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This document prepared by:
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St. Augustine, Florida 32085-3007

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (“Declaration”) is made by the FLORIDA SCHOOL OF THE DEAF AND THE BLIND (“FSDB”), and the FLORIDA BOARD OF EDUCATION (“FBOE”), and their respective successors and assigns (hereinafter, FSDB and FBOE are, collectively, “GRANTOR”), and the FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, and its successors and assigns (hereinafter “FDEP”).

RECITALS

A. Pursuant to section 1002.36(4)(d), Florida Statutes (F.S.), the Board of Trustees of FSDB has “complete jurisdiction over the management of the school,” and acts as statutory agent for the FBOE. FBOE is the fee simple owner of certain real property situate in St. Johns County, Florida, more particularly described in Exhibit A attached hereto (hereinafter the “Property”). The portion of the Property that is being restricted by this Declaration is more particularly described in Exhibit B attached hereto and made a part hereof (hereinafter the “Restricted Property”).

B. The FDEP Facility Identification Number for the Property is ERIC_13638 (former COM_74558). This Declaration addresses the discharge that was reported to the FDEP on May 5, 1994;

C. The Property is located at 207 N. San Marco Avenue, St. Augustine, St. Johns County, Florida, and is being operated as a Florida public school of choice pursuant to s. 1002.36(1), F.S., by GRANTOR. GRANTOR has conducted site assessment activities at the Property as documented in the following reports which are incorporated by reference:

1. Remedial Action System Status Report 2018-Semi-Annual-1, dated August 14, 2018;
2. Risk Management Option III No Further Action Evaluation, dated August 30, 2018.
3. Memorandum from Michael J. Bland, through Brian Dougherty, to Merrilee L. Palcic, dated September 18, 2018, approving either Risk Management Option II or III.

D. The reports noted in recital C set forth the nature and extent of the contamination that is located on the Restricted Property. These reports confirm that contaminated groundwater exists on the Restricted Property as defined by Chapter 62-780, Florida Administrative Code (“F.A.C.”). Also, these reports document that groundwater contamination is stable or is shrinking, that groundwater contamination does not extend beyond the Restricted Property boundary, that the extent of groundwater contamination does not exceed ¼ acre, that the groundwater contamination is not migrating, and that contamination does not extend to surface fresh or marine waters.

E. It is the intent of the restrictions in this Declaration to reduce or eliminate the risk of exposure to users or occupants of the Restricted Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. The FDEP has agreed to issue a Site Rehabilitation Completion Order with Conditions, authorizing Risk Management Option II No Further Action (hereinafter the “Order”), upon recordation of this Declaration, and the FDEP can unilaterally revoke the Order if the conditions of this Declaration or other requirements of the Order are not met. Additionally, if concentrations of the contaminants of concern (COC) increase above the levels approved in the Order, or if a subsequent discharge occurs at the Restricted Property, the FDEP may require site rehabilitation to reduce concentrations of contamination to levels allowed by the applicable FDEP rules. The Order relating to ERIC_13638 can be found by contacting the FDEP Northeast District Office.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Restricted Property that an Order be obtained and that the Restricted Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW THEREFORE, to induce FDEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes on the Restricted Property the following restrictions and requirements, as described in Exhibit B:

FOR GROUNDWATER:

- a. There shall be no use of the groundwater under the Restricted Property described as the Groundwater Restriction Area in Exhibit B (hereinafter referred to as “Groundwater Restriction Area”). There shall be no drilling for water conducted on the Groundwater Restriction Area, nor shall any new wells be installed on the Groundwater Restriction Area, other than monitoring or other wells pre-approved in writing by FDEP Division of Waste Management (DWM), in addition to any authorizations required by the

Division of Water Resource Management (DWRM), and the St. Johns River Water Management District (WMD).

- b. For any dewatering activities in the Groundwater Restriction Area, a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment and disposal of any extracted water that may be contaminated. FDEP will rely on this Declaration, Rule 62-621.300, F.A.C., and the guidance incorporated therein, and prior FDEP DWM review of any dewatering plan as the institutional control to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. FDEP DWM can only approve a dewatering plan that ensures the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. Unless it is demonstrated that the cleanup criteria under Rule 62-780.680(1), F.A.C., have been achieved, FDEP, in addition to other remedies available at law, may institute proceedings to revoke this Declaration and the Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without FDEP DWM prior approval.

