

PETITION

The undersigned, East Lake Woodlands Community Association, Inc., Florida not-for-profit corporation (the "Association") submits this petition (the "Petition") to Pinellas County, a political subdivision of the State of Florida (the "County") requesting the conveyance of certain property by the County to it pursuant to the provisions of F.S. 125.38.

In support of this Petition the Association submits the following to the County:

A. BACKGROUND

1. East Lake Woodlands, Ltd., a Florida limited partnership (the "Developer") was the original developer of a development commonly referred to as East Lake Woodlands (the "Project").
2. The Project, being a Development Of Regional Impact, was governed, to a certain extent, by a Development Order issued by the County, on August 10, 1976, as subsequently amended on September 29, 1982 (collectively the "Development Order"); which has now lapsed.
3. The Development Order among other things required that certain interior parkways, built and owned by the Developer, be conveyed to the County for the original purpose of serving as a portion of a proposed East-West Connector Road through the Project and beyond.
4. As a result of the Development Order's requirement a series of three Deeds were executed, delivered and recorded by the Developer in favor of the County, such being recorded in OR Book 4367, Page 837 [NOTE: All recording references herein are to the current public records of Pinellas County]; OR Book 6384, Page 336; and OR Book 8498, Page 467 (collectively the "Deeds") which Deeds conveyed to the County fee simple title to the multi-parcel tract of land which is more particularly described in Exhibit "A" attached hereto (the "Parkways").
5. The County, as lessor, agreed to lease the Parkways back to the Developer, as lessee, pursuant to the Lease recorded in OR Book 5289, Page 742, as subsequently amended to reflect the two later extensions of the Parkways by two corresponding Amendments recorded in OR Book 6400, Page 761, and OR Book 8498, Page 1354 (collectively the "Parkways' Lease").

6. The Development Order and its requirement to convey the Parkways to the County lapsed in 1995; the County's requirement for the East-West Connector Road no longer exists due to subsequent changes in circumstances; and as a result, the original purpose, need and intent for the County to own the Parkways; and the resulting leaseback of the Parkways from the County pursuant to the Parkways' Lease are no longer operative.

B. PRESENT STATUS

1. As the result of the foregoing, there is no further requirement or need for the County to retain title to the Parkways, along with the attendant potential future maintenance obligations and liability; nor for the Parkways' Lease to continue.
2. The Association is willing to accept title to the Parkways, along with any attendant potential future maintenance obligations and liability from the County; and also to release the County from any and all further duties as to the Parkways, including those as lessor under the Parkways Lease.
3. The Association is a not-for-profit corporation organized for the purposes of promoting community interest and welfare for the Project as is contemplated by F.S. 125.38.
4. The Association requires the ongoing use of the Parkways for access to the Project; the Parkways are not needed for any County purposes; and the conveyance of the Parkways as requested promotes Community interest and welfare.

C. REQUESTED ACTION

1. The Association submits that all requirements of F.S. 125.38 have been amply satisfied; and accordingly, requests that the Parkways be conveyed to the Association by the County subject to the satisfaction of the various Conditions set forth below.

D. CONDITIONS TO REQUESTED ACTION

1. The Association will provide the following, all as conditions to the requested conveyance by County of the Parkways to it;

- (a) It, together with the County, will cancel and terminate the Parkways Lease with both parties being released from any further liability thereunder.
- (b) It will grant (and / or the County may retain) any and all access and utility easements as might be reasonably required by County for governmental purposes as to Parkways.
- (c) It will provide all residents of the Community (including all owners of any residential or condominium units, created by or derived from the Developer, and of the residential area encompassed in the Development Order) with continued access for ingress and egress over and across the Parkways with, the term "Owner" to include all tenants, guests, invitees and mortgagees of "Owner".

Respectfully submitted, this 10 day of September, 2013.

East Lake Woodlands Community
Association, Inc., a Florida not-for-
profit
corporation

By: 

As Its: President

[Corporate Seal]

c: William J. Deas, Esq.

EXHIBIT "A"

Those certain pieces, parcels, or tracts of land lying, being, and situate in Pinellas County, County, Florida, which were previously described in and conveyed by three separate Deeds Of Dedication, all recorded among the current public records of Pinellas County, Florida in OR Book 4367, Page 837; OR Book 6384, Page 336; and OR Book 8498, Page 467, and which are more particularly described as follows:

A. Deed recorded in in OR Book 4367, Page 837;

See Exhibit "A-1" attached hereto.

B. Deed recorded in OR Book 6384, Page 336;

See Exhibit "A-2" attached hereto.

C. Deed recorded in OR Book 8498, Page 467.

See Exhibit "A-3" attached hereto.

