

8/13/2024 1:25 PM
BOOK 5173 PAGE 3380
J.K. JESS IRBY, ESQ.--Clerk
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ERECORDED Receipt # 1220807
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Prepared by and return to:
Patrice Boyes, Esq.
5700 SW 34TH Street, Ste. 1120
Gainesville, Florida 32608

_____(Space above reserved for recording information)_____

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that the Owners of the majority of lots in a commercial subdivision commonly known as “Progress Center” a/k/a “Progress Center Unit I,” which is located in Alachua County, Florida, pursuant to Sections 712.11, and 720.403 to 720.407, Florida Statutes (2023), make the following Declaration of Restrictions (“Declaration”) covering certain real property, specifically that this declaration shall constitute a covenant running with the land and that this declaration shall be binding upon the Owners of all lots in Progress Center as set forth in the attached Appendix and incorporated herein, and upon all persons deraigning title through the Owners. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the real property.

ARTICLE ONE

Property Subject to this Declaration

Section 1. The real property which is, and shall be, held, transferred, sold, conveyed, and occupied, subject to this Declaration, is located in Alachua County, Florida is described as:

The legal description is attached as **Exhibit A** and incorporated herein.

Pursuant to Section 720.406(c), Florida Statutes, the legal description of each parcel to be subject to the revived Declaration and other governing documents, and a graphic depiction of the affected properties in the community, are attached as **Composite Exhibit B** and incorporated herein.

ARTICLE TWO

Definitions

The following words, when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit), shall have the following meanings:

- (a) **“Association”** shall mean and refer to Progress Center Property Owners Association, Inc., a not-for-profit corporation.
- (b) **“Building”** shall include, but not be limited to, both the main portion of the building and all projections and extensions thereof, including, but not limited to, platforms, docks, eaves, canopies, walls and screens.
- (c) **“Committee”** shall mean and refer to the Architectural Control Committee hereinafter established.
- (d) **“Developer”** shall mean Concept Development, Inc.
- (e) **“Impervious surface”** shall mean that surface which does not allow percolation of water through the soil, i.e. building, driveway, sidewalk, parking area.
- (f) **“Improvements”** shall include, but not be limited to, all structures, construction and installation of any kind, whether above or below the land surface, including, but not limited to, buildings, outbuildings, water lines, sewers, electrical and gas distribution facilities, telephone lines, loading areas, ramps, docks, parking areas, walkways, towers, antennae, screens, entrance ways, gates and signs.
- (g) **“Lot”** shall mean and refer to any plot of land by Developer approved by the Committee (defined in Article Seven).
- (h) **“Owner”** shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Site situated upon The Properties but,

notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

- (i) **“The Properties”** shall mean and refer to all such existing properties, and additions thereto, as are subject to this Declaration or any supplemental Declaration.
- (j) **“Site”** shall mean a parcel of land composed of one or more Lots.

ARTICLE THREE

General Provisions

Section 1. Term. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time they shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by a majority of the then Owners of the Sites has been recorded agreeing to change the covenants in whole or in part.

Section 2. Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner of record at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any action brought to enforce these covenants, the prevailing party shall be entitled to recover attorneys' fees and costs, including costs of collection and interest.

Section 4. Severability. Invalidation of any of these covenants or restrictions by judgment or court order shall not affect any other provision which shall remain in full force and effect to the extent permitted under Florida law.

ARTICLE FOUR

Amendment of Declaration of Covenants and Restrictions

1. This Declaration of Restrictions may be amended by the Developer so long as any amendment is recorded in the Public Records of Alachua County, Florida, and so long as the rights of the then Owners of Sites are not diluted.
2. The Developer reserves the right to unilaterally change, modify or amend the name “Progress Center” in Developer’s sole and absolute discretion.
3. The Developer reserves and shall have the sole right (a) to amend these covenants and restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, (b) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions herein contained, and (c) to release any building plot from any part of the covenants and restrictions which have been violated (including, without limited the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Developer, in its sole judgment, determines such violation to be a minor or insubstantial violation.

ARTICLE FIVE

Additional Covenants and Restrictions

No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land shown on the aforementioned plat.

ARTICLE SIX

Architectural Control

No building, fence, wall, or other structure shall be erected, placed, or altered on any Site and no clearing or grading of any Site shall take place under the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality or workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevation. Each building, wall, or other structure or improvement of any nature shall be erected, placed or altered upon the premises only in accordance with the plans and plot plan so approved. Any change in the exterior appearance of any building, wall, fence or other structure or improvement shall be deemed an alteration requiring approval. The Committee shall have the absolute and exclusive right to refuse to approve any such building plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Developer of said land or contiguous land. The Committee shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph and will issue guidelines setting forth criteria to be used by the Committee in its approval process. These guidelines may be amended, modified or otherwise changed from time to time in the sole discretion of the Committee.

Any accessory building not constructed at the same time as the main structure must have prior Committee approval before construction commences.

ARTICLE SEVEN

Architectural Control Committee

Section 1: Membership. Membership in the Architectural Control Committee shall be as determined in the Bylaws of the Association.

Section 2. Procedure. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. At least ten (10) days prior to the commencement of any site construction, such plans and specifications shall be submitted to the Committee and shall consist of not less than the following:

Foundations, plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing site clearing area, location and orientation of all buildings and other structures and improvements proposed, including landscaping, to be constructed on the building plot, with all building restriction lines shown. The site plan shall include the proposed design of any drainage structure required by the Developer or the City of Alachua.

In addition, there shall be submitted to the Committee for approval a description of materials and such samples of building materials proposed to be used as the Committee shall specify and require. The Committee shall have the power to waive side, front, and rear setback requirements if same are less than a twenty percent (20%) variance but not less than minimum setbacks as required by the City of Alachua zoning ordinance.

ARTICLE EIGHT

Development Order, Land Use and Building Type

1. Development of Progress Center shall be subject to the terms and conditions contained in that certain Development Order adopted by the City of Alachua, Florida, by Resolution No. R-87-5 dated February 2, 1987 (“Development Order”), as said Development Order may be amended and extended from time to time.
2. Pursuant to the requirements of the Development Order, Developer has prepared or caused to be prepared a hazardous material management plan (“HMMP”) which shall be followed by the Developer and each occupant of Progress Center. Developer submitted such a HMMP which is administered by the Progress Center Property Owners Association, Inc., a not-for-profit corporation.
3. No Site within Progress Center shall be used except for: (i) research, design, testing, analysis, prototype development, pilot scale production and limited product assembly purposes; (ii) such other purposes, including administrative, professional and support services as the Committee may, in its sole judgment, determine to be an integral part of, related to or derivative of the aforesaid uses; and (iii) all other such uses permitted by all laws, ordinances, rules or regulations of any governmental entity having jurisdiction thereover, subject to the Committee’s prior written approval in the Committee’s sole and absolute discretion. The Committee shall, in its sole discretion, determine whether or not any existing or proposed use of a Site is a permitted use within the meaning and intent of this Declaration. No use will be permitted of any lands or space within the Center which fails to comport with the performance standards hereinafter set forth, nor shall any use be permitted which constitutes a nuisance, public or private, or which tends to damage or destroy public or private property, or which denigrates the integrity or character of the natural features of Progress Center.

4. When the construction of any building is once begun, work thereon shall be prosecuted diligently and continuously until the full completion thereof. The structures shown on the plans and specifications approved by the Committee must be completed in accordance with said plans and specifications within twelve months after the start of the first construction upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies, or natural calamities. A Lot may not be subdivided into a smaller lot than as originally purchased from the Developer or otherwise partitioned for sale. Two or more Lots may be added together and considered as one Site for building purposes.

5. The following restrictions are hereby imposed as covenants running with the land on that certain real property described in **Exhibit C** attached hereto and made a part hereof, which real property lies within the land platted as Progress Center: The real property described in **Exhibit C** shall be used for a conservation zone. The siting, construction, maintenance, repair, placement and use of a retention or detention pond on, over, under, across and through said real property shall be permitted in the conservation zone. Provided, however, that any maintenance on any retention or detention pond constructed on said real property shall not require active, regularly scheduled maintenance in the form of mowing, installation of roads or other activities involving frequent intrusion into the conservation zone; and further provided that any retention or detention pond constructed on said real property shall be designed in such a manner as to preserve as many of the existing trees located on the real property as possible.

6. The following restrictions are hereby imposed as covenants running with the land on that certain real property described in **Exhibit D** attached hereto and made a part hereof, which real property lies within the land platted as Progress Center: Any development of the real property

described in **Exhibit D** shall provide for the retention of not less than 50% of the existing vegetation and trees in their natural condition.

ARTICLE NINE

Performance Standards

The use of all Sites shall conform to such performance standards as the Committee may from time to time prescribe in writing governing noise; smoke and particulate matter; toxic gases, fumes and vapors; vibration; glare and lighting; effluent discharge; the disposal of waste materials; radiation and other matters of environmental concern. The use of all sites shall comply with all Federal, state and local laws, regulations and guidelines relating to the impact on the environment of construction, land use, maintenance and operation of the Improvements and conduct of activities.

ARTICLE TEN

Temporary Structures

No structure of a temporary character, basement, tent, shack, barn, mobile home, or other outbuilding of any type shall be located on any Site at any time except for temporary facilities needed during construction of permanent buildings.

ARTICLE ELEVEN

Lot Area and Building Location

- (a) Each Lot shall contain an area of not less than one (1) acre. Provided, however, Developer shall have the right to designate as a Site any area exceeding one (1) acre, whether or not the Site be a multiple of one (1) acre. Further provided, however, that this subparagraph shall not be deemed as a restriction or prohibition against the establishment of service centers with Progress Center which may result in density within said service centers of

greater than one building per acre. No Site shall be subdivided without the prior written approval of the Developer.

- (b) No more than 65% of any Site may be covered by impervious surface.
- (c) No building shall be located on any Site
 - i. nearer than thirty (30) feet to the front lot line; or
 - ii. nearer than twenty-five (25) feet to any side street line; or
 - iii. nearer than twenty (20) feet to any side interior lot line except where a side lot line abuts a residential boundary which shall be a minimum of fifty (50) feet;
 - iv. nearer than ten (10) feet to a rear lot line except where a rear lot line abuts a residential boundary which shall be a minimum of fifty (50) feet;
 - v. nearer than forty (40) feet to the right-of-way of Progress Boulevard.
- d. No driveway shall be located nearer than five (5) feet to an interior lot line except a back-up turn-around pad may be located as near as one (1) foot to a property line.
- e. Except with the written approval of the Committee, no fence of any kind shall be placed or constructed nearer to the front property line than the building set-back line or the front corner of the building, whichever distance is greater. No fence shall be located nearer than two (2) inches to an interior lot line. No fence shall exceed six (6) feet in height.
- f. For the purposes of this covenant, eaves and steps shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another Site.

ARTICLE TWELVE

Parking and Loading

Off-street parking spaces sufficient to accommodate the parking demands generated by the use of each Site shall be provided on the Site. No on-street parking shall be permitted. Each parking space shall be directly accessible from a street, alley or other public right-of-way or from an adequate access aisle or driveway leading to or from a street, alley or other public right-of-way. All off-street parking spaces shall be so arranged that no motor vehicle shall have to back into any street or public right-of-way. No entrance or exit driveway shall be permitted any nearer than fifty (50) feet from a street intersection. All driveways shall be constructed of concrete, brick, or asphalt unless specifically waived by the Committee.

ARTICLE THIRTEEN

Landscaping

All Buildings and other improvements on any Site shall be placed so that the existing topography and vegetation is disturbed as little as possible and so that the maximum number of desirable trees and natural features is preserved. No tree may be removed or other natural feature altered except with the prior written approval of the Committee. Each Site on which a building is to be placed shall be landscaped in accordance with the plans and specifications submitted to and approved by the Committee. The approved landscaping shall be completed no later than the date upon which the Building is completed or occupied, whichever first occurs. All areas not covered by an impervious surface shall be landscaped, sodded or seeded. All off-street parking, loading and unloading areas shall be screened from view from other sites and from public roads, streets and rights-of-way by the use of earth berms or other landscaping materials. All trees, plants, shrubs and other landscaping materials shall be of varieties that are adaptable to the local soil and climate conditions and shall blend with existing natural growth and be compatible with adjacent landscaped areas.

ARTICLE FOURTEEN

Utility Placement and Designs

All building connections for utilities including, but not limited to, water, sewerage, electricity, telephone, and television shall be run underground from the proper connecting points to the building structure in such manner as to be acceptable to the governing utility authority and the Committee.

Exterior radio and television installations must be approved in writing by the Committee. All exterior lighting shall be designed, erected, altered, moved and maintained in accordance with plans and specifications submitted to and approved in writing by the Committee. It is the declared intention of the Committee that to the extent possible exterior lighting shall be compatible and harmonious through the Center and shall be visually masked or screened consistent with appropriate electromagnetic considerations.

ARTICLE FIFTEEN

Water Supply and Sewage Disposals

No individual water supply system of any type shall be permitted on any Site, unless approved in writing by the Committee.

No individual sewage disposal system shall be permitted on any Site unless such system is designed, located, and constructed in accordance with the requirements, standards, and recommendations of the State of Florida and City of Alachua health departments. Approval of such system as installed shall be obtained from such department or departments and the Committee.

ARTICLE SIXTEEN

Garbage and Refuse Disposal

All Sites, Buildings and other Improvements shall be maintained in a safe, clean, orderly and aesthetically pleasing condition. All landscaping and exterior portions of buildings and other structures shall be maintained in order to preserve an attractive appearance.

No lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs, or rubbish. Trash, garbage, or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers in such a manner as to be acceptable to the Committee. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be located so as not to be visible from a street. All waste shall be disposed of in compliance with Federal and state law, and no pollutants in violation of Federal and state standards shall be permitted.

ARTICLE SEVENTEEN

Mail Boxes

No mail box or paper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected or located on any building plot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved in writing by the Committee. If and when the United States mail service or the newspaper or newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to the building structure, each property owner, on the request of the Committee, shall replace the boxes or receptacles previously employed for such purpose or purposes with all receptacles attached to the building structure.

ARTICLE EIGHTEEN

Signs

All signs must be approved in writing by the Committee. No sign shall be erected on the roof of any building structure nor shall any sign extend above the eave line of a Building. No obtrusive signs shall be erected on land or on Buildings. Billboard, pylons and portable signs shall not be permitted. The Developer may temporarily erect those signs which in the Developer's opinion are necessary to provide development of the Center.

ARTICLE NINETEEN

Protective Screening

Protective screening areas are or shall be established as shown on the approved site plan. Except as otherwise provided herein regarding street intersections under ARTICLE TWENTY, planting, fences, or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen. No Building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the area shall be permitted except for purpose of installation and maintenance of screening, utilities, and drainage facilities. Outside storage which has been approved by the Committee must be screened (80% opacity) from public view and screening must be maintained.

ARTICLE TWENTY

Sight Distance at Intersections

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the property lines extended. The same sight-line

limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

ARTICLE TWENTY-ONE

Easements

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. The Developer reserves the right to cause the installation and maintenance of utilities, drainage and other facilities for the benefit of the Center or its Site Owners within the front and rear twenty-five (25) feet and within the fifteen (15) feet along each side of each Site. Developer further reserves the right to grant easements for the installation of utilities, drainage and other facilities for the benefit of the Developer through individual Sites, provided that in so doing the Developer does not cause any damage to existing Buildings or improvements or require a change in any construction plans which the Committee has previously approved. All easements given for the benefit of an individual Site shall be subject to the prior approval of the Committee. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Site and all improvements in it shall be maintained continuously by the owner of the Site, except for those improvements for which a public authority or utility company is responsible.

ARTICLE TWENTY-TWO

Livestock and Poultry

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Site except those used in connection with research activities or security dogs used by a group or agency authorized by the Developer.

ARTICLE TWENTY-THREE

Oil and Mining Operations

No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any Site, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Site.

ARTICLE TWENTY-FOUR

Nuisances

No noxious or offensive activity shall be carried on upon any Site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other property owners or tend to damage or destroy either private or public property.

ARTICLE TWENTY-FIVE

Motorized Vehicles

All motorized vehicles operating within the Center must be properly mufflered so as to eliminate noise which might be offensive to others.

