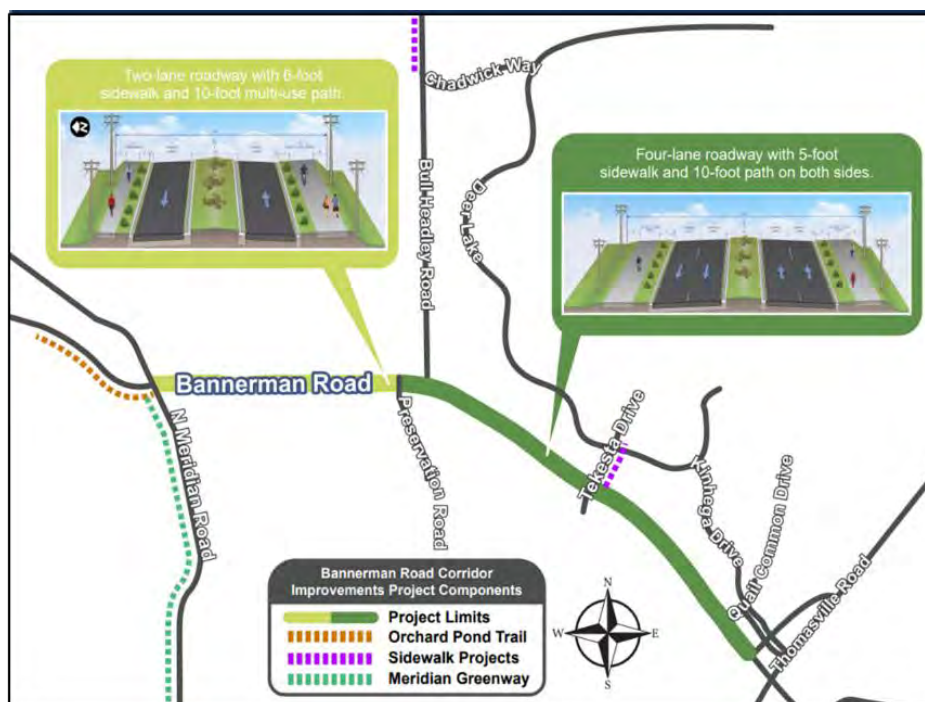
NORTHEAST CORRIDOR CONNECTOR PROJECT OVERVIEW

The Northeast Corridor Connector (Bannerman Road) Project provides multimodal transportation improvements along Bannerman Road from Quail Common Drive to Meridian Road. The need to improve this corridor was first identified more than 15 years ago due to increasing traffic volumes and safety concerns. In 2010, Leon County initiated the Bannerman Road Corridor Study, a Project Development and Environment (PD&E) study, to evaluate long-term transportation solutions. The Study was completed in 2012 and advanced into final design, followed by construction from Thomasville Road to Quail Common Drive, which was completed in 2016. This prior planning and construction established the framework for the remaining corridor improvements.

As shown in Figure 1, this corridor project improves regional mobility and safety while providing relief for existing traffic congestion along Bannerman Road from Quail Common Drive to Meridian Road. As approved by the IA Board, this project enhances the four-mile Bannerman Road corridor by widening to four lanes from Quail Common Drive to Preservation Road along with adding a median from Quail Common Drive to Meridian Road. The project also includes adding a roundabout at the intersection of Bannerman Road, Orchard Pond Parkway and Meridian Road.

Beyond roadway improvements, the Project also includes two neighborhood sidewalk segments: Bull Headley Road from Chadwick Way to the Boat Landing (completed) and Tekesta Drive from Bannerman Road to Deer Lake South. The scope also expands the regional trail system with the 1.5-mile Orchard Pond Greenway Extension from Meridian Road to the Leon County trailhead, as well as the 3.75-mile Meridian Greenway from Orchard Pond Parkway to the Forest Meadows Recreational Complex. Combined with the 4-mile Bannerman Trail that will be constructed concurrently with the roadway improvements, the Project will add over 12 miles of new trails and over two miles of new sidewalks to the northeast Leon County multimodal network.