RESOLUTION NO. 14- 14

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA (BOARD) PURSUANT TO SEC. 125.38, FLORIDA STATUTES DETERMINING CERTAIN REAL PROPERTY LOCATED IN EAST LAKE WOODLANDS (PARKWAYS) IS NOT NEEDED FOR COUNTY PURPOSES, AND AUTHORIZING THE CONVEYANCE OF THE PARKWAYS TO THE EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, SUBJECT TO THE RESERVATION AND/OR GRANTING OF ALL NECESSARY EASEMENTS AS PROVIDED HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, East Lake Woodlands, Ltd., a Florida limited partnership (the "developer") was the original developer of a Development of Regional Impact located in the unincorporated area of Pinellas County, commonly referred to as East Lake Woodlands (the "Project"); and

WHEREAS, the Project was governed by a Development Order issued by the County, on August 10, 1976, as amended , which has now lapsed; and

WHEREAS, the Development Order among other things required that certain interior roads known as Parkways be conveyed to the County for purposes of serving as a portion of a proposed East-West Connector Road through the Project; and

WHEREAS, per the Development Order's requirement, a series of three Deeds were executed, delivered and recorded by the Developer in favor of the County, such being recorded in OR Book 4367, Pages 837-842; OR Book 6384, Pages 336-339; and OR Book 8498, Pages 467-489 (collectively the "Deeds"), which deeds conveyed the Parkways to the County; and

WHEREAS, subsequent to the first conveyance from the Developer to the County of the initial segment of the Parkways, the County, as lessor, agreed to lease the Parkways back to the Developer, as lessee, pursuant to what was, in effect, a net-net-net lease, the Lease being

recorded in OR Book 5289, Pages 742-763, and subsequently amended to reflect the two later extensions of the Parkways by two corresponding Amendments recorded in OR Book 6400, Pages 761-769, and OR Book 8498, Pages 1354-1365 (collectively the "Parkways' Lease"); and

WHEREAS, the East Lake Woodlands Community Association, Inc., a Florida Not-For-Profit Corporation (the "Association"), is the Developer's successor in title and interest as lessee under the Parkways' Lease and remains so to date; and

WHEREAS, the County's requirement for the East-West Connector Road no longer exists, and as a result, the original purpose, need and intent for the County to own the Parkways and the resulting leaseback of the Parkways from the County pursuant to the Parkways' Lease are no longer operative; and

WHEREAS, as the result there is no further requirement or need for the County to retain title to the Parkways nor for the Parkways' Lease to continue; and

WHEREAS, the Association has requested the County convey the Parkways to the Association and simultaneously terminate the Parkways' Lease; and

WHEREAS, the County is willing to do so based on the representations of the Association that continued access over the Parkways will be provided to all parties in East Lake Woodlands; and

WHEREAS, the County intends to reserve all necessary County easements in the deed of conveyance; and

WHEREAS, in accordance with Section 125.38, Florida Statutes, County determines that the subject property is not needed for County purposes and authorizes the conveyance to the Association as provided herein; and

WHEREAS, the conveyance herein serves to eliminate any maintenance, repair, or replacement responsibilities and/or liabilities relating to the Parkways, and the Association's willingness to provide said maintenance and assume such liabilities complies with Section 2-143 of the Pinellas County Code; and

WHEREAS, the conveyance hereunder is conditioned upon the Association accepting the County Deed and any and all easements and covenants set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, at a duly assembled meeting held on this 28th day of January, 2014 as follows:

Section 1. In accordance with Section 125.38, Florida Statutes, and Section 2-143, Pinellas County Code, the County approves the conveyance of the Parkways to the East Lake Woodlands Community Association, Inc., a Florida Not-For-Profit Corporation.

Section 2. This Resolution is conditioned upon the acceptance of the County Deed with reservation and/or granting of any and all necessary easements and covenants therein.

Section 3. This Resolution shall take effect immediately upon its adoption, and the Chairman is authorized to execute legal instruments as approved by the County Attorney's Office, including a County Deed, necessary for the conveyance of the surplus property herein with authorization for the Clerk to attest and record the Resolution and the County Deed in the public records of Pinellas County, Florida.

Commissioner Latvala offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Morrone, and upon roll call, the vote was:

Ayes 6
Nays 0
Absent and not voting 1

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By M. Zao
Attorney

SKETCH OF DESCRIPTION
SECTION 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

