

FLORIDA BOARD OF GOVERNORS
August 7, 2003

SUBJECT: University of Florida Fraternity and Sorority Quitclaim Deeds

PROPOSED BOARD ACTION

Consent to transaction quitclaiming title to property to certain Fraternities & Sororities at the University of Florida.

AUTHORITY FOR BOARD OF GOVERNORS ACTION

Title to the parcels may be wholly or in part currently vested in the Board of Governors. The State Board of Education is also being asked to quitclaim any right, title or interest they may have in the parcels.

BACKGROUND INFORMATION

There are four parcels of land and four Fraternities & Sororities at issue. In 1977, title to the land in question was transferred from the Board of Trustees of the Internal Improvement Trust Fund to the State of Florida Board of Education. The Fraternities & Sororities at the University of Florida entered into lease contracts with options to purchase from the State of Florida on the parcels. The loans were to be paid off by the lessees from rentals charged to their members and other income. By meeting certain conditions of the lease and payment of the total purchase price, each lessee established its right to obtain a deed conveying fee simple title to the property.

The fraternities and sororities have now satisfied the conditions. Therefore, the parcels need to be quitclaimed to them by the current owner. To do so, the Board of Governors needs to approve the transaction and empower their agent to sign the quitclaim deeds.

Supporting Documentation Included:

- February 15, 1977 - Quitclaim Deed vesting title to the parcels in the State of Florida Board of Education
- March 8, 2002 - Release letter from John Kruczek, University of Florida Controller
- June 21, 2002 - Letter from Carl Blackwell, Interim Chancellor, Florida Board of Education, Division of Colleges and Universities
- Copy of proposed quitclaim deeds from the Board of Governors to the fraternities/sororities

Facilitators/Presenters:

20-uv

FILED
1917 MAR 30 AM 10:07
CLERK OF SUPERIOR COURT
ALACHUA COUNTY, FLA.

STATE OF FLORIDA
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

QUITCLAIM DEED

No. 25723

THIS QUITCLAIM DEED, Made this 15th day of February,
A. D. 1977, between BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND of the State of Florida, hereinafter called Grantor, and
the STATE OF FLORIDA BOARD OF EDUCATION, for the use and benefit of
the University of Florida, hereinafter called Grantee,

From:
BTITF
to:
SBOE

WITNESSETH, that the Grantor, for and in consideration of the sum
of Ten Dollars (\$10.00) and other valuable consideration to it in hand
paid by the Grantee, the receipt of which is hereby acknowledged, has
remised, released and quitclaimed, and by these presents does remise,
release and quitclaim unto the Grantee, its successors and assigns
forever, all of the right, title, interest, claim and demand which the
Grantor has in and to the following described lands situate, lying and
being in Alachua County, Florida, to-wit:

A portion of tract V of the University of Florida Campus as
described in O.R. Book 689, Page 122-191; together with all
the improvements constructed thereon, as herein referred to
as Lot No. 8 of the Women's Sorority Area in Alachua County,
Florida, more particularly described as follows:

Commencing at a point of beginning which is 132 feet
South of the Northwest corner of Section 8, Town-
ship 10 South, Range 20 East, run East a distance of
180 feet thence South a distance of 138.5 feet, thence
West a distance of 180 feet, thence North a distance
of 138.5 feet to the point of beginning; being Lot No.
8 as shown on that map or plat of the Women's Sorority
Area at the University of Florida surveyed by P. C.
McGriff and drawn by E. J. Roberts, dated February 21,
1950.

A portion of tract V of the University of Florida Campus as
described in O.R. Book 689, Page 122-191; together with all
the improvements constructed thereon, as herein referred to
as Lot 10 of the Women's Sorority Area in Alachua County,
Florida, more particularly described as follows:

Commencing at the Northwest corner of Section 8, township
10 South, Range 20 East, running thence due South 402.5
feet, thence due East 230 feet to the point of beginning;
and from said point of beginning run due East 190 feet,
thence North 10 degrees 17 minutes East, 127.55 feet,
thence due West 172.79 feet, thence South 17 degrees 40
minutes West, 131.8 feet to the point of beginning; being
Lot No. 10 as shown on that map or plat of the Women's

LEGAL DESCRIPTION APPROVED
AND
THIS INSTRUMENT WAS PREPARED BY
JAMES T. WILLIAMS
TALLAHASSEE BUILDING
TALLAHASSEE, FLORIDA 32304

378167

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Sorority Area of the University of Florida surveyed by F. C. McGriff and drawn by E. J. Roberts, dated February 21, 1950.

A portion of tract V of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 11 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

Start at a point of beginning 270.5 feet South of the Northwest corner of Section 8, Township 10 South, Range 20 East. From the point of beginning run 100 feet East, thence South a distance of 80 feet, thence South 10 degrees 50 minutes West a distance of 82.95 feet, thence West a distance of 170 feet, thence North a distance of 132 feet to the point of beginning; said tract of land being further described as Lot 11 on a certain map or plat of the Women's Sorority Area, surveyed by F. C. McGriff on February 21, 1950, and drawn by E. J. Roberts.

