


PREPARED BY AND RETURN TO:

 JIMMY D. CRAWFORD, ESQUIRE
GRAY ROBINSON, P.A.
1635 East Highway 50
Suite 300
Clermont, Florida 34711

GRANT OF ACCESS EASEMENT

This Grant of Access Easement is made and entered into this 27th day of February, 2007, by and between GRASS ROOTS AIRPARK HOMEOWNER'S ASSOCIATION, INC., a Florida non-profit corporation, whose address is 808 West New Hampshire Street, Orlando, Florida 32804, hereinafter referred to as Grantor, and GRASS ROOTS ESTATES, LLC a Florida limited liability company, whose address is 808 West New Hampshire Street, Orlando, Florida 32804, hereinafter referred to as Grantee.

RECITALS

WHEREAS, Grantor is seized in fee simple, and in possession of the real property described as Tract "C", according to the Plat of Grass Roots Airpark, Plat Book 53, Pages 59-61, Public Records of Lake County, Florida, (hereafter called "Easement Area"); and

WHEREAS, Grantee is seized in fee simple, and in possession of the real property described on Exhibit "A", and shown on Composite Exhibit "B", both attached hereto and made a part hereof, located in Lake County, Florida; and

WHEREAS, Grantee desires to use the Easement Area for ingress and egress to a portion of the real property described in Exhibit "A"; and

WHEREAS, the voting members of the Grantor voted without dissent, at a validly called corporation meeting, to grant this Easement to the Grantee under the terms and conditions contained herein;

NOW, THEREFORE, that for and in consideration of the mutual benefits, covenants, and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. Grantor grants and conveys to Grantee a non-exclusive easement for ingress and egress over the Easement Area, solely for the use and benefit of Lots 1-12, as shown on and substantially in accordance with Composite Exhibit "B".
2. Grantee shall have quiet and peaceful possession, use and enjoyment of this non-exclusive easement, subject to Grantor's reasonable use of Grantor's property in a manner consistent with Grantee's non-exclusive easement rights.

3. Grantee shall be responsible for twelve thirtieths (12/30) of the cost of maintenance of the Easement Area, which sums shall be paid to Grantor within thirty (30) days of invoicing for such costs.

4. Grantor has full right and lawful authority to grant and convey this non-exclusive easement to Grantee, and Grantor is willing to grant a non-exclusive easement on that real property to the Grantee for the purposes described herein.

5. All covenants, terms, provisions, and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees, and assigns of the parties hereto. However, in no event shall the provisions of this Easement be extended to benefit any property other than that granted in this Easement.

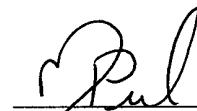
6. This instrument is to be construed under the Laws of the State of Florida.

In Witness Whereof, Grantor has executed this Grant of Easement on the day and year first written above.

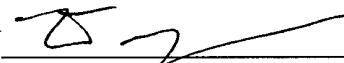
Signed, sealed and delivered in the presence of:

GRANTOR

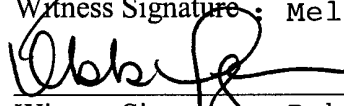
GRASS ROOTS AIRPARK HOME-OWNER'S ASSOCIATION, INC., a Florida corporation



Witness Signature: Melanie A. Perl

BY 

David Clarence Gay, President

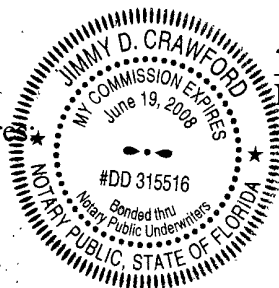


Witness Signature: Debbie Fagan

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 27th day of February, 2007, by David Clarence Gay, as President of ~~Grass Roots Airpark Homeowner's Association, Inc.~~, a Florida corporation, who is personally known to me or who produced _____ as identification.