Figure 1: Project Overview Map



SUMMARY OF IA BOARD ACTIONS

The following summary details IA Board actions and direction to date regarding the Northeast Connector Corridor Project:

April 22, 2014: IA Board approved the inclusion of the Northeast Connector Corridor: Bannerman Road in the Blueprint 2020 Infrastructure Surtax Interlocal Agreement.

June 21, 2018: IA Board approved a funding strategy for the 2020 Northeast Connector Corridor project and authorized full funding for the project and pre-funding of the project in advance of the 2020 Sales Tax Extension program.

September 20, 2018: IA Board directed Blueprint to broaden the scope of the PD&E re-evaluation to include a feasibility study of widening Bannerman Road to four-lanes from east of Tekesta Drive to Bull Headley Road.

June 27, 2019: IA Board authorized Blueprint to negotiate and award a contract for the Northeast Connector Corridor PD&E Study and design services. IA Board also directed Blueprint to expand the PD&E to analyze widening Bannerman Road from Tekesta Drive to Meridian Road.

September 17, 2020: IA Board approved the Traffic Feasibility Analysis and directed staff to move forward with community engagement and further refinement of Alternative A (widening to four lanes) for Bannerman Road Segments 1 and 2 (Quail Common Drive to Preservation Road), as well as refinement of Segment 3 improvements (adding a median and turn lanes from Preservation Road to Meridian Road), and directed Blueprint staff to develop funding options consistent with these improvements through the Fiscal Year 2022 budget process.

April 15, 2021: Bannerman Road Project - Community Open House at Northside Community Center to share the planned roadway improvements. This meeting was part of an extensive public effort spanning approximately 18 months, from mid-2020 to 2021 to inform the community about the planned project, discuss the findings of these analyses, and share the typical section options. Focus was given to determining the community's preference for multimodal facilities (i.e., on-street bike lanes, trails, and/or sidewalks) during community meetings and via surveys.

December 9, 2021: IA Board presentation on the Final Engineering Report, including intersection treatments.

May 11, 2024: IA Board authorized Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, contracts for construction of the Northeast Connector Corridor: Bannerman Road project.

March 12, 2026: IA Board authorized eminent domain proceedings to acquire private property (11 parcels) for the construction of improvements and road widening of Bannerman Road.

THIS PAGE INTENTIONALLY LEFT BLANK

Parcel Number <i>*Parcels are grouped by property owner</i>	Size of Acquisition (ACRES)	Acquisition Type
Resolution 2026-20		
202	0.022	Fee Acquisition
202G	0.012	Fee Acquisition
203	0.264	Fee Acquisition
203G	0.067	Fee Acquisition
216	0.08	Fee Acquisition
216G	0.112	Fee Acquisition
1716	0.134	Temporary Construction Easement
204	0.168	Fee Acquisition
204G	0.022	Fee Acquisition
205	0.356	Fee Acquisition
207	0.410	Fee Acquisition
210G	0.186	Fee Acquisition
1810	0.007	Permanent Easement
211	0.016	Fee Acquisition
1711	0.006	Temporary Construction Easement
212	0.054	Fee Acquisition
1813	0.043	Permanent Easement
1814	0.095	Permanent Easement
215	0.023	Fee Acquisition
215G	0.027	Fee Acquisition
1715	0.054	Temporary Construction Easement
229	0.014	Fee Acquisition
1729	0.037	Temporary Construction Easement
1809	0.126	Permanent Easement

