

Prepared by and Return to:
Hernando County Attorney's Office
20 North Main Street
Brooksville, Florida 34601

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this ____ day of _____, 2024, between the **Hernando County School Board**, Florida, whose address is 919 North Broad Street, Brooksville, Florida 34601, hereinafter referred to as the "Grantor", and **Hernando County Water and Sewer District**, a body corporate and politic of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter referred to as the "Grantee":

WITNESSETH:

The Grantor in consideration of the sum of ten dollars and no cents (\$10.00) and other good and valuable consideration in hand paid by the said Grantee to the Grantor, receipt whereof is hereby acknowledged, has granted, quitclaimed and conveyed unto the said Grantee, its successors and assigns forever, a Perpetual Utility Easement and right-of-way, hereinafter referred to as the "Easement", for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and/or maintaining public utility facilities in, upon, under, over, across and through the following described land in the County of Hernando, State of Florida, to wit:

See **Exhibits "A" and "B1, B2"** (legal description and sketches consisting of 3 sheets) attached hereto and made a part hereof by reference.

Parcel ID Number: R13 423 17 0000 0010 0010 ("Easement Area.")

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted, so long as the land is restored to as good or better condition than originally found upon completion of construction or maintenance.

Grantor covenants to the Grantee that it is lawfully seized of said land and that it has good, right and lawful authority to grant this Easement.

Grantor hereby covenants and agrees that the Grantor shall not locate, place, construct, install, create, permit or allow any buildings or permanent structures or obstacles (including but not limited to landscaping, trees, fences and walls) within the Easement and the Grantor shall not interfere with the Grantee's utility facilities within the Easement. Notwithstanding this covenant, Grantor shall be allowed to maintain the existing fence that is located within the Easement Area as of the date of this Easement and will have the right to repair and replace the fence in this location.

To the extent permitted by law, each party agrees to hold the other harmless from any and all claims, actions or suits which might arise out of its own neglect or default of this agreement. Nothing contained herein shall be construed as a waiver of sovereign immunity beyond the limits described in Section 768.28, Florida Statutes, as same made by amended from time to time. This provisions shall survive Termination.

This Easement shall be recorded in the Public Records of Hernando County, Florida.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

Signed, sealed and delivered in the presence of:

(Signature of two Witnesses required by Florida Law)

Witness: _____

Print Name: _____

Address: _____

Witness: _____

Print Name: _____

Address: _____

**Grantor(s):
Hernando County School Board**

By: _____
Linda Prescott, Chairperson

By: _____
John Stratton, Superintendent

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2024, by Linda Prescott, as Chairperson of Hernando County School Board, and John Stratton, as Superintendent, of Hernando County School Board. They are personally known to me or have produced _____, as identification.

(NOTARY SEAL)

Signature of Notary
Print Name: _____
Notary Public, State of Florida
Commission No. _____
My Commission expires: _____

EXHIBIT "A"

DESCRIPTION OF PROPOSED UTILITY EASEMENT

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1.1, AS RECORDED IN OFFICIAL RECORD BOOK 2102, PAGE 979, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, RUN S89°26'26"E, 30.64 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, RUN N12°18'45"E, 51.68 FEET; THENCE S89°07'50"E, 30.61 FEET; THENCE S12°18'45"W, 51.51 FEET TO THE SOUTH LINE OF SAID PARCEL 1.1; THENCE ALONG SAID SOUTH LINE, RUN N89°26'26"W, 30.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