- c. Exhibit B identifies the site and location of existing stormwater swales, stormwater detention or retention facilities, and ditches on the Groundwater Restriction Area. Such existing stormwater features shall not be altered, modified or expanded, and there shall be no construction of new stormwater swales, stormwater detention or retention facilities or ditches on the Groundwater Restriction Area without prior written approval from FDEP's DWM in addition to any authorizations required by DWRM and the WMD. Construction of new or modification of existing stormwater swales, stormwater detention or retention features, or ditches on the Groundwater Restriction Area could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, if GRANTOR seeks to construct or modify stormwater features on the Groundwater Restriction Area, GRANTOR must first consult with and receive approval from FDEP DWM in addition to obtaining any authorizations that may be required by FDEP DWRM, the WMD, or other applicable law. FDEP will rely on this Declaration, and prior FDEP review of any plan to construct new or modify existing stormwater features to ensure that there is no exposure to contaminated groundwater entering into new or expanded stormwater features that may result in risk to human health, public safety or the environment due to the contaminated site. A revised exhibit must be recorded when any stormwater feature is altered, modified, expanded, or constructed. Unless it is demonstrated that the cleanup

criteria under Rule 62-780.680(1), F.A.C., have been achieved, FDEP, in addition to other remedies available under law, may institute proceedings to revoke this Declaration and the Order, and require the resumption of site rehabilitation activities if any such stormwater features are constructed or commenced without FDEP DWM prior approval.

3. In the remaining paragraphs all references to GRANTOR and FDEP shall also mean and refer to their respective successors and assigns.
4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon and access to the Property at reasonable times and with reasonable notice to the GRANTOR. Access to the Groundwater Restriction Area is granted via providing access to the Property located at 207 N. San Marco Avenue, and as defined in Exhibit A.
5. It is the intention of GRANTOR that this Declaration shall touch and concern the Restricted Property, run with the land and with the title to the Restricted Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right title or interest in the Restricted Property or any part thereof. The FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of the FDEP to exercise its right in the event of the failure of the GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of the FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and the FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm corporation, or governmental agency that is substantially benefited by this Declaration. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, the GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally, GRANTOR shall notify FDEP within thirty (30) days prior to any conveyance or sale granting or transferring the Restricted Property or portion thereof, to any heirs, successors, assigns or grantees, including without limitation, the conveyance of any security interest in said Restricted Property.
6. In order to ensure the perpetual nature of this Declaration, GRANTOR shall record this Declaration, and reference these restrictions in any subsequent lease or deed of conveyance, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Restricted Property, the GRANTOR agrees to notify in writing all proposed tenants of the Restricted Property of the existence and contents of this Declaration. Without limiting the generality of paragraph 3 above, it is the intention of the parties that if GRANTOR has conveyed the Restricted Property, the GRANTOR's successors and assigns shall be required to perform such notification.

7. This Declaration is binding until a release is executed by the FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior written approval from the FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must have been achieved. This Declaration may be modified in writing only. Any subsequent amendment must be executed by both GRANTOR and the FDEP and be recorded by the real property owner as an amendment hereto.
8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.
9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Restricted Property in fee simple and has good right to create, establish and impose this restrictive covenant on the use of the Restricted Property.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURES FOUND ON FOLLOWING PAGES]

IN WITNESS WHEREOF, GRANTOR has executed this instrument this _____ day of _____, 2021.

GRANTOR:

FLORIDA SCHOOL FOR THE DEAF AND THE BLIND

By: _____

OWEN B. MCCAUL
Chair, Board of Trustees
207 North San Marco Avenue
St. Augustine, Florida 32084

Signed, sealed and delivered in the presence of:

Witness
Print Name: _____

Date: _____

Witness
Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2021, by _____, as _____ (*name and title of position*), who is personally known to me or who has produced a valid driver's license as identification.

Notary Public
(Print/type name) _____
My commission expires _____
My commission number _____

[NOTARY SEAL]

IN WITNESS WHEREOF, GRANTOR has executed this instrument this _____ day of _____, 2021.

