

AGREEMENT

This Agreement “(Agreement)” is made and entered into as of this ____ day of _____, 2018, by and between Santa Rosa County, a political subdivision of the State of Florida, (“County”) and Santa Rosa County School District (“School District”).

RECITALS

1. GCOF of Pace 81, LLC (“GCOF”) owns a parcel of real property located in Santa Rosa County, Florida, identified by Parcel ID number 12-1N-29-0000-02100-0000 and being more particularly described in Exhibit “A,” attached hereto.
2. GCOF desires to develop its property and in so doing is agreeable to providing a portion thereof to County which is acceptable for the construction of a road (“the GCOF road”).
3. School District owns a parcel of property adjacent to and north of the property, which parcel is identified by Parcel ID number 12-1N-29-0000-00504-0000.
4. School District is desirous of developing its property as a future school site.
5. County and School District realize that the construction of a roadway across School District’s property to be connected to GCOF’s road is beneficial.
6. County and GCOF have entered into a separate agreement regarding the conveyance of the GCOF road, which agreement provides that GCOF will construct the GCOF road when it develops its property. However, should County be desirous of or in need of the GCOF road prior to GCOF’s development, County may construct the road on the dedicated portion of the property.

WITNESSETH

NOW THEREFORE, the parties do agree as follows:

- A. School District shall deed to County the westerly eighty (80) feet of its parcel for the purpose of roadway construction (“Connector Road”).
- B. Should County be desirous of or in need of the GCOF road prior to the development of GCOF’s property, County shall construct said road and bear the cost of construction of the road, of any required traffic signals on Highway 90, and of any drainage associated with the road.

C. Santa Rosa County will, at no expense to School District, construct a roadway sufficient to provide suitable access to a school to be constructed upon the School District property when necessary for construction of a school, or within ten (10) years of the date hereof, whichever first occurs. If the roadway is not constructed as set forth above County will reconvey the property to School District.

PASSED AND ADOPTED by a vote of ____ yeas and ____ nays and ____ absent of the Board of County Commissioners of Santa Rosa County, Florida, on the _____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

By: _____
Chairman

ATTEST:

Clerk of Court

PASSED AND ADOPTED by a vote ____ yeas and ____ nays and ____ absent of the Santa Rosa County School District of Santa Rosa County, Florida, on the 5th day of April, 2018.