All vehicles operated in the Center are subject to speed limit signs posted in the Center.

ARTICLE TWENTY-SIX

Progress Center Property Owners Association

Section 1. Membership. Every Owner, as defined in Article One, shall be deemed to have a membership in the Association. If fee simple title to a Site is held by more than one person, each

such person shall be a member of the Association. For any Site upon which is located a condominium, the condominium association shall be deemed to be a member of the Association. An Owner of more than one Site is entitled to one membership for each Site owned. Each membership is appurtenant to the Site upon conveyance of fee simple title to that Site. No person other than a fee simple owner of a Site or condominium association on behalf of the owners of a condominium may be a member of the Association, and no membership in the Association may be transferred except by the transfer of title to a Site; provided; however, the foregoing shall not be construed to prohibit the assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

Section 2. Voting. The Association shall have two classes of voting membership as follows. All votes aggregated from both voting membership shall constitute the total outstanding votes available for voting purposes in determining the action of the Association on any matter to be approved by vote (herein "Outstanding Votes").

Class A. So long as there is a Class B membership, Class A members are all fee simple owners except the Developer and are entitled to one vote per acre for each acre, or fraction thereof, contained in the Site owned by such Owner. Upon termination of Class B membership, Class A members shall be all Owners, including the Developer, so long as the Developer is an Owner. There shall be fractional voting for ownership of portions of Lots and all such fractions shall be rounded off to the nearest one-tenth of an acre. If more than one person owns an interest in any Site, all such persons are members; but there may be only one vote cast per Lot with respect to such Site. Such vote may be exercised as the Owners determine among themselves; but no split vote is permitted. The condominium association of any condominium located on a Site shall cast all votes attributable to the owners of the condominium. Prior to any meeting at which a vote is to

be taken, each co-owner of a condominium association shall file the name of the voting co-owner, or condominium association member, with the secretary of the Association to be entitled to vote at such meeting, unless such co-owners or condominium association has filed a general voting authority with the secretary applicable to all votes until rescinded.

Class B. The Class B member is the Developer and is entitled to have four votes per acre for each acre, or fraction thereof, in every Site owned by the Developer. The Class B membership shall cease and be converted to Class A membership upon the happening of any one of the following events, which occurs first:

1. When the Developer voluntarily relinquishes its right to Class B membership.
2. When the Developer no longer owns any portion of Progress Center.

The total Outstanding Votes in the Association may vary from time to time depending upon the number of Sites sold to third parties by the Developer.

Section 3. Not-For-Profit Corporation. The Association shall be governed by its Articles of Incorporation; and all duties, obligations, benefits, liens, and rights hereunder in favor of the Association shall vest in said Association.

Section 4. Bylaws. The Association may make whatever rules or bylaws it may choose to govern the Association; provided, however, that said rules and bylaws are not in conflict with the terms and provisions hereof.

Section 5. Inspection of Records. The members of the Association shall have the right to inspect the books and records of the Association at reasonable times during normal business hours.

ARTICLE TWENTY-SEVEN

Maintenance and Assessments

Section 1. Association's Responsibilities and Creation of Lien and Personal Obligation of Assessments. The Association shall be charged with the duties specified in the HMMP for Progress Center required pursuant to the Development Order. To fund the Association in the performance of its duties, each Site is hereby subjected to assessments and the Developer, for each Site it owns within Progress Center hereby covenants, and each Owner of any Site by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: annual assessments or charges, and such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on each Site and shall be a continuing lien upon the Site against which such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall be the personal obligation of the person who was the Owner of such Site at the time when the assessment fell due. The personal obligation for delinquent assessment shall not pass to a successor in title unless expressly assumed by said successor.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to fund the operation of the Association and the performance of its duties as set forth in its Articles of Incorporation and the HMMP for Progress Center.

Section 3. Computation of Assessments. It shall be the duty of the Board of Directors of the Association (the "Board"), at least sixty (60) days before the beginning of the Association's fiscal year, to prepare a budget covering the estimated costs of operating the Association during the coming year. The Board shall cause a copy of the budget and the amount of assessments to be levied against each Site for the following year to be delivered to each Owner at least thirty (30) days prior to the end of the current fiscal year. The budget and the assessment shall become effective unless disapproved at a meeting of the members by a vote of the members representing

at least a majority of the total Class A vote in the Association and the vote of the Class B members, if such exist. There shall be no obligation to call a meeting for purpose of considering the budget except as provided in the bylaws of the Association. Notwithstanding the foregoing, however, in the event the proposed budget is disapproved or the Board fails for any reason so to determine the budget for any year, then, and until such time as a budget shall have been determined as provided herein, the budget in effect for the immediately preceding year shall continue for the current year.

Section 4. Special Assessments. In addition to the assessments authorized above, the Association may levy a special assessment or special assessments; provided, such assessment shall have the affirmative vote or written consent of members or their alternatives representing at least seventy-five percent of the Class A vote in the Association and the affirmative vote or written consent of the Class B member, if such exists. Special assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which such special assessment is approved, if the Board so determines.

The Association may also levy a special assessment against any member to reimburse the Association for costs incurred in bringing a member and his Site into compliance with the provisions of the Declaration, any amendments thereto, the articles, the bylaws of the Association and its rules, which special assessment may be levied upon the vote of the Board after notice to the member and an opportunity for a hearing.

Section 5. Lien for Assessments. Upon recording of a notice of lien on any Site, there shall exist a perfected lien for unpaid assessments prior and superior to all other liens, except (1) all taxes, bonds assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first mortgage of record. Such lien, when delinquent, may be enforced by suit, judgment, and foreclosure.

The Association, acting on behalf of all the Owners, shall have the power to bid for the Site at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. During the period in which a Site is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf (b) no assessment shall be assessed or levied on it; and (c) each other Site shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged such Site had it not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid common expenses and attorney's fees shall be maintainable without foreclosing or waiving the lien securing the same. Under no circumstances shall the Board suspend the voting rights of a member for nonpayment of any assessment.

ARTICLE TWENTY-EIGHT

Additions to Existing Property

Additional lands may be subject to this Declaration in the following manner:

- (a) Additions by Developer. Additional lands contiguous to Progress Center, as more particularly described in **Exhibit A** of this Declaration, may be annexed by the Developer without consent of the members of the Association within twenty (20) years of the date of the Declaration. Any additions authorized under this and the succeeding subsection shall be made by filing an amendment to this Declaration and annexation agreement with respect to the additional property or properties which shall extend the covenants and restrictions of this Declaration to such property. Such amendment must impose an annual assessment on the property covered thereby on a uniform per lot basis, substantially equivalent to the assessments imposed by this Declaration, and may contain such complementary additions

and/or covenants and restrictions contained in this Declaration as may be applicable to the additional lands.

(b) Other Additions. Upon the approval of the Board, in its sole discretion, the owner of any property who desires to make it subject to this Declaration and to subject it to the jurisdiction may file of record an annexation agreement and amendment to this Declaration upon the satisfaction of the conditions specified in subsection (a) above.

(c) Mergers. Upon a merger or consolidation of the Association with another association, the Association's properties, rights, and obligations may be transferred to another surviving or consolidated association, or, alternatively, the properties, rights and obligations of another association may be added to the properties, rights, and obligations of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated association shall administer the covenants and restrictions established by this Declaration and all amendments hereto, together with the covenants and restrictions applicable to the properties of the other association, as one scheme. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration or any amendments hereto.

ARTICLE TWENTY-NINE

Enforcement

1. Enforcement shall be by action against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. The party bringing the action shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney.

2. Invalidation of any one of these covenants by judgment or Court order in no way shall affect any of the other provisions, which shall remain in full force and effect.

ARTICLE THIRTY

Parcels Owned by City of Alachua

1. The City of Alachua owns Parcels 5, 6, and 7 within Progress Center (“Recreational Property”), as more particularly described in the Special Warranty Deed recorded at Official Record Book 2923, Page 1354 of the Public Records of Alachua County, Florida; a copy of the legal descriptions is attached as **Composite Exhibit E** and incorporated herein.

2. The Recreational Property is restricted by the terms of a purchase grant to certain recreational and conservation purposes. The City uses the Recreational Property for youth baseball field and other passive recreational and conservation purposes.

3. The City of Alachua also owns Parcel 39 within Progress Center (“Lift Station”), as more particularly described in the Quitclaim Deed recorded at Official Record Book 5154, Page 2759 of the Public Records of Alachua County, Florida. The property is used for public wastewater infrastructure; a copy of the legal descriptions is attached as **Composite Exhibit E** and incorporated herein.

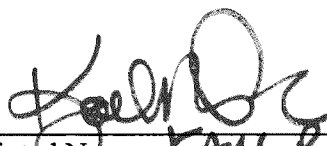
4. The Developer seeks to clarify that the Recreational Property and Lift Station are not subject to the Declaration, including any management fees or assessments imposed thereunder, so long as the Recreational Property and Lift Station are owned by the City of Alachua. If the City of Alachua ever transfers title to the Recreational Property or Lift Station and the Property is no longer being used for the purposes stated in this Article Thirty of the Declaration, the covenants and restrictions set forth in the Declaration, including any management fees or assessments imposed thereunder, may be reimposed on the transferred property by a decision of the majority

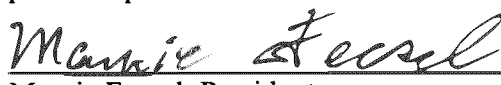
of the voting members of the Progress Center Property Owner's Association, Inc. if it is not a violation of any law.


IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name by its President and attested by its Secretary this 1st day of August, 2024.

WITNESSES:

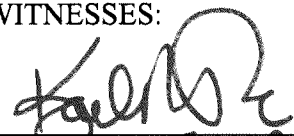
PROGRESS CENTER PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit corporation.



Printed Name: Karl R. Lapan
Address: 12085 Research Drive
Alachua, FL 32615

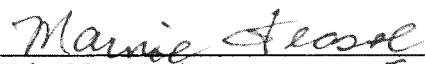

Marnie Feasel, President
Address: P.O. Box 969
Alachua FL 32616


Print Name: ELLIOTT WELKER
Address: 12085 Research Drive
Alachua, FL 32615

WITNESSES:


Printed Name: Karl R. Lapan
Address: 12085 Research Dr.
Alachua, FL 32615

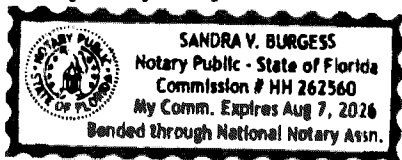

Ryan Kern, Secretary
Address: 11930 Research Circle
Alachua, FL 32615


Print Name: Marnie Feasel
Address: P.O. Box 969
Alachua 32616

State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me the 1st day of August, 2024 by Marnie Feasel, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Sandra V. Burgess
Notary Public

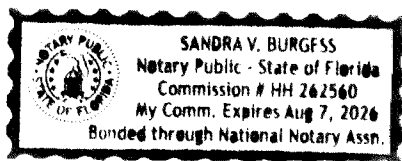
Printed Name: Sandra V. Burgess

My Commission Expires 8-7

State of Florida
County of Alachua

The foregoing instrument was sworn to and subscribed before me the 1st day of August, 2024 by Ryan Kern, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Sandra V. Burgess
Notary Public

Printed Name: Sandra V. Burgess

My Commission Expires 8-7-26

The following information about the Members of the Organizing Committee of the Progress Center Property Owners Association, Inc. is provided to comply with § 720.405(1), Florida Statutes:

Ryan Kern
11930 Research Circle
Alachua, FL 32615
Phone: (386) 462-9622

Darryl Tompkins
P.O. Box 519 (32616)
14420 NW 151st Boulevard
Alachua, FL 32615
Phone: (386) 418-1000

Brian Block
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
Office: (352) 333-3233, ext. 202
Mobile: (352) 258-2228

Appendix

**To the Declaration of Restrictions of
PROGRESS CENTER
(see Exhibit A for legal description)**

To comply with § 720.405(2), Florida Statutes (2023), this Appendix identifies each parcel, which is to be subject to the governing documents, by its parcel number and by the name of the parcel owner or the person in whose name the parcel is assessed on the last completed tax assessment roll (2023) of Alachua County, Florida:

Tax Parcel ID	Parcel(s) Owner
03956-010-000	Concept Development, Inc., a Florida corporation
03956-010-001	Nucleic Acids Licensing L.L.C., a Florida limited liability company
03956-010-002	Progress Center Office Development, LLLP, a Florida limited liability limited partnership
03956-010-003	University of Florida Board of Trustees, a public body corporate of the State of Florida
03956-010-004	State of Florida IIF TIITF/University of Florida, Livestock Testing Site/Bio Bld
03956-010-005	State of Florida IIF
03956-010-006	FTA Alachua, L.C., a Florida limited liability company
03956-010-007	HW Real Estate Holdings, LLC, a Florida limited liability company
03956-010-008	RTI OEM, LLC, a Delaware limited liability company
03956-010-009	Atris Enterprises LLC, a Florida limited liability company
03956-010-010	RD Progress LLC, a Florida limited liability company
03956-010-011	Tucker-Davis Technologies, Inc., a Florida corporation
03956-010-012	Tucker-Davis Technologies, Inc., a Florida corporation
03956-010-013	Ecoanalysts, Inc., an Idaho corporation
03956-010-014	Hydrosphere Research Environmental Services, Inc., a Florida Corporation
03956-010-015	Alachua Office Partners, L.L.C., a Florida limited liability company
03956-010-016	Applied Learning Systems, Inc., a Florida corporation
03956-010-017	Hawley-Wiggins, L.L.C., a Florida limited liability company
03956-010-021	Darryl J. and Cindy P. Tompkins, husband and wife
03956-010-022	Alachua Copeland Park Investments LLC, a Florida limited liability company
03956-010-023	Concept Development, Inc., a Florida corporation
03956-010-024	Darryl J. Tompkins, a married man
03956-010-025	National Center for Construction Education and Research, LTD, a Virginia not for profit corporation
03956-010-026	Alachua Copeland Park Investments LLC, a Florida limited liability company
03956-010-027	Shoppes at Progress Center, LLC, a Florida limited liability company
03956-010-028	Ponce Inlet Group, LLC, a Florida limited liability company

03956-010-029	National Center for Construction Education and Research, LTD, a Virginia not for profit corporation
03956-010-030	Alachua Copeland Park Investments LLC, a Florida limited liability company
03956-010-031	Concept Development, Inc., a Florida corporation
03956-010-032	Concept Development, Inc., a Florida corporation
03956-010-033	Concept Development, Inc., a Florida corporation
03956-010-034	Concept Development, Inc., a Florida corporation
03956-010-035	Concept Development, Inc., a Florida corporation
03956-010-036	Concept Development, Inc., a Florida corporation
03956-010-037	Concept Development, Inc., a Florida corporation
03956-010-038	Progress Center Property Owners Association, Inc., a Florida Corporation
03956-010-039	City of Alachua, a municipality within Alachua County
03956-010-040	Brammer Bio LLC, a Delaware limited liability company
03956-010-041	Alachua Copeland Park Investments LLC, a Florida limited liability company
03956-011-000	Concept Development, Inc., a Florida corporation

NO REVIEW OR EXAMINATION OF THE LEGAL DESCRIPTION(S) OR TITLE(S) TO THE ABOVE-MENTIONED PROPERTY OR PROPERTIES HAS BEEN MADE BY PATRICE BOYES, ESQ., OR HER FIRM, AND THE LEGAL DESCRIPTIONS CONTAINED IN THE FOLLOWING PAGES WERE PROVIDED BY THE OWNERS AS THE CORRECT AND ACCURATE LEGAL DESCRIPTION(S), AND WERE DERIVED WITHOUT A SURVEY AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID DESCRIPTIONS.