My Commission Expires






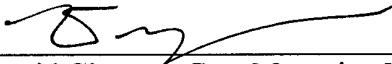
Notary Public

GRANTEE


GRASS ROOTS ESTATES, LLC, a Florida
limited liability company



Witness Signature : Melanie A. Perl

BY 

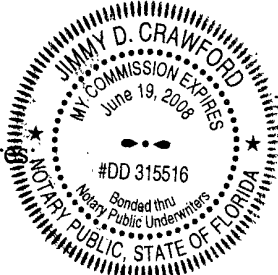
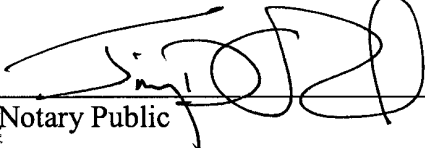
David Clarence Gay, Managing Member



Witness Signature: Debbie Fagan

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 27th day of February,
2007, by David Clarence Gay, as ~~Managing Member~~ of Grass Roots Estates, LLC, a Florida
limited liability company, who is personally known to me or who produced _____
as identification.

My Commission Expires  

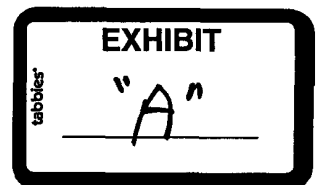
Notary Public

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 22 AND 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF AFORESAID SECTION 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23 RUN S00°32'13"W A DISTANCE OF 585.88 FEET TO THE SOUTHWEST CORNER OF LOT 3A, GRASS ROOTS AIRPARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 59 THROUGH 81, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT 3A WITH THE FOLLOWING COURSES: S89°19'32"E A DISTANCE OF 287.12 FEET; THENCE N12°00'28"E A DISTANCE OF 164.67 FEET; THENCE S89°19'32"E A DISTANCE OF 362.40 FEET TO THE WEST LINE OF TRACT "C" OF AFORESAID PLAT OF GRASS ROOTS AIRPARK, ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE RUN S00°31'28"W ALONG THE WEST LINE OF AFORESAID TRACT "C" AND LOT 18 OF SAID GRASS ROOTS AIRPARK A DISTANCE OF 2224.16 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 RUN N89°14'34"W A DISTANCE OF 662.75 FEET TO THE SOUTHWEST CORNER OF SECTION 23 (ALSO BEING THE SOUTHEAST CORNER OF SECTION 22); THENCE RUN N89°31'15"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 A DISTANCE OF 1301.95 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 33; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N20°26'39"W A DISTANCE OF 355.32 FEET TO SOUTH LINE OF LOT 9, BLOCK "C", SPARKY'S CAMP SUBDIVISION, ACCORDING TO THE REVISED PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 14, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF AFORESAID SPARKY'S CAMP SUBDIVISION WITH THE FOLLOWING COURSES: RUN S89°33'58"E A DISTANCE OF 380.15 FEET TO THE SOUTHEAST CORNER OF LOT 21, BLOCK "B"; THENCE RUN N00°31'18"E A DISTANCE OF 347.98 FEET TO THE NORTHEAST CORNER OF LOT 21, BLOCK "B"; THENCE S89°33'47"E A DISTANCE OF 407.34 FEET TO THE SOUTHEAST CORNER OF LOT 19, BLOCK "B"; THENCE N00°31'21"E A DISTANCE OF 659.29 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK "B"; THENCE DEPARTING AFORESAID SUBDIVISION CONTINUE N00°31'21"E A DISTANCE OF 415.30 FEET TO THE APPARENT ORDINARY HIGH WATER LINE OF LAKE INDIGO; THENCE ALONG SAID APPARENT ORDINARY HIGH WATER LINE WITH THE FOLLOWING COURSES: N33°45'00"E, 112.00 FEET; THENCE N40°30'00"E, 83.00 FEET; THENCE N45°55'17"E, 112.90 FEET; THENCE N55°30'00"E, 108.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE RUN NORTHEASTERLY 89.27 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 40°55'09", CHORD BEARING AND DISTANCE OF N75°57'34"E, 87.39 FEET TO THE POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE RUN NORTHEASTERLY 108.37 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 77°36'54", CHORD BEARING AND DISTANCE OF N57°36'41"E, 100.27 FEET TO THE POINT OF TANGENCY; THENCE N18°48'14"E, 22.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE RUN NORTHEASTERLY 78.23 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 48°48'07", CHORD BEARING AND DISTANCE OF N43°42'17"E, 75.79 FEET; THENCE N68°36'21"E, 8.95 FEET TO A POINT ON THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3328, PAGE 180, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN S00°32'13"W, 148 FEET, MORE OR LESS, TO A POINT THAT BEARS N89°19'32"W OF THE POINT OF BEGINNING; THENCE S89°19'32"E, 142.13 FEET TO THE POINT OF BEGINNING.