Parcel Number <i>*Parcels are grouped by property owner</i>	Size of Acquisition (ACRES)	Acquisition Type
Resolution 2026-21		
197	0.061	Fee Acquisition
797	0.034	Temporary Construction Easement
206	0.302	Fee Acquisition
208	0.729	Fee Acquisition
224	4.002	Fee Acquisition
230	2.598	Fee Acquisition
232	1.720	Fee Acquisition
233	0.342	Fee Acquisition
237	0.269	Fee Acquisition
241	2.465	Fee Acquisition
800	0.477	Perpetual Easement
218	0.071	Fee Acquisition
218G	0.090	Fee Acquisition
1718	0.216	Temporary Construction Easement
221	0.030	Fee Acquisition
221G	0.025	Fee Acquisition
222	0.040	Fee Acquisition
222G	0.018	Fee Acquisition
1722	0.041	Temporary Construction Easement
223	0.066	Fee Acquisition
223G	0.014	Fee Acquisition
1723	0.049	Temporary Construction Easement
225	0.026	Fee Acquisition
225G	0.001	Fee Acquisition
1725	0.010	Temporary Construction Easement
231	0.335	Fee Acquisition
231G	0.043	Fee Acquisition
1731	0.020	Temporary Construction Easement
234G	0.048	Fee Acquisition
1734	0.055	Temporary Construction Easement

Parcel Number <i>*Parcels are grouped by property owner</i>	Size of Acquisition (ACRES)	Acquisition Type
235	0.469	Fee Acquisition
1735	0.028	Temporary Construction Easement
236G	0.038	Fee Acquisition
1736	0.016	Temporary Construction Easement
238	0.013	Fee Acquisition
238G	0.051	Fee Acquisition
1738	0.009	Temporary Construction Easement
239	0.225	Fee Acquisition
1839	0.054	Permanent Easement
240	0.016	Fee Acquisition
240G	0.055	Fee Acquisition
243	0.013	Fee Acquisition
243G	0.041	Fee Acquisition
245	6.675	Fee Acquisition
245G	0.125	Fee Acquisition
1745	0.790	Temporary Construction Easement
255	0.047	Fee Acquisition
1755	0.006	Temporary Construction Easement
256	0.020	Fee Acquisition
257	0.083	Fee Acquisition
1757	0.020	Temporary Construction Easement
261	0.130	Fee Acquisition
263	0.064	Fee Acquisition
1763	0.060	Temporary Construction Easement
265	0.206	Fee Acquisition
1765	0.106	Temporary Construction Easement
798	0.033	Temporary Construction Easement
282	0.313	Fee Acquisition
283	0.014	Fee Acquisition
1875	0.407	Permanent Easement

THIS PAGE INTENTIONALLY LEFT BLANK



Legend

Current Proposed Acquisition Area (Includes Permanent and Temporary Acquisitions)