EXHIBIT A

LEGAL DESCRIPTION

21-0105.145

**DATE:** JANUARY 10, 2024**PROJECT NAME:** PROGRESS CENTER, DRI**PROJECT NO:** 21-0105.145**DESCRIPTION FOR:** OVERALL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 1, 2, 3 AND 4 IN SECTION 24 AND A PORTION OF SECTION 13, 14 AND 23, CITY OF ALACHUA, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23 AND RUN THENCE SOUTH 01°24'48" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 24, A DISTANCE OF 33.02 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE SOUTH 01°24'48" EAST, ALONG SAID WEST BOUNDARY, 1617.99 FEET, TO THE NORTHERLY BOUNDARY OF A 100 FOOT POWER LINE EASEMENT, THENCE SOUTH 87°19'03" EAST, ALONG SAID NORTHERLY BOUNDARY, 2646.35 FEET, TO THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 4 OF SAID SECTION 24; THENCE NORTH 01°27'18" WEST, ALONG THE EAST BOUNDARY OF GOVERNMENT LOTS 4 AND 1 OF SAID SECTION 24, A DISTANCE OF 2558.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 20 & 25); THENCE SOUTH 81°33'08" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 599.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2391.86 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 57°49'26", AN ARC DISTANCE OF 2413.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°04'20" WEST, ALONG SAID RIGHT OF WAY LINE, 104.85 FEET; THENCE NORTH 38°32'52" WEST, ALONG SAID RIGHT OF WAY LINE, 480.10 FEET, TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-340-A, THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 547.96 FEET, AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 13°57'12", AN ARC DISTANCE OF 133.45 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 61°57'23" WEST, 133.12 FEET; THENCE SOUTH 54°58'47" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 123.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 843.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 14°48'00", AN ARC DISTANCE OF 217.88 FEET TO THE END OF SAID CURVE; THENCE SOUTH 69°46'47" WEST, 248.93 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1934.86 FEET; THENCE SOUTHWESTERLY

ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 05°50'26", AN ARC DISTANCE OF 197.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°42'00" WEST, 197.15 FEET; THENCE SOUTH 01°35'12" EAST, 121.89 FEET, TO THE NORTH BOUNDARY OF SAID SECTION 23 AND THE CENTERLINE OF A 20 FOOT POWER LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1201, PAGE 430 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°24'04" EAST, ALONG THE EAST LINE OF A 40 FOOT RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1265, PAGE 769 AND OFFICIAL RECORDS BOOK 1279, PAGE 840 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, 1332.38 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 89°14'54" EAST, ALONG SAID SOUTH LINE, 618.74 FEET, TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°27'33", AN ARC DISTANCE OF 151.08 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°01'18" EAST, 149.84 FEET; THENCE NORTH 89°14'54" EAST, PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 121.39 FEET; THENCE SOUTH 00°45'05" EAST, 5.00 FEET; THENCE NORTH 89°14'54" EAST, PARALLEL TO SAID SOUTH BOUNDARY, 188.71 FEET; THENCE NORTH 00°45'05" WEST, 5.00 FEET; THENCE NORTH 89°14'54" EAST, PARALLEL TO SAID SOUTH BOUNDARY, 206.20 FEET, TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23 AND THE **POINT OF BEGINNING.**

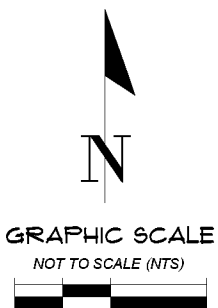
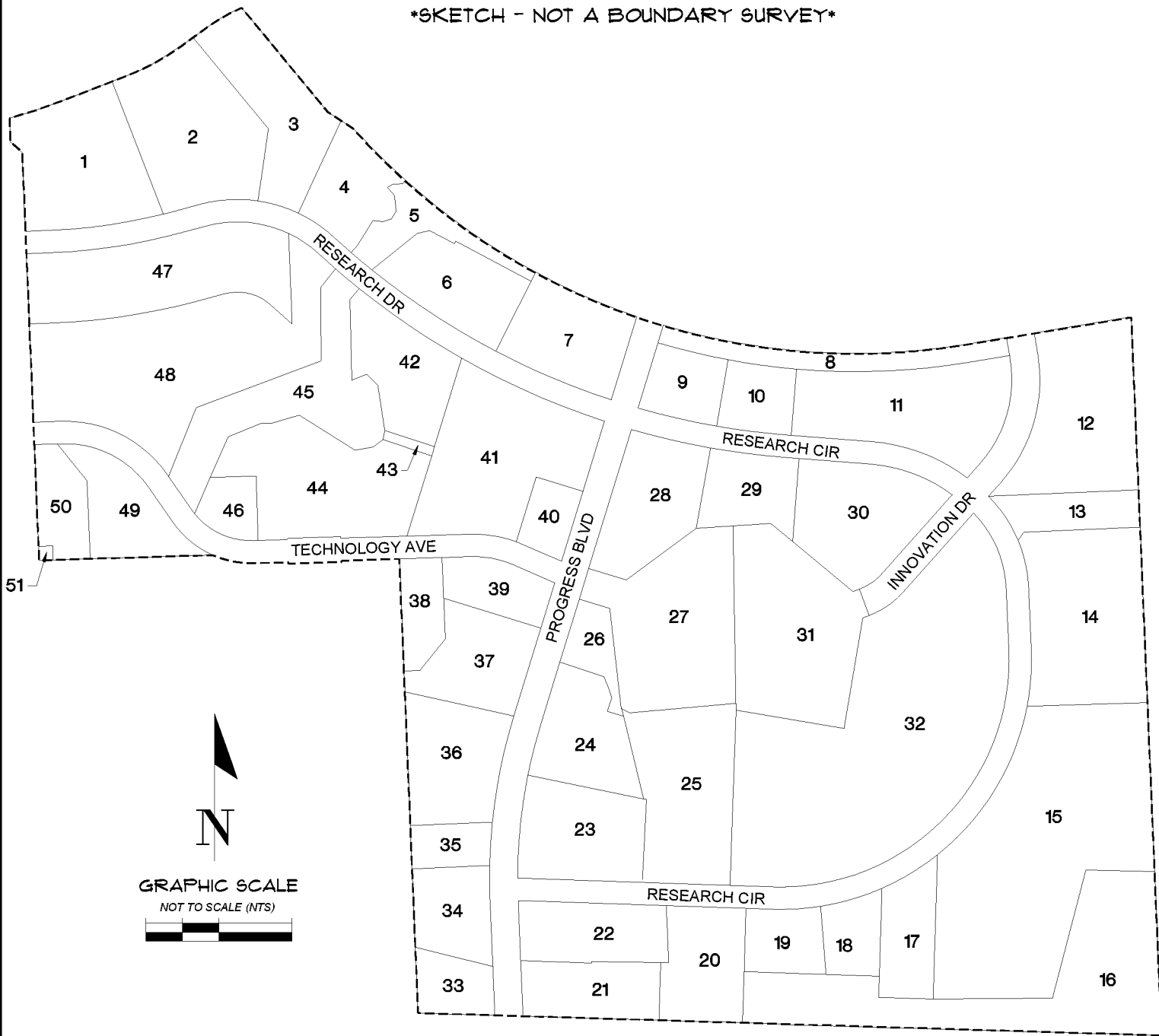
LESS: "PARCEL B" OF PROGRESS CENTER, AS RECORDED IN PLAT BOOK "M", PAGE 82 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 203.71 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS

SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST
AND IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

SKETCH - NOT A BOUNDARY SURVEY



CERTIFIED TO:

BURGESS MANAGEMENT SERVICES, LLC
PATRICE BOYES, P.A.

SHEET NO. 1 OF 1	This map prepared by:		CHAD A COLSON	DATE:	01-10-2024	SCALE:	NTS
	Certificate of Authorization No. L.B. 5075			TECHNICIAN:	NAD	VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING	
	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			CHECKED BY:	CAC	0 1/2" IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
			Professional Surveyor & Mapper Fla. License No. 7142	PROJECT NUMBER:	21-0105.145		

LEGAL DESCRIPTIONS

**DESCRIPTION: #1****TAX PARCEL NO: 03956-010-004**

(PER OFFICIAL RECORDS BOOK 1808, PAGE 1334)

PARCEL 'D' OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #2**TAX PARCEL NO: 03956-010-032**

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

PARCEL 9 (PROGRESS PARK, PARCEL B)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA LYING AND BEING SITUATED IN SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "D" OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 20°13'13" WEST, ALONG THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 506.35 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2054 (50 FOOT RIGHT OF WAY); THENCE NORTH 69°46'47" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 843.51 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°22'47" EAST, 217.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 14°48'00", AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°58'47" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.73 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 7, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2923, PAGE 1354 OF SAID PUBLIC RECORDS; THENCE SOUTH 38°32'52" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 421.13 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 09°16'53" WEST, A DISTANCE OF 259.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE

NORTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE (80 FOOT RIGHT OF WAY) AND BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 505.70 FEET, AND BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 87°39'53" WEST, 203.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 23°14'03", AN ARC DISTANCE OF 205.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°02'58" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 109.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1960.00 FEET, AND BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 76°27'39" WEST, 28.15 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°49'23", AN ARC DISTANCE OF 28.15 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #4**TAX PARCEL NO: 03956-010-009**

(PER OFFICIAL RECORDS BOOK 4730, PAGE 1613)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2 IN SECTION 24 AND A PORTION OF GOVERNMENT LOT 3 IN SECTION 13 AND A PORTION OF SECTIONS 14, AND 23, CITY OF ALACHUA, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RESEARCH DRIVE (80 FOOT RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100 FOOT RIGHT-OF-WAY) AS PER "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2691.86 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RESEARCH DRIVE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 46 MINUTES 52 SECONDS, AN ARC DISTANCE OF 1070.30 FEET TO THE POINT OF BEGINNING. SAID ARC BEING SUBTENDE BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59 DEGREES 28 MINUTES 54 SECONDS WEST, 1063.26 FEET; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 59 SECONDS, AN ARC DISTANCE OF 82.99 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDE BY A CHORD HAVING A BEARING AND A DISTANCE OF NORTH 47 DEGREES 12 MINUTES 28 SECONDS WEST, 82.99 FEET, SAID END OF CURVE BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 505.70 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 09 SECONDS, AN ARC DISTANCE OF 153.01 FEET, SAID ARC BEING SUBTENDE BY A CHORD HAVING A BEARING AND A DISTANCE OF NORTH 54 DEGREES 59 MINUTES 34 SECONDS WEST, 152.43 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 15 SECONDS EAST, 362.64 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. _____

441 (STATE ROAD NO.'S 20 AND 25); THENCE SOUTH 56 DEGREES 04 MINUTES 20 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 47.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2391.86 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 08 SECONDS, AN ARC DISTANCE OF 261.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43 DEGREES 45 MINUTES 00 SECONDS EAST, 260.88 FEET TO A POINT ON THE WESTERLY LINE OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS PER SAID, "REPLAT OF PROGRESS CENTER"; THENCE SOUTHWESTERLY, SOUTHEASTERLY, SOUTHWESTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID WESTERLY LINE OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT THROUGH THE FOLLOWING 10 COURSES: 1) SOUTH 35 DEGREES 58 MINUTES 38 SECONDS WEST, 16.00 FEET, 2) SOUTH 86 DEGREES 58 MINUTES 38 SECONDS WEST, 37.25 FEET, 3) SOUTH 60 DEGREES 51 MINUTES 07 SECONDS WEST, 19.82 FEET, 4) SOUTH 39 DEGREES 35 MINUTES 54 SECONDS EAST, 38.50 FEET, 5) SOUTH 08 DEGREES 35 MINUTES 54 SECONDS EAST, 55.84 FEET, 6) SOUTH 28 DEGREES 25 MINUTES 42 SECONDS WEST, 33.01 FEET, 7) SOUTH 73 DEGREES 08 MINUTES 55 SECONDS WEST, 30.59 FEET, 8) NORTH 83 DEGREES 46 MINUTES 27 SECONDS WEST, 36.99 FEET, 9) SOUTH 32 DEGREES 44 MINUTES 17 SECONDS WEST, 101.77 FEET, 10) SOUTH 41 DEGREES 54 MINUTES 32 SECONDS WEST, 35.74 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #5**TAX PARCEL NO: 03956-010-038**

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

EASEMENT #3

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3741, PAGE 1234 OF SAID PUBLIC RECORDS; SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200' RIGHT OF WAY); THENCE SOUTH 28°11'56" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 33.43 FEET TO AN INTERSECTION WITH A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON SAID REPLAT OF PROGRESS CENTER; THENCE THE FOLLOWING 5 COURSES ALONG THE BOUNDARY OF SAID EASEMENT; (1) THENCE NORTH 61°13'35" WEST, A DISTANCE OF 311.10 FEET; (2) THENCE SOUTH 24°54'15" WEST, A DISTANCE OF 9.61 FEET; (3) THENCE NORTH 62°24'42" WEST, A DISTANCE OF 100.06 FEET; (4) THENCE SOUTH 77°51'41" WEST, A DISTANCE OF 44.28 FEET; (5) THENCE SOUTH 51°09'12" WEST, A DISTANCE OF 208.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE

(80' RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2691.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°22'17" WEST, 120.40 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°33'46", AN ARC DISTANCE OF 120.41 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2726, PAGE 304 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING 10 COURSES ALONG THE BOUNDARY OF SAID LANDS; (1) THENCE NORTH 41°54'32" EAST, A DISTANCE OF 35.74 FEET; (2) THENCE NORTH 32°44'17" EAST, A DISTANCE OF 101.77 FEET; (3) THENCE SOUTH 83°46'27" EAST, A DISTANCE OF 36.99 FEET; (4) THENCE NORTH 73°08'55" EAST, A DISTANCE OF 30.59 FEET; (5) THENCE NORTH 28°25'42" EAST, A DISTANCE OF 33.01 FEET; (6) THENCE NORTH 08°35'54" WEST, A DISTANCE OF 55.84 FEET; (7) THENCE NORTH 39°35'54" WEST, A DISTANCE OF 38.50 FEET; (8) THENCE NORTH 60°51'07" EAST, A DISTANCE OF 19.82 FEET; (9) THENCE NORTH 86°58'38" EAST, A DISTANCE OF 37.25 FEET; (10) THENCE NORTH 35°58'38" EAST, A DISTANCE OF 16.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2391.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°06'08" EAST, 600.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 14°25'05", AN ARC DISTANCE OF 601.89 FEET TO THE **POINT OF BEGINNING**

THE ABOVE DESCRIBED PARCEL CONTAINS 1.58 ACRES, MORE OR LESS.

DESCRIPTION: #6

TAX PARCEL NO: 03956-010-033

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

PARCEL 9 (PROGRESS PARK, PARCEL B)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3741, PAGE 1234 OF SAID PUBLIC RECORDS, SAID CORNER BEING SITUATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE (80 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100 FOOT RIGHT OF WAY), AS SHOWN ON SAID REPLAT OF PROGRESS CENTER, AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2691.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°23'23" WEST, 420.65 FEET; THENCE NORTHWESTERLY ALONG

THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°57'45", AN ARC DISTANCE OF 421.08 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2691.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°16'50" WEST, 527.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 11°15'20", AN ARC DISTANCE OF 528.81 FEET TO AN INTERSECTION WITH THE BOUNDARY OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON SAID REPLAT OF PROGRESS CENTER; THENCE THE FOLLOWING FIVE (5) COURSE ALONG THE BOUNDARY OF SAID EASEMENT; (1) THENCE NORTH 51°09'12" EAST, A DISTANCE OF 208.13 FEET; (2) THENCE NORTH 77°51'41" EAST, A DISTANCE OF 44.28 FEET; (3) THENCE SOUTH 62°24'42" EAST, A DISTANCE OF 100.08 FEET; (4) THENCE NORTH 24°54'15" EAST, A DISTANCE OF 9.61 FEET; (5) THENCE SOUTH 61°13'35" EAST, A DISTANCE OF 311.10 FEET TO THE WESTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3741, PAGE 1234 OF SAID PUBLIC RECORDS; THENCE SOUTH 28°11'56" WEST, ALONG SAID WESTERLY LINE A DISTANCE OF 278.64 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #7**TAX PARCEL NO: 03956-010-027**

(PER OFFICIAL RECORDS BOOK 3741, PAGE 1234)

PARCEL "F"

A PORTION OF PROGRESS CENTER REPLAT, RECORDED IN PLAT BOOK "P" PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LOCATED IN GOVERNMENT LOT 2 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100 FOOT RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE (80 FOOT RIGHT OF WAY) AS SHOWN ON SAID REPLAT OF PROGRESS CENTER; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2691.86 FEET, THROUGH A CENTRAL ANGLE OF 8°57'45" AN ARC DISTANCE OF 421.08 FEET (CHORD BEARING AND DISTANCE OF N.67°22'42"W., 420.65 FEET RESPECTIVELY); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.27°12'37"E. A DISTANCE OF 312.07 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, ALSO KNOWN AS STATE ROAD NO. 25 (200 FOOT RIGHT OF WAY) SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2391.86 FEET; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°46'47", AN ARC DISTANCE OF 366.52 FEET (CHORD BEARING AND DISTANCE OF S.66°39'21" E., 366.16 FEET RESPECTIVELY) TO THE AFOREMENTIONED WESTERLY RIGHT

OF WAY LINE OF PROGRESS BOULEVARD, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, S.17°06'47"W., ALONG SAID WESTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD, A DISTANCE OF 307.87 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #8

TAX PARCEL NO: 03956-010-038

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

EASEMENT #8

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER, SAID CORNER BEING SITUATED ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200' RIGHT OF WAY); THENCE SOUTH 81°33'08" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 449.35 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF INNOVATION DRIVE (100' RIGHT OF WAY), AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 81°33'08" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.04 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2391.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°27'21" WEST, 1075.46 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°59'03", AN ARC DISTANCE OF 1084.73 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100' RIGHT OF WAY); THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 268 OF SAID PUBLIC RECORDS AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2456.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°26'56" EAST, 1105.26 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 268, OFFICIAL RECORDS BOOK 3718, PAGE 930, AND OFFICIAL RECORDS BOOK 3750, PAGE 789, OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 25°59'53", AN ARC DISTANCE OF 1114.80 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°33'08" EAST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3750, PAGE 789, A DISTANCE OF 150.02 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INNOVATION DRIVE; THENCE NORTH 08°25'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.87 ACRES, MORE OR LESS.