A portion of tract A & T of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 14 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

Commencing at the South West corner of Section 6, Township 10 South, Range 20 East, running thence East a distance of 93 feet, thence North a distance of 25 feet, thence North 78 degrees 22 minutes West, a distance of 154 feet, thence North 86 degrees 03 minutes West a distance of 158.7 feet, thence North 49 degrees 13 minutes West a distance of 232.65 feet, thence North 34 degrees 44 minutes West a distance of 159.7 feet, thence North 24 degrees 22 minutes West a distance of 161.7 feet, thence North 13 degrees 54 minutes West a distance of 169 feet, thence North 00 degrees 13 minutes West a distance of 165 feet, thence North 15 degrees 27 minutes East a distance of 170 feet, thence North 34 degrees 29 minutes East a distance of 168 feet, thence North 56 degrees 28 minutes East a distance of 168 feet, thence North 83 degrees 25 minutes East a distance of 183 feet to the point of beginning.

From this point of beginning run South 75 degrees 26 minutes East for a distance of 181 feet, thence South 29 degrees 46 minutes West for a distance of 212 feet, thence North 88 degrees 26 minutes West for a distance of 108.3 feet, and thence North 9 degrees 53 minutes East for a distance of 230 feet to the point of beginning. This lot lying in Section 1, Township 10 South, Range 19 East, and is Lot 14 as shown on that map or plat of the Fraternity Area surveyed by F. C. McGriff and drawn by E. J. Roberts, dated the 25th day of April 1950.

A portion of tract V of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 9 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

Start at a point of beginning which is 293 feet East and 132 feet South of the North West Corner of Section 8, Township 10 South, Range 20 East. From the point of beginning run

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South 12 degrees 50 minutes West a distance of 148.7 feet, thence East a distance of 172.79 feet, thence North 10 degrees 17 minutes East a distance of 147.37 feet, thence West a distance of 166.06 feet to the point of beginning, said tract of land being further described as lot numbered 9 on a certain map or plat of the Women's Sorority Area at the University of Florida surveyed by P. C. McGriff and drawn by E. J. Roberts, dated February 21, 1950.

Portion of tract T of the University of Florida Campus as described in O. R. Book 689, Page 122-131; together with all the improvements constructed thereon, as herein referred to as Lot 13 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

Commencing at the South West Corner of Section 8, Township 10 South, Range 20 East, run East a distance of 93 feet, thence North a distance of 25 feet, thence North 78 degrees 22 minutes West a distance of 154 feet, thence North 66 degrees 03 minutes West a distance of 158.7 feet, thence North 49 degrees 13 minutes West a distance of 232.65 feet, thence North 34 degrees 44 minutes West a distance of 159.7 feet, thence North 24 degrees 22 minutes West a distance of 161.7 feet, thence North 13 degrees 54 minutes West a distance of 165 feet, thence North 0 degrees 13 minutes West a distance of 168 feet, thence North 15 degrees 27 minutes East a distance of 170 feet, thence North 34 degrees 29 minutes East a distance of 168 feet, and thence North 56 degrees 28 minutes East a distance of 168 feet to the point of beginning,

From this point of beginning run North 83 degrees 25 minutes East for a distance of 183 feet, thence South 9 degrees 33 minutes West for a distance of 230 feet, thence North 85 degrees 06 minutes West for a distance of 93.67 feet, and thence North 14 degrees 21 minutes West for a distance of 204 feet to the point of beginning; being Lot No. 13 as shown on that map or plat of the Fraternity Area at the University of Florida surveyed by P. C. McGriff and drawn by E. J. Roberts, dated April 25, 1950.

A portion of tract V of the University of Florida Campus as described in O. R. Book 689, Page 122-131; together with all the improvements constructed thereon, as herein referred to as Lot 6 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

Start at a point of beginning which is located 293 feet East of the North West Corner of Section 8, Township 20 South, Range 20 East, in the County of Alachua, State of Florida; from the point of beginning run East 190 feet, thence South 10 degrees 17 minutes West, a distance of 134.15 feet, thence West a distance of 166.06 feet, thence North a distance of 132 feet to the point of beginning; said parcel of land being further described as Lot Numbered 6, on a certain map or plat of Women's Sorority Area, surveyed by P. C. McGriff on February 21, 1950, and drawn by E. J. Roberts.

A portion of tract V of the University of Florida campus as described in O. R. Book 689, Page 122-131; together with all the improvements constructed thereon, as herein referred to as Lot 3 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

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Lot #1. Start at a point of beginning which is located 483 feet east of the North West Corner of Section 8, Township 10 South, Range 20 East. From the point of beginning run South 44 degrees 50 minutes East a distance of 250.15 feet, thence North 81 degrees 16 minutes East a distance of 112.02 feet, thence North 10 degrees 52 minutes West a distance of 170.94 feet, thence West 262 feet to the point of beginning.

A portion of tract Y and all of tract W of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 7 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

Lot #7. Start at a point of beginning which is the North West Corner of Section 8, Township 10 South, Range 20 East. From the point of beginning run East 180 feet, thence South 132 feet, thence West 180 feet, thence North 132 feet to the point of beginning.