Legal Description: East Lake Woodlands Parkway Extension Parcel

That certain 110 foot wide strip of land being and lying in Section 10, Township 28 South, Range 16 East, Pinellas County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of Section 10, Township 28 South, Range 16 East, Pinellas County, Florida; thence S 00°50'24" E, along the East line of said Section 10, a distance of 1822.57 feet to the Southeast corner of that part of East Lake Woodlands Parkway known as "Roadway Parcel EWP-2", shown and recorded in Official Records Book 8498, Pages 467 through 489, of the public records of Pinellas County, Florida, said point also being the Northeast corner of Greenhaven, Unit Two, a subdivision as shown and recorded in Plat Book 96, Pages 50 through 52 of the Public Records of said Pinellas County, Florida; thence leaving said East line run along the Southern and Eastern line of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2" also being the Northern and Western property line of said Greenhaven, Unit Two the following three (3) courses and distances; 1) thence S 89°09'36" W, a distance of 530.85 feet to the point of curvature of a curve concave to the Southeast having a radius of 218.51 feet and a chord bearing and distance of S58°32'06" W, 222.62 feet; 2) thence 233.59 feet along the arc of said curve through a central angle of 61°15'00" to the point of tangency of said curve; 3) thence S 27°54'36" W, a distance of 731.76 feet to the Southernmost corner of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2" and the POINT OF BEGINNING; thence continue S27°54'36" W, a distance of 146.67 feet to the point of curvature of a curve concave to the Northwest having a radius of 805.00 feet and a chord bearing and distance of S 40°24'36" W, 348.47 feet; thence 351.25 feet along the arc of said curve through a central angle of 25°00'00" to the point of tangency of said curve; thence S 52°54'36" W, a distance of 576.13 feet to the point of curvature of a curve concave to the North having a radius of 805.00 feet and a chord bearing and distance of S 78°50'02" W, 703.85 feet; thence 728.46 feet along the arc of said curve through a central angle of 51°50'52" to the point of tangency of said curve; thence N 75°14'32" W, a distance of 201.90 feet to the point of curvature of a curve concave to the Southeast having a radius of 1090.92 feet and a chord bearing and distance of N 83°55'17" W, 329.24 feet; thence 330.51 feet along the arc of said curve through a central angle of 17°21'30" to the point of tangency of said curve; thence S 87°23'58" W, a distance of 395.78 feet to the point of curvature of a curve concave to the Northeast having a radius of 805.00 feet and a chord bearing and distance of N 82°03'05" W, 294.76 feet; thence 296.43 feet along the arc of said curve through a central angle of 21°05'55" to the point of tangency of said curve; thence N 71°30'07" W, a distance of 250.33 feet to the point of curvature of a curve concave to the Southwest having a radius of 695.00 feet and a chord bearing and distance of N 88°45'22" W, 412.29 feet; thence 418.59 feet along the arc of said curve through a central angle of 34°30'30" to the Southeast corner of the Northeast leg of that part of East Lake Woodlands Parkway known as "the existing East Lake Woodlands Parkway", as recorded in Official Records Book 4367, Pages 837 through 842 and subsequently recorded in said Official Records Book 8498, Pages 467 through 489, aforesaid public records; thence N 16°00'37" W, along the Easternmost line of the Northeast leg of that part of said East Lake Woodlands Parkway known as "the existing East Lake Woodlands Parkway" and a radial line, a distance of 110.00 feet to a point on the arc of a curve concave to the South, having a radius of 805.00 feet and a chord bearing and distance of S 88°45'22" E, 477.54 feet; thence 484.84 feet along the arc of said curve through a central angle of 34°30'30" to the point of tangency of said curve; thence S 71°30'07" E, a distance of 250.33 feet to the point of curvature of a curve concave to the Southwest having a radius of 695.00 feet and a chord bearing and distance of S 82°03'04" E, 254.48 feet; thence 255.93 feet along the arc of said curve through a central angle of 21°05'55" to the point of tangency of said curve; thence N 87°23'58" E, a distance of 395.78 feet to the point of curvature of a curve concave to the Southwest having a radius of 1200.92 feet and a chord bearing and distance of S 83°55'17" E, 362.44 feet; thence 363.83 feet along the arc of said curve through a central angle of 17°21'30" to the point of tangency of said curve; thence S 75°14'32" E, a distance of 201.90 feet to the point of curvature of a curve concave to the Northwest having a radius of 695.00 feet and a chord bearing and distance of N 78°50'02" E, 607.68 feet; thence 628.92 feet along the arc of said curve through a central angle of 51°50'52" to the point of tangency of said curve; thence N 52°54'36" E, a distance of 576.13 feet to the point of curvature of a curve concave to the Northwest having a radius of 695.00 feet and a chord bearing and distance of N 40°24'36" E, 300.85 feet; thence 303.25 feet along the arc of said curve through a central angle of 25°00'00" to the point of tangency of said curve; thence N 27°54'36" E, a distance of 146.67 feet to the Southwest corner of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2"; thence S 62°05'24" E, along the Southernmost line of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2", a distance of 110.00 feet to the POINT OF BEGINNING.

Subject parcel contains 401,698 Square Feet or 9.22 Acres more or less.

(The Intent of this Legal Description is to describe a 110 foot wide strip of land being a portion of East Lake Woodlands Parkway that is bounded on the Northeast and contiguous with the Southwest line of that part of East Lake Woodlands Parkway known as "Roadway Parcel EWP-2", as recorded in Official Records Book 8498, Pages 467 through 489, of the public records of Pinellas County, Florida, and is bounded on the Southwest and contiguous with the Northeast line of that part of East Lake Woodlands Parkway, as recorded in Official Records Book 4367, Pages 837 through 842, aforesaid public records.)

SHEET 1 OF 2

See Sheet 2 of 2 for the Sketch,
Surveyor's Notes and Surveyor's Certification.

This Sketch of Description consists of two (2) sheets and
must be used in its entirety for its intended purpose(s).

SCALE: N/A
DRAWN BY: DCY
DWG. No. 3062454SKT2
PROJECT No. 3062454

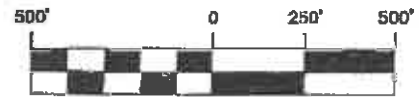
EXHIBIT "B"
MANAGEMENT ASSOCIATES
EAST LAKE WOODLANDS PARKWAY
PINELLAS COUNTY, FLORIDA



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ENGINEERS • SURVEYORS • LAND PLANNERS

SKETCH OF DESCRIPTION
SECTION 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

GRAPHIC SCALE



SCALE: 1" = 500'

POC
NE CORNER
SECTION
10-28-16

S 00°50'24" E 1822.57'
EAST LINE OF SECTION 10-28-16

EAST LAKE WOODLANDS PKY.

