

Prepared by and return to:

Attorneys' Title of NW Florida, Inc.
4481 Legendary Drive, Suite 200
Destin, FL 32541
850-837-5118
File Number: 14.0153
Will Call No.:

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Corrective Warranty Deed

This Warranty Deed made this 30th day of October, 2014 between The City of Fort Walton Beach, a Florida Municipal Corporation whose post office address is 107 Miracle Strip Pkwy SW, Fort Walton Beach, FL 32548, grantor, and The Emerald Coast Science Center, Inc., a Florida Non-Profit Corporation whose post office address is 139 Brooks Street, Fort Walton Beach, FL 32548, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okaloosa County, Florida to-wit:

Tract 2, which is made up of Parcel(s) "D", "E", & "F" as described on the Attached Exhibit A

The purpose of this Corrective Warranty Deed is to correct the fact that an improper Exhibit A is attached to the Deed recorded at O.R. Book 3170, Page 3949 – 3952.

Subject To covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any: taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by the governmental authorities, if any,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Heather Lewis
Witness Name: Heather Lewis

Michelle Perry
Witness Name: MICHAEL PERRY

The City of Fort Walton Beach, a Florida Municipal Corporation

By: Michael G. Anderson
Michael G. Anderson, Mayor

(Corporate Seal)

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me this 17th day of November, 2014 by Michael G. Anderson, Mayor of The City of Fort Walton Beach, a Florida Municipal Corporation, on behalf of the corporation. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



Heather Lewis
Notary Public

Printed Name: Heather Lewis

My Commission Expires: 10/01/2016

Exhibit A

TRACT 2

A PORTION OF THE AREA DENOTED AS PARK IN 5TH ADDITION TO SEA BREEZE, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 11 AND THE AREA DENOTED AS PARK AREA IN SANTA ROSA PARK, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 79, ALL OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DESCRIBED BY METES AND BOUNDS FROM A FIELD SURVEY BY NOBLES CONSULTING GROUP, INC., DATED SEPTEMBER 8, 2014, PROJECT NUMBER D1613.100 AS FOLLOWS:

PARCEL "D"

COMMENCE AT A FOUND 4 INCH BY 4 INCH CONCRETE MONUMENT (BROKEN) MARKING THE SOUTHWEST CORNER OF SANTA ROSA PARK, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA LYING ON THE EASTERLY RIGHT OF WAY OF MEMORIAL PARKWAY SW (RIGHT OF WAY VARIES); THENCE RUN SOUTH 02 DEGREES 34 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 5.07 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293 LYING ON THE NORTH BOUNDARY OF 5TH ADDITION TO SEA BREEZE, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 11 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 87 DEGREES 16 MINUTES 10 SECONDS EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 426.00 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293 MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID NORTH BOUNDARY SOUTH 87 DEGREES 16 MINUTES 10 SECONDS EAST A DISTANCE OF 337.11 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED LS 2032 MARKING THE NORTHWEST CORNER OF LOT 12, BLOCK "B" OF SAID 5TH ADDITION TO SEA BREEZE; THENCE LEAVING SAID NORTH BOUNDARY RUN SOUTH 02 DEGREES 48 MINUTES 09 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 12 A DISTANCE OF 118.46 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE RUN SOUTH 42 DEGREES 32 MINUTES 55 SECONDS EAST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 67.54 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED LB 2355 LYING ON THE WESTERLY RIGHT OF WAY BOUNDARY OF ROSE MARIE LANE SW (60 FOOT RIGHT OF WAY) ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY CURVE WITH A RADIUS OF 140.00 FEET THROUGH A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 38 SECONDS FOR AN ARC LENGTH OF 110.19 FEET (CHORD BEARS SOUTH 25 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 107.36 FEET) TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293; THENCE RUN SOUTH 02 DEGREES 23 MINUTES 39 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 34.98 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6550 MARKING THE NORTHEAST CORNER OF LOT 11, BLOCK "B" OF SAID 5TH ADDITION TO SEA BREEZE; THENCE LEAVING SAID WESTERLY RIGHT OF WAY RUN NORTH 87 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 343.48 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293 THENCE RUN NORTH 02 DEGREES 33 MINUTES 45 SECONDS EAST A DISTANCE OF 300.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY BEING A PORTION OF THE AREA DENOTED AS PARK IN 5TH ADDITION TO SEA BREEZE, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "E"

COMMENCE AT A FOUND 4 INCH BY 4 INCH CONCRETE MONUMENT (BROKEN) MARKING THE SOUTHWEST CORNER OF SANTA ROSA PARK, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA LYING ON THE EASTERLY RIGHT OF WAY OF MEMORIAL PARKWAY SW (RIGHT OF WAY VARIES); THENCE RUN SOUTH 87 DEGREES 15 MINUTES 03 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID SANTA