All of tracts AB, AC, AD and AE of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon situated in Alachua County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 8, Township 10 South, Range 20 East; thence South along the West line of Section 8, 442.6 feet; thence East 1061.3 feet to the point of beginning; thence South 212.3 feet to the North right-of-way line of Southwest Ninth Road; thence westerly along said right-of-way line 161.4 feet; thence North 105.3 feet; thence West 102.5 feet; thence North 93 feet; thence East 262.5 feet to the point of beginning.

The above described tract includes Lots 1, 2, 3 and the East 1/2 of Lot 4 of the Azalea Terrace Subdivision and Lots 1 and 2 of Livingston's Addition as platted and recorded in Plat Book C, Page 64 and Plat Book C, Page 70 respectively of the Public Records of Alachua County, Florida.

AK
house
Lof

A portion of tract V of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 2 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

From a point of beginning which is located 745 feet East of the North West Corner of Section 8, Township 10 South, Range 20 East run South 10 degrees 52 minutes East a distance of 170.94 feet, thence South 70 degrees 11 minutes East a distance of 140 feet, thence North 3 degrees 33 minutes West a distance of 196.16 feet, thence West 157 feet to the point of beginning. Said tract of land being further described as lot numbered 2 on a certain map or plat of the Women's Sorority Area at the University of Florida surveyed by P. C. McGriff and drawn by E. J. Roberts, dated February 21, 1950.

A portion of tract A & T of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 4 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

No. 25723

From the South West Corner of Section 6, Township 10 South, Range 20 East, run East a distance of 93 feet and thence North a distance of 25 feet to the point of beginning of Lot No. 4.

From this point run North 78 degrees 22 minutes West a distance of 154.00 feet, thence run North 02 degrees 04 minutes West a distance of 243.00 feet, thence South 79 degrees 58 minutes East a distance of 161.70 feet, thence run South 00 degrees 05 minutes West a distance of 245 feet to the point of beginning. This lot lies in Section 6, Township 10 South, Range 20 East, and also in Section 1, Township 10 South, Range 19 East, and is Lot No. 4 as shown in that map or plat of the Fraternity Area surveyed by P. C. McGriff and drawn by E. J. Roberts, dated the 25th day of April, 1950.

A portion of tract T of the University of Florida Campus as described in O. R. Book 689, Page 122-151; together with all the improvements constructed thereon, as herein referred to as Lot 7 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

From the South West Corner of Section 6, Township 10 South, Range 20 East, run East a distance of 93 feet, thence North a distance of 25 feet, thence North 78 degrees 22 minutes West a distance of 154.00 feet, thence North 02 degrees 04 minutes West a distance of 158.70 feet, thence North 49 degrees 13 minutes West a distance of 232.65 feet, and thence North 34 degrees 44 minutes West a distance of 159.70 feet to the point of beginning.

From this point of beginning run North 24 degrees 22 minutes West for a distance of 161.7 feet, thence North 69 degrees 36 minutes East for a distance of 214 feet, thence South 19 degrees 50 minutes East for a distance of 100.85 feet, and thence South 52 degrees 51 minutes West for a distance of 210.00 feet to the point of beginning. This lot lies in Section 1, Township 10 South, Range 19 East, and is Lot No. 7 as shown on that map or plat of the Fraternity Area surveyed by P. C. McGriff and drawn by E. J. Roberts, dated the 25th day of April, 1950.

A portion of tract V of the University of Florida Campus as described in O. R. Book 689, Page 122-151; together with all the improvements constructed thereon, as herein referred to as Lot 5 of the Woman's Sorority Area in Alachua County, Florida, more particularly described as follows:

From a point of beginning which is located 402.50 feet South and 410.00 feet East of the North West Corner of Section 8, Township 10 South, Range 20 East, run East 165.00 feet, thence North 14 degrees 46 minutes East a distance of 112.73 feet, thence North 65 degrees 09 minutes West a distance of 196.07 feet, thence South 10 degrees 17 minutes West a distance of 195.00 feet to the point of beginning.

said tract of land being further described as Lot Numbered 5 on a certain map or plat of the Woman's Sorority Area at the University of Florida surveyed by P. C. McGriff and drawn by E. J. Roberts, dated February 21, 1950.

D.J. 1058 PAGE 214

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No. 25723

Section 1, Township 10 South, Range 19 East, and is Lot 19 as shown on that map or plat of the Fraternity Area surveyed by P. C. McGriff and drawn by E. J. Roberts, dated the 25th day of April, 1950.

A portion of tract T of the University of Florida Campus as described in O.R. Book 689, Page 122-131, together with all the improvements constructed thereon, as herein referred to as Lot 10 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

From the Southwest corner of Section 6, Township 10 South, Range 20 East, run East a distance of 93 feet, thence North a distance of 25 feet, thence North 78 degrees 22 minutes West a distance of 154 feet, thence North 66 degrees 03 minutes West a distance of 158.7 feet, thence North 49 degrees 13 minutes West a distance of 232.65 feet, thence North 34 degrees 44 minutes West for a distance of 159.7 feet, thence North 24 degrees 22 minutes West for a distance of 151.7 feet, thence North 13 degrees 54 minutes West for a distance of 165 feet, and thence North 8 degrees 13 minutes West for a distance of 165 feet, to the point of beginning.