GREENHAVEN
UNIT THREE
PB 105, PG 20

NE. CORNER OF
GREENHAVEN UNIT TWO
PB 96, PG 50-52

POB

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°09'36" W	530.85'
L2	S 27°54'36" W	146.67'
L3	S 52°54'36" W	576.13'
L4	N 75°14'32" W	201.90'
L5	S 87°23'58" W	395.78'
L6	N 71°30'07" W	250.33'
L7	N 16°00'37" W	110.00'
L8	S 71°30'07" E	250.33'
L9	N 87°23'58" E	395.78'
L10	S 75°14'32" E	201.90'
L11	N 52°54'36" E	576.13'
L12	N 27°54'36" E	146.67'
L13	S 62°05'24" E	110.00'

EAST LAKE
WOODLANDS PARKWAY
ROADWAY PARCEL
EWP-2
OR 8498, PG 487

LEGEND:

C# CURVE NUMBER
CPB CONDOMINIUM PLAT BOOK
L# LINE NUMBER
OR OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

- 1) This is Sketch only not a Boundary Survey.
- 2) Bearings are based on the East line of Section 10, Township 28 South, Range 16 East, Pinellas County Florida, being S 00°50'24" E.
- 3) See Sheet 1 of 2 for the Legal Description.
- 4) This Sketch of Description consists of two (2) sheets and must be used in it's entirety for its intended purpose(s).

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	218.51'	233.59'	61°15'00"	S 58°32'06" W	222.62'
C2	805.00'	351.25'	25°00'00"	S 40°24'36" W	348.47'
C3	805.00'	728.46'	51°50'52"	S 78°50'02" W	703.85'
C4	1090.92'	330.51'	17°21'30"	N 83°55'17" W	329.24'
C5	805.00'	296.43'	21°05'55"	N 82°03'05" W	294.76'
C6	695.00'	418.59'	34°30'30"	N 88°45'22" W	412.29'
C7	805.00'	484.84'	34°30'30"	S 88°45'22" E	477.54'
C8	895.00'	255.93'	21°05'55"	S 82°03'04" E	254.48'
C9	1200.92'	363.83'	17°21'30"	S 83°55'17" E	362.44'
C10	695.00'	628.92'	51°50'52"	N 78°50'02" E	607.68'
C11	695.00'	303.25'	25°00'00"	N 40°24'36" E	300.85'

EAST LAKE
WOODLANDS
PARKWAY
EXTENSION
401,692 SQ. FT.
9.22 ACRES +/-

ST. ANDREWS
CONDOMINIUM
UNIT ONE
CPB 87, PG 76

Reviewed by: *mjh* *SSB*
Date: *2/6/14*

David C. Yopie, P.S.M.
Professional Surveyor and Mapper
State of Florida No. 5547

This survey not valid without the signature and the original, sealed, copy of a Florida Licensed Surveyor and Mapper.
Certificate of Authorization No. 184836

SHEET 2 OF 2

SCALE: 1" = 500'
DRAWN BY: DCY
DWG. No. 3062454SKT2
PROJ. No. 30624.54

EXHIBIT "B"
MANAGEMENT ASSOCIATES
EAST LAKE WOODLANDS PARKWAY
PINELLAS COUNTY, FLORIDA



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ENGINEERS • SURVEYORS • LAND PLANNERS

Prepared by and return to:
David J. DelMonte, Real Property Division
Attn: Cynthia M. Harris
509 East Avenue South
Clearwater, FL 33756

~~KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 201404472 02/13/2014 at 02:25 PM
OFF REC BK: 18314 PG: 2150-2188
DocType:DEED~~

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2014047710 02/20/2014 at 08:43 AM
OFF REC BK: 18314 PG: 546-584
DocType:DEED

COUNTY DEED

THIS DEED, made the 12 day of FEBRUARY, 2014, by Pinellas County, Florida, party of the first part, and East Lake Woodlands Community Association, Inc., who address is 720 Brooker Creek Blvd #206, Oldsmar, FL 34677, a Florida not-for-profit corporation, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Pinellas County, Florida:

As described on attached Exhibit "A," which consists of Deeds of Dedication marked A-1, A-2, and A-3 (collectively Exhibit "A"), and clarification to A-2 marked as Exhibit "B," which are attached hereto and by this reference made a part hereof, hereinafter referred to as "Property," together with all right, title and interest in that certain lease over said property between Pinellas County and East Lake Woodlands, Ltd., a Florida limited partnership, recorded in Pinellas County OR Book 5289 at Pages 742 through 763, as amended at Pinellas County OR Book 6400 at Pages 761 through 769, further amended by Pinellas County OR Book 8498 at Pages 1354 through 1365 and assigned to East Lake Woodlands Community Association, Inc., a Florida not-for-profit corporation ("Lease").

Subject to any and all covenants, restrictions, reservations and easements of record, and to the following:

- 1) Reservation of a perpetual nonexclusive easement by the party of the first part, its successors and its assigns, to install, inspect, repair, replace, maintain and operate water and sewer facilities owned, operated and/or maintained by the party of the first part above or below the surface of the Property, including reasonable access to such facilities wherever located.
- 2) By acceptance of this Deed and the real property conveyed herein, the party of the second part grants and conveys to the party of the first part a perpetual nonexclusive easement to install, inspect, repair, replace, maintain, and operate water and sewer facilities owned, operated and/or maintained by the party of the first part above or below the surface of the property described in Exhibit "C," which is attached hereto and by this reference made a part hereof, including reasonable access to such facilities.
- 3) By acceptance of this Deed and the real property contained herein, the party of the second part covenants, agrees, and grants to all present and future Owners of Residential Property, including lots, homes, condominiums, condominium associations, and units located

Florida limited partnership, and the residential area encompassed in the Development Order for the East Lake Woodlands Development of Regional Impact of August 10, 1976, including but not limited to any and all Amendments thereto and the residential areas as depicted in Exhibit "D," which is attached hereto and by this reference made a part hereof, including reasonable access to such facilities, for access to and for ingress and egress over and across the Property. The term "Owner" shall mean all holders of legal title, as well as their tenants, guests, invitees and mortgagees.