Location Map Bannerman Road Parcels June 2026
For Illustration Purposes Only

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.04 0.09
Miles

N
W E
S
449
MAP 1 of 5



Legend

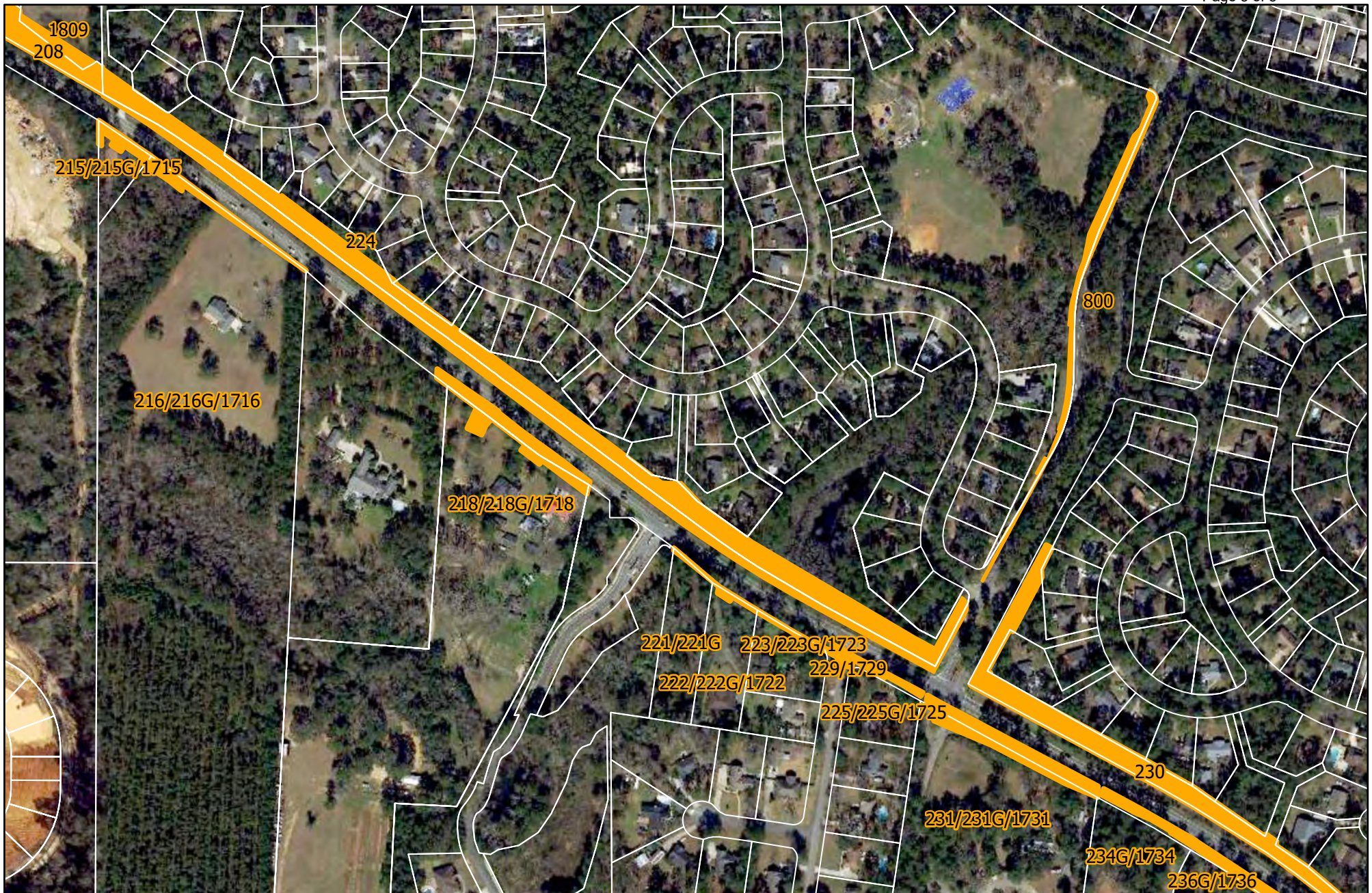
-  Current Proposed Acquisition Area (Includes Permanent and Temporary Acquisitions)
-  Parcels