GRANTOR:

FLORIDA BOARD OF EDUCATION

By: _____

ANDY TUCK
Chair, Board of Education
325 West Gaines Street
Tallahassee, Florida 32399

Signed, sealed and delivered in the presence of:

Witness
Print Name: _____

Date: _____

Witness
Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2021, by _____, as _____ (*name and title of position*), who is personally known to me or who has produced a valid driver's license as identification.

Notary Public
(Print/type name) _____
My commission expires _____
My commission number _____

[NOTARY SEAL]

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument this _____ day of _____, 2021.

Approved as to form by:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Print Name: _____
Asst. General Counsel
Florida Department of Environmental Protection
Office of General Counsel

By: _____
GREG STRONG
Director of District Management
Northeast District
8800 Baymeadows Way W.
Jacksonville, Florida 32256

Signed, sealed and delivered in the presence of:

Witness
Print Name: _____

Date: _____

Witness
Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2021, by _____, as _____ (*name and title of position*), who is personally known to me or who has produced a valid driver's license as identification.

Notary Public
(Print/type name) _____
My commission expires _____
My commission number _____

[NOTARY SEAL]

Exhibit A
The Property

MAP SHOWING BOUNDARY SURVEY OF: FLORIDA SCHOOL FOR THE DEAF & BLIND CAMPUS

FSDB MAIN CAMPUS PARCEL

A PART OF SECTIONS 7, 8, 48, 53, AND 54, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAN MARCO AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MACARIS STREET (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 77°53'04" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,648.10 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 79°12'57" EAST, A DISTANCE OF 33.86 FEET; THENCE NORTH 89°05'05" EAST, A DISTANCE OF 71.81 FEET; THENCE NORTH 82°02'22" EAST, A DISTANCE OF 26.10 FEET; THENCE NORTH 83°02'58" EAST, A DISTANCE OF 58.17 FEET; THENCE SOUTH 64°47'02" EAST, A DISTANCE OF 29.90 FEET; THENCE NORTH 89°06'39" EAST, A DISTANCE OF 126.70 FEET; THENCE SOUTH 88°43'11" EAST, A DISTANCE OF 103.42 FEET; THENCE NORTH 70°46'01" EAST, A DISTANCE OF 24.61 FEET; THENCE NORTH 62°15'13" EAST, A DISTANCE OF 128.74 FEET; THENCE NORTH 39°06'11" EAST, A DISTANCE OF 49.97 FEET; THENCE NORTH 22°43'23" EAST, A DISTANCE OF 138.66 FEET; THENCE NORTH 00°49'06" EAST, A DISTANCE OF 65.75 FEET; THENCE NORTH 19°20'57" EAST, A DISTANCE OF 49.87 FEET; THENCE NORTH 52°24'43" EAST, A DISTANCE OF 89.79 FEET; THENCE SOUTH 86°26'39" EAST, A DISTANCE OF 45.15 FEET; THENCE SOUTH 69°59'50" EAST, A DISTANCE OF 151.09 FEET; THENCE SOUTH 54°05'21" EAST, A DISTANCE OF 103.42 FEET; THENCE SOUTH 72°16'19" EAST, A DISTANCE OF 90.42 FEET; THENCE SOUTH 54°52'24" EAST, A DISTANCE OF 29.51 FEET; THENCE NORTH 72°19'23" EAST, A DISTANCE OF 12.10 FEET; THENCE NORTH 83°32'14" EAST, A DISTANCE OF 114.77 FEET; THENCE NORTH 88°44'38" EAST, A DISTANCE OF 145.70 FEET; THENCE NORTH 83°58'05" EAST, A DISTANCE OF 123.21 FEET; THENCE SOUTH 71°35'28" EAST, A DISTANCE OF 62.79 FEET; THENCE SOUTH 31°25'27" EAST, A DISTANCE OF 50.08 FEET; THENCE SOUTH 02°01'48" WEST, A DISTANCE OF 66.29 FEET; THENCE SOUTH 11°15'18" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 12°10'29" WEST, A DISTANCE OF 41.81 FEET; THENCE SOUTH 00°26'39" EAST, A DISTANCE OF 333.66 FEET; THENCE SOUTH 03°19'29" EAST, A DISTANCE OF 141.72 FEET; THENCE SOUTH 03°08'09" EAST, A DISTANCE OF 75.37 FEET; THENCE SOUTH 51°49'48" WEST, A DISTANCE OF 93.40 FEET; THENCE SOUTH 36°29'00" EAST, A DISTANCE OF 466.96 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 48°31'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2764.30 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°34'39" WEST AND A CHORD DISTANCE OF 5.96 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 36°29'00" WEST, A DISTANCE OF 303.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 493.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 340.58 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°37'21" WEST AND A CHORD DISTANCE OF 333.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 288.12 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°34'39" WEST AND A CHORD DISTANCE OF 280.06 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE

FSDB MAIN CAMPUS PARCEL CONTINUING

NORTHWESTERLY, HAVING A RADIUS OF 2664.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 530.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°43'33" WEST AND A CHORD DISTANCE OF 529.57 FEET TO A POINT ON SAID CURVE; THENCE NORTH 60°30'00" WEST, A DISTANCE OF 551.09 FEET; THENCE SOUTH 80°02'00" WEST, A DISTANCE OF 167.23 FEET; THENCE NORTH 08°30'11" WEST, A DISTANCE OF 6.50 FEET; THENCE SOUTH 81°40'20" WEST, A DISTANCE OF 45.05 FEET TO THE SOUTHEAST CORNER OF LOT 83, NELMAR TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 81°40'20" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT AND ITS EXTENSION THEREOF, A DISTANCE OF 167.23 FEET; THENCE NORTH 08°17'05" WEST, A DISTANCE OF 246.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MILTON STREET (A 33 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 76°23'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.62 FEET TO THE NORTHEAST CORNER OF LOT 85, SAID NELMAR TERRACE; THENCE CONTINUE NORTH 76°23'40" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.82 FEET; THENCE SOUTH 31°34'22" EAST, A DISTANCE OF 40.09 FEET; THENCE NORTH 45°45'36" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 31°34'22" WEST, A DISTANCE OF 53.35 FEET; THENCE SOUTH 76°23'40" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MILTON STREET, A DISTANCE OF 893.71 FEET; THENCE NORTH 14°15'01" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); A DISTANCE OF 466.79 FEET; THENCE SOUTH 77°42'23" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GENOPLY STREET (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 571.76 FEET; THENCE NORTH 15°00'28" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SAN MARCO AVENUE, A DISTANCE OF 439.92 FEET TO THE POINT OF BEGINNING; CONTAINING 77.98 ACRES MORE OR LESS.