4) By acceptance of this Deed and the real property conveyed herein, the party of the second part, its assigns and successors, agree to indemnify, hold harmless, and defend the party of the first part from and against all actions, liabilities, obligations, claims, and damages, whether at law or equity related to or arising from the Property, including any actions or claims relating to impacts, takings or limitations to access for ingress and egress by any person whatsoever.

5) The party of the first part by the conveyance herein, and the party of the second party by acceptance of this Deed, covenant and agree that the Lease is hereby cancelled, terminated and of no further force and effect.

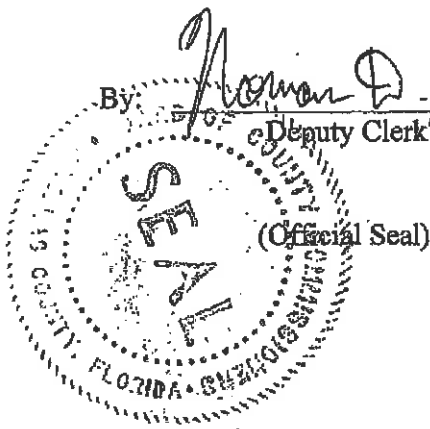
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

ATTEST: KEN BURKE
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA
by and through its Board of
County Commissioners

By: Norman D. Lory
Deputy Clerk

By: Karen W. Seel
Chairman



I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 18 day of February, A.D. 20 14.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners,
Pinellas County, Florida.

By: [Signature]
Deputy Clerk



44-4367 REC 837

76003191

DEED OF DEDICATION

THIS INSTRUMENT, made this 16th day of October 1975, between EAST LAKE WOODLANDS, LTD., a Florida limited partnership, party of the first part, and PINELLAS COUNTY, a Political Subdivision of the State of Florida, party of the second part, whose mailing address is: 315 Haver Street, Clearwater, Florida 33616.

WITNESSETH: That for and in consideration of the sum of Ten Dollars in hand paid by the party of the first part, by the party of the second part, the receipt of which is hereby acknowledged, said party of the first part remises, releases, delivers, and quit-claims to the party of the second part, its successors and assigns forever, the land situated in Pinellas County, Florida, more particularly described on Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO any and all covenants, restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns forever, in fee simple, for a public street, including therein the right to construct, maintain, and operate either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be executed in its name by its General Partners, the day and year first above written.

Signed and sealed in the presence of:

EAST LAKE WOODLANDS, LTD.
a Florida limited partnership

Charles E. Brown

Alan R. Rutherford
Alan R. Rutherford
As one of the two General Partners

John D. Sullivan
John D. Sullivan
As one of the two General Partners

By:
HUBER REALTY COMPANY, a New Jersey corporation
As one of the two General Partners

Robert M. L.
Thomas D. Sullivan
OR TO BE SIGNED

By: *[Signature]*
As its *[Signature]*
Attest: *[Signature]*
As the *[Signature]*

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

This foregoing instrument was acknowledged before me, this 16th day of October, 1975, by *Alan R. Rutherford*, one of the two General Partners of East Lake Woodlands, Ltd., a Florida limited partnership, on behalf of the said partnership.

Robert M. L.
Notary Public, State and County
aforesaid.
My commission expires: *10/11/77*

RETURN TO:
PINELLAS COUNTY R/W
SPECIAL ACCOUNT

THE Instrument was prepared by
WILLIAM F. DEES
10000 N. 15th Ave., N.W.
Alpharetta, Georgia

10000 N. 15th Ave., N.W.
Alpharetta, Georgia

EXHIBIT "A"

AL4367 NR 839

A parcel of land lying in Sections 9, 10, and 15, Township 28 South, Range 15 East, Pinellas County, Florida; more particularly described as follows:

For a point of reference, commence at the Northwest corner of the Northwest 1/4 of the aforementioned Section 9; thence South 84°07'12" East along the Northerly boundary of said Northwest 1/4 of Section 9, a distance of 302.55 feet to a point on the Easterly right-of-way boundary of East Lake Road (County Road 77), recorded in Deed Book 1543, Page 259; thence South 10°57'04" West along said right-of-way boundary, a distance of 885.92 feet to a point of curvature on said right-of-way boundary; thence along a curve to the left an arc distance of 563.72 feet, said curve having a radius of 2114.34 feet and a central angle of 11°29'27", subtended by a chord of 552.78 feet, chord bearing South 85°12'31" West to a point of tangency; thence South 00°31'23" East along said right-of-way boundary, a distance of 1048.84 feet to a point of curvature on said right-of-way boundary; thence along a curve to the right an arc distance of 220.57 feet, said curve having a radius of 623.89 feet and a central angle of 20°15'46", subtended by a chord of 219.42 feet, chord bearing South 09°36'30" West to a point on the curve for a point of beginning. Thence South 65°12'05" East, a distance of 567.46 feet to a point of curvature; thence along a curve to the left an arc distance of 694.54 feet, said curve having a radius of 945.00 feet and a central angle of 42°06'36", subtended by a chord of 579.01 feet, chord bearing South 85°15'21" East to a point of tangency; thence North 72°41'19" East, a distance of 510.17 feet to a point of curvature; thence along a curve to the right an arc distance of 571.10 feet, said curve having a radius of 805.00 feet and a central angle of 59°07'04", subtended by a chord of 913.29 feet, chord bearing South 72°45'09" East to a point on the Easterly boundary of aforementioned Section 10, said point being North 00°25'44" West, a distance of 2325.39 feet from the Southwest corner of said Section 10; thence continue along said curve having a radius of 805.00 feet an arc distance of 5.69 feet, said curve having a central angle of 00°24'18", subtended by a chord of 5.69 feet, chord bearing South 37°59'28" East, to a point of tangency; thence South 37°47'19" East, a distance of 379.80 feet to a point of curvature; thence along a curve to the left an arc distance of 187.15 feet, said curve having a radius of 545.00 feet and a central angle of 29°47'18", subtended by a chord of 196.03 feet, chord bearing South 48°08'35" East; thence South 58°30'37" East, a distance of 110.55 feet to a point on a curve, tangent bearing of the curve North 35°24'27" East; thence along the curve to the right an arc distance of 542.08 feet, said curve having a radius of 805.00 feet and a central angle of 32°34'58", subtended by a chord of 311.88 feet, chord bearing North 54°41'55" East to a point on the curve; thence South 15°00'37" East on a radial line through said point, a distance of 110.00 feet to a point on a curve that is concentric with the aforementioned curve, tangent bearing of said curve being South 73°59'23" West; thence along the curve to the left an arc distance of 315.33 feet, said curve having a radius of 695.00 feet and a central angle of 42°30'00", subtended by a chord of 194.79 feet, chord bearing South 52°44'23" West to a point of tangency; thence South 31°29'23" West, a distance of 342.58 feet to the Northerly boundary of a 457.50 feet wide Florida Power Easement established by deeds

RETURN TO:
PINELLAS COUNTY R/W
SPECIAL ACCOUNT -

AL4367 MC 841

subtended by a chord of 229.84 feet, chord bearing North $32^{\circ}02'56''$ East to the Southern boundary of the aforementioned Florida Power Easement; thence continue along said curve having a radius of 1924.83 feet and an arc distance of 78.03 feet, said curve having a central angle of $02^{\circ}18'41''$, subtended by a chord of 78.03 feet, chord bearing North $36^{\circ}35'40''$ East to a point of tangency; thence North $17^{\circ}46'01''$ East a distance of 109.30 feet to a point on the Western boundary of the aforementioned Section 10, said point being North $00^{\circ}25'43''$ West a distance of 1118.67 feet from the Southwest corner of said Section 10; thence continue North $37^{\circ}46'01''$ East, a distance of 123.12 feet to a point of curvature; thence along a curve to the left an arc distance of 193.77 feet, said curve having a radius of 1768.68 feet and a central angle of $06^{\circ}16'38''$, subtended by a chord of 193.58 feet, chord bearing North $34^{\circ}37'42''$ East to a point of tangency; thence North $31^{\circ}29'23''$ East, a distance of 71.28 feet to the aforementioned Northern boundary of said Florida Power Easement; thence continue North $31^{\circ}29'23''$ East, a distance of 154.26 feet; thence North $58^{\circ}19'37''$ West, a distance of 104.63 feet to a point of curvature; thence along a curve to the right an arc distance of 236.82 feet, said curve having a radius of 635.00 feet and a central angle of $29^{\circ}43'14''$, subtended by a chord of 235.60 feet, chord bearing North $19^{\circ}08'28''$ West to a point of tangency; thence North $37^{\circ}47'19''$ West, a distance of 242.42 feet to a point on the Eastern boundary of the aforementioned Section 9, said point being North $00^{\circ}25'43''$ West, a distance of 2344.25 feet from the Southeast corner of said Section 9; thence continue North $37^{\circ}47'19''$ West, a distance of 138.37 feet to a point of curvature; thence along a curve to the left an arc distance of 843.21 feet, said curve having a radius of 695.00 feet and a central angle of $69^{\circ}31'22''$, subtended by a chord of 792.52 feet, chord bearing North $72^{\circ}33'00''$ West; thence South $72^{\circ}41'19''$ West, a distance of 610.17 feet to a point of curvature; thence along a curve to the right an arc distance of 775.14 feet, said curve having a radius of 1055.00 feet and a central angle of $12^{\circ}05'35''$, subtended by a chord of 751.05 feet, chord bearing North $86^{\circ}13'22''$ West to a point of tangency; thence North $61^{\circ}13'03''$ West, a distance of 567.46 feet to a point on a curve on the aforementioned Eastern right-of-way boundary of East Lake Road (County Road 77), tangent bearing of the curve North $29^{\circ}51'28''$ East; thence along the curve to the left an arc distance of 110.14 feet, said curve having a radius of 623.69 feet and a central angle of $10^{\circ}07'05''$, subtended by a chord of 110.00 feet, chord bearing North $24^{\circ}47'35''$ East to the Point of Beginning.

Less and except the following described parcels:

PARCEL A.

A parcel of land lying in Section 9, Township 28 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

For a point of reference, commence at the Northwest corner of the Northeast 1/4 of the aforementioned Section 9; thence South $89^{\circ}07'12''$ East along the Northern boundary of said Northeast 1/4 of Section 9, a distance of 301.58 feet to a point on the Eastern right-of-way boundary of East Lake Road (County Road 77), recorded in Book 1641, page 247; thence South $10^{\circ}57'04''$ West along said right-of-way boundary, a distance

PINELLAS CO.
SPECIAL AGENT

86300034

O.A. 6384 PAGE 336

01 Cash 11 Chg
40 Feb 1/2
41 09 504
43 01 2/c

DEED OF DEDICATION

THIS INDENTURE, made this 16th day of August, 1985, between EAST LAKE WOODLANDS, LTD., a Florida limited partnership, party of the first part, and PINELLAS COUNTY, a Political Subdivision of the State of Florida, party of the second part, whose mailing address is 315 Court Street, Clearwater, Florida 33516. R/W Dept.