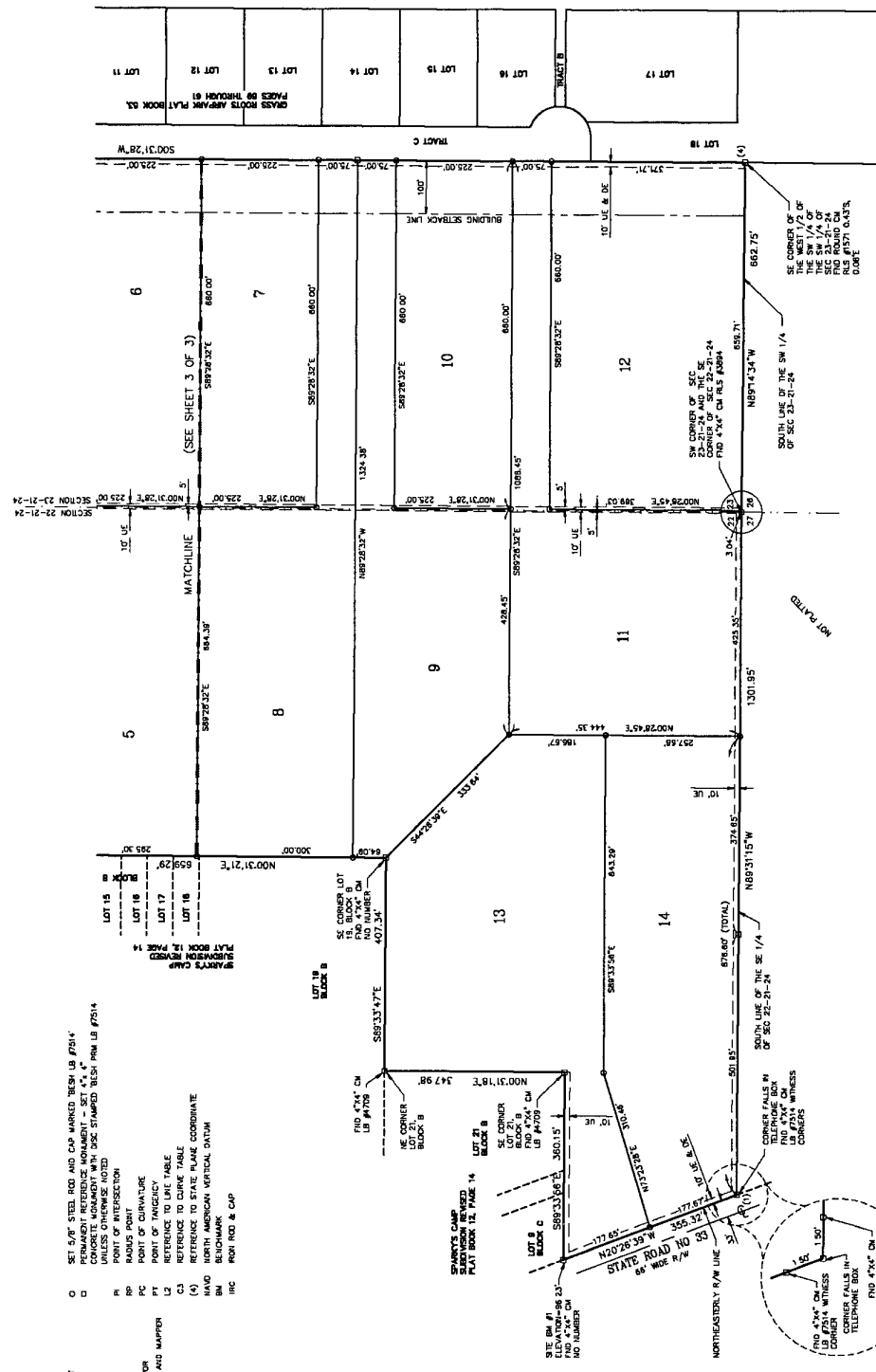
(CONTAINING 72.11 ACRES, MORE OR LESS.)



GRASS ROOTS ESTATES

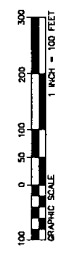
SECTIONS 22 & 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA.