Exhibit A

(Continued)

ROSA PARK A DISTANCE OF 426.00 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293 FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 02 DEGREES 33 MINUTES 45 SECONDS EAST A DISTANCE OF 41.26 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293 LYING ON THE SOUTH BOUNDARY OF BLOCK "A" OF SAID SANTA ROSA PARK; THENCE RUN SOUTH 87 DEGREES 25 MINUTES 11 SECONDS EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 422.28 FEET TO A SET 5/8 INCH IRON ROD AND CAP MARKING THE SOUTHEAST CORNER OF LOT 11, BLOCK "A" OF SAID SANTA ROSA PARK; THENCE LEAVING SAID SOUTH BOUNDARY RUN SOUTH 02 DEGREES 58 MINUTES 08 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID SANTA ROSA PARK A DISTANCE OF 42.50 FEET TO A FOUND 5/8 INCH IRON ROD STAMPED LB 7421 MARKING THE SOUTHEAST CORNER OF SAID SANTA ROSA PARK; THENCE LEAVING SAID EASTERLY BOUNDARY RUN NORTH 87 DEGREES 15 MINUTES 03 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID SANTA ROSA PARK A DISTANCE OF 421.98 FEET TO THE POINT OF BEGINNING.

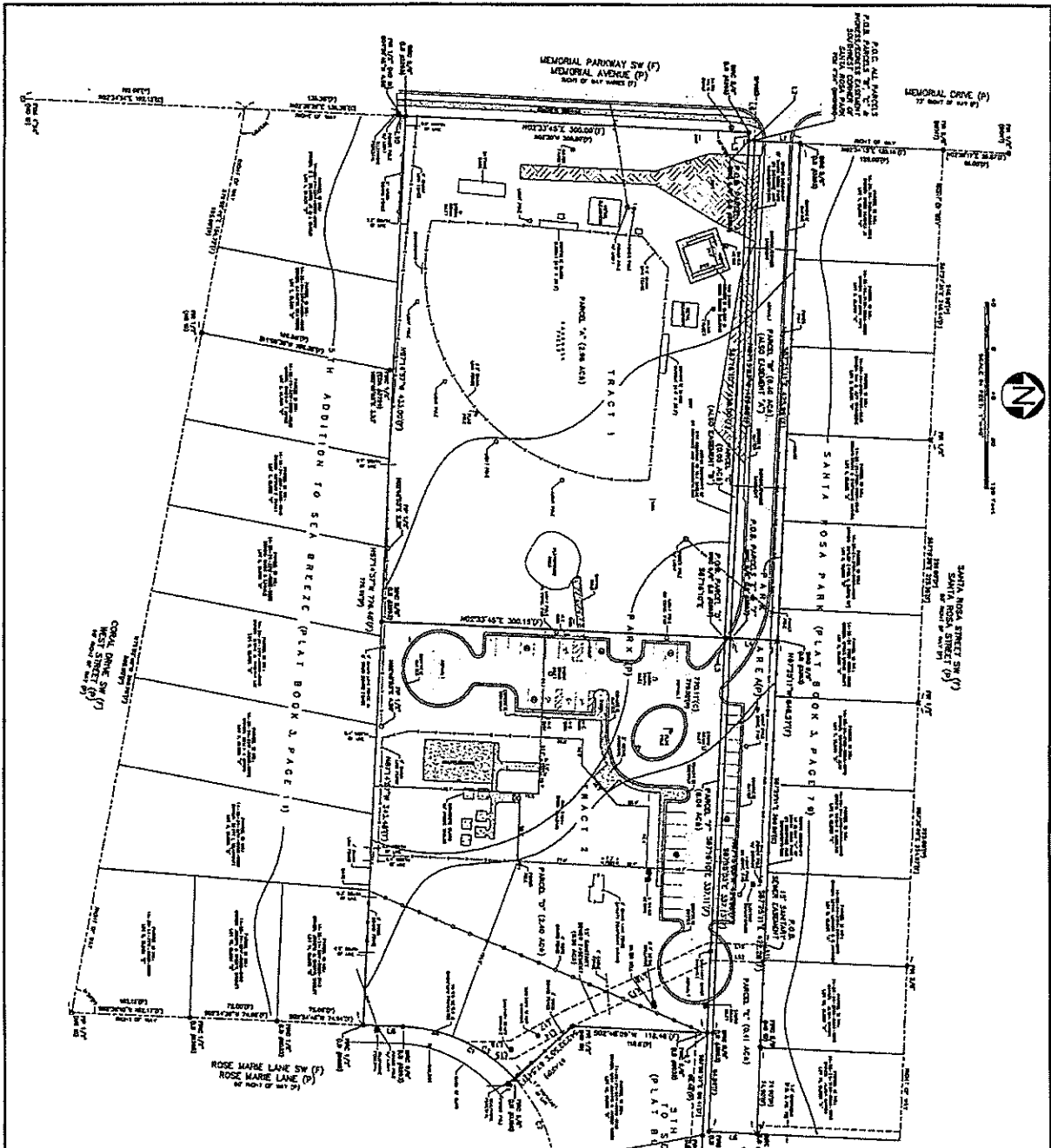
THE ABOVE DESCRIBED PROPERTY BEING A PORTION OF THE AREA DENOTED AS PARK AREA IN SANTA ROSA PARK, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