FSDB NORTH PARCEL

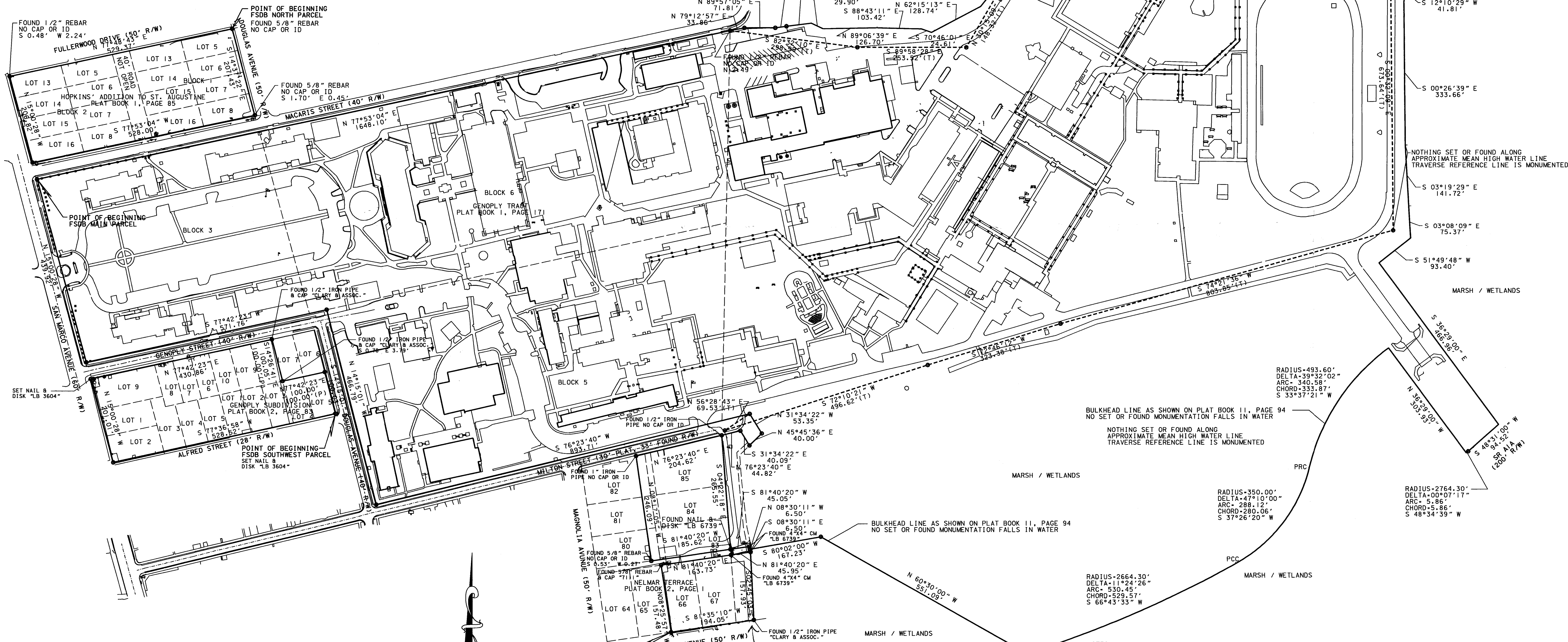
A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING LOTS 5-8, LOTS 13-16, BLOCK 1, AND LOTS 5-8, LOTS 13-16, BLOCK 2, HOPKINS' ADDITION TO ST. AUGUSTINE AS RECORDED IN PLAT BOOK 1, PAGE 85 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 1, AND BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 14°37'22" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 207.43 FEET; THENCE SOUTH 77°53'04" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MACARIS STREET (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 528.00 FEET; THENCE NORTH 15°00'28" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAN MARCO AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 206.82 FEET; THENCE NORTH 77°42'23" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FULLERWOOD DRIVE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 529.37 FEET TO THE POINT OF BEGINNING; CONTAINING 2.51 ACRES MORE OR LESS.

FSDB SOUTH PARCEL

A PART OF SECTION 53, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING LOTS 66, 67, AND EAST TO HOSPITAL CREEK OF NELMAR TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 66 AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NELMAR AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 08°25'57" WEST ALONG SAID LOT LINE, A DISTANCE OF 157.48 FEET TO THE NORTHWEST OF SAID LOT; THENCE NORTH 81°40'20" EAST ALONG SAID LOT LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 163.73 FEET; THENCE SOUTH 02°45'36" EAST, A DISTANCE OF 131.93 FEET; THENCE SOUTH 81°35'10" WEST, A DISTANCE OF 194.05 FEET TO THE POINT OF BEGINNING; CONTAINING 0.73 ACRES MORE OR LESS.

FSDB SOUTHWEST PARCEL

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING ALL OF ORANGE PARK SUBDIVISION, LOTS 1-9, AS RECORDED IN PLAT BOOK 2, PAGE 63 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH GENOPLY SUBDIVISION, LOTS 1-5, AND LOTS 8-10, AS RECORDED IN PLAT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 5, GENOPLY SUBDIVISION AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALFRED STREET (A 28 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 77°56'58" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 523.52 FEET; THENCE NORTH 15°00'28" WEST ALONG EASTERLY RIGHT-OF-WAY LINE OF SAN MARCO AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 201.01 FEET; THENCE NORTH 77°42'23" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GENOPLY STREET (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 430.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, GENOPLY SUBDIVISION; THENCE SOUTH 14°26'41" EAST ALONG SAID LOT LINE, A DISTANCE OF 100.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 77°42'23" EAST ALONG THE NORTH LINES OF LOTS 4 AND 5, GENOPLY SUBDIVISION, A DISTANCE OF 100.00 FEET; THENCE SOUTH 14°15'01" EAST ALONG WESTERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING; CONTAINING 2.21 ACRES MORE OR LESS.