- LEGEND**
- PCG POINT OF COMMENCEMENT
 - PCB POINT OF BEGINNING
 - CE CENTERLINE
 - R/W RIGHT-OF-WAY
 - CM CONCRETE MONUMENT
 - BL BENCHMARK
 - PLS REGISTERED LAND SURVEYOR
 - PRM PROFESSIONAL SURVEYOR AND MAPPER
 - FO FOUND
 - HAO MAIL & DISK
 - SEC SECTION
 - PA PAGE
 - TRM TRIM
 - ORB OPTICAL RECORDS BOOK
 - TOTAL
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - SET 4" X 4" STEEL ROD AND CAP MARKED THEM L.B. #7514
 - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT WITH DIE STAMPED BESH P.M. L.B. #7514 UNLESS OTHERWISE NOTED
 - RP RADIUS POINT
 - PT POINT OF TANGENCY
 - PC POINT OF CURVATURE
 - L3 REFERENCE TO LIRE TABLE
 - C3 REFERENCE TO STATE PLANE COORDINATE
 - HAO HORIZONTAL ANGLE
 - BM BENCHMARK
 - ROD ROD AND CAP
 - IRC



STATE PLANE COORDINATES

CONTROL POINTS	EASTING	NORTHING
(1)	1565549.3645	369871.2275
(2)	1567688.9777	370527.5516
(3)	1567688.9777	370527.5516
(4)	1565923.7177	371635.8240



DETAIL
NOT TO SCALE

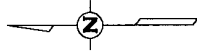
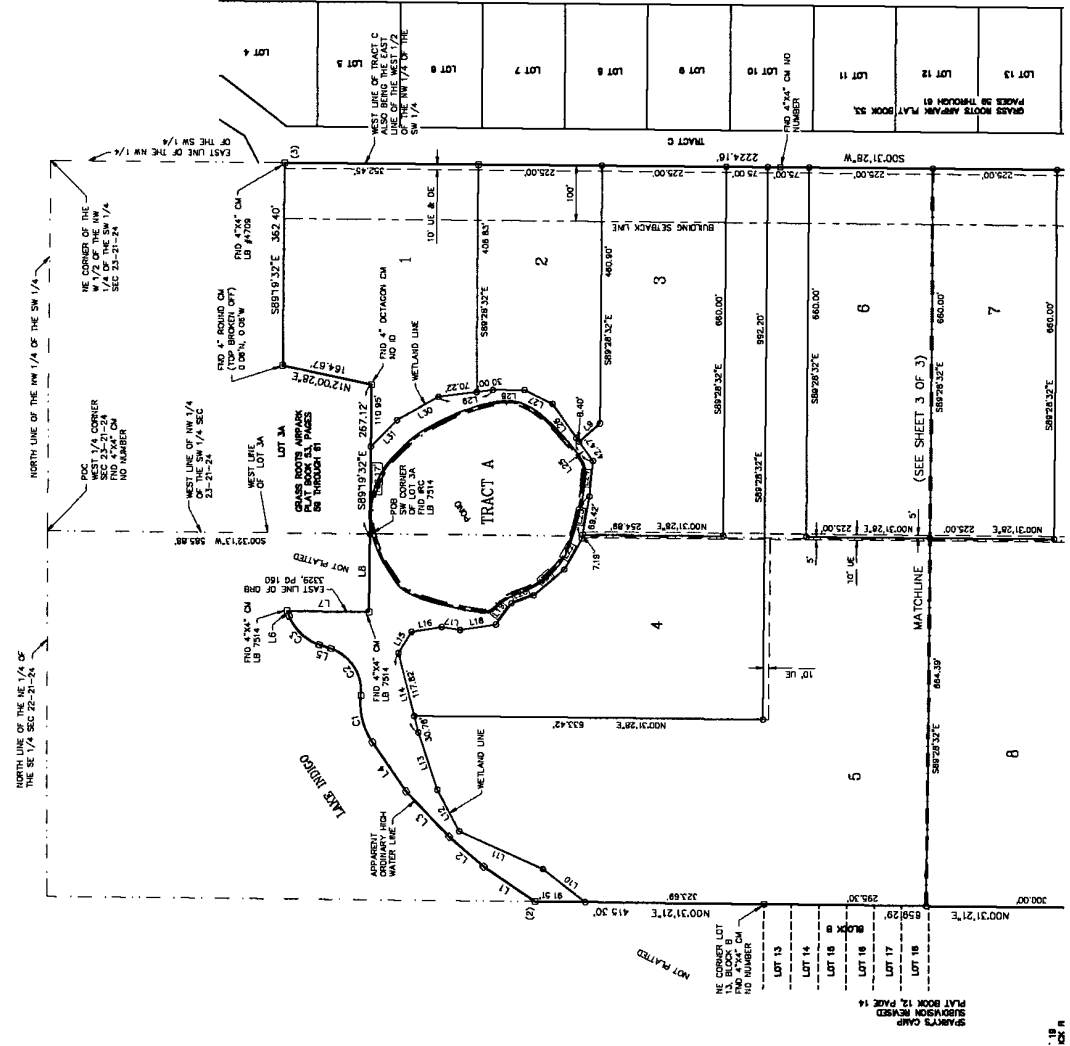