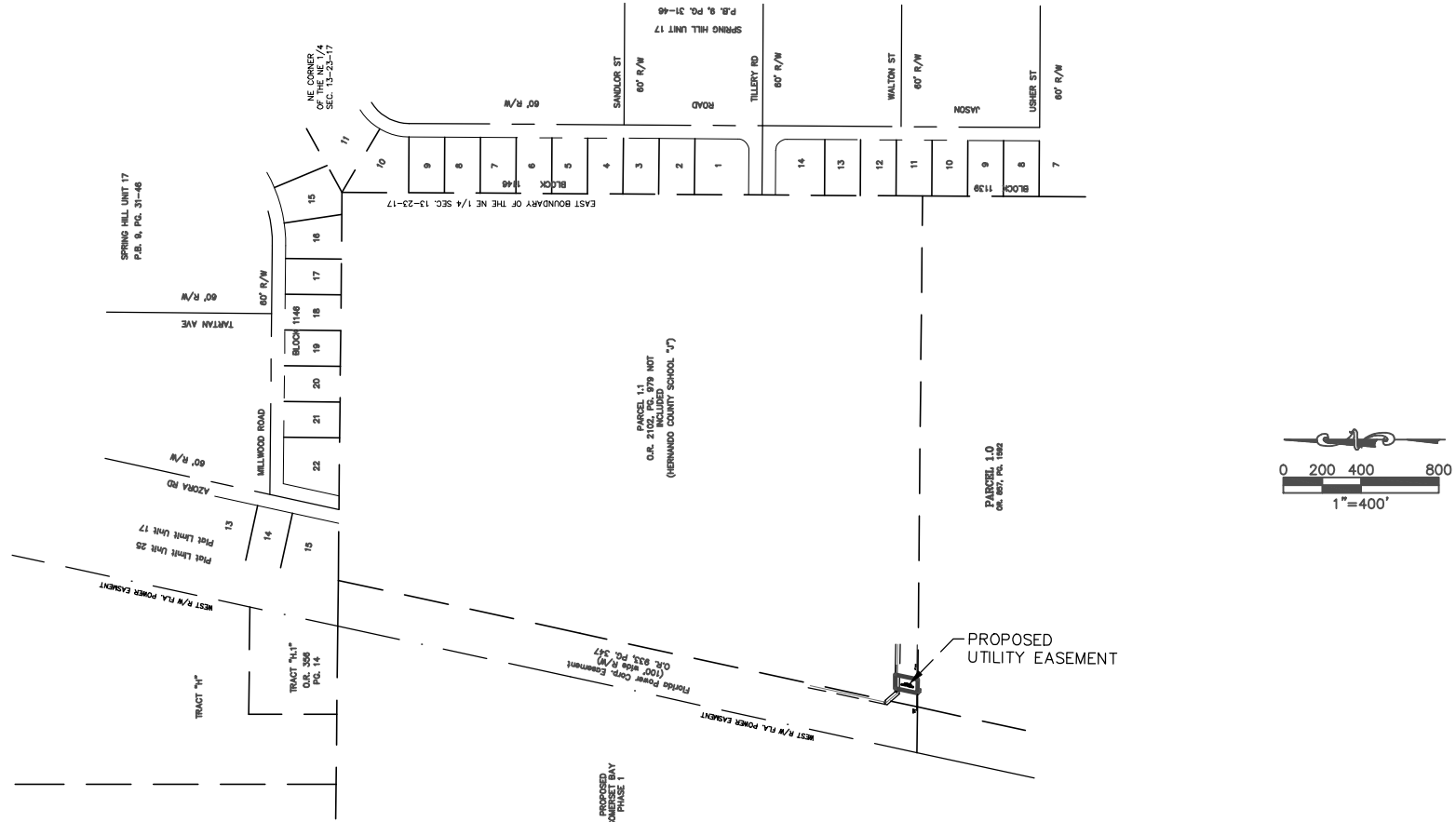
C1 = SEE CURVE TABLE	P.G. = PAGE
L1 = SEE LINE TABLE	FN&D = FOUND NAIL AND DISK
(C) = CALCULATED	SIPC = SET IRON PIN AND CAP
(R) = RECORD OR PLAT	FIPC = FOUND IRON PIN AND CAP
R/W = RIGHT OF WAY	FCM = FOUND CONCRETE MONUMENT
P.O.C. = POINT OF COMMENCEMENT	▲ = DESCRIPTIVE POINT
P.O.B. = POINT OF BEGINNING	= FOUND CONCRETE MONUMENT (AS SHOWN)
SEC = SECTION	○ = FOUND IRON PIN AND CAP (AS SHOWN)
C.L.F. = CHAIN LINK FENCE	△ = FOUND NAIL AND DISK (AS SHOWN)
O.R. = OFFICIAL RECORD	FM = FORCEMAIN GATE VALVE

1. BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL 1.1, ESTABLISHING AN ASSUMED BEARING OF N89°26'26"W
2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.
8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE", AND FLOOD ZONE "A" AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0306-D, EFFECTIVE DATE 02/02/2012.

3 OF 3 SHEET 2015 UTIL-ESMT	DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	 Engineering Planning Surveying Environmental Transportation Construction Management engineering associates, inc. 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	SURVEYORS CERTIFICATE THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. Digitally signed by Scott M Osborne Date: 2024.01.29 11:16:04 -05'00'	SKETCH & LEGAL DESCRIPTION FOR AN EASEMENT	
	REVISION							
	DATE	COMMENTS						
							PREPARED FOR AND CERTIFIED TO: TTG PROPERTIES	

EXHIBIT "B1"

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST HERNANDO COUNTY, FLORIDA



LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SIPC = SET IRON PIN AND CAP
- FIPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- ▲ = DESCRIPTIVE POINT
- || = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- △ = FOUND NAIL AND DISK (AS SHOWN)
- ⊠ = FORCEMAIN GATE VALVE

1. BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL 1.1, ESTABLISHING AN ASSUMED BEARING OF N89°28'28"W
2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.