Location Map Bannerman Road Parcels June 2026
For Illustration Purposes Only

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.05 0.1
Miles





Legend

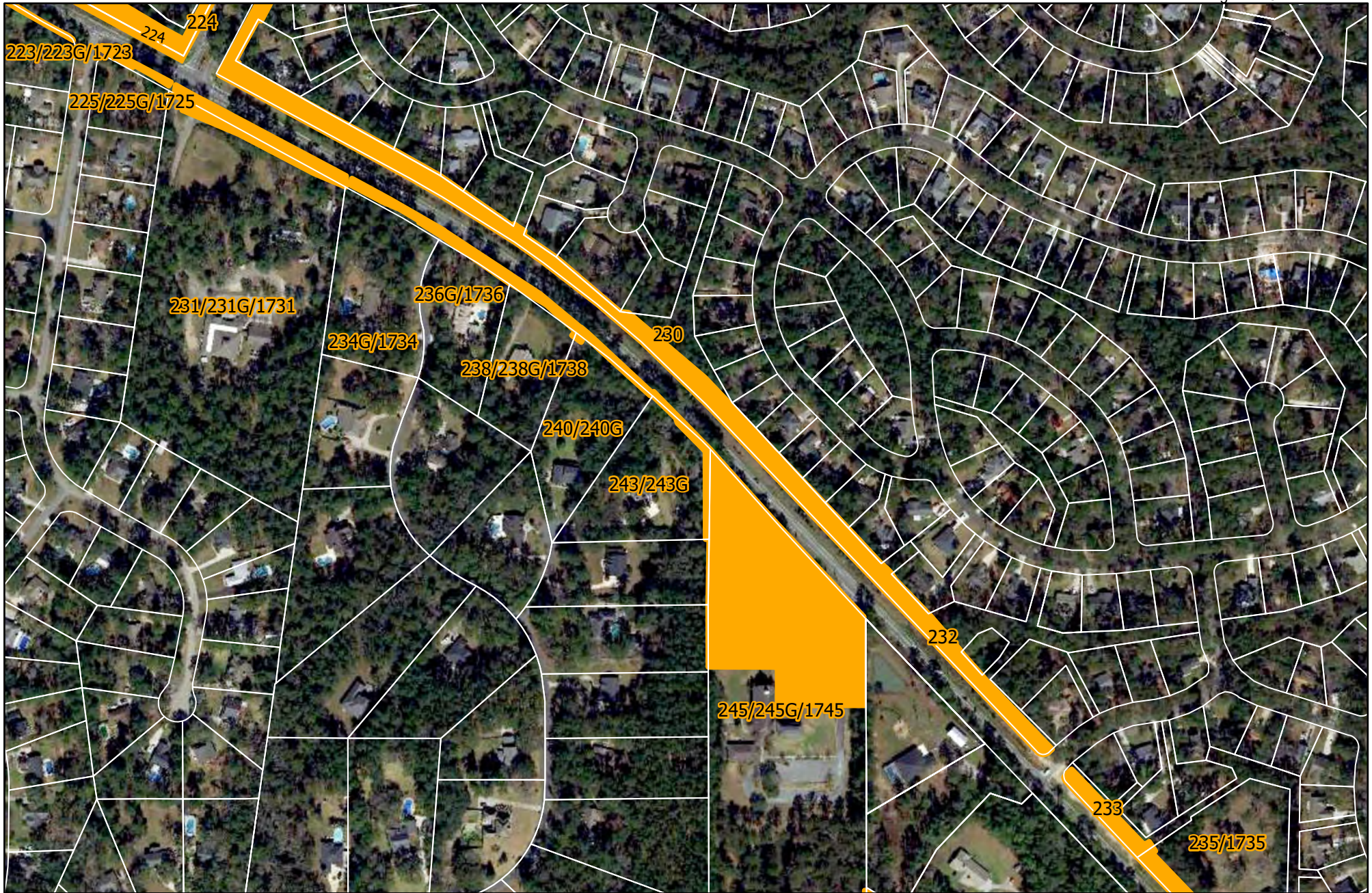
 Current Proposed Acquisition Area (Includes Permanent and Temporary Acquisitions)

