

PREPARED BY:

Ben Lorber, Esq.
GSA Office of General Counsel
Southeast Sunbelt Region (LD4)
77 Forsyth Street, S.W.
Atlanta, GA 30303
GSA Control No. 4-U-FL-1340-AB

RELEASE OF DEED RESTRICTION

This Release of Deed Restriction is made and entered into this _____ day of _____, 2024, by and between the UNITED STATES OF AMERICA, acting by and through the General Services Administration (hereinafter referred to as "The United States"), whose address is 77 Forsyth Street, S.W., Atlanta, Georgia, 30303, under and pursuant to the powers and authority contained in the provisions of the Property Act, 40 U.S.C. §§ 101 et seq., (formerly the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended), and regulations and orders promulgated thereunder, and THE COUNTY OF ALACHUA, a political subdivision of the State of Florida (hereinafter referred to as "Alachua County"), whose principal office is 12 S.E. 1st Street, Gainesville, Florida, 32601-6826.

WITNESSETH:

WHEREAS, the United States of America acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended (formerly codified at 40 U.S.C. 484, now codified at 40 U.S.C. §§ 101 et seq.) at 40 U.S.C. §553(b)(3), and regulations and orders promulgated thereunder conveyed to Alachua County certain real property consisting of approximately 4.6 acres of unimproved land, formerly known as the "FAA ED7 Radio Communications Link Repeater Site" situated in the County of Alachua, State of Florida, with an address of 4500 Southeast 122nd Terrace, Gainesville, FL 32641 (the "Property"), and more particularly described in Exhibit "A", which is attached hereto, made a part hereof, and consists of two (2) pages, by quitclaim deed (the "2019 Deed") dated March 21, 2019 and recorded in the Office of the Clerk of Court of Alachua County, Florida in Book 4672, Page 475, to which deed reference is hereby made as if herein fully set out;

WHEREAS, said 2019 Deed contains certain restrictions and conditions to use and maintain the property for emergency management and response purposes, as will more fully appear by reference to said deed;

WHEREAS, Alachua County, having been unable to comply with these conditions, has requested that the Property be released from certain of said restrictions of the aforesaid 2019 Deed; and

WHEREAS, the United States has agreed to do so;

NOW THEREFORE, the said United States, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby release and discharge the Property set forth in the 2019 Deed as to all owners thereof both present and future from the restrictions found in the paragraph on Page 477 and restated here as:

The Grantee acknowledges that the Property is transferred pursuant to 40 U.S.C. Section 553(b)(3) for emergency management response use and that the director of the Federal Emergency Management Agency has determined the Property is required by the Grantee for such purposes. The Grantee covenants and agrees for itself, its successors and assigns, and every successor in interest to the Property hereby conveyed, or any part thereof, that the Property will be used and maintained solely and continuously for emergency management response purposes in perpetuity and for no other purpose. In event that all or any portion of the Property ceases to be so used or maintained, Granter or its successor in function will, at its option, have an immediate right of re-entry thereon, and to cause all right, title, and interest in and to the Property to revert to the United States of America and Grantee, shall forfeit all right, title, and interest in and to the Property and to any and all of the tenements, hereditaments, and appurtenances thereunto belonging. In such event, Grantee or its successor or assignee shall execute a quitclaim deed and take all other actions necessary to return the Property in its then existing condition to the United States of America within thirty (30) days of a written request from GSA Grantee, its successors or assigns specifically agrees to cooperate with the United States of America in the event the United States of America elects to exercise its right to revert and reenter the Property and further agrees that no judicial intervention shall be necessary to enforce the rights of the United States of America. In the event of a reversion of the Property, the Grantee or its successors or assigns agrees to provide an acceptable level of protection and maintenance for the Property until title has actually reverted.

It being, however, understood and agreed that any of said restrictions set forth in the 2019 Deed other than the ones herein expressly quoted and released shall be and remain in full force and effect unless they or any of them have expired by their terms due to the passage of time.

[Signature page follows.]

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name by PERRY J. GIBBS, Disposition Contracting Officer, Real Property Disposition Division, General Services Administration, Region IV, Atlanta, Georgia, on the day and year first above written this the _____ day of _____, 2024

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

WITNESSES:

By: _____
PERRY J. GIBBS
Disposition Contracting Officer
Real Property Disposition Division
General Services Administration
Region IV, Atlanta, GA

STATE OF GEORGIA)
)
COUNTY OF _____)

This day, before the undersigned, a Notary Public in and for the State of Georgia, personally appeared PERRY J. GIBBS, Disposition Contracting Officer, Real Property Disposition Division, General Services Administration, Region IV, Atlanta, Georgia, to me well known and known to be the person described in and who executed the foregoing instrument of conveyance on behalf of the UNITED STATES OF AMERICA, General Services Administration.

Given under my hand this _____ day of _____, 2024.