LEGEND
 (P) PLATTED DISTANCE
 (T) MONUMENTED TRAVERSE LINE
 CM CONCRETE MONUMENT
 R/W RIGHT OF WAY
 * SET 1/2" REBAR & CAP "LB 3604" UNLESS NOTED

POINT OF BEGINNING
 FSDB SOUTH PARCEL
 FOUND 1/2" IRON PIPE
 "CLARY & ASSOC."

NOTES:
 1. BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES WITH A BEARING OF NORTH 15°00'28" WEST ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MARCO BOULEVARD.
 2. THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY OF THE FLORIDA SCHOOL FOR THE DEAF AND BLIND CAMPUS, THE BOUNDARY WAS COMPILED FROM DEEDS, PLATS, AND SURVEYS AVAILABLE, NO TITLE COMMITMENT WAS PREFORMED, AND OTHER DEEDS, EASEMENTS, OR RESTRICTION MIGHT BE RECORDED AND NOT SHOWN ON THIS SURVEY.
 3. FOR IMPROVEMENTS AND ENCROACHMENTS SEE TOPOGRAPHY SURVEY OF CAMPUS PREFORMED BY THIS FIRM, MAP NO. 10730004.

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

LEGEND:
 gai consultants
 1301 Riverplace Boulevard, Suite 900
 Jacksonville, Florida 32207
 904-363-1110 904-363-1151 fax
 e-mail: JLEK@gaisurvey.com
 www.gaisurvey.com



CERT. NO. 15 6016
 FLA. P.S.M. CERT. NO. 15 6016

JOB NUMBER B101256
 MAP NUMBER
 10730006

NO.	REVISIONS	DATE
1		NOV. 23, 2010
2		NOV. 22, 2010
3		NOV. 22, 2010
4		NOV. 22, 2010
5		NOV. 22, 2010
6		NOV. 22, 2010
7		NOV. 22, 2010
8		NOV. 22, 2010
9		NOV. 22, 2010
10		NOV. 22, 2010

Exhibit B
Groundwater Restriction Area

MAP OF

A PART OF THE FLORIDA SCHOOL FOR THE DEAF AND BLIND, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING A PART OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE HOGEL BUILDING; THENCE SOUTHERLY, ALONG THE WESTERLY FACE OF SAID HOGEL BUILDING SOUTH 11°49'18" EAST, A DISTANCE OF 38.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY FACE OF SAID HOGEL BUILDING SOUTH 78°10'42" WEST, A DISTANCE OF 30.03 FEET; THENCE NORTH 12°17'30" WEST, A DISTANCE OF 47.67 FEET; NORTH 08°05'23" EAST, A DISTANCE OF 51.97 FEET; THENCE NORTH 83°37'14" EAST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 11°49'18" EAST, A DISTANCE OF 45.20 FEET; THENCE SOUTH 12°23'37" WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING. CONTAINING 4,006 SQUARE FEET MORE OR LESS.

NOTES:


1. THIS IS A MAP ONLY.
2. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE.
3. SEE SHEET 2 OF 2 FOR MAP TO ACCOMPANY DESCRIPTION.

LEGEND:

MW-1/DCW-1/INJ Δ - MONITOR WELLS

THIS MAP WAS MADE FOR THE BENEFIT OF FLORIDA SCHOOL FOR THE DEAF AND BLIND.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" SHADED (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "AE" (EL 7 FEET) AND (EL 8 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12109C0312J REVISED DECEMBER 07, 2018 FOR ST. JOHNS COUNTY, FLORIDA


JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

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

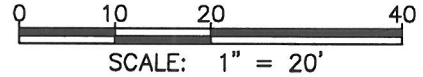
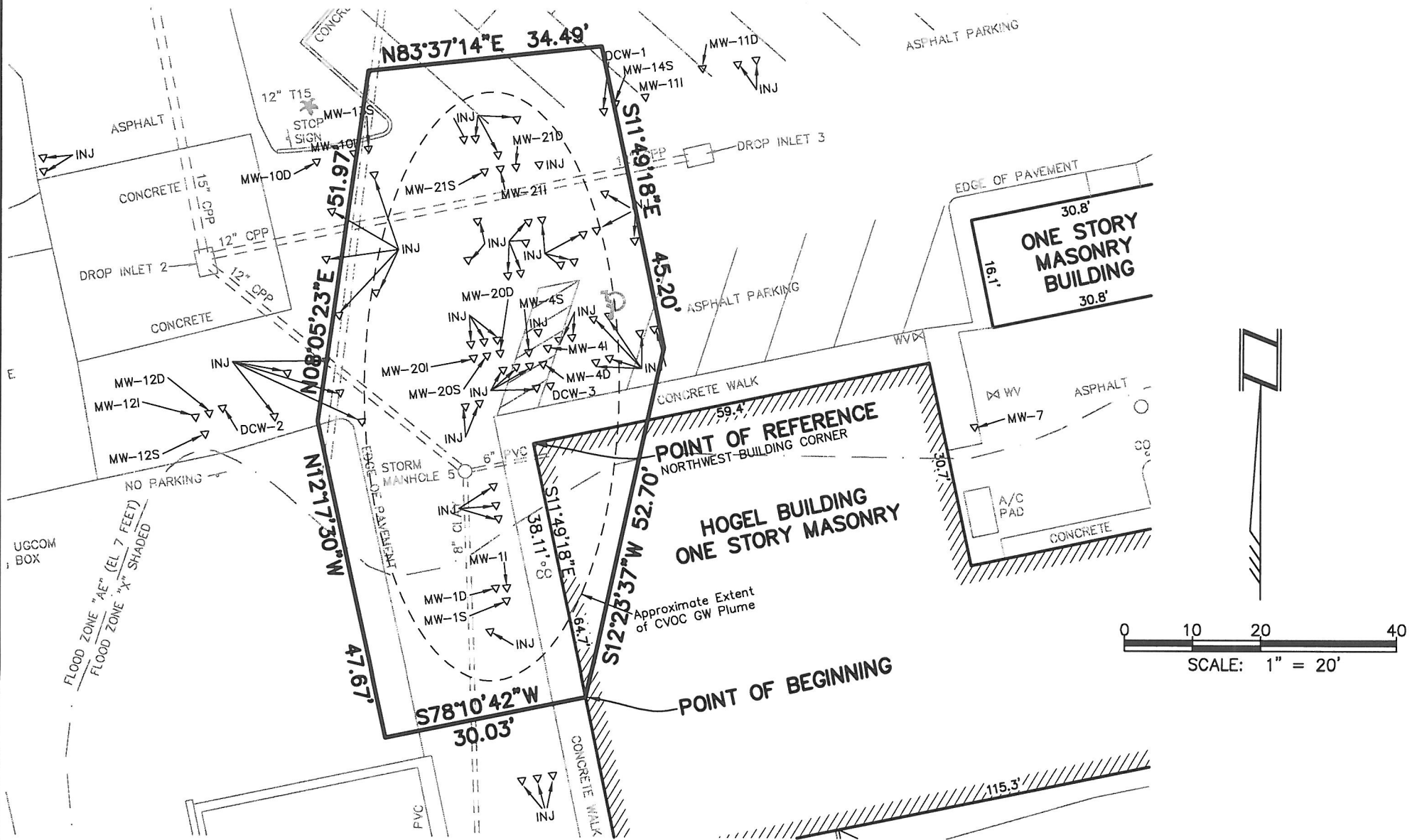
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FILE #: 2021-0773

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: MAY 17, 2021
SHEET 1 OF 2

MAP OF

A PART OF THE FLORIDA SCHOOL FOR THE DEAF AND BLIND, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



SEE SHEET 1 OF 2 FOR FULL DESCRIPTION, GENERAL NOTES AND SIGNATURE OF LICENSED SURVEYOR.

CHECKED BY: _____
 DRAWN BY: JDB
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 SHEET 2 OF 2