DESCRIPTION: #9**TAX PARCEL NO: 03956-010-021**

(PER OFFICIAL RECORDS BOOK 3458, PAGE 268)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (PRM 1824) FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO.'S 20 AND 25, 200' R/W) WITH THE EASTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100' R/W), THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 65.00 FEET TO THE SOUTH BOUNDARY OF A 65 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 241.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH CIRCLE (80' R/W) SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2691.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°06'45" AN ARC DISTANCE OF 287.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 76°03'25" EAST AND A DISTANCE OF 287.04 FEET; THENCE NORTH 10°53'12" EAST, 238.62 FEET TO A POINT OF THE SOUTH BOUNDARY OF SAID DRAINAGE EASEMENT, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2456.86 FEET; THENCE WESTERLY, ALONG THE ARC SAID CURVE AND ALONG SAID SOUTH BOUNDARY, THROUGH A CENTRAL ANGLE OF 05°59'44" AN ARC DISTANCE OF 257.09 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 75°26'59" WEST AND A DISTANCE OF 256.97 FEET.

DESCRIPTION: #10**TAX PARCEL NO: 03956-010-024**

(PER OFFICIAL RECORDS BOOK 4206, PAGE 1446)

A PORTION OF 'REPLAT OF PROGRESS CENTER' AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (PRM 1824) FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO.'S 20 AND 25, 200' R/W) WITH THE EASTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100' R/W), THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 65.00 FEET TO THE

SOUTH BOUNDARY OF A 65 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 241.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RESEARCH CIRCLE (80' R/W) SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2691.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°06'45" AN ARC DISTANCE OF 287.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 76°03'25" EAST AND A DISTANCE 287.04 FEET; THENCE NORTH 10°53'12" EAST, 238.62 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID DRAINAGE EASEMENT, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2456.86 FEET; THENCE WESTERLY, ALONG THE ARC SAID CURVE AND ALONG SAID SOUTH BOUNDARY, THROUGH A CENTRAL ANGLE OF 05°59'44" AN ARC DISTANCE OF 257,09 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 75°26'59" WEST AND A DISTANCE OF 256.97 FEET.

DESCRIPTION: #11

TAX PARCEL NO: 03956-010-028

(PER OFFICIAL RECORDS BOOK 3750, PAGE 789)

A PORTION OF 'REPLAT OF PROGRESS CENTER' AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (PRM1824) FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO.'S 20 AND 25, 200' R/W) WITH THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RAW) AND RUN THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF A 65 FOOT WIDE DRAINAGE EASEMENT, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2456.86 FEET; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°43'08", AN ARC DISTANCE OF 502.51 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°18'41" EAST, 501.63 FEET; THENCE CONTINUE EASTERLY ALONG SAID SOUTH BOUNDARY, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°16'38", AN ARC DISTANCE OF 612.21 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°41'26" EAST, 610.63 FEET; THENCE NORTH 81°33'08" EAST, ALONG SAID SOUTH BOUNDARY, 150.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION DRIVE (100' RIGHT-OF-WAY); THENCE SOUTH 08°25'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 12.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE

SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $51^{\circ}06'15''$, AN ARC DISTANCE OF 401.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $17^{\circ}07'23''$ WEST, 388.20 FEET; THENCE SOUTH $42^{\circ}40'31''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 66.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' RIGHT-OF-WAY), SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $32^{\circ}44'25''$, AN ARC DISTANCE OF 365.71 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $68^{\circ}10'33''$ WEST, 360.76 FEET; THENCE NORTH $84^{\circ}32'45''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 290.10 FEET; THENCE NORTH $05^{\circ}27'15''$ EAST, 235.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 20' WIDE DRAINAGE EASEMENT AS PER 'REPLAT OF PROGRESS CENTER', RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #12

TAX PARCEL NO: 03956-010-036

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

PARCEL 13 (PROGRESS PARK, PARCEL I)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH $01^{\circ}27'18''$ WEST, ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 1942.13 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE 2759 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH $01^{\circ}27'18''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 616.30 FEET TO THE NORTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT OF WAY); THENCE SOUTH $81^{\circ}33'08''$ WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 349.27 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF INNOVATION DRIVE (100 FOOT RIGHT OF WAY); THENCE SOUTH $08^{\circ}25'44''$ EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 77.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AND BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°07'23" WEST, 474.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 51°06'16", AN ARC DISTANCE OF 490.57 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°40'31" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.57 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE 2759 OF SAID PUBLIC RECORDS; THENCE NORTH 88°32'42" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 534.08 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #13

TAX PARCEL NO: 03956-010-006

(PER OFFICIAL RECORDS BOOK 2310, PAGE 163)

A PORTION OF GOVERNMENT LOT 1 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF 'REPLAT OF PROGRESS CENTER', AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'M', PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01 DEG. 27 MIN. 18 SEC. EAST, ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 1 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 616.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEG 32 MIN. 42 SEC. WEST PERPENDICULAR TO SAID EAST BOUNDARY AND SAID EAST LINE, 534.06 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INNOVATION DRIVE (100' R/W) AND A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEG. 10 MIN. 48 SEC., AN ARC DISTANCE OF 189.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 32 DEG. 55 MIN. 14 SEC., 188.50 FEET, THENCE NORTH 36 DEG. 03 MIN. 15 SEC. EAST, 35.03 FEET; THENCE NORTH 88 DEG. 32 MIN. 42 SEC. EAST, PERPENDICULAR TO SAID EAST BOUNDARY AND SAID EAST LINE, 414.33 FEET TO A POINT ON SAID EAST BOUNDARY AND SAID EAST LINE; THENCE NORTH 01 DEG. 27 MIN. 18 SEC. WEST, ALONG SAID EAST BOUNDARY AND SAID EAST LINE, 133.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #14

TAX PARCEL NO: 03956-010-037

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,

FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 01°27'18" WEST, ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 1184.14 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 01°27'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 625.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE 2759 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°32'42" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 414.34 FEET; THENCE SOUTH 36°03'15" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RESEARCH CIRCLE EXTENSION (80 FOOT RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 490.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°38'34" EAST, 173.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 20°22'29", AN ARC DISTANCE OF 174.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 01°27'18" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 217.62 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 890.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°20'09" WEST, 210.47 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 13°34'53", AN ARC DISTANCE OF 210.97 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°32'42" EAST, A DISTANCE OF 429.90 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.90 ACRES, MORE OR LESS.

DESCRIPTION: #15

TAX PARCEL NO: 03956-010-000

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

PARCEL 15 (PROGRESS PARK, PARCEL Q)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 01°27'18" WEST, ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS

CENTER, A DISTANCE OF 579.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, SOUTH 88°50'22" WEST, A DISTANCE OF 245.40 FEET; THENCE SOUTH 14°35'22" WEST, A DISTANCE OF 471.27 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN EXHIBIT "A" OF OFFICIAL RECORDS BOOK 1762, PAGE 1883 OF SAID PUBLIC RECORDS; THENCE NORTH 87°19'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 432.15 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3037, PAGE 663 OF SAID PUBLIC RECORDS; THENCE NORTH 02°40'57" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 517.73 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF RESEARCH CIRCLE EXTENSION (80 FOOT RIGHT OF WAY) AND BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 890.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°14'00" EAST, 611.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 40°12'50", AN ARC DISTANCE OF 624.66 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, NORTH 88°32'42" EAST, A DISTANCE OF 429.90 FEET TO THE AFOREMENTIONED EAST LINE OF REPLAT OF PROGRESS CENTER; THENCE SOUTH 01°27'18" EAST, ALONG SAID EAST LINE, A DISTANCE OF 605.05 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #16**TAX PARCEL NO: 03956-010-038**

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

EASEMENT #7 AT PROGRESS CORPORATE PARK

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 01°27'18" WEST, ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 579.09 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°50'22" WEST, A DISTANCE OF 245.40 FEET; THENCE SOUTH 14°35'22" WEST, A DISTANCE OF 471.27 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN EXHIBIT "A" IN OFFICIAL RECORDS BOOK 1762, PAGE 1883 OF SAID PUBLIC RECORDS; THENCE NORTH 87°19'03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 626.20 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3037, PAGE 663 OF SAID PUBLIC RECORDS; THENCE NORTH 02°40'57" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 75.46 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2559, PAGE 976 OF SAID PUBLIC RECORDS; THENCE NORTH 87°04'08" WEST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS

BOOK 2541, PAGE 1234 OF SAID PUBLIC RECORDS, A DISTANCE OF 481.57 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 1234, SAID CORNER ALSO SITUATED ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2433, PAGE 1287 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°40'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 177.55 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE SOUTH LINE OF AFOREMENTIONED REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1491.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.60 ACRES, MORE OR LESS.

DESCRIPTION: #17

TAX PARCEL NO: 03956-010-014

(PER OFFICIAL RECORDS BOOK 3037, PAGE 663)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS I AND 4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 1154.75 FEET; THENCE NORTH 02°40'57" EAST, 406.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE SOUTH 87°04'08" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 95.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 890.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°40'75", AN ARC DISTANCE OF 398.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 80°05'40" EAST, 395.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°55'05", AN ARC DISTANCE OF 231.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59°47'54" EAST, 231.08 FEET; THENCE SOUTH 02°40'57" WEST, 517.73 FEET TO A POINT ON THE NORTH LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN EXHIBIT "A" OF OFFICIAL RECORDS BOOK 1762, PAGE 1883 ET SEQ. OF

SAID PUBLIC RECORDS; THENCE NORTH 87°19'03" WEST, ALONG THE NORTH LINE OF SAID CONSERVATION EASEMENT, 194.05 FEET; THENCE NORTH 02°40'57" EAST, 392.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES (87,130 SQUARE FEET), MORE OR LESS.

DESCRIPTION: #18

TAX PARCEL NO: 03956-010-013

(PER OFFICIAL RECORDS BOOK 5039, PAGE 2284)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO, BEING A PORTION OF GOVERNMENT LOT 1 AND 4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 1154.75 FEET; THENCE NORTH 02°40'57" EAST, 406.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE SOUTH 87°04'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 95.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 890.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'50", AN ARC DISTANCE OF 170.31 FEET, TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 87°26'57" EAST, 170.05 FEET; THENCE CONTINUE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'35", AN ARC DISTANCE OF 228.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 74°36'44" EAST, 227.87 FEET; THENCE SOUTH 02°40'57" WEST, 316.65 FEET; THENCE NORTH 87°04'08" WEST, 189.70 FEET: THENCE NORTH 03°35'07" WEST 246.62 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #19

TAX PARCEL NO: 03956-010-012

(PER OFFICIAL RECORDS BOOK 2541, PAGE 1234)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 1154.75 FEET; THENCE NORTH 02°40'57" EAST, 177.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°40'57" EAST, 228.78 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE SOUTH 87°04'08" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 95.60 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 890.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'50", AN ARC DISTANCE OF 170.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 87°26'57" EAST, 170.05 FEET; THENCE SOUTH 03°35'07" EAST, 246.62 FEET; THENCE NORTH 87°04'08" WEST, 291.86 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #20

TAX PARCEL NO: 03956-010-011

(PER OFFICIAL RECORDS BOOK 2433, PAGE 1287)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT

THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 856.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH

87°19'03" EAST, ALONG SAID SOUTHERLY LINE, 298.00 FEET; THENCE NORTH 02°40'57" EAST, 406.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE NORTH 87°04'08" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 283.64 FEET; THENCE SOUTH 01°24'48" EAST, 207.18 FEET; THENCE NORTH 88°04'45" WEST, 29.16 FEET; THENCE SOUTH 02°40'57" WEST, 200.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES (116,822 SQUARE FEET), MORE OR LESS.

DESCRIPTION: #21

TAX PARCEL NO: 03956-010-038

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

EASEMENT #6 AT PROGRESS CORPORATE PARK

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 372.98 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF PROGRESS BOULEVARD EXTENSION AND THE **POINT OF BEGINNING**; THENCE NORTH 01°24'48" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 193.77 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2372, PAGE 2446 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°04'08" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 251.21 FEET; THENCE NORTH 01°29'15" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 5.23 FEET; THENCE SOUTH 88°04'45" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 246.81 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2433, PAGE 1287 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°41'00" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 200.68 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO LOCATED ON THE SOUTH LINE OF THE AFOREMENTIONED REPLAT OF PROGRESS CENTER; THENCE NORTH 87°19'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 483.77 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.21 ACRES, MORE OR LESS.

DESCRIPTION: #22

TAX PARCEL NO: 03956-010-010

(PER OFFICIAL RECORDS BOOK 4396, PAGE 667)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 87°19'03" EAST, ALONG THE SOUTHERLY LINE OF SAID "REPLAT OF PROGRESS CENTER", 372.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION (100' R/W); THENCE NORTH 01°24'48" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 193.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°24'48" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 217.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' R/W); THENCE SOUTH 87°04'08" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 527.52 FEET; THENCE SOUTH 01°24'48" EAST, PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE, 207.18 FEET; THENCE NORTH 88°04'45" WEST, 275.97 FEET; THENCE SOUTH 01°29'15" EAST, 5.23 FEET; THENCE NORTH 87°04'08" WEST, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, 251.23 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #23

TAX PARCEL NO: 03956-010-041

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1551)

PARCEL 4 (13545 PROGRESS BOULEVARD (PROGRESS THREE)
LOT 3 OF PARCEL "O" AT PROGRESS CENTER CORPORATE PARK

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC

RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS, 465.88 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A

RADIUS OF 1860.08 FEET; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°58'50", AN ARC DISTANCE OF 194.15 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 15°04'24" WEST, 194.07 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°08'40", AN ARC DISTANCE OF 361.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE EXTENSION (80' RIGHT-OF-WAY) AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412, ET SEQ. OF SAID PUBLIC RECORDS, SAID ARE BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 06°30'39" WEST, 361.23 FEET; THENCE SOUTH 87°04'08" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 450.92 FEET; THENCE NORTH 02°55'52" EAST, 286.94 FEET; THENCE NORTH 87°04'03" WEST, 9.89 FEET; THENCE NORTH 12°38'31" WEST, 9.69 FEET; THENCE NORTH 78°17'12" WEST, 420.81 FEET TO THE POINT OF BEGINNING.