ALSO TOGETHER WITH:

PARCEL "F"

COMMENCE AT A FOUND 4 INCH BY 4 INCH CONCRETE MONUMENT (BROKEN) MARKING SOUTHWEST CORNER OF SANTA ROSA PARK, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA LYING ON THE EASTERLY RIGHT OF WAY OF MEMORIAL PARKWAY SW (RIGHT OF WAY VARIES); THENCE RUN SOUTH 87 DEGREES 15 MINUTES 03 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID SANTA ROSA PARK A DISTANCE OF 426.00 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293 FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 87 DEGREES 15 MINUTES 03 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID SANTA ROSA PARK A DISTANCE OF 337.13 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293; THENCE LEAVING SAID SOUTH BOUNDARY RUN SOUTH 02 DEGREES 48 MINUTES 09 SECONDS WEST A DISTANCE OF 4.83 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED LS 2032 LYING ON THE NORTH BOUNDARY OF 5TH ADDITION TO SEA BREEZE, A SUBDIVISION AS PER MAP OR PLAT RECORDED IN PLAT RECORDED IN PLAT BOOK 3, PAGE 11 OF THE SAID PUBLIC RECORDS; THENCE RUN NORTH 87 DEGREES 16 MINUTES 10 SECONDS WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 337.11 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED LB 3293; THENCE LEAVING SAID NORTH BOUNDARY RUN NORTH 02 DEGREES 33 MINUTES 45 SECONDS EAST A DISTANCE OF 4.94 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AS SHOWN ON SURVEY BY NOBLES CONSULTING GROUP, INC., DATED SEPTEMBER 8, 2014, PROJECT NUMBER D1613.100.



GENERAL NOTES:

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Blumberg No. 6118

EXHIBIT

A

Upcoming Project Expenses		
Native plants and hardware materials	\$ 27,111.00	
Landscaping design and maintenance for one year by Garden Life by the Garden Girl, LLC	\$ 10,400.00	
ECSC Staff for one year of maintenance, marketing and program development @ 2.5 hours a week	\$ 1,350.00	
Pavillion	\$ 19,000.00	
Recycled Art displays by Glendale Nature Preserve	\$ 10,000.00	
Irrigation for plant garden and well pump exhibit Mike Brown Irrigation & Landscape Solutions, LLC	\$ 7,500.00	
Bog Garden by The Garden Gate	\$ 1,500.00	
Playground equipment and Design	\$ 13,138.00	
Total requested to complete The Neighborwood		\$ 89,999.00
"The NeighborWoods" Donations and Completed Projects to Date		
Fencing, labor & installation By: Navarre Lumber, Building Industry Association and ECSC	\$ 15,000.00	
Presentation stage By: Lowe's, Hurlburt Firefighters and ECSC	\$ 560.00	
Turtle exhibit By: Northwest Florida Boy Scout Council	\$ 819.16	
Donation Total		\$ 16,379.16



8 May 2015

**RE: NeighborWood Project
Emerald Coast Science Center, Inc.**

To Whom It May Concern:

I have carefully reviewed your proposal for the project "The NeighborWood at Emerald Coast Science Center" with great interest. Your consideration of Gulf Coast flora and fauna, ecosystem restoration, the human experience and job development is persuasive. I appreciate the care you have taken to include the principle of "levels of engagement".

In an area that has seen overdevelopment and loss of many natural resources; a project such as this will provide residents and visitors a chance to appreciate what makes this area so unique. A hands-on learning opportunity for our youth, as well as adults, to see and appreciate the natural environment in our local area is much needed.

I concur with your mission. I have signed your proposal with my endorsement to be submitted to the Restore Act Committee.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd S. Wilkinson", with a long horizontal line extending from the end of the signature.