WITNESSETH: That, for and in consideration of the sum of Ten Dollars in hand paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, said party of the first part hereby remises, releases, dedicates, and quit-claims to the party of the second part, its successors and assigns forever, the land situate in Pinellas County, Florida, more particularly described on Exhibit "A", which is attached hereto and by this reference made a part hereof.

SUBJECT TO any and all covenants, restrictions, reservations, and easements of record, if any.

SUBJECT ALSO TO Ad Valorem Taxes accruing subsequent to December 31, 1984.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns forever, in fee simple, for a public street, including herein the right to construct, maintain, and operate either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed of Dedication to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Lou Young
As to Allan R. Rutberg

EAST LAKE WOODLANDS, LTD.,
a Florida limited partnership

By Allan R. Rutberg
Allan R. Rutberg as one of
the three General Partners

By MUBEN REALTY COMPANY, a New
Jersey corporation, as one of
the three General Partners

By A. George Nathan
As its Vice President

Attest [Signature]
As its [Signature]

(Corporate Seal)

Natalie Ginter
As to Muben Realty
Company

HOLD FOR:
PINELLAS COUNTY R/W
SPECIAL ACCOUNT - X

LAW OFFICE
2244 N. DUNN, P.O.
SUITE 200
4 RIVERSIDE AVENUE
TAMPA, FL 33604

This instrument was prepared by:
William J. Deas, Esquire
William J. Deas, P.A.
P. O. Box 40063
Jacksonville, FL 32203

15847628 40 1. 170026
41 0.50
TOTAL 0.50 CASH

Exhibit "A"

A tract of land situated in and being part of Section 10, Township 28 South, Range 16 East, Tallahassee Meridian, in Pinellas County, Florida, and being more particularly described as follows:

Commencing at the northeast corner of the said Section 10, thence along the east line of the Northeast Quarter of Section 10, South $00^{\circ}50'24''$ East a distance of 2686.82 feet to the East Quarter corner of Section 10; thence along the east line of the Southeast Quarter of Section 10, South $00^{\circ}50'17''$ East a distance of 793.27 feet to a point; thence perpendicular to the said east line of the Southeast Quarter of Section 10, South $89^{\circ}09'43''$ West a distance of 4840.05 feet to the POINT OF BEGINNING of herein described tract; the said POINT OF BEGINNING also being located at the northeasterly terminus of the existing centerline of East Lake Woodlands Parkway as recorded in Official Record Book 4367, Pages 837-842 of the Public Records of Pinellas County, Florida;

The tract herein described being a 110 foot wide strip of land lying 55 feet on each side of the following described centerline:

From the POINT OF BEGINNING, along the arc of a circular curve concave to the southeast being tangent to the said existing centerline of East Lake Woodlands Parkway and a continuation of the arc thereof, an arc distance of 1008.04 feet, subtended by a radius of 750.00 feet and a central angle of $77^{\circ}00'30''$, the chord for which bears North $69^{\circ}59'38''$ East, a chord distance of 933.86 feet, to the point of tangency of the said curve;

Thence South $71^{\circ}30'07''$ East a distance of 250.33 feet to the point of curvature of a tangent circular curve concave to the northeast;

Thence along the arc of the said curve an arc distance of 276.18 feet, subtended by a radius of 750.00 feet and a central angle of $21^{\circ}05'55''$, the chord for which bears South $82^{\circ}03'05''$ East a chord distance of 274.62 feet, to the point of tangency of the said curve;

Thence North $87^{\circ}23'58''$ East a distance of 395.78 feet to the point of curvature of a tangent circular curve concave to the southwest;

Thence along the arc of the said curve an arc distance of 347.17 feet, subtended by a radius of 1145.92 feet and a central angle of $17^{\circ}21'30''$, the chord for which bears South $83^{\circ}55'17''$ East a chord distance of 345.84 feet, to the point of tangency of the said curve;

Thence South $75^{\circ}14'32''$ East a distance of 201.90 feet to the point of curvature of a tangent circular curve concave to the northwest;

Thence along the arc of the said curve an arc distance of 678.62 feet, subtended by a radius of 750.00 feet and a central angle of $51^{\circ}50'52''$, the chord for which bears North $73^{\circ}50'02''$ East a chord distance of 655.77 feet, to the point of tangency of the said curve;

Thence North $52^{\circ}54'36''$ East a distance of 576.13 feet to the point of curvature of a tangent circular curve concave to the northwest;

Thence along the arc of the said curve an arc distance of 327.21 feet, subtended by a radius of 750.00 feet and a central angle of $25^{\circ}00'00''$, the chord for which bears North $40^{\circ}24'36''$ East a chord distance of 324.66 feet to the point of tangency of the said curve;

W OFFICES

A. DEAS, P.A.

1172 064

THIRDS AVENUE

AL. 11/11/11 22202

INST # 93-357694
DEC 10. 1993 12:35PM

DEED OF DEDICATION

PINELLAS COUNTY FLA.
OFF. REC. BN. 3428. PG. A67

THIS INDENTURE, made this 19th day of October, 1990, between EAST LAKE WOODLANDS, LTD., a Florida limited partnership (hereinafter sometimes referred to as "Grantor"); and PINELLAS COUNTY, a political subdivision of the State of Florida whose mailing address is 315 Court Street, Clearwater, Florida 33616 (hereinafter sometimes referred to as "Grantee");

WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00), as well as other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby remises, releases, dedicates, and quit-claims to Grantee, its successors and assigns forever, the land situate in Pinellas County, Florida, more particularly described on Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO any and all covenants, restrictions, reservations and easements of record, if any.