From this point of beginning run North 15 degrees 27 minutes East for a distance of 170 feet, thence South 56 degrees 03 minutes East for a distance of 218 feet, thence South 06 degrees 27 minutes West for a distance of 97.78 feet, and thence North 75 degrees 39 minutes West for a distance of 222 feet to the point of beginning. This lot lies in Section 1, Township 10 South, Range 19 East, and is Lot No. 10 as shown on that map or plat of the Fraternity Area at the University of Florida surveyed by P. C. McGriff and drawn by E. J. Roberts, dated April 25, 1950.

A portion of tract V of the University of Florida Campus as described in O.R. Book 689, Page 122-131, together with all the improvements constructed thereon, as herein referred to as Lot 4 of the Women's Sorority Area in Alachua County, Florida, more particularly described as follows:

Starting at a point of beginning which is 483 feet East of the Northwest corner of Section 8, Township 10 South, Range 20 East, from the point of beginning run South 44 degrees 30 minutes East a distance of 260.15 feet, thence South 21 degrees 58 minutes West a distance of 117 feet, thence North 65 degrees 09 minutes West a distance of 196.07 feet, thence North 10 degrees 17 minutes East a distance of 214.07 feet to the point of beginning; said tract of land being further described as Lot Numbered 4 on a certain map or plat of the Women's Sorority Area of the University of Florida surveyed by P. C. McGriff and drawn by E. J. Roberts, dated February 21, 1950.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

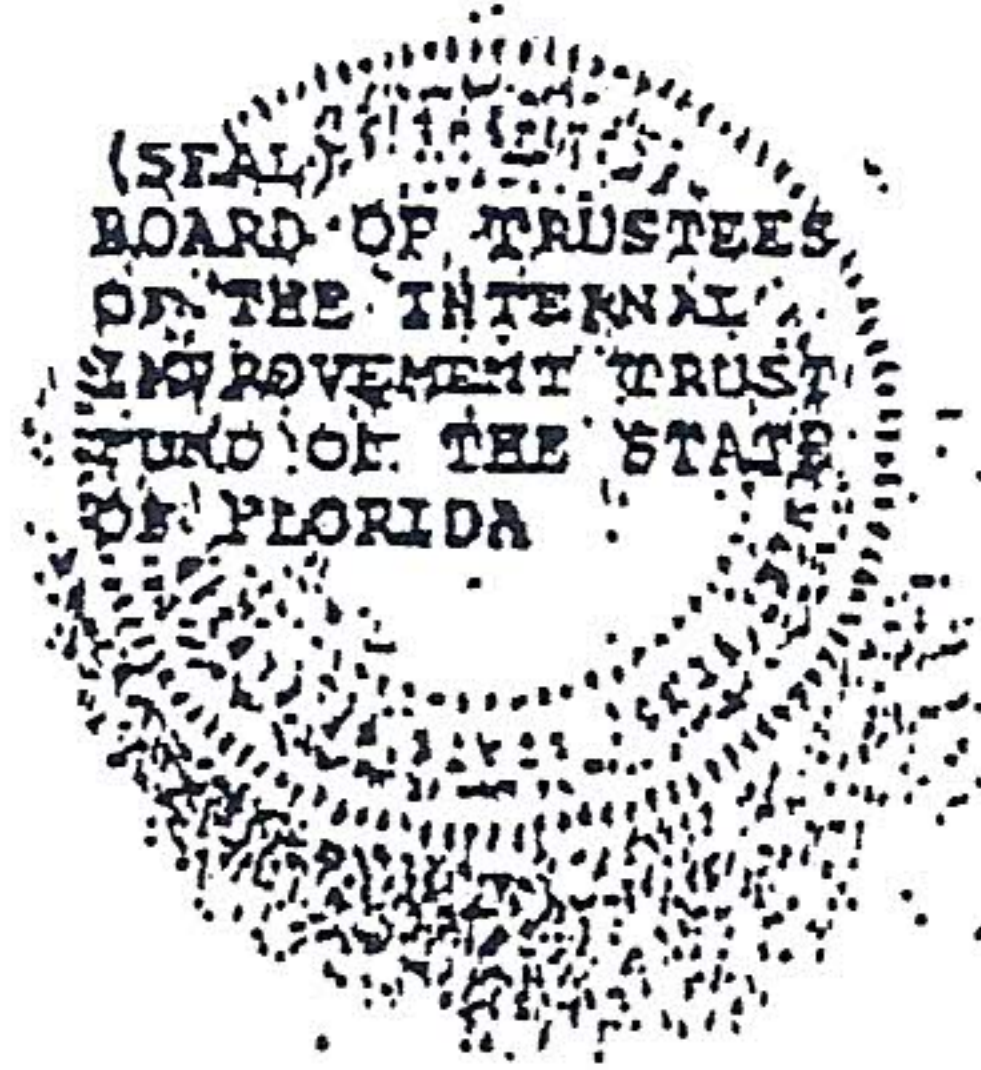
The purpose of this Quitclaim Deed is to convey to the Grantee lands heretofore conveyed by the Grantee herein to the Grantor herein

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No. 23723

on December 8, 1970, recorded in O.R. Book 689, Pages 122-191, which, lands were not to have been conveyed because the same were and are subject to an agreement encumbering the land for the repayment of a funded debt, and pursuant to Section 253.03, Florida Statutes, the same are exempt from being vested in the Board of Trustees of the Internal Improvement Trust Fund.