8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (53-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE", AND FLOOD ZONE "A" AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0306-D, EFFECTIVE DATE 02/02/2012.

SHEET 1 OF 3	DATE	DRAWN BY	SURVEYOR
	01/16/24	RAA	SMD
	REVISION		
DATE	COMMENTS		

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal Engineering Planning Surveying Environmental Transportation Construction Management
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

SURVEYOR'S CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne
Digitally signed by Scott M Osborne
Date: 2024.01.29 11:15:06 -0500

SCOTT M. OSBORNE, PFSM DATE SIGNED: 01/29/2024 11:15:06 AM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 13 6228
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HAND COPIES.
OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

SKETCH & LEGAL DESCRIPTION FOR AN EASEMENT

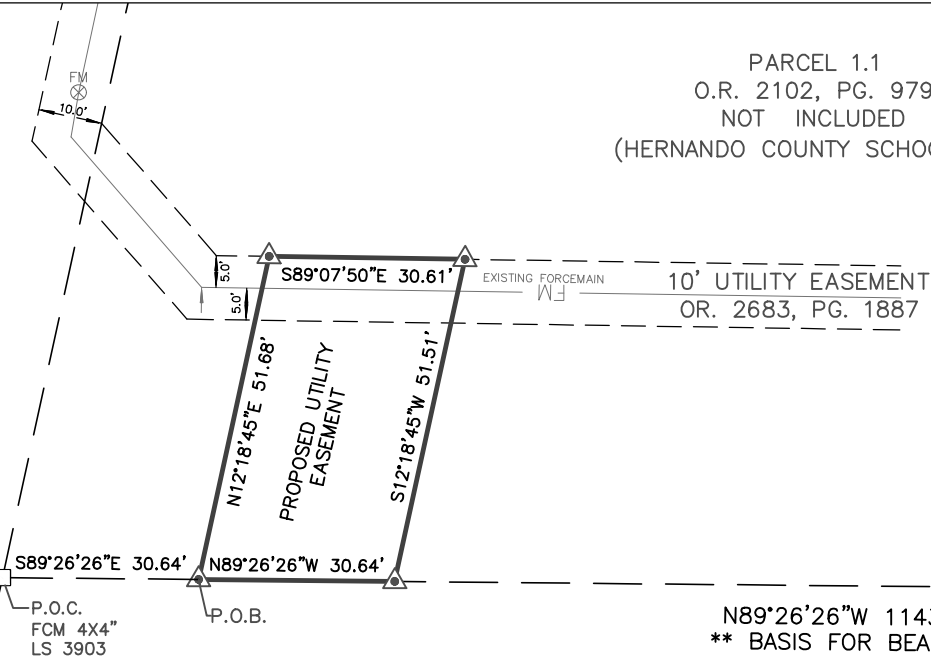
PREPARED FOR AND CERTIFIED TO:

TTG PROPERTIES

EXHIBIT "B2"

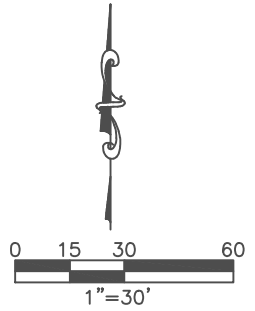
Florida Power Corp. Easement
(100' wide R/W)
O.R. 933, PG. 347

PARCEL 1.1
O.R. 2102, PG. 979
NOT INCLUDED
(HERNANDO COUNTY SCHOOL "J")



EXISTING FORCEMAIN
10' UTILITY EASEMENT
OR. 2683, PG. 1887

N89°26'26"W 1143.49'(M)
** BASIS FOR BEARINGS **



LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SIPC = SET IRON PIN AND CAP
- FIPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- ▲ = DESCRIPTIVE POINT
- || = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- △ = FOUND NAIL AND DISK (AS SHOWN)
- FM = FORCEMAIN GATE VALVE

1. BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL 1.1, ESTABLISHING AN ASSUMED BEARING OF N89°26'26"W
2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.
8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (53-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE", AND FLOOD ZONE "A" AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0306-D, EFFECTIVE DATE 02/02/2012.

SHEET 2 OF 3	DATE	DRAWN BY	SURVEYOR
	01/16/24	RAA	SMD
	REVISION		
	DATE	COMMENTS	

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne
Digitally signed by Scott M Osborne
Date: 2024.01.29 11:15:39 -05'00'

SCOTT M. OSBORNE, P.E.M. DATE SIGNED: 01/29/2024 11:15:39 AM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 13 6228
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HAND COPIES.
OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES

SKETCH & LEGAL DESCRIPTION FOR AN EASEMENT

PREPARED FOR AND CERTIFIED TO:
TTG PROPERTIES