EXHIBIT
"B" Page 2
Tables

GRASS ROOTS ESTATES

SECTIONS 22 & 23, TOWNSHIP 21 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA.



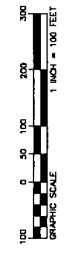
LINE	BEARING	LENGTH
L1	N34.5000°E	117.00'
L2	S42.0000°E	83.00'
L3	S42.0000°E	83.00'
L4	S42.0000°E	83.00'
L5	S42.0000°E	83.00'
L6	S42.0000°E	83.00'
L7	S42.0000°E	83.00'
L8	S42.0000°E	83.00'
L9	S42.0000°E	83.00'
L10	S42.0000°E	83.00'
L11	S42.0000°E	83.00'
L12	S42.0000°E	83.00'
L13	S42.0000°E	83.00'
L14	S42.0000°E	83.00'
L15	S42.0000°E	83.00'
L16	S42.0000°E	83.00'
L17	S42.0000°E	83.00'
L18	S42.0000°E	83.00'
L19	S42.0000°E	83.00'
L20	S42.0000°E	83.00'
L21	S42.0000°E	83.00'
L22	S42.0000°E	83.00'
L23	S42.0000°E	83.00'
L24	S42.0000°E	83.00'
L25	S42.0000°E	83.00'
L26	S42.0000°E	83.00'
L27	S42.0000°E	83.00'
L28	S42.0000°E	83.00'
L29	S42.0000°E	83.00'
L30	S42.0000°E	83.00'
L31	S42.0000°E	83.00'

STATE PLANE COORDINATES
BASED ON LAKE COUNTY GPS
CONTROL POINTS FBST AND LUG3
(1) NORTHING 371855.0240
(2) EASTING 371855.0240
(3) 156788.9777 371855.0240
(4) 156959.7177 371855.0240

LEGEND

- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- RS REGISTERED LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- FB FOUND
- MB MAIL & DISK
- SEC SECTION
- IR IRON PIPE
- ORB OFFICIAL RECORDS BOOK
- DE DE
- VE VE
- SET 5/8" STEEL ROD AND CAP MARKED "BESH LB #754"
- PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "BESH PBM LB #754"
- REPERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "BESH PBM LB #754"
- POINT OF INTERSECTION
- RADIUS POINT
- POINT OF CURVATURE
- POINT OF TANGENCY
- REFERENCE TO LINE TABLE
- REFERENCE TO STATE PLANE COORDINATE
- NORTH AMERICAN VERTICAL DATUM
- BENCHMARK
- IRON ROD & CAP
- TOTAL
- DRUMMADE EASEMENT
- UTILITY EASEMENT
- RIGHT-OF-WAY
- REGISTERED LAND SURVEYOR
- LEGISLATED BUSINESS
- PROFESSIONAL SURVEYOR AND MAPPER
- MAIL & DISK
- SECTION
- IRON PIPE
- OFFICIAL RECORDS BOOK
- DRUMMADE EASEMENT
- UTILITY EASEMENT

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	40°55'15"	125.00'	89.28'	87.39'	57.52'±34.7"
C2	77°36'44"	80.00'	108.37'	100.27'	157.36'±49.1"
C3	49°49'09"	90.00'	78.93'	75.79'	54.52'±17.7"



EXHIBIT

"B" Page 3

BESST