IN TESTIMONY WHEREOF, the Trustees, for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida have hereunto subscribed their names and have caused the official seal of said Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to be hereunto affixed, in the City of Tallahassee, Florida, on the day and year first above written.



Reubin O'D. Askew
GOVERNOR

Tom L. Brathwaite
Secretary of State

Robert L. Quinn
Attorney General

Herald A. Weiss
Comptroller

Bill Hunter
Treasurer

Robert D. Tomlinson
Commissioner of Education

Dick Connor
Commissioner of Agriculture

As and Constituting the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

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TOTAL P.16



UNIVERSITY OF
FLORIDA

Finance and Administration
Finance and Accounting Division
University Controller's Office

111 Tigert Hall
PO Box 113200
Gainesville, FL 32611-3200
(352) 392-1321 Fax (352) 392-4760

March 8, 2002

To Whom It May Concern:

The purpose of this letter is to certify that the following fraternities at University of Florida have satisfied financial obligations under Lease Hold Agreements for the purchase of their campus property with the Florida Board of Education effective January 2, 2002. The fraternities named are as follows:

1. The All Florida Phi Gamma Delta Chapter House Corporation
2. Delta Kappa House Corporation of Delta Phi Epsilon
3. Lambda Chi Alpha House Corporation
4. Alpha Epsilon Chapter of Pi Kappa Phi Fraternity Incorporated

If you have questions or need additional information please contact me at your convenience by phone at 352-392-1321.

Sincerely,

A handwritten signature in cursive script that reads "John P. Kruzcek".

John P. Kruzcek
University Controller

JPK\cg

cc: Ms. Etta Green
Mr. Otis Jones



DIVISION OF COLLEGES & UNIVERSITIES
Florida Board of Education

JUN 25 10 20 AM '02

June 21, 2002

Ms. Gloria Nelson
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Boulevard
Mail Station 130
Tallahassee, Florida 32399-3000

Dear Ms. Nelson:

This is to request your assistance in effecting the conveyance of certain parcels of state land on the University of Florida campus to four sororities and fraternities that occupy the premises constructed on the property.

The history of this situation may be helpful to you.

During the late 1950s and early 1960s, the State of Florida Board of Control obtained funds by issuing revenue certificates to construct small dormitories on certain parcels of land held by the State Board of Education of Florida for the use of University approved fraternities and sororities.

The fraternities and sororities (lessees) entered into lease contracts with options to purchase with the State of Florida for the small dormitories to be erected on parcels of land on the University of Florida campus. The loans were to be paid off by the lessees from rentals charged to their members and other income. By meeting certain conditions of the lease and payment of the total purchase price, each lessee established its right to obtain a deed conveying fee simple title to the property.

Beginning in 1994, the first group of fraternities and sororities paid off their loans and satisfied the conditions of the leases with option to purchase. The Florida Board of Regents and the University of Florida worked with the Department of Environmental Protection to develop the information necessary for the Trustees of the Internal Improvement Trust Fund to approve the transfer of the deeds from the State of Florida to the organizations. The final approval from the Trustees occurred on March 28, 1996, and a record of that approval is included as Attachment A.

The four organizations for which we are currently requesting deed conveyances have leases with option to purchase agreements that are similar to those organizations that

Ms. Gloria Nelson

June 21, 2002

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were approved for deed transfer in 1996. The supportive documentation being supplied for these four organizations is also similar to that supplied during 1994-1996.

Attachment B is a letter stating that each of the four organizations has paid off its obligation under their respective lease with option to purchase for land on the University of Florida campus.

Attachments C through F are listings of the four organizations and provide copies of their leases with option to purchase and other supporting data. Those organizations are:

1. The All Florida Phi Gamma Delta Chapter House Corporation
(Attachment C)
2. Alpha Epsilon Chapter of Pi Kappa Phi Fraternity, Inc. (Attachment D)
3. Lambda Chi Alpha House Corporation (Attachment E)
4. Delta Kappa House Corporation of Delta Phi Epsilon
(Attachment F)

Thank you for your assistance in this matter. Please contact Mr. Syd McKenzie, General Counsel, at 201-7386, or Mr. Bob Henker, Associate Vice Chancellor, University Support Services, at 201-7343, if you need to discuss any matters relating to the conveyance powers.

Sincerely,



Carl W. Blackwell
Interim Chancellor

CWB/bhd

Attachments

c: Mr. Bob Henker
Mr. Syd McKenzie
Mr. Ed Poppell

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: The undersigned BOARD OF GOVERNORS, as "GRANTOR", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the DELTA KAPPA HOUSE CORPORATION OF DELTA PHI EPSILON, as "GRANTEE", has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors, heirs, and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Alachua County, Florida, to-wit:

All of tracts AB, AC, AD, and AG of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon situated in Alachua County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 8, Township 10 South, Range 20 East; thence South along the West line of Section 8, 442.6 feet; thence East 1061.3 feet to the point of beginning; thence South 212.3 feet to the North right-of-way line of Southwest Ninth Road, thence westerly along said right-of-way line 161.4 feet; thence North 105.3 feet; thence West 102.5 feet; thence North 93 feet; thence East 262.5 feet to the point of beginning.