Location Map Bannerman Road Parcels June 2026
For Illustration Purposes Only

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.05 0.1
Miles





Legend

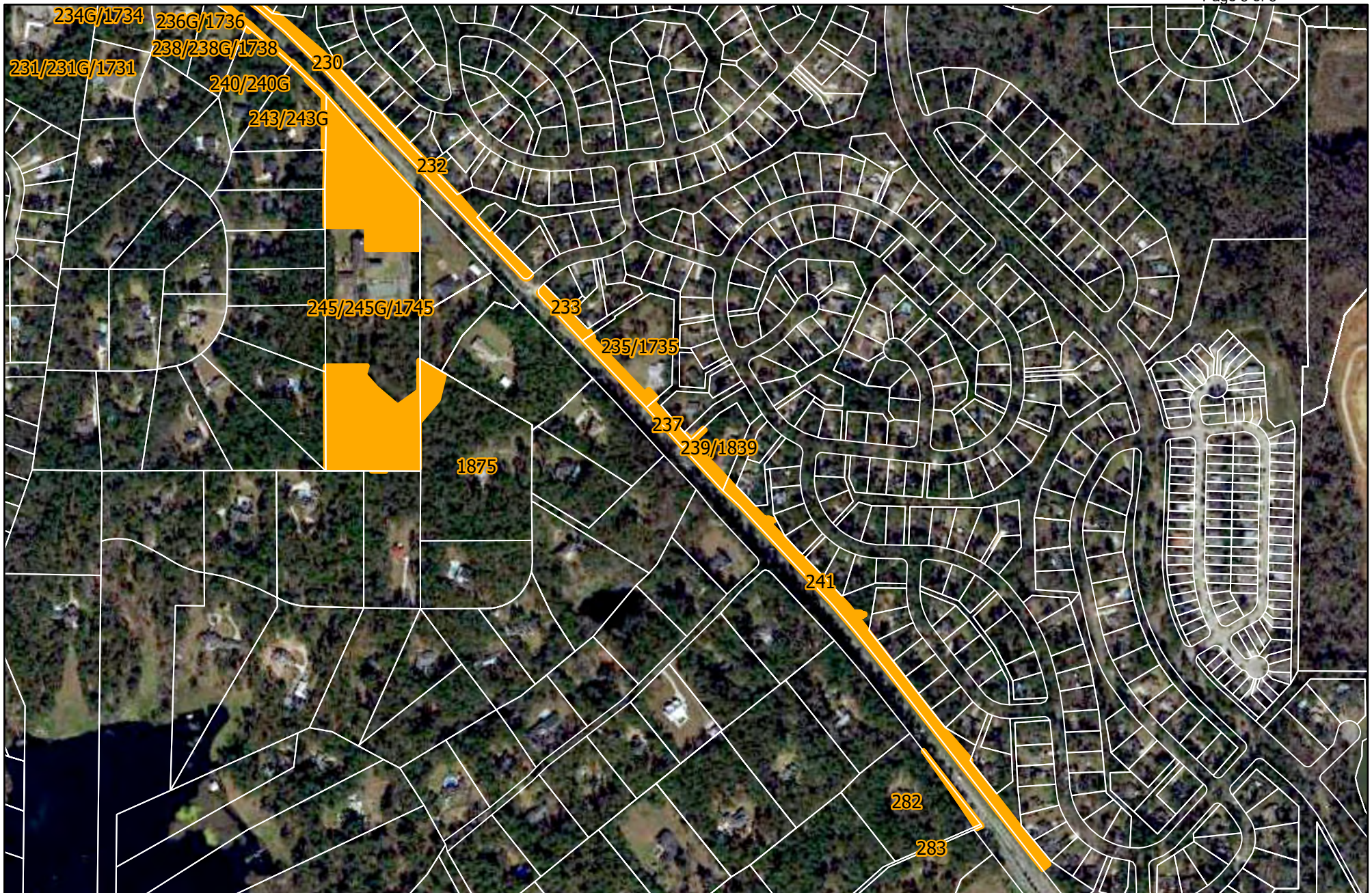
 Current Proposed Acquisition Area (Includes Permanent and Temporary Acquisitions)

Location Map Bannerman Road Parcels June 2026
For Illustration Purposes Only

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.05 0.1
Miles





Legend

-  Current Proposed Acquisition Area (Includes Permanent and Temporary Acquisitions)
-  Parcels

Location Map Bannerman Road Parcels June 2026
For Illustration Purposes Only

BLUEPRINT 
INTERGOVERNMENTAL AGENCY

0 0.07 0.15
Miles