SANTA ROSA COUNTY SCHOOL DISTRICT

By: _____
Superintendent

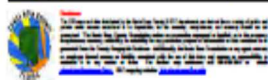
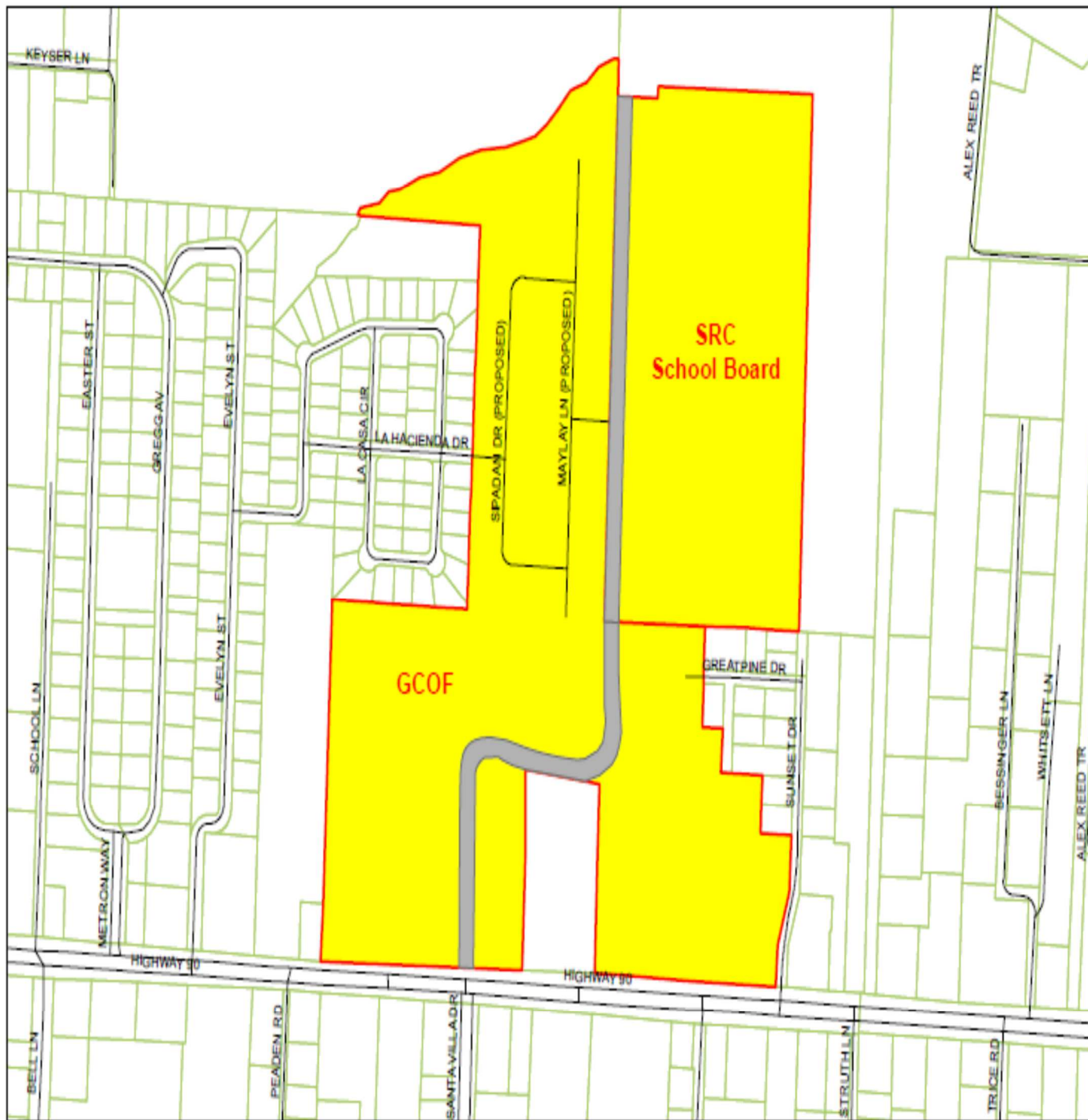
ATTEST:

School Board Chairman

Beginning at the Northeast corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 1 North, Range 29 West, Santa Rosa County, Florida, said point being the Northeast corner of La Floresta, Phase 1 Subdivision; thence proceed South 88°23'49" East along the North Line of the Southeast 1/4 for a distance 659.39 feet to the Northeast corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 12; thence proceed North 1°11'03" East along said East line for a distance of 587.58 feet to a point in the South side of a Storm Water Drainage Ditch; thence departing the said East line proceed North 88°46'30" West along the South side of said ditch for a distance of 26.25 feet; thence proceed South 68°54'18" West for a distance of 75.88 feet; thence proceed South 47°02'06" West for a distance of 79.98 feet; thence proceed South 68°31'32" West for a distance of 81.96 feet; thence proceed South 42°23'44" West for a distance of 86.72 feet; thence proceed South 46°15'17" West for a distance of 76.89 feet; thence proceed South 54°37'17" West for a distance of 70.42 feet; thence proceed South 71°22'36" West for a distance of 48.05 feet; thence proceed South 76°18'27" West for a distance of 96.53 feet; thence proceed South 83°38'22" West for a distance of 123.63 feet; thence proceed South 75°25'45" West for a distance of 105.04 feet; thence proceed South 62°20'09" West for a distance of 113.43 feet; thence proceed South 77°47'09" West for a distance of 95.03 feet; thence proceed South 64°54'54" West for a distance of 106.91 feet; thence proceed South 84°34'34" West for a distance of 50.26; thence proceed South 47°46'36 West for a distance of 62.04 feet; thence proceed South 79°18'42" West for a distance of 96.37 feet; thence proceed South 26°47'39" West for a distance of 28.80 feet to the North line of the Southeast 1/4 of said Section 12; thence proceed South 88°42'18" East along said North line for a distance of 589.83 feet to the Point of Beginning.

All lying and being in a portion of Section 12, Township 1 North, Range 29 West, Santa Rosa County, Florida.

EXHIBIT A



"Exhibit B"

0 0.05 0.1 0.15 0.2 Miles