The above described tract includes Lots 1, 2, 3 and the East ½ of Lot 4 of the Azalea Terrace Subdivision and Lots 1 and 2 of Livingston's Addition as platted and recorded in Plat Book C, Page 64 and Plat Book C, Page 70 respectively of the Public Records of Alachua County, Florida.

Being a portion of the property described in the deed of record in O.R. Book 1058, Page 210, Alachua County, Florida Records.

TO HAVE AND TO HOLD the above-described lands subject to the following restrictions, covenants and reservations, which shall be construed to be for the benefit of GRANTOR, GRANTEE and the purchasers and owners of other properties in the same

immediate area, and shall be binding upon GRANTEE and GRANTEE'S successors and assigns:

1. One building, and no more, may be constructed on said lot, and said building shall be used solely and exclusively as a University of Florida approved housing facility;
2. No building shall be constructed on said lot until the architectural plans and specifications therefore and the financing thereof shall have been approved in writing by the University of Florida Board of Trustees. Among others, any such building must conform to these requirements:
 - a. Livable floor space, exclusive of open porches and terraces, shall be not less than five thousand (5,000) square feet; and the minimum cost shall be not less than forty thousand dollars (\$40,000).
 - b. The housing facility constructed on said property shall be of such size as to comfortably accommodate not less than twenty-five (25), nor more than fifty (50) students living on the premises. It shall face the front line of said lot, as hereinafter defined.
3. No building shall be constructed on said lot less than forty (40) feet from the front line of said lot, nor less than fifteen (15) feet from the side and rear lines of said lot. The front line of said lot is its north line.
4. For the purpose of University regulations, and their enforcement, said property shall at all times be considered a part of the campus of the University of Florida, so long as it may be used for sorority or fraternity purposes, or other University activity; and said property, as well as all persons occupying the same, and all persons entering or remaining thereon, shall be subject to reasonable University of Florida rules pertaining to traffic, sanitation, and police regulations, University rules for the conduct of student personnel and University employees, and regulations

of University student organizations; said property shall at all times be kept in a neat, clean, and sanitary condition.

5. If GRANTEE should desire to sell said property, it shall first be offered to GRANTOR upon six months written notice, at its then appraised value; and appraised value shall mean that value placed thereon by two or more of three separate appraisers, one selected by the GRANTOR and one by GRANTEE, and the third by the two thus selected, or as determined by a single appraiser selected in writing by both the GRANTOR and GRANTEE. In the event of resale to the GRANTOR, or re-acquisition by the GRANTOR, the restrictions limiting its use shall not apply, except that it shall be put to no use or purpose which would injure or damage the value of other fraternity or sorority property in the same fraternity or sorority area, or detract from the value thereof; but the GRANTOR may restore such restrictions should it again sell said property.

IN TESTIMONY WHEREOF, the members of the BOARD OF GOVERNORS have hereunto subscribed their names and have caused the official seal of said BOARD OF GOVERNORS to be hereunto affixed in the City of Tallahassee, Florida, on this _____ day of _____, A.D. 2003.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: The undersigned BOARD OF GOVERNORS, as "GRANTOR", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the LAMBDA CHI ALPHA HOUSE CORPORATION, as "GRANTEE", has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors, heirs, and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Alachua County, Florida, to-wit:

A portion of tract A & T of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 4 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

From the South West Corner of Section 6, Township 10 South, Range 20 East, run East a distance of 93 feet and thence North a distance of 25 feet to the point of beginning of Lot No. 4.

From this point run North 78 degrees 22 minutes West a distance of 154.00 feet, thence run North 02 degrees 04 minutes West a distance of 243.00 feet, thence South 79 degrees 56 minutes East a distance of 161.70 feet, thence run South 00 degrees 06 minutes West a distance of 245 feet to the point of beginning. This Lot lies in Section 6, Township 10 South, Range 20 East, and also in Section 1, Township 10 South, Range 19 East, and is Lot No. 4 as show in that map of plat of the Fraternity Area surveyed by P.C. McGriff and drawn by E. J. Robarts, dated the 25th day of April, 1950.

Being a portion of the property described in the deed of record in O.R. Book 1058, Page 210, Alachua County, Florida Records.

TO HAVE AND TO HOLD the above-described lands subject to the following restrictions, covenants and reservations, which shall be construed to be for the benefit of

GRANTOR, GRANTEE and the purchasers and owners of other properties in the same immediate area, and shall be binding upon GRANTEE and GRANTEE'S successors and assigns:

1. One building, and no more, may be constructed on said lot, and said building shall be used solely and exclusively as a University of Florida approved housing facility;
2. No building shall be constructed on said lot until the architectural plans and specifications therefore and the financing thereof shall have been approved in writing by the University of Florida Board of Trustees. Among others, any such building must conform to these requirements:
 - a. Livable floor space, exclusive of open porches and terraces, shall be not less than five thousand (5,000) square feet; and the minimum cost shall be not less than forty thousand dollars (\$40,000).
 - b. The housing facility constructed on said property shall be of such size as to comfortably accommodate not less than twenty-five (25), nor more than fifty (50) students living on the premises. It shall face the front line of said lot, as hereinafter defined.
3. No building shall be constructed on said lot less than forty (40) feet from the front line of said lot, nor less than fifteen (15) feet from the side and rear lines of said lot. The front line of said lot is its south line.
4. For the purpose of University regulations, and their enforcement, said property shall at all times be considered a part of the campus of the University of Florida, so long as it may be used for sorority or fraternity purposes, or other University activity; and said property, as well as all persons occupying the same, and all persons entering or remaining thereon, shall be subject to reasonable University of Florida rules pertaining to traffic, sanitation, and police regulations,

University rules for the conduct of student personnel and University employees, and regulations of University student organizations; said property shall at all times be kept in a neat, clean, and sanitary condition.

5. If GRANTEE should desire to sell said property, it shall first be offered to GRANTOR upon six months written notice, at its then appraised value; and appraised value shall mean that value placed thereon by two or more of three separate appraisers, one selected by the GRANTOR and one by GRANTEE, and the third by the two thus selected, or as determined by a single appraiser selected in writing by both the GRANTOR and GRANTEE. In the event of resale to the GRANTOR, or re-acquisition by the GRANTOR, the restrictions limiting its use shall not apply, except that it shall be put to no use or purpose which would injure or damage the value of other fraternity or sorority property in the same fraternity or sorority area, or detract from the value thereof; but the GRANTOR may restore such restrictions should it again sell said property.

IN TESTIMONY WHEREOF, the members of the BOARD OF GOVERNORS have hereunto subscribed their names and have caused the official seal of said BOARD OF GOVERNORS to be hereunto affixed in the City of Tallahassee, Florida, on this ____ day of _____, A.D. 2003.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: The undersigned BOARD OF GOVERNORS, as "GRANTOR", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by THE ALL FLORIDA PHI GAMMA DELTA CHAPTER HOUSE, as "GRANTEE", has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors, heirs, and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Alachua County, Florida, to-wit:

A portion of tract T of the University of Florida Campus as described in O. R. Book 689, Page 122-191; together with all the improvements constructed thereon, as herein referred to as Lot 7 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

From the South West Corner of Section 6, Township 10 South, Range 20 East run East, a distance of 93 feet, thence North a distance of 25 feet, thence North 78 degrees 22 minutes West a distance of 154.00 feet, thence North 66 degrees 03 minutes West a distance of 158.70 feet, thence North 49 degrees 13 minutes West a distance of 232.65 feet, and thence North 34 degrees 44 minutes West a distance of 159.70 feet to the point of beginning.

From this point of beginning run North 24 degrees 22 minutes West for a distance of 161.7 feet, thence North 69 degrees 36 minutes East for a distance of 214 feet, thence South 19 degrees 50 minutes East for a distance of 100.85 feet, and thence South 52 degrees 51 minutes West for a distance of 210.00 feet to the point of beginning. This Lot lies in Section 1, Township 10 South, Range 19 East, and is Lot No. 7 as shown on that map or plat of the Fraternity Area surveyed by P.C. McGriff and drawn by E. J. Robarts, dated the 25th day of April, 1950.

Being a portion of the property described in the deed of record in O. R. Book 1058, Page 210, Alachua County, Florida Records.

TO HAVE AND TO HOLD the above-described lands subject to the following restrictions, covenants and reservations, which shall be construed to be for the benefit of GRANTOR, GRANTEE and the purchasers and owners of other properties in the same immediate area, and shall be binding upon GRANTEE and GRANTEE'S successors and assigns:

1. One building, and no more, may be constructed on said lot, and said building shall be used solely and exclusively as a University of Florida approved housing facility;
2. No building shall be constructed on said lot until the architectural plans and specifications therefore and the financing thereof shall have been approved in writing by the University of Florida Board of Trustees. Among others, any such building must conform to these requirements:
 - a. Livable floor space, exclusive of open porches and terraces, shall be not less than five thousand (5,000) square feet; and the minimum cost shall be not less than forty thousand dollars (\$40,000).
 - b. The housing facility constructed on said property shall be of such size as to comfortably accommodate not less than twenty-five (25), nor more than fifty (50) students living on the premises. It shall face the front line of said lot, as hereinafter defined.
3. No building shall be constructed on said lot less than forty (40) feet from the front line of said lot, nor less than fifteen (15) feet from the side and rear lines of said lot. The front line of said lot is its west line.
4. For the purpose of University regulations, and their enforcement, said property shall at all times be considered a part of the campus of the University of Florida, so long as it may be used for sorority or fraternity purposes, or other University activity; and said property, as well as all

persons occupying the same, and all persons entering or remaining thereon, shall be subject to reasonable University of Florida rules pertaining to traffic, sanitation, and police regulations, University rules for the conduct of student personnel and University employees, and regulations of University student organizations; said property shall at all times be kept in a neat, clean, and sanitary condition.