PROGRESS DRAINAGE EASEMENT TRACT:

NON-EXCLUSIVE DRAINAGE EASEMENT CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN UNIVERSITY OF FLORIDA FOUNDATION, INCORPORATED, AND TALQUIN DEVELOPMENT COMPANY, DATED SEPTEMBER 26, 1991, FILED OCTOBER 8, 1991, AND RECORDED IN O.R. BOOK 1830, PAGE 345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #24

TAX PARCEL NO: 03956-010-026

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1551)

PARCEL 3 (13631 PROGRESS BOULEVARD (PROGRESS TWO))
LOT 2 OF PARCEL "0" AT PROGRESS CENTER CORPORATE PARK

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF

PROGRESS BOULEVARD EXTENSION, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS, 233.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, 231.90 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY,

HAVING A RADIUS OF 1860.08 FEET; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°58' 50", AN ARC DISTANCE OF 194.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 15°04'24" WEST, 194.07 FEET; THENCE SOUTH 78°17'12" EAST, 420.81 FEET; THENCE NORTH 12°38'31" WEST, 331.42 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 54°15'49" WEST, ALONG SAID WESTERLY LINE, 2.40 FEET; THENCE NORTH 05°34'28" WEST, ALONG SAID WESTERLY LINE, 51.16 FEET; THENCE NORTH 60°46'48" WEST, 240.88 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS, 233.98 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 71°56'13" EAST, 164.97 FEET, THENCE SOUTH 18°06'55" EAST, 47.10 FEET; THENCE NORTH 60°46'48" WEST, 196.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 71°56'11" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 113.52 FEET; THENCE SOUTH 05°34'28" EAST, ALONG SAID WESTERLY LINE, 306.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°34'28" EAST, ALONG SAID WESTERLY LINE, 51.16 FEET; THENCE SOUTH 54°15'49" EAST, ALONG SAID WESTERLY LINE, 2.40 FEET; THENCE SOUTH 12° 38' 31" EAST, 28.06 FEET; THENCE NORTH

71°59'21" WEST, 59.45 FEET; THENCE NORTH 18°00'39" EAST, 51.40 FEET; THENCE NORTH 18°06'55" WEST, 35.89 FEET; THENCE SOUTH 60°46'48" EAST, 44.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED UNDER THAT CERTAIN GRANT OF EASEMENT FOR INGRESS AND EGRESS BY AND BETWEEN INNOVATION PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SNH MEDICAL OFFICE PROPERTIES TRUST, DATED JUNE 6, 2011, FILED JUNE 13, 2011, AND RECORDED IN O.R. BOOK 4037, PAGE 966, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

DRAINAGE EASEMENT TRACT
NON-EXCLUSIVE DRAINAGE EASEMENT CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN UNIVERSITY OF FLORIDA FOUNDATION, INCORPORATED AND TALQUIN DEVELOPMENT COMPANY, DATED SEPTEMBER 26, 1991, FILED OCTOBER 8, 1991 AND RECORDED IN O.R. BOOK 1830, PAGE 345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FL.

DESCRIPTION: #25

TAX PARCEL NO: 03956-010-031

(PER OFFICIAL RECORDS BOOK 4884, PAGE 885)

PARCEL 6 (PROGRESS PARK, TRACT 2)

LOT 4 OF PARCEL "O" AT PROGRESS CENTER CORPORATE PARK

A PORTION OF GOVERNMENT AT SOUTHWEST CORNER OF PARCEL "C" OF "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 02°55'52" WEST, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2283, PAGE 637 ET SEQ. OF SAID PUBLIC RECORDS, 337.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°55'52" WEST, ALONG SAID WEST LINE OF SAID CERTAIN PARCEL OF LAND, 286.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE EXTENSION (80' RIGHT-OF-WAY) AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS; THENCE NORTH 87°04'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 305.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.011 ACRES (87,597 SQUARE FEET), MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES CREATED UNDER THAT CERTAIN GRANT OF EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES BY AND

BETWEEN TRI BIOLOGIES INC., FKA REGENERATION TECHNOLOGIES, INC., AND WIGSHAW, LLC, DATED APRIL 22, 2009, FILED APRIL 27, 2009, AND RECORDED IN O.R. BOOK 3873, PAGE 1565 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

DRAINAGE EASEMENT TRACT

NON-EXCLUSIVE DRAINAGE EASEMENT CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN UNIVERSITY OF FLORIDA FOUNDATION, INCORPORATED AND TALQUIN DEVELOPMENT COMPANY, DATED SEPTEMBER 26, 1991, FILED OCTOBER 8, 1991 AND RECORDED IN O.R. BOOK 1830, PAGE 345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND PARCEL 7 (PROGRESS PARK, LOT 5 OF PARCEL O)

A PORTION OF LAND SITUATED IN GOVERNMENT LOT 2 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "A", REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°00'45" EAST, ALONG THE WESTERLY LINE OF PARCEL "C" OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 33.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "C"; THENCE SOUTH 02°56'14" WEST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2283, PAGE 637 OF SAID PUBLIC RECORDS, A DISTANCE OF 337.31 FEET TO THE NORTHEAST CORNER OF LOT 4 OF PARCEL "O" AT PROGRESS CENTER CORPORATE PARK, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3698, PAGE 721 OF SAID PUBLIC RECORDS; THENCE NORTH 87°04'08" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 315.14 FEET TO THE EASTERLY LINE OF LOT 3 OF SAID PARCEL "O"; THENCE NORTH 12°38'24" WEST, ALONG SAID EASTERLY LINE, THE EASTERLY LINE OF LOT 2 OF SAID PARCEL "O" AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 341.20 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED PARCEL "A", REPLAT OF PROGRESS CENTER; THENCE SOUTH 54°14'16" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 27.07 FEET; THENCE NORTH 84°26'04" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 386.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.84 ACRES, MORE OR LESS.

DESCRIPTION: #26

TAX PARCEL NO: 03956-010-030

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1551)

PARCEL 5 (PROGRESS PARK, TRACT 1)

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF; RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 71°56'11" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 113.52 FEET; THENCE SOUTH 05° 34' 28" EAST, ALONG SAID WESTERLY LINE, 306.28 FEET; THENCE NORTH 60° 46' 48" WEST, 240.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS; THENCE NORTH 18° 03' 49" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID PROGRESS BOULEVARD EXTENSION, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD, 233.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 18° 03' 49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD EXTENSION, AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS, 233.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71° 56' 13" EAST, 164.97 FEET; THENCE SOUTH 18°06' 55" EAST, 47.10 FEET; THENCE NORTH 60° 46' 48" WEST, 196.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST CORNER OF PARCEL "A" LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY), AS PER "REPLAT OF PROGRESS CENTER", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 71° 56' 11" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 113.52 FEET; THENCE SOUTH 05° 34' 28" EAST,

ALONG SAID WESTERLY LINE, 306.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05° 34' 28" EAST, ALONG SAID WESTERLY LINE, 51.16 FEET; THENCE SOUTH 54° 15' 49" EAST, ALONG SAID WESTERLY LINE, 2.40 FEET; THENCE SOUTH 12° 38' 31" EAST, 28.06 FEET; THENCE NORTH 71° 59' 21" WEST, 59.45 FEET; THENCE NORTH 18° 00' 39" EAST, 51.40 FEET; THENCE NORTH 18°06'55" WEST, 35.89 FEET; THENCE SOUTH 60°46' 48" EAST, 44.39 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #27**TAX PARCEL NO: 03956-010-001**

(PER OFFICIAL RECORDS BOOK 4664, PAGE 2352)

PARCEL A OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR VEHICLES AND TRUCKS CREATED UNDER THAT CERTAIN CROSS INGRESS-EGRESS EASEMENT AGREEMENT BY AND BETWEEN INNOVATION PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND REGENERATION TECHNOLOGIES, INC., A FLORIDA CORPORATION, DATED MARCH 30, 2000, FILED APRIL 3, 2000, AND RECORDED IN O.R. BOOK 2283, PAGE 642 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS CREATED UNDER THAT CERTAIN GRANT OF EASEMENT FOR INGRESS AND EGRESS BY AND BETWEEN INNOVATION PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND SNH MEDICAL OFFICE PROPERTIES TRUST DATED AS OF JUNE 06, 2011 AND RECORDED IN O.R. BOOK 4037, PAGE 966 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE DRAINAGE EASEMENT CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN UNIVERSITY OF FLORIDA FOUNDATION, INCORPORATED AND TALQUIN DEVELOPMENT COMPANY, DATED SEPTEMBER 26, 1991, FILED OCTOBER 8, 1991 AND RECORDED IN O.R. BOOK 1830, PAGE 345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FL.

DESCRIPTION: #28**TAX PARCEL NO: 03956-010-022**

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1551)

A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' RIGHT-OF-WAY) AS PER "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2771.86 FEET, AND RUN THENCE

SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°58'34", AN ARC DISTANCE OF 289.11 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2264, PAGE 2522 ET SEQ. OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75°57'29" EAST, 288.98 FEET; THENCE SOUTH 11°03'14" WEST, ALONG THE WEST LINE OF SAID CERTAIN PARCEL OF LAND, 290.60 FEET TO A CORNER ON THE NORTHERLY BOUNDARY OF PARCEL "A" OF SAID "REPLAT OF PROGRESS CENTER"; THENCE SOUTH 54°25'32" WEST, ALONG SAID NORTHERLY BOUNDARY, 309.34 FEET; THENCE NORTH 71°56'11" WEST, ALONG SAID NORTHERLY BOUNDARY, 140.33 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD; THENCE NORTH 18°03'49" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 517.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES CREATED UNDER THAT CERTAIN GRANT OF EASEMENT BY AND BETWEEN INNOVATION PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND WIGSHAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED JANUARY 15, 2007, FILED JANUARY 17, 2007, AND RECORDED IN O.R. BOOK 3732, PAGE 140 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PROGRESS DRAINAGE EASEMENT TRACT:

NON-EXCLUSIVE DRAINAGE EASEMENT CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN UNIVERSITY OF FLORIDA FOUNDATION, INCORPORATED, AND TALQUIN DEVELOPMENT COMPANY, DATED SEPTEMBER 26, 1991, FILED OCTOBER 8, 1991, AND RECORDED IN O.R. BOOK 1830, PAGE 345 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #29

TAX PARCEL NO: 03956-010-007

(PER OFFICIAL RECORDS BOOK 4552, PAGE 1781)

A PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING WITHIN THE BOUNDARY OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE RIGHT OF WAY OF PROGRESS BOULEVARD AND RESEARCH CIRCLE AS PLATTED AND DEDICATED IN SAID "REPLAT OF PROGRESS CENTER" AND RUN THENCE SOUTHEASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF RESEARCH CIRCLE, AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2771.86 FEET THROUGH A CENTRAL ANGLE OF 05 DEGREES, 58 MINUTES, 34 SECONDS AN ARC DISTANCE OF 289.11 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE BEING THE POINT OF

BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75 DEGREES, 57 MINUTES, 29 SECONDS EAST, 288.98 FEET; THENCE SOUTH 11 DEGREES, 03 MINUTES, 14 SECONDS WEST, RADIAL TO SAID RIGHT OF WAY LINE CURVE, 290.60 FEET TO A BEND CORNER ON THE NORTHERLY BOUNDARY OF PARCEL "A" AS PLATTED IN SAID "REPLAT OF PROGRESS CENTER"; THENCE NORTH 87 DEGREES, 15 MINUTES, 29 SECONDS EAST, ALONG SAID NORTHERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF PARCEL "C" AS PLATTED THEREIN, 265.93 FEET TO A BEND CORNER ON THE NORTHERLY BOUNDARY OF SAID PARCEL "C"; THENCE SOUTH 49 DEGREES, 23 MINUTES, 12 SECONDS EAST, ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL "C" 100.76 FEET; THENCE NORTH 05 DEGREES, 27 MINUTES, 15 SECONDS EAST, PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE OF SAID RESEARCH CIRCLE, 296.09 FEET, TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 84 DEGREES, 32 MINUTES, 45 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE 46.77 FEET; TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2771.86 FEET THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 05 DEGREES, 35 MINUTES, 59 SECONDS AN ARC DISTANCE OF 270.90 FEET, TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81 DEGREES, 44 MINUTES, 46 SECONDS WEST, 270.79 FEET.

DESCRIPTION: #30

TAX PARCEL NO: 03956-010-040

(PER OFFICIAL RECORDS BOOK 4962, PAGE 2181)

A PORTION OF GOVERNMENT LOTS 1 AND 2, IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING A PORTION OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "C" OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 135.00 FEET; THENCE SOUTH 49 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF

100.76 FEET TO THE POINT OF BEGINNING (#1); THENCE CONTINUE SOUTH 49 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 279.24 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 48 SECONDS EAST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 23.73 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INNOVATION DRIVE (100 FOOT RIGHT-OF-WAY), SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A" AND BEING ON

THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 27 DEGREES 56 MINUTES 18 SECONDS, AN ARC DISTANCE OF 97.52 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 56 DEGREES 38 MINUTES 39 SECONDS EAST, 96.56 FEET; THENCE NORTH 42 DEGREES 40 MINUTES 31 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 377.75 FEET TO A POINT AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80 FOOT RIGHT-OF-WAY), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 54 SECONDS, AN ARC DISTANCE OF 313.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68 DEGREES 29 MINUTES 48 SECONDS WEST, 309.64 FEET; THENCE NORTH 84 DEGREES 32 MINUTES 45 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 256.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2264, PAGES 2522, ET SEQ., OF SAID PUBLIC RECORDS; THENCE SOUTH 05 DEGREES 27 MINUTES 15 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL (OR 2264, PAGES 2522, ET SEQ.), A DISTANCE OF 296.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE RIGHTS OF INGRESS AND EGRESS AS GRANTED IN THAT CERTAIN CROSS INGRESS-EGRESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 642, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #31

TAX PARCEL NO: 03956-010-003

(PER OFFICIAL RECORDS BOOK 4042, PAGE 1983)

A PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING A PORTION OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 & 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALL LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL "C" OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DISK (STAMPED "LB 2389) AT THE SOUTHEASTERLY MOST CORNER OF PARCEL "C" OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 79°23'12" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 64.00 FEET TO A 5/8" REBAR AND CAP (STAMPED "LB 2389"); THENCE NORTH 13°16'55" WEST, ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 86.41 FEET TO A 5/8" REBAR AND CAP (STAMPED "LB 2389"), THENCE SOUTH 79°23'12" EAST, 99.00 FEET TO A 5/8" REBAR AND CAP (STAMPED "LB 2389") ON THE EAST BOUNDARY OF SAID PARCEL "C"; THENCE SOUTH 10°36'48" WEST, ALONG SAID EAST BOUNDARY, 79.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHT IN THAT CERTAIN CROSS INGRESS-EGRESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 642 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #32

TAX PARCEL NO: 03956-010-008

(PER OFFICIAL RECORDS BOOK 4790, PAGE 1157)

A PORTION OF GOVERNMENT LOTS 1 AND 2, IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING A PORTION OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PARCEL1:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "C" OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 87 DEGREES 15 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 135.00 FEET; THENCE SOUTH

49 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 100.76 FEET TO THE **POINT OF BEGINNING** (#1); THENCE CONTINUE SOUTH 49 DEGREES 23 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 279.24 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 48 SECONDS EAST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF

23.73 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INNOVATION DRIVE (100 FOOT RIGHT-OF WAY), SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A" AND BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 27 DEGREES 56 MINUTES 18 SECONDS, AN ARC DISTANCE OF 97.52 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 56 DEGREES 38 MINUTES 39 SECONDS EAST, 96.56 FEET; THENCE NORTH 42 DEGREES 40 MINUTES 31 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 377.75 FEET TO A POINT AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80 FOOT RIGHT- OF-WAY), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 54 SECONDS, AN ARC DISTANCE OF 313.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68 DEGREES 29 MINUTES 48 SECONDS WEST, 309.64 FEET; THENCE NORTH 84 DEGREES 32 MINUTES 45 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 256.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2264, PAGES 2522, ET SEQ., OF SAID PUBLIC RECORDS; THENCE SOUTH 05 DEGREES 27 MINUTES 15 SECONDS WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL (OR 2264, PAGES 2522, ET SEQ.), A DISTANCE OF 296.09 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

COMMENCE AT POINT "A" AS DESCRIBED ABOVE AND RUN THENCE SOUTH 19 DEGREES 23 MINUTES 12 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "C" OF REPLAT OF PROGRESS CENTER, AND ALONG THE SOUTHWESTERLY END OF THE RIGHT-OF-WAY OF INNOVATION DRIVE (100 FOOT RIGHT OF WAY), A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE AND THE **POINT OF BEGINNING** (#2); THENCE SOUTH 70 DEGREES 36 MINUTES 48 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 23.73 FEET; THENCE SOUTH 10 DEGREES 36 MINUTES 48 SECONDS WEST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 478.17 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PARCEL "C"; THENCE NORTH 79 DEGREES 23 MINUTES 12 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 64.00 FEET; THENCE NORTH 13 DEGREES 16 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 86.41 FEET; THENCE NORTH 79 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 290.65 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "C"; THENCE SOUTH 02 DEGREES 55 MINUTES 52 SECONDS WEST, A

DISTANCE OF 624.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80 FOOT RIGHT-OF-WAY), AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGES 2412 ET SEQ., OF SAID PUBLIC RECORDS; THENCE SOUTH 87 DEGREES 04 MINUTES 08 SECONDS EAST, ALONG

SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 155.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 810.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE THROUGH A CENTRAL ANGLE OF 94 DEGREES 23 MINUTES 11 SECONDS, AN ARC DISTANCE OF 1334.36 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 1188.51 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 18 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 217.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 41 DEGREES 54 MINUTES 28 SECONDS, AN ARC DISTANCE OF 299.89 FEET TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 293.25 FEET; THENCE SOUTH 42 DEGREES 40 MINUTES 31 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 27 DEGREES 56 MINUTES 18 SECONDS, AN ARC DISTANCE OF 146.28 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 56 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 144.84 FEET.