Todd S. Wilkinson
Natural Resources Specialist
Gulf South Research Corporation
twilkinson@gsrcorp.com
(850) 830-1091 (cell)



Davidson Middle School
Beth Walthall
Principal

Kelli Howard
Assistant Principal

Gary Taylor
Assistant Principal

Crestview, FL 32536

850-683-7500

FAX 683-7523

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To Whom It May Concern,

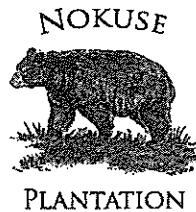
I have carefully reviewed your proposal for the project "The Neighborwood at Emerald Coast Science Center" with great interest. Your consideration of Gulf Coast flora and fauna, ecosystem restoration and human experience and job development is persuasive. I appreciate the care you have taken to include the principal of "levels of engagement" I concur with your mission. I have signed your proposal with my endorsement to be submitted to the Restore Act Committee.

Sincerely,

Cynthia Eastman,

Grade 8 Physical Science Teacher

Nokuse Plantation
13292 County Highway 3280
Bruce, Florida 32455
www.nokuse.org



Matthew J. Aresco, PhD
Phone: (850) 835-2457
FAX: (850) 835-2716
matthewjaresco@gmail.com

8 May 2015

I am writing this letter in support of the Emerald Coast Science Center's proposal to develop a "NeighborWood" outdoor nature education facility. I am the director of Nokuse Plantation, a 50,000 acre nature preserve in Walton County, Florida, and have known Nonie Maines of the ECSC for over 15 years. In addition, my family have been members of the ECSC for several years and we have enjoyed watching the center grow and expand with additional exhibits. I feel that this outdoor garden and education area would be a great enhancement to the ECSC because it would highlight the biological diversity of north Florida. Many people do not have the opportunity to get out and explore nature, and if they do, they may find it difficult to learn about the plants and animals they encounter. By creating a native plant area with informational signs and building exhibits to highlight our local flora and fauna, the NeighborWood will allow visitors of all ages to learn about nature. The Neighborwood will be an important tool for educating local residents and tourist visitors alike about the natural heritage of our area.

Sincerely,

A handwritten signature in dark ink, appearing to read "Matthew J. Aresco", written in a cursive style.

Matthew J. Aresco



Garden Life
by The Garden Girl

Specializing in:
Consultations/Troubleshooting
Native, sustainable landscaping for the coast
Designing/installing butterfly & container gardens

Terrie Hassler
Master Gardener/Master Naturalist
Call or text: 850-685-8137
Email: gardengirlwe@gmail.com

May 7, 2015

To Whom It May Concern:

RE: The NeighborWood at Emerald Coast Science Center, 31 SW Memorial Drive, Ft. Walton Beach, FL

Please allow me to introduce myself. My name is Terrie Hassler. I am a lifelong Walton County native and my ancestors all settled into the Florida Panhandle, so the restoration and preservation of our natural bio-systems are of great importance to me. I am a Walton County Master Gardener, Florida Honor Roll Master Naturalist, and South Walton Tourist Development Council Nature-Based Certification member with over 10 years of experience in the field of landscape design and maintenance, specializing in native sustainable habitats that will maintain the delicate balance we strive to keep in order to co-exist with the beautiful ecosystems in which we live.

It is always my pleasure to help educate residents and tourists alike on how to achieve that delicate balance and maintain a beautiful landscape that attracts wildlife, allows for teachable moments, and adds beauty to our surroundings. I've visited the site mentioned above on several occasions and have been included in the plans to develop the property and I am delighted with the ideas presented to accomplish full use of this piece of land. Education of our surroundings using levels of engagement that will fit all age groups and incorporate the "reduce, reuse, recycle, restore" theme speaks volumes and creates a ripple effect that can result in a renewal and maintenance of the native habitat that has been threatened by the Deepwater Horizon BP Oil Spill.

I whole-heartedly endorse this project and would like to see it come to fruition. If so, the benefits to the community will be resounding. Native plant gardening and wildlife education will be offered to the public and tourists, a pavilion area will be available for presentations and special event occasions that includes a boardwalk and ramp that will benefit wheelchair accessibility to the pavilion and parts of the landscape, a nature trail skirted with "hands on" learning/playing stations, and 50 plus native species of flora and fauna that include plant identification markers and it will also create a job opportunity to employ a part-time person to maintain the native garden.

Thank you for your time. Please consider approval for The NeighborWood at Emerald Coast Science Center to receive a grant in order to complete this project to the full potential that is planned.

Sincerely,

Terrie S. Hassler

Cc: Nonie Maines