5. If GRANTEE should desire to sell said property, it shall first be offered to GRANTOR upon six months written notice, at its then appraised value; and appraised value shall mean that value placed thereon by two or more of three separate appraisers, one selected by the GRANTOR and one by GRANTEE, and the third by the two thus selected, or as determined by a single appraiser selected in writing by both the GRANTOR and GRANTEE. In the event of resale to the GRANTOR, or re-acquisition by the GRANTOR, the restrictions limiting its use shall not apply, except that it shall be put to no use or purpose which would injure or damage the value of other fraternity or sorority property in the same fraternity or sorority area, or detract from the value thereof; but the GRANTOR may restore such restrictions should it again sell said property.

IN TESTIMONY WHEREOF, the members of the BOARD OF GOVERNORS have hereunto subscribed their names and have caused the official seal of said BOARD OF GOVERNORS to be hereunto affixed in the City of Tallahassee, Florida, on this _____ day of _____, A.D. 2003.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: The undersigned BOARD OF GOVERNORS, as "GRANTOR", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the ALPHA EPSILON CHAPTER OF PI KAPPA PHI FRATERNITY, INC., as "GRANTEE", has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors, heirs, and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Alachua County, Florida, to-wit:

A portion of tract T of the University of Florida Campus as described as O.R. Book 689, page 122-191, together with all the improvements constructed thereon, as herein referred to as Lot 11 of the Fraternity Area in Alachua County, Florida, more particularly described as follows:

From the South West Corner of Section 6, Township 10 South, Range 20 East, run East a distance of 93 feet, thence North a distance of 25 feet, thence North 78 degrees 22 minutes West a distance of 154 feet, thence North 66 degrees 03 minutes West a distance of 158.7 feet, thence North 49 degrees 13 minutes West a distance of 232.65 feet, thence North 34 degrees 44 minutes West for distance of 159.7 feet, thence North 24 degrees 22 minutes West for a distance for 161.7 feet, thence North 13 degrees 54 minutes West for a distance of 165 feet, thence 0 degrees 13 minutes West for a distance of 165 feet, and thence North 15 degrees 27 minutes East for a distance of 170 feet to the point of beginning.

From this point of beginning, run North 34 degrees 29 feet East for a distance of 168 feet, thence South 35 degrees 28 minutes East for a distance of 231 feet, thence South 32 degrees 43 minutes West for a distance of 86.2 feet, and thence North 56 degrees and 03 minutes West for a distance of 218 feet to the point of beginning. This lot lies in Section 1, Township 10 South, Range 19 East, and is Lot No. 11 as shown on the map or plat of the Fraternity Area surveyed by P. C. McGriff and drawn by E. J. Roberts, dated the 25th day of April, 1950.

Being a portion of the property described in the deed of record in O.R. Book 1058, Page 210, Alachua County, Florida Records.

TO HAVE AND TO HOLD the above-described lands subject to the following restrictions, covenants and reservations, which shall be construed to be for the benefit of GRANTOR, GRANTEE and the purchasers and owners of other properties in the same immediate area, and shall be binding upon GRANTEE and GRANTEE'S successors and assigns:

1. One building, and no more, may be constructed on said lot, and said building shall be used solely and exclusively as a University of Florida approved housing facility;
2. No building shall be constructed on said lot until the architectural plans and specifications therefore and the financing thereof shall have been approved in writing by the University of Florida Board of Trustees. Among others, any such building must conform to these requirements:
 - a. Livable floor space, exclusive of open porches and terraces, shall be not less than five thousand (5,000) square feet; and the minimum cost shall be not less than forty thousand dollars (\$40,000).
 - b. The housing facility constructed on said property shall be of such size as to comfortably accommodate not less than twenty-five (25), nor more than fifty (50) students living on the premises. It shall face the front line of said lot, as hereinafter defined.
3. No building shall be constructed on said lot less than forty (40) feet from the front line of said lot, nor less than fifteen (15) feet from the side and rear lines of said lot. The front line of said lot is its west line.
4. For the purpose of University regulations, and their enforcement, said property shall at all times be considered a part of the campus of the University of Florida, so long as it may be used for sorority or fraternity purposes, or other University activity; and said property, as well as all

persons occupying the same, and all persons entering or remaining thereon, shall be subject to reasonable University of Florida rules pertaining to traffic, sanitation, and police regulations, University rules for the conduct of student personnel and University employees, and regulations of University student organizations; said property shall at all times be kept in a neat, clean, and sanitary condition.

5. If GRANTEE should desire to sell said property, it shall first be offered to GRANTOR upon six months written notice, at its then appraised value; and appraised value shall mean that value placed thereon by two or more of three separate appraisers, one selected by the GRANTOR and one by GRANTEE, and the third by the two thus selected, or as determined by a single appraiser selected in writing by both the GRANTOR and GRANTEE. In the event of resale to the GRANTOR, or re-acquisition by the GRANTOR, the restrictions limiting its use shall not apply, except that it shall be put to no use or purpose which would injure or damage the value of other fraternity or sorority property in the same fraternity or sorority area, or detract from the value thereof; but the GRANTOR may restore such restrictions should it again sell said property.

IN TESTIMONY WHEREOF, the members of the BOARD OF GOVERNORS have hereunto subscribed their names and have caused the official seal of said BOARD OF GOVERNORS to be hereunto affixed in the City of Tallahassee, Florida, on this _____ day of _____, A.D. 2003.