ALSO

A PORTION OF GOVERNMENT LOTS 1 AND 2, IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND BEING A PORTION OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALL LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF PARCEL "C" OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DISK (STAMPED "LB 2389") AT THE SOUTHEASTERLY MOST CORNER OF PARCEL "C" OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P". PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 79 DEGREES 23 MINUTES 12 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL "C", A

DISTANCE OF 64.00 FEET TO A 5/8 INCH REBAR AND CAP (STAMPED "LB 2389"); THENCE NORTH 13 DEGREES 16 MINUTES 55 SECONDS WEST, ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE

OF 86.41 FEET TO A 5/8 INCH REBAR AND CAP (STAMPED "LB 2389"); THENCE SOUTH 79 DEGREES 23 MINUTES 12 SECONDS EAST, 99.00 FEET TO A 5/8 INCH REBAR AND CAP (STAMPED "LB 2389") ON THE EAST BOUNDARY OF SAID PARCEL "C"; THENCE SOUTH 10 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG SAID EAST BOUNDARY, 79.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE RIGHTS OF INGRESS AND EGRESS AS GRANTED IN THAT CERTAIN CROSS INGRESS-EGRESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 642, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION: #33

TAX PARCEL NO: 03956-010-038

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

EASEMENT #5 AT PROGRESS CORPORATE PARK

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 01°24'48" WEST, ALONG THE BOUNDARY OF SAID REPLAT AND THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3023, PAGE 1094 OF SAID PUBLIC RECORDS; THENCE SOUTH 75°07'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 283.38 FEET TO THE WEST RIGHT OF WAY LINE OF PROGRESS BOULEVARD EXTENSION (100' RIGHT OF WAY); THENCE SOUTH 01°24'48" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET TO THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 87°19'03" WEST, ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 272.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.25 ACRES, MORE OR LESS.

DESCRIPTION: #34

TAX PARCEL NO: 03956-010-015

(PER OFFICIAL RECORDS BOOK 3023, PAGE 1094)

A PORTION OF "REPLAT OF. PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF

ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST, ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1141.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID WEST BOUNDARY AND SAID WEST LINE, 280.00 FEET; THENCE SOUTH 75°07'31" EAST, 283.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100 RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 2213, PAGE 2412 ET SEQ. OF SAID PUBLIC RECORDS); THENCE NORTH 01°24'48" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 237.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1960.08 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'45", AN ARC DISTANCE OF 121.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 00°22'05" EAST, 121.86M FEET; THENCE SOUT 88°35'12" WEST, 275.79 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #35

TAX PARCEL NO: 03956-010-016

(PER OFFICIAL RECORDS BOOK 2818, PAGE 1417)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALSO BEING A PORTION OF GOVERNMENT LOT 2 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST, ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND THE WEST LINE OF "REPLAT OF PROGRESS CENTER", AS PER PLAT

THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 986.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID WEST BOUNDARY AND SAID WEST LINE, 154.13 FEET; THENCE NORTH 88°35'12" EAST, 275.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100 RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 2213, PAGE 2412 CT SEQ. OF SAID PUBLIC RECORDS), SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1960.08 FEET; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY

LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ}31'48''$, AN ARC DISTANCE OF 154.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH $04^{\circ}24'51''$ EAST, 154.93 FEET; THENCE SOUTH $88^{\circ}35'12''$ WEST, 291.52 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #36

TAX PARCEL NO: 03956-010-029

(PER OFFICIAL RECORDS BOOK 3932, PAGE 1023)

REMAINDER OF PARCEL N

A PORTION OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE $S.01^{\circ}24'48''E.$, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 507.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE $S.01^{\circ}24'48''E.$, ALONG SAID EAST AND WEST BOUNDARIES, 479.11 FEET, THENCE $N.88^{\circ}35'12''E.$ 291.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100 FOOT RIGHT-OF-WAY), SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1960.08 FEET, THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}23'04''$, AN ARC DISTANCE OF 389.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF $N.12^{\circ}22'17''E.$ 388.82 FEET, THENCE $N.76^{\circ}36'49''W.$ 397.34 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #37

TAX PARCEL NO: 03956-010-025

(PER OFFICIAL RECORDS BOOK 4209, PAGE 1319)

A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH $01^{\circ}24'48''$ EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE

18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 433.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST AND WEST BOUNDARIES, 74.63 FEET; THENCE SOUTH 76°36'49" EAST, 397.34 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY); THENCE NORTH 18°03'49" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 327.60 FEET; THENCE NORTH 71°56'11" WEST, 362.12 FEET; THENCE SOUTH 01°24'48" EAST, PARALLEL WITH SAID EAST AND WEST BOUNDARIES, 145.27 FEET; THENCE SOUTH 40°06'20" WEST, 144.51 FEET; THENCE SOUTH 88°35'12" WEST, 56.21 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #38**TAX PARCEL NO: 03956-010-038**

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

FOR: EASEMENT #4 AT PROGRESS CORPORATE PARK

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2892, PAGE 1093 OF SAID PUBLIC RECORDS; SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TECHNOLOGY AVENUE (80' RIGHT OF WAY); THENCE SOUTH 01°24'48" EAST, ALONG THE WEST LINE OF SAID LANDS, AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3698, PAGE 718 OF SAID PUBLIC RECORDS, A DISTANCE OF 290.15 FEET; THENCE SOUTH 40°06'20" WEST, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL

RECORDS BOOK 3698, PAGE 718, A DISTANCE OF 144.51 FEET; THENCE SOUTH 88°35'12" WEST, ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3698, PAGE 718, A DISTANCE OF 56.21 FEET TO THE WEST LINE OF SAID SECTION 24 AND THE BOUNDARY OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 01°24'48" WEST, ALONG SAID WEST LINE AND SAID BOUNDARY, A DISTANCE OF 400.11 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF TECHNOLOGY AVENUE; THENCE NORTH 89°14'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 152.01 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.27 ACRES, MORE OR LESS.

DESCRIPTION: #39**TAX PARCEL NO: 03956-010-017**

(PER OFFICIAL RECORDS BOOK 2892, PAGE 1093)

A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF GOVERNMENT LOT 2, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°24'48" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 33.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE (80' RIGHT-OF-WAY); THENCE NORTH 89°14'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 152.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, 100.61 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°10'37", AN ARC DISTANCE OF 158.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°09'46" EAST, 156.92 FEET; THENCE SOUTH 65°34'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, 160.18 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' RIGHT-OF-WAY); THENCE SOUTH 18°03'49" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 168.32 FEET; THENCE NORTH 71°56'11" WEST, PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 362.12 FEET; THENCE NORTH 01°24'48" WEST, PARALLEL WITH SAID WEST BOUNDARY OF SECTION 24, A DISTANCE OF 144.89 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #40

TAX PARCEL NO: 03956-010-002

(PER OFFICIAL RECORDS BOOK 3528, PAGE 137)

PARCEL B OF PROGRESS CENTER, A SUBDIVISION AT PLAT BOOK "M", PAGE 82, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING ALSO DESCRIBED AS:
A PORTION OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION AND RUN THENCE SOUTH 89 DEG. 07 MIN. 18 SEC. E., ALONG THE NORTH BOUNDARY OF SAID SECTION 35.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NOS. 20 AND 25, U.S. HIGHWAY NO. 441 (200' R/W), SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2391.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 24 DEG. 08 MIN. 14 SEC., AN ARC DISTANCE OF 1007.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 58 DEG. 40 MIN. 12 SEC. E., 1000.19 FEET; THENCE S. 18 DEG. 03 MIN. 49 SEC. W., 640.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 18 DEG. 03 MIN. 49 SEC. W., 260.54 FEET; THENCE N. 65 DEG. 34 MIN. 28 SEC. W., 151.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 03 DEG. 03 MIN. 25 SEC. AN ARC DISTANCE OF 23.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 67 DEG. 06 MIN. 11 SEC. W., 23.47 FEET; THENCE N. 18 DEG. 03 MIN. 49 SEC. E., 241.80 FEET; THENCE S. 71 DEG. 56 MIN. 11 SEC. E., 173.72 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #41

TAX PARCEL NO: 03956-010-005

(PER OFFICIAL RECORDS BOOK 1959, PAGE 2418)

A PORTION OF REPLAT OF PROGRESS CENTER, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "Y", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23 TOWNSHIP 8 SOUTH RANGE 16 EAST AND RUN THENCE NORTH 01 DEGREES, 24 MINUTES, 47 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION AND ALONG THE WEST BOUNDARY OF SAID SECTION 24, A DISTANCE OF 46.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE (80' R/W) ; THENCE NORTH 89 DEGREES 14 MINUTES 54 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 31.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 14 MINUTES 54 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 222.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 22 DEGREES 07 MINUTES 12 SECONDS, AN ARC

DISTANCE OF 169.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79 DEGREES 41 MINUTES 29 SECONDS EAST, 168.82 FEET, THE END OF SAID ARC BEING THE SOUTHWEST CORNER OF PARCEL "9" OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 82 OF SAID PUBLIC RECORDS; THENCE NORTH 18 DEGREES 03 MINUTES 49 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "13", 241.80 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "B"; THENCE SOUTH 71 DEGREES 56 MINUTES 11 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", 173.72 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B", SAID NORTHEAST CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' R/W); THENCE NORTH 18 DEGREES 03 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 260.54 FACT TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RESEARCH DRIVE (80' R/W); SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,771.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 07 SECONDS, AN ARC DISTANCE OF 556.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND A DISTANCE OF NORTH 65 DEGREES 09 MINUTES 07 SECONDS WEST, 555.51 FEET; THENCE SOUTH 18 DEGREES 03 MINUTES 49 SECONDS WEST, PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD, 662.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20 FOOT DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF REPLAT OF PROGRESS CENTER, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGE 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING IN SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN THENCE NORTH 01 DEGREES 24 MINUTES 47 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SECTION 23, AND ALONG THE WEST BOUNDARY OF SECTION 24, A DISTANCE OF 46.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE (80' R/W) ; THENCE NORTH 89 DEGREES 14 MINUTES 54 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 31.03 FEET; THENCE NORTH 18 DEGREES 03 MINUTES 49 SECONDS EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' R/W) A DISTANCE OF 313.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 03 MINUTES 49 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE 20.00 FEET; THENCE NORTH 71 DEGREES 56 MINUTES 11 SECONDS WEST, 186.01 FEET TO THE EASTERLY BOUNDARY OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON SAID "REPLAY OF PROGRESS CENTER", THENCE SOUTH 08 DEGREES 41 MINUTES 29 SECONDS EAST ALONG SAID EASTERLY BOUNDARY 11.20 FEET; THENCE SOUTH 52 DEGREES 52 MINUTES 42 SECONDS WEST ALONG SAID EASTERLY BOUNDARY, 12.18 FEET; THENCE SOUTH 71 DEGREES 56 MINUTES 11 SECONDS EAST, 187.92 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #42

TAX PARCEL NO: 03956-010-034

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1959, PAGE 2418 OF SAID PUBLIC RECORDS, SAID CORNER BEING SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE (80 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100 FOOT RIGHT OF WAY), AS SHOWN ON SAID REPLAT OF PROGRESS CENTER, AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2771.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°09'05" WEST, 555.45 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 11°30'02", AN ARC DISTANCE OF 556.38 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE SOUTH 18°03'46" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 329.48 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 20 FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1959, PAGE 2418; THENCE NORTH 71°56'11" WEST, ALONG THE NORTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 186.01 FEET TO THE INTERSECTION WITH THE BOUNDARY OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON SAID REPLAT OF PROGRESS CENTER; THENCE THE FOLLOWING FIVE (5)

COURSES ALONG THE BOUNDARY OF SAID EASEMENT; (1) THENCE NORTH 08°41'29" WEST, A DISTANCE OF 160.67 FEET; (2) THENCE NORTH 44°05'22" WEST, A DISTANCE OF 57.54 FEET; (3) THENCE SOUTH 68°34'29" WEST, A DISTANCE OF 56.44 FEET; (4) THENCE NORTH 01°23'10" WEST, A DISTANCE OF 286.76 FEET; (5) THENCE NORTH 39°36'50" EAST, A DISTANCE OF 60.33 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2771.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°47'15" EAST, 445.91 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 09°13'38", AN ARC DISTANCE OF 446.40 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #44

TAX PARCEL NO: 03956-010-035

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1764)

PARCEL 12 (PROGRESS PARK, PARCEL E)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1959, PAGE 2418 OF SAID PUBLIC RECORDS, SAID CORNER BEING SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RESEARCH DRIVE (80 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF PROGRESS BOULEVARD (100 FOOT RIGHT OF WAY), AS SHOWN ON SAID REPLAT OF PROGRESS CENTER, AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2771.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°09'05" WEST, 555.45 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 11°30'02", AN ARC DISTANCE OF 556.38 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 18°03'46" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 349.48 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A 20 FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1959, PAGE 2418 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°03'46" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 313.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TECHNOLOGY AVENUE (RIGHT OF WAY WIDTH THENCE THE FOLLOWING FIVE COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE; (1) THENCE SOUTH 89°14'54" WEST, A DISTANCE OF 236.31 FEET; (2) THENCE NORTH 00°45'06" WEST, A DISTANCE OF 5.00 FEET; (3) THENCE SOUTH 89°14'54" WEST, A DISTANCE OF 188.71 FEET; (4) THENCE SOUTH 00°45'06" EAST, A DISTANCE OF 5.00 FEET; (5) THENCE SOUTH 89°14'54" WEST, A DISTANCE OF 104.92 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3698, PAGE 712 OF SAID PUBLIC RECORDS; THENCE NORTH 00°45'06" WEST, A DISTANCE OF 230.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°14'54" WEST, A DISTANCE OF 164.19 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE BOUNDARY OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON SAID REPLAT OF PROGRESS CENTER;

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID EASEMENT; (1) THENCE NORTH 24°06'50" EAST, A DISTANCE OF 158.38 FEET; (2) THENCE NORTH 67°51'41" EAST, A DISTANCE OF 129.69 FEET; (3) THENCE SOUTH 89°33'18" EAST, A DISTANCE OF 34.59 FEET; (4) THENCE NORTH 73°46'58" EAST, A DISTANCE OF 101.88 FEET; (5) THENCE SOUTH 57°51'09" EAST, A DISTANCE OF 234.58 FEET; (6) THENCE NORTH 79°59'19" EAST, A DISTANCE OF 65.11 FEET; THENCE NORTH 52°52'42" EAST, A DISTANCE OF 44.54 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTH LINE OF A 20 FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1959, PAGE 2418; THENCE SOUTH 71°56'11" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 187.92 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #45