Notary Public
State of Georgia

My commission expires _____

[Notary Seal]

CERTIFICATE OF RECORDATION

STATE OF FLORIDA)
)
COUNTY OF _____)

This is to certify that a Release of Deed Restriction dated the _____ day of _____, 2024, executed by the UNITED STATES OF AMERICA was filed for record at _____ o'clock __.m., on the ___ day of _____, 2024, and has been recorded as Instrument No. _____ in Official Record Book _____, Page _____, of the public records of my office.

This, the _____ day of _____, 2024.

By: _____

PLEASE RETURN TO:

General Services Administration
Real Property Disposition Division (4PZ)
77 Forsyth Street
Atlanta, Georgia 30303
GSA Control No. 4-U-FL-1340-AB

Exhibit "A"

Legal Description

Former FAA ED7 RCLR SITE
4500 Southeast 122nd Terrace
Gainesville, FL 32641
GSA Control Number: 4-U-FL-1340-AB

A parcel of land lying in Section 23, Township 10 South, Range 21 East, Alachua County, Florida, being more particularly described as follows:

Commence at the NE corner of Section 27, Township 10 South, Range 21 East, as a point of reference and run S. 01° 27' 07" E., along the East line of said section 459.74 feet, to the centerline of State Road No. 20 (100' R/W), thence run N. 77° 57' 3" W., along said centerline 1044.48 feet, thence run N. 12° 02' 47" E., 50.00 feet to the Northerly right of way line of State Road No. 20, thence continue N. 12° 02' 47" E., 376.78 feet, thence N. 03° 50' 03" W., 174.27 feet to the Point of Curve (P.C.) of a curve having a radius of 619.92 feet and being concave to the East; thence run Northerly along the arc of said curve an arc distance of 313.17 feet (through a central angle of 28° 56' 39" and a chord of N. 10° 38' 16" E., 309.85 feet) to the Point of Tangency (P.T.) of said curve, thence run N. 25° 06' 36" E., 1229.33 feet to the P.C. of a curve having a radius of 598.88 feet and being concave to the West, thence run Northerly along the arc of said curve an arc distance of 386.05 feet (through a central angle of 36° 56' 03" and a chord of N. 06° 38' 34" E., 379.40 feet) to the P.T. of said curve thence run N. 11° 49' 27" W., 188.15 feet to the P.C. of a curve having a radius of 319.14 feet and being concave to the East, thence run Northerly along the arc of said curve an arc distance of 211.86 feet, (through a central angle of 38° 02' 09" and a chord of N. 07° 11' 38" E., 207.99 feet) to the P.T. of said curve, thence run N. 26° 12' 42" E., 1447.32 feet, thence run N. 19° 51' 33" E., 428.59 feet, thence run N. 47° 25' 09" W., 30.00 feet to the Point of Beginning, thence continue N. 47° 25' 09" W., 400.00 feet, thence run N. 42° 34' 51" E., 500.00 feet, thence run S. 47° 25' 09" E., 400.00 feet, thence run S. 42° 34' 51" W., 500.00 feet to the Point of Beginning.

TOGETHER WITH a strip of land for an access easement lying in Section 22, 23 and 27, Township 10 South, Range 21 East, Alachua County, Florida being more particularly described as follows:

Commence at the NE corner of said Section 27 as a point of reference and run S. 01° 27' 07" E., along the East line of said Section 459.74 feet to the centerline of State Road No. 20 (100' R/W), thence run N. 77° 57' 13" W., along said centerline 1044.48 feet, thence run N. 12° 02' 47" E., 50.00 feet to the Northerly right of way line of State Road No. 20 and the Point of Beginning of the centerline of said access easement, said easement being 40.00 feet wide and lying 20.00 feet to the left and 20.00 feet to the right of the following centerline; from said Point of Beginning, run N. 12° 02' 47" E., 376.78 feet, thence N. 03° 50' 03" W., 174.27 feet, to the Point of Curve (P.C.) of a curve having a radius of 619.92 feet and being concave to the East, thence run Northerly along the arc of said curve an arc distance of 313.17 feet (through a central angle of 28° 56' 39" and a chord of N. 10° 38' 16" E., 309.85 feet) to the Point of Tangency (P.T.) of said curve, thence run N. 25° 06' 36" E., 1229.33 feet to the P.C. of a curve having a radius of 598.88 feet and being concave to the West, thence run Northerly along the arc of said curve an arc distance of 386.05 feet (through a central angle of 36° 56' 03" and a chord of N. 06° 38' 34" E., 379.40 feet) to the P.T. of said curve thence run N. 11° 49' 27" W., 188.15 feet to the P.C. of a curve having a radius of 319.14 feet and being concave to the East, thence run Northerly

along the arc of said curve an arc distance of 211.86 feet (through a central angle of 38° 02' 09" and a chord of N. 07° 11' 38" E., 207.99 feet) to the P.T. of said curve, thence run N. 26° 12' 42" E., 1447.32 feet, thence run N. 19° 51' 33" E., 428.59 feet to the end of said 40.00 foot easement and the beginning of a 50.00 foot access easement lying 30.00 feet to the left and 20.00 feet to the right of the following described line; from said point run N. 42° 34' 51" E., 500.00 feet to the end of said access easement.