TAX PARCEL NO: 03956-010-038

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

EASEMENT #2 AT PROGRESS CORPORATE PARK

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3698, PAGE 712 OF SAID PUBLIC RECORDS, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TECHNOLOGY AVENUE (80' RIGHT OF WAY) AND ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 271.84 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°53'52" WEST, 19.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°05'12", AN ARC DISTANCE OF 19.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 33°46'33" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 142.48 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AS "PARCEL 6" IN OFFICIAL RECORDS BOOK 2923, PAGE 1354 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING 4 COURSES ALONG THE BOUNDARY OF SAID LANDS; (1) THENCE NORTH 22°58'46" EAST, A DISTANCE OF 264.68 FEET; (2) THENCE NORTH 70°32'22" EAST, A DISTANCE OF 474.40 FEET; (3) THENCE NORTH 00°17'28" EAST, A DISTANCE OF 261.45 FEET; (4) THENCE NORTH 39°47'07" EAST, A DISTANCE OF 85.74 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF RESEARCH DRIVE (80' RIGHT OF WAY), SAID CORNER BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2771.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°05'17" EAST, 105.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°10'16", AN ARC DISTANCE OF 105.04 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT AS SHOWN ON SAID REPLAT OF PROGRESS CENTER; THENCE THE FOLLOWING 12 COURSES ALONG THE BOUNDARY OF SAID EASEMENT; (1) THENCE SOUTH 39°36'50" WEST, A DISTANCE OF 60.33 FEET; (2) THENCE SOUTH 01°23'10" EAST, A DISTANCE OF 286.76 FEET; (3) THENCE NORTH 68°34'29" EAST, A DISTANCE OF 56.44 FEET; (4) THENCE SOUTH 44°05'22" EAST, A DISTANCE OF 57.54 FEET; (5) THENCE SOUTH 08°41'29" EAST, A DISTANCE OF 171.87 FEET; (6) THENCE SOUTH 52°52'42" WEST, A DISTANCE OF 56.72 FEET; (7) THENCE SOUTH 79°59'19" WEST, A DISTANCE OF 65.11 FEET; (8)

THENCE NORTH 57°51'09" WEST, A DISTANCE OF 234.58 FEET; (9) THENCE SOUTH 73°46'58" WEST, A DISTANCE OF 101.88 FEET; (10) THENCE NORTH 89°33'18" WEST, A DISTANCE OF 34.59 FEET; (11) THENCE SOUTH 67°51'41" WEST, A DISTANCE OF 129.69 FEET; (12) THENCE SOUTH 24°06'50" WEST, A DISTANCE OF 298.95 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.23 ACRES, MORE OR LESS.

DESCRIPTION: #46

TAX PARCEL NO: 03956-010-023

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

PARCEL 16 (PROGRESS PARK, PARCEL E)

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 01°24'48" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION, A DISTANCE OF 46.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE; THENCE SOUTH 89°14'54" WEST ALONG SAID RIGHT-OF-WAY LINE, 236.31 FEET; THENCE NORTH 00°45'06" WEST, ALONG SAID RIGHT-OF-WAY LINE, 5.00 FEET; THENCE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 188.71 FEET; THENCE SOUTH 00°45'06" EAST, ALONG SAID RIGHT-OF-WAY LINE, 5.00 FEET; THENCE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 104.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 16.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'16", AN ARC DISTANCE OF 239.17 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 64°23'57" WEST, 230.82 FEET; THENCE NORTH 24°06'50" EAST ALONG SAID SOUTHEASTERLY LINE, 140.57 FEET; THENCE NORTH 89°14'54" EAST, 164.19 FEET; THENCE SOUTH 00°45'06" EAST, 230.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #47

TAX PARCEL NO: 03956-011-000

(PER OFFICIAL RECORDS BOOK 4965, PAGE 1559)

PARCEL 8 (PROGRESS PARK, PARCEL A)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY

LINE OF RESEARCH DRIVE (80 FOOT RIGHT OF WAY) AND THE WESTERLY BOUNDARY LINE OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 88°35'56" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 95.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2040.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°19'27" EAST, 445.92 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°32'57", AN ARC DISTANCE OF 446.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°02'58" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 109.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.70 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°50'24" EAST, 292.75 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 40°13'21", AN ARC DISTANCE OF 298.85 FEET TO AN INTERSECTION WITH THE BOUNDARY OF PARCEL 6, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2923, PAGE 1354 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID LANDS; (1) THENCE SOUTH 01°23'10" EAST, A DISTANCE OF 323.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3021.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°17'29" EAST, 101.98 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'01", AN ARC DISTANCE OF 101.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 175.70 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°08'16" WEST, 169.36 FEET; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°37'36", AN ARC DISTANCE OF 176.71 FEET TO THE POINT OF TANGENCY; (4) THENCE SOUTH 76°02'58" WEST, A DISTANCE OF 109.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2290.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°19'27" WEST, 500.57 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°32'58", AN ARC DISTANCE OF 501.57 FEET TO THE POINT OF TANGENCY; (6) THENCE SOUTH 88°35'56" WEST, A DISTANCE OF 95.06 FEET TO THE AFOREMENTIONED WESTERLY LINE OF THE REPLAT OF PROGRESS CENTER; THENCE NORTH 01°24'04" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: #50

TAX PARCEL NO: 03956-010-038

(PER OFFICIAL RECORDS BOOK 4053, PAGE 2063)

DRAINAGE EASEMENT #1 AT PROGRESS CORPORATE PARK

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,

FLORIDA, LYING AND BEING SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TECHNOLOGY AVENUE (80 FOOT RIGHT OF WAY) AND THE WESTERLY BOUNDARY LINE OF SAID REPLAT OF PROGRESS CENTER; THENCE NORTH 89°14'54" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 81.33 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS PARCEL 5 IN OFFICIAL RECORDS BOOK 2923, PAGE 1354 OF SAID PUBLIC; THENCE SOUTH 38°03'02" EAST, ALONG THE WEST LINE OF SAID PARCEL 5, A DISTANCE OF 168.18 FEET; THENCE SOUTH 01°34'31" EAST, ALONG THE WEST LINE OF SAID PARCEL 5, A DISTANCE OF 278.72 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED REPLAT OF PROGRESS CENTER; THENCE SOUTH 89°14'54" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 132.57 FEET; THENCE NORTH 01°24'04" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°14'55" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED WESTERLY LINE OF SAID LANDS; THENCE NORTH 01°24'04" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 362.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.51 ACRES, MORE OR LESS.

DESCRIPTION: #51

TAX PARCEL NO: 03956-010-039

(RECORDING INFORMATION NOT FURNISHED NOR FOUND)

THAT CERTAIN 50'x50' PARCEL LYING IN THE SOUTHWEST CORNER OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, CONTIGUOUS TO THE EASTERLY RIGHT OF WAY LINE OF S.E. 12TH STREET AND AS NOTED "DEDICATED IN FEE SIMPLE TO PUBLIC FOR SANITARY SEWER LIFT STATION".

EXHIBIT C**EXHIBIT C
TO PROGRESS CENTER
DECLARATION OF RESTRICTIONS**

A portion of Government Lot 4 of Section 24, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of the southwest 1/4 of the northwest 1/4 of said Section (also known as the southeast corner of the northeast 1/4 of the northeast 1/4 of Section 23, Township 8 South, Range 18 East) and run thence South 01°24'48" East, along the west boundary of said Section 24, and along the westerly boundary of "Progress Center" according to a Plat thereof as recorded in Plat Book "M", page 82 of the Public Records of Alachua County, Florida, a distance of 1651.01 feet to the northerly right-of-way line of a 100 foot Powerline Easement and the southwest corner of said "Progress Center"; thence South 87°19'03" East, along said northerly right-of-way line, and the south boundary of said "Progress Center" 1373.68 feet to the Point of Beginning; thence continue South 87°19'03" East, along said northerly right-of-way line and said south boundary 1272.67 feet to the east line of said Government Lot 4 and the southeast corner of said "Progress Center"; thence North 01°27'18" West, along said east line and the east boundary of said "Progress Center" 100.26 feet; thence North 87°19'03" West, parallel to and 100.00 feet northerly of (measured perpendicular) said northerly right-of-way line and said south boundary 1274.09 feet; thence South 02°15'56" East, 100.37 feet to the POINT OF BEGINNING.

Containing 2.92 Acres, more or less.

EXHIBIT D**EXHIBIT D
TO PROGRESS CENTER
DECLARATION OF RESTRICTIONS**

A portion of Government Lots 1 and 4 of Section 24, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of the southwest 1/4 of the northwest 1/4 of said Section (also known as the southeast corner of the northeast 1/4 of the northeast 1/4 of Section 23, Township 8 South, Range 18 East) and run thence South 01°24'48" East, along the west boundary of said Section 24, and along the westerly boundary of "Progress Center" according to a Plat thereof as recorded in Plat Book "M", page 82 of the Public Records of Alachua County, Florida, a distance of 1651.01 feet to the northerly right-of-way line of a 100 foot Powerline Easement and the southwest corner of said "Progress Center"; thence South 87°19'03" East, along said northerly right-of-way line, and the south boundary of said "Progress Center" 2646.35 feet to the east line of said Government Lot 4 and the southeast corner of said "Progress Center"; thence North 01°27'18" West, along said east line and the east boundary of said "Progress Center" 100.26 feet to the Point of Beginning; thence continue North 01°27'18" West, along said east line and said east boundary and the east line of said Government Lot 1, a distance of 385.37 feet; thence South 87°05'30" West, 1274.88 feet; thence South 02°15'56" East, 261.14 feet; thence South 87°19'03" East, parallel to and 100.00 feet northerly of (measured perpendicular) said northerly right-of-way line and said south boundary 1274.09 feet to the POINT OF BEGINNING.

Containing 9.44 Acres, more or less.

COMPOSITE EXHIBIT E

COMPOSITE EXHIBIT E
TO PROGRESS CENTER
DECLARATION OF RESTRICTIONS

PARCEL 5

A portion of 'Replat of Progress Center', as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, lying and being in a portion of Section 23, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the intersection of the west boundary of 'Replat of Progress Center' as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, with the southerly right-of-way line of Technology Avenue (80' right-of-way) and run thence North 89°14'54" East, along said southerly right-of-way line, 81.33 feet to the northeast corner of a drainage easement and the Point of Beginning; thence continue North 89°14'54" East, along said southerly right-of-way line, 18.78 feet to the beginning of a curve concave southwesterly, having a radius of 360.00 feet; thence southeasterly, along said southerly right-of-way line, and along the arc of said curve through a central angle of 56°58'31", an arc distance of 357.99 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 62°15'49" East, 343.42 feet; thence South 33°46'34" East, along said right-of-way line, 151.46 feet to the beginning of a curve, concave northeasterly, having a radius of 340.00 feet; thence southeasterly, along said right-of-way line, and along the arc of said curve through a central angle of 31°30'58", an arc distance of 187.02 feet to a point on the south line of the northeast 1/4 of northeast 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida and to a point on the south boundary of said 'Replat of Progress Center', said arc being subtended by a chord having a bearing and distance of South 49°32'04" East, 184.67 feet; thence South 89°14'54" West, along said south line and said south boundary, 436.17 feet to the southeast corner of said drainage easement; thence North 01°34'31" West, along the easterly line of said drainage easement, 278.72 feet; thence North 38°03'02" West, along the northeasterly line of said drainage easement, 168.18 feet to the Point of Beginning.

Containing 2.39 acres (104,012 square feet), more or less.

PARCEL 6

A portion of 'Replat of Progress Center', as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, lying and being in a portion of Section 23, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Begin at the intersection of the northerly right-of-way line of Technology Avenue (80' right-of-way), with the west boundary of 'Replat of Progress Center' as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, and run thence North $01^{\circ}24'04''$ West, along said west boundary, 350.00 feet; thence North $88^{\circ}35'56''$ East, 95.09 feet to the beginning of a curve, concave northerly, having a radius of 2290.00 feet; thence easterly, along the arc of said curve, through a central angle of $12^{\circ}32'58''$, an arc distance of 501.57 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North $82^{\circ}19'27''$ East, 500.57 feet; thence North $76^{\circ}02'58''$ East, 109.11 feet to the beginning of a curve, concave southwesterly, having a radius of 175.70 feet; thence southeasterly, along the arc of said curve through a central angle of $57^{\circ}37'32''$, an arc distance of 176.72 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South $75^{\circ}08'16''$ East, 169.36 feet, said end of curve being the beginning of a curve concave northeasterly, having a radius of 3021.86 feet; thence southeasterly, along the arc of said curve, through central angle of $01^{\circ}56'01''$, an arc distance of 101.98 feet, said arc being subtended by a chord, having a bearing and distance of South $47^{\circ}17'29''$ East, 101.98 feet; thence North $01^{\circ}23'10''$ West, 323.91 feet to a point on the southwesterly right-of-way line of Research Drive (80' right-of-way), said point lying on the arc of a curve concave southwesterly, having a radius of 425.70 feet; thence southeasterly, along said southwesterly right-of-way line, and along the arc of said curve, through a central angle of $17^{\circ}24'08''$ an arc distance of 129.30 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South $55^{\circ}01'34''$ East, 128.80 feet, said end of curve being the beginning of a curve concave northeasterly, having a radius of 2771.86 feet; thence southeasterly, along said right-of-way line, and along the arc of said curve, through a central angle of $01^{\circ}40'40''$, an arc distance of 81.17 feet to a point on the westerly line of a public utilities and drainage easement, said arc being subtended by a chord having a bearing and distance of South $47^{\circ}09'49''$ East, 81.17 feet; thence southwesterly, southerly and southwesterly, along the westerly line of said public utilities and drainage easement, through the following 4 courses: 1) South $39^{\circ}47'07''$ West, 85.74 feet, 2) South $00^{\circ}17'28''$ West, 261.45 feet; 3) South $70^{\circ}32'22''$ West, 474.40 feet; 4) South $22^{\circ}58'46''$ West, 264.68 feet to a point on said northerly right-of-way line of Technology Avenue; thence

North $33^{\circ}46'34''$ West, along said northerly right-of-way line, 8.99 feet to the beginning of a curve, concave southwesterly, having a radius of 440.00 feet; thence northwesterly, along said northerly right-of-way line, and along the arc of said curve, through a central angle at $56^{\circ}58'31''$, an arc distance of 437.54 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North $62^{\circ}15'49''$ West, 419.73 feet; thence South $89^{\circ}14'54''$ West, along said northerly right-of-way line, 101.02 feet to the Point of Beginning.

Containing 9.34 acres (406,747 square feet), more or less.

PARCEL 7

A portion of 'Replat of Progress Center', as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, lying and being in a portion of Sections 14 and 23, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Begin at the intersection of the southeasterly right-of-way line of County Road 2054, also known as S-340-A (50' right-of-way), with the southwesterly right-of-way line of U.S. Highway No. 441 (State Road Nos. 20 and 25) and run thence South $38^{\circ}32'52''$ East, along said southwesterly right-of-way line and along the northeasterly boundary of 'Replat of Progress Center' as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, 480.10 feet; thence South $56^{\circ}04'20''$ East, along said southwesterly right-of-way line and along said northeasterly boundary, 57.85 feet; thence South $25^{\circ}50'15''$ West, 362.64 feet to a point on the northerly right-of-way line of Research Drive (80' right-of-way), said point lying on the arc of a curve, concave southwesterly, having a radius of 505.70 feet; thence northwesterly along said northerly right-of-way line, and along the arc of said curve, through a central angle of $17^{\circ}03'28''$, an arc distance of 150.56 feet, said arc being subtended by a chord having a bearing and distance of North $72^{\circ}11'23''$ West, 150.00 feet; thence North $09^{\circ}16'53''$ East, 259.98 feet; thence North $38^{\circ}32'52''$ West, 421.15 feet to a point on said southeasterly right-of-way line of County Road 2054 and to a point on the northwesterly boundary of said 'Replat of Progress Center'; thence North $54^{\circ}58'47''$ East, along said southeasterly right-of-way line and along said northwesterly boundary, 69.24 feet to the beginning of a curve concave southeasterly, having a radius of 547.96 feet; thence northeasterly along said southeasterly right-of-way line, along said northwesterly boundary and along the arc of said curve, through a central angle of $13^{\circ}57'12''$, an arc distance of 133.45 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of North $61^{\circ}57'23''$ East, 133.12 feet.

Containing 3.56 acres (154,887 square feet), more or less.

PARCEL 39

THAT CERTAIN 50'x50' PARCEL LYING IN THE SOUTHWEST CORNER OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, CONTIGUOUS TO THE EASTERLY RIGHT OF WAY LINE OF S.E. 12TH STREET AND AS NOTED "DEDICATED IN FEE SIMPLE TO PUBLIC FOR SANITARY SEWER LIFT STATION".

(RECORDING INFORMATION NOT FURNISHED NOR FOUND)

NO 00000006478

LAW OFFICES
DARRYL J. TOMPKINS, P.A.
P. O. BOX 519
102 SOUTH MAIN STREET
ALACHUA, FLORIDA 32616

DARRYL J. TOMPKINS
FLORIDA BAR BOARD CERTIFIED
REAL ESTATE LAWYER

TELEPHONE (904) 418-1000
FACSIMILE (904) 418-1079
EMAIL: DJTompkins@aol.com

September 26, 2000

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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*****78.75 *****78.75

Re: Progress Corporate Park Owner's Association, Inc.

To Whom It May Concern:

We are enclosing herewith the original and one copy of the Articles of Incorporation for Progress Corporate Park Owner's Association, Inc. together with check #399 in the amount of \$78.75, which represents the following charges:

\$	35.00	Filing Fee
	8.75	Certified Copy of Articles
	<u>35.00</u>	Registered Agent Fee
\$	78.75	

Please return a certified copy of the articles to me as soon as possible. If you have any questions concerning the foregoing, please do not hesitate to contact me.

Very truly yours,

Darryl J. Tompkins

DJT/sp
Enclosures

FILED
00 SEP 27 AM 10:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ARTICLES OF INCORPORATION

00 SEP 27 AM 10:10

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PROGRESS CORPORATE PARK OWNER'S ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes Chapter 617 the undersigned, all of whom are residents of Alachua County, Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is PROGRESS CORPORATE PARK OWNER'S ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II
DURATION

The corporation shall exist perpetually.

ARTICLE III

The principal office of the Association is located at 13709 Progress Boulevard, Box 10, Alachua, Florida 32615.

ARTICLE IV

DARRYL J. TOMPKINS, whose address is 14706 Main Street, Alachua, Florida 32615, is hereby appointed as registered agent of this Association.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to provide for maintenance, preservation and architectural control of the office park, Common Area and Restricted Common Area within that certain tract of property commonly known as PROGRESS CORPORATE PARK and more particularly described as:

See Exhibit "A" attached hereto and made a part hereof.

and to promote the health, safety and welfare of the owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

a. exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions and hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Clerk of the Court of Alachua County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

b. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

c. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

d. borrow money, and with the assent of two-thirds (2/3) of all class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. dedicate, sell or transfer all or any part of the Common Area or Restricted Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-third (2/3) of all class of members, agreed to such dedication, sale or transfer;

f. participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional property and Common Area or Restricted Common Area, provided that such merger, consolidation or annexation shall have the assent of two-third (2/3) of all class of members;

g. have and to exercise any and all powers, rights privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE VI SUBSCRIBERS

The name and address of the initial subscriber is :

Phillip L. Hawley
P.O. Box 1990
Alachua, Florida 32616

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Darryl J. Tompkins	P.O. Box 519, 14706 Main Street, Alachua, Florida 32616
Phillip L. Hawley	3728 North Main Street, Gainesville, Florida 32609
James W. Shaw	13505 N.W. 88 th Place, Alachua, Florida 32615
J. Ardene Wiggins	P.O. Box 1857, 14016 Martin Luther King Highway, Alachua, Florida 32616
James Carnall	One Innovation Drive, Alachua, Florida 32615

ARTICLES VIII
OFFICERS

The affairs of this Association shall be managed by a President, Vice-President, Secretary, and Treasurer and they shall be elected at the first meeting of the Board of Directors following each annual meeting of the members or as otherwise provided in the By-Laws. Until the next election of officers under the Articles of Incorporation, the following shall serve as officers:

President:	Phillip L. Hawley
Vice-President:	James W. Shaw
Secretary:	Darryl J. Tompkins
Treasurer:	J. Ardene Wiggins

ARTICLE IX
MEMBERSHIP

Every Owner, as defined in the "Progress Center, Unit 1, Declaration of Covenants and Restrictions," shall be deemed to have a membership in the Association. If fee simple title to a Site is held by more than one person, each such person shall be a member of the Association. For any Site upon which is located a condominium, the condominium association shall be deemed to be the member of the Association. An Owner of more than one Site is entitled to one membership for each Site owned. Each membership is appurtenant to the Site upon which it is based and is transferred automatically by conveyance of fee simple title to that Site. No person other than a fee simple owner of a Site or condominium association on behalf of the owners of a condominium may be a member of the Association, and no membership in the Association may be transferred except by the transfer of title to a Site; provided, however, the foregoing shall not be construed to prohibit the assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

ARTICLE X
VOTING RIGHTS

The Association shall have two classes of voting membership as follows. All votes aggregated from both voting membership shall constitute the total outstanding votes available for voting purposes in determining the action of the Association on any matter to be approved by vote (herein "Outstanding Votes").

Class A. So long as there is a Class B membership, Class A members are all fee simple owners except the Declarant/Developer and are entitled to one vote per acre for each acre, or fraction thereof, contained in the Site owned by such Owner. Upon termination of Class B membership, Class A members shall be all Owners, including the Declarant/Developer, so long as the Declarant/Developer is an owner. There shall be fractional voting for ownership of portions of Lots and all such fractions shall be rounded off to the nearest one-tenth of an acre. If more than one person owns an interest in any Site, all such persons are members; but there may be only one vote cast per Lot with respect to such Site. Such vote may be exercised as the Owners determine among themselves; but no split vote is permitted. The condominium association of any condominium located on a Site shall cast all votes attributable to the owners of the condominium. Prior to any meeting at which a vote is to be taken, each co-owner of a condominium association shall file the name of the voting co-owner, or condominium association member, with the secretary of the Association to be entitled to vote at such meeting, unless such co-owners or condominium association has filed a general voting authority with the secretary applicable to all votes until rescinded.

Class B. The Class B member is the Declarant/Developer and is entitled to have four votes per acre for each acre, or fraction thereof, in every Site owned by the Declarant/Developer. The Class B membership shall cease and be converted to Class A membership upon the happening of any one of the following events, whichever occurs first:

1. When the Declarant/Developer voluntarily relinquishes its right to Class B membership.
2. When the Declarant/Developer no longer owns any portion of Progress Corporate Park.

The total Outstanding Votes in the Association may vary from time to time depending upon the number of Sites sold to third parties by the Declarant/Developer.

ARTICLES XI
AMENDMENTS

Amendments of these Articles shall be adopted upon receiving the affirmative vote of two-thirds (2/3) of all class of members entitled to vote thereon.

ARTICLE XII
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-third (2/3) of all class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

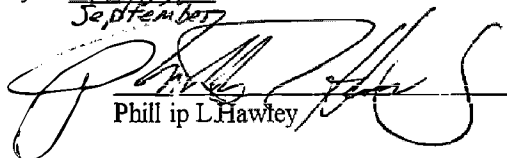
ARTICLE XIII
AMENDMENTS TO BY-LAWS

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds (2/3) of all class members existing at the time of and present at such meeting except that the initial By-Laws of the Association shall be made and adopted by the first Board of Directors.

ARTICLE XIV
DISSOLUTION OF ASSOCIATION
SURFACEWATER MANAGEMENT SYSTEM

Prior to dissolution of this Association, all property, interest in property, whether real, personal or mixed, which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention acres, drainage, other surfacewater management works and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned or controlled by the Association or the owners in common, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accept for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District and local government jurisdiction through modification of any and all permits or authorization issued by the Suwannee River Water Management District and local government jurisdiction. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District and local government jurisdiction in effect at the time of application for such modification.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of the Association, have executed these Articles of Incorporation this 20 day of ~~August~~
September 2000.

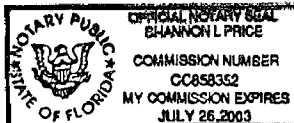

Phillip L. Hawtey

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Phillip L. Hawley, known to me to be the person described in the foregoing instrument, and he acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of September, 2000.

Shannon L Price
Notary Public
My Commission Expires:



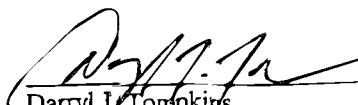
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.019, Florida Statutes, the following is submitted, in compliance with said Act:

First: That PROGRESS CORPORATE PARK OWNER'S ASSOCIATION, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at City of Alachua, County of Alachua, State of Florida, has named Darryl J. Tompkins, located at 14706 Main Street, Alachua, Florida 32615, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept in this capacity, and agree to comply with provisions of said Act relative to keeping open said office.



Darryl J. Tompkins
Registered Agent

FILED
00 SEP 27 AM 10:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Attachment 2

AMENDED BYLAWS OF PROGRESS CENTER PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I NAME AND LOCATION

The name of the corporation is PROGRESS CENTER PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association." The principal office of the Association is located at 15010 NW 173rd Street, Alachua, Florida 32615, but meeting of members and directors may be held at such places within the State of Florida, as may be assigned by the Board of Directors.

ARTICLE II DEFINITIONS

Section 1. "Association" shall mean to refer to Progress Center Property Owners Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Restrictions, as amended from time to time and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned or maintained by the Association for the common use and enjoyment of the Owners.

Section 4. "Site" or "Lot" shall mean and refer to any plot of land described in the Declaration of Restrictions as amended with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Site or Lot, which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Concept Development, Inc., a Florida corporation, 1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607, its successors or assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment or unless such rights pass by operation of law.

Section 7. "Declaration" shall mean and refer to the Declaration of Restrictions applicable to the Properties as amended from time to time, recorded in the public records of Alachua County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III MEETING OF MEMBERS

Section 1. Annual Meetings. The regular annual meeting of the Members shall be held on the 3rd Wednesday in February of each year, at a time to be set by the Board of Directors. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all votes of the Class A membership.

Section 3. Notice of Meetings. Written Notice of each meeting of the Members shall be given by or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote, addressed to the Member's address last appearing on the books of the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting in person or in proxy entitled to cast one-third (1/3) of the votes of all class of membership, shall constitute a quorum for an action except as otherwise provided in the Articles of Incorporation, the Declaration, and these By-Laws. If, however such quorum shall not be present or represented at any meeting, the Members entitled to vote shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE IV BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be Members of the Association.

Section 2. Term of Office. At the annual meeting, the Members shall elect five (5) Directors for a term of three (3) years, however the initial Board shall be elected to separate terms of three (3) years, two (2) years and one (1) year so as to stagger the terms of new Directors.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or

removal of a director, his successor shall be selected by the remaining Directors and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he or she may render to the Association. However, any Director may be reimbursed for his or her actual expenses incurred in the performance of his or her duties.

Section 5. Action Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of directors.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made from the floor at the annual meeting. Such nominations may be made from among Members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The person receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETING OF DIRECTORS

Section 1. Regular Meetings. Meetings of the Board of Directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board.

Section 2. Special Meetings. Special Meetings of the Board of Directors shall be held when called by the President of the Association, or by two Directors, after not less than three (3) days' notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

- a. Adopt and publish rules and regulations governing the use of the Common Area or Restricted Common Area and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;
- b. Suspend the voting rights and right to use of the Common Area and Restricted Common Area facilities of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- c. Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provision of these By-Laws, the Articles of Incorporation, or the Declaration;
- d. Declare the office of a Member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- e. Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- a. Cause to be kept a complete record of the acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any such meeting when such statement is requested in writing by one-fourth (1/4) of the Class A Members who are entitled to vote;
- b. Supervise all officers, agents and employees of this Association and to see that their duties are properly performed;
- c. As more fully described in the Declaration to:
 1. Fix the amount of the annual assessments against each Lot, at least thirty (30) days in advance of each annual assessment period;
 2. Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 3. Foreclose the lien against any Property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the Owner personally charged.
- d. Issue, or cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for issuance of these estoppel certificates. If a certificate states an

assessment has been paid, such certificate shall be conclusive evidence of such payment;

- e. Procure and maintain adequate liability and hazard insurance on property owned by the Association;
- f. Cause all officers or employees having fiscal responsibilities to be bonded, as the Board may deem appropriate;
- g. Cause the Common Area and Restricted Common Area to be maintained.

ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The Officers of this Association shall be a President and Vice President who shall at all times be Members of the Board of Directors, a Secretary, and a Treasurer and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of Officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The Officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he or she shall sooner resign, or shall be removed, or otherwise disqualify to serve.

Section 4. Special Appointments. The Board may elect such Officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any Officer may be removed from office with or without cause by the Board. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he or she replaces.

Section 7. Multiple Offices. The offices of the Vice President, Secretary and Treasurer may be held by the same person.

Section 8. Duties. The duties of the Officers are as follows:

President

- a. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, promissory notes, deeds and other written instruments.

Vice President

- b. The Vice President shall act in the place and stead of the President in the event of his or her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.

Secretary

- c. The Secretary shall record the votes and keep minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meeting of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

- d. The Treasurer or management company approved by the Board of Directors shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the contemplation of each fiscal year, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE IX COMMITTEES

The Board of Directors shall appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased for a fee to defray reproduction costs.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the Property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property. The Association shall be entitled to an award of reasonable attorney's fees, all costs whether taxable or not, and the cost of collection, plus interest ("Fees and Costs"). Fees and Costs of any such action will be added to the amount of such assessment and shall include all Fees and Costs incurred by the Association whether at the pre-trial, trial, or appellate levels, including alternate dispute resolution methods. No Owner may waive or otherwise escapable liability for the assessments provided for herein by nonuse of the Common Area and Restricted Common Area or abandonment of his Property or Lot.

ARTICLE XII
CORPORATE SEAL

The Association shall have a seal bearing the words: PROGRESS CENTER PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit corporation.

ARTICLE XIII
AMENDMENTS

These By-Laws may be amended at a regular or special meeting of the Members by a vote of a majority of a quorum of the Members present in person or by proxy.

ARTICLE XIV
CONFLICTS

In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December every year.

IN WITNESS WHEREOF, we, being all of the Directors of PROGRESS CENTER OWNERS ASSOCIATION, INC., have hereunto set our hands on this 18th day of August, 2024.

Marnie Feasel

MARNIE FEASEL

[Signature]

MATT CASON

[Signature]

RYAN KERN

[Signature]

BRIAN CRAWFORD

[Signature]

KARL LAPAN

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of PROGRESS CENTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation; and

That the foregoing By-Laws constitute the By-Laws of said Association as duly appointed at a meeting of the Board of Directors thereof, held on this 1st day of August, 2024.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of said Association this 1st day of August, 2024.

[Signature]
Ryan Kern, Secretary

July 12, 2024

Patrice Boyes, Esq.
Patrice Boyes, P.A.
5700 SW 34th Street, Suite 1120
Gainesville, Florida 32608

**Re: Progress Center Property Owners Association, Inc, Approval
Determination Number: 24132**

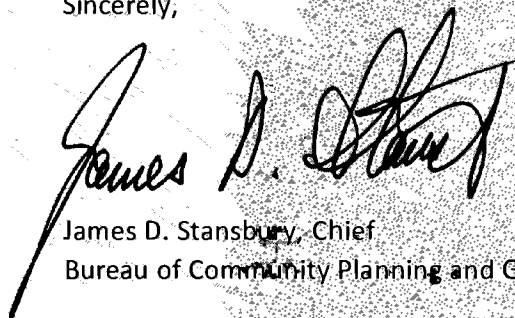
Dear Ms. Boyes:

The Florida Department of Commerce¹ (Commerce) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Progress Center Property Owners Association, Inc (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/rm

Patrice Boyes, Esq.
July 12, 2024
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.