SUBJECT ALSO TO Ad valorem taxes accruing subsequent to December 31, 1989.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, in fee simple, for a public street, including herein the right to construct, maintain, and operate either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name by its sole General Partner, the day and year first above written.

This instrument prepared by:

William J. Deas, Esquire
William J. Deas, P.A.
Post Office Box 40084
Jacksonville, Florida 32203-0004

100 OFFICE
WILLIAM J. DEAS, P.A.
315 COURT STREET
CLEARWATER, FL 33616

-1-

RETURN TO
Records Department
Board of County Commissioners

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY:

PINELLAS COUNTY FLA.
OFF. REC. BK 8498 PG 469
SECTIONS 3, 4 & 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

4
NORTH
N.T.S.

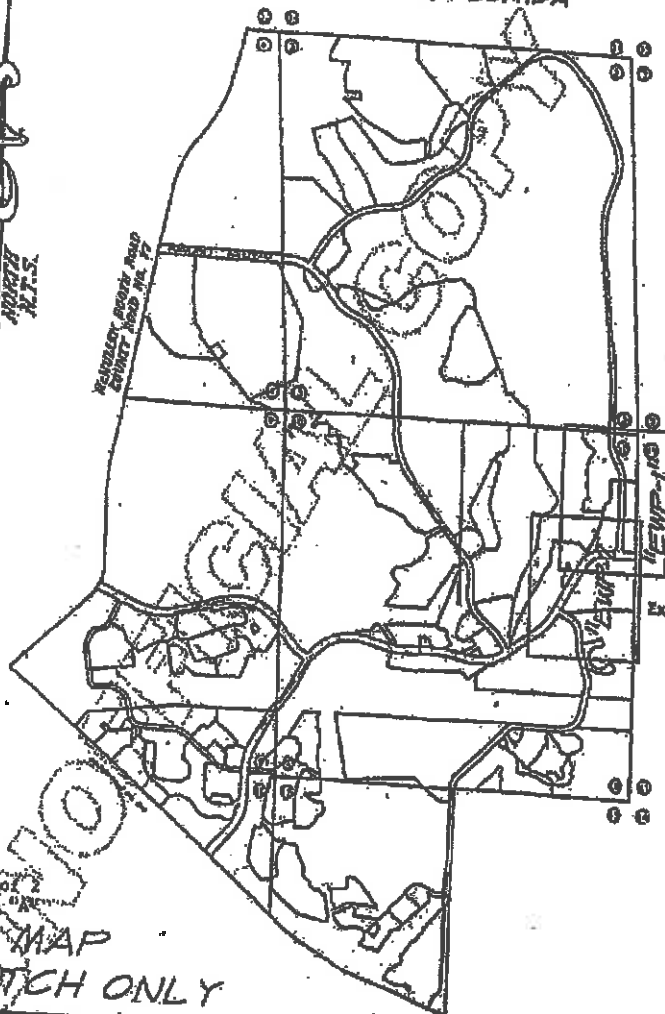


Exhibit A-6

Exhibit A-5

Page 1 of 2
EXHIBIT A-6

KEY MAP
SKETCH ONLY

EAST LAKE WOODLANDS
LIMITED
ROADWAY PARCELS

REVISIONS
SCALE: 1"=40'
DRAWN BY: TJS
DATE: APR 20 1992
PLNG. NO.



SHEET 1 OF 1
EAC Consultants of Florida, Inc.
5525 E. West Waters Avenue
Northridge, Business Center
Tampa, Florida 33624
PH: (813) 888-8800
FAX: (813) 888-8800
EAC CONSULTANTS OF FLORIDA, INC.

6-30-92

**SECTIONS 10, TOWNSHIP 28 SOUTH RANGE 16 EAST
PINELLAS COUNTY, FLORIDA**

LEGAL DESCRIPTION: ROADWAY PARCEL EWP-1

A parcel of land lying within Section 10, Township 28 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 10; run thence N.89°24'00"W., along the North boundary line of the Northeast 1/4, of said Section 10, a distance of 346.15 feet to the POINT OF BEGINNING; thence departing said North boundary line, S.00°30'24"E., a distance of 146.16 feet to the beginning of a curve, concave Easterly, having a radius of 270.27 feet and a central angle of 26°12'10"; thence Southeasterly along the arc of said curve to the right, a distance of 128.05 feet, said arc subtended by a chord which bears S.15°49'53"W., a distance of 126.93 feet to the curve's end; thence S.27°02'10"E., a distance of 248.70 feet to the beginning of a curve, concave Westerly, having a radius of 360.00 feet and a central angle of 26°12'10"; thence Southeasterly along the arc of said curve to the right, a distance of 164.66 feet, said arc subtended by a chord which bears S.15°49'53"E., a distance of 163.20 feet to the curve's end; thence S.00°30'24"E., a distance of 632.45 feet to the beginning of a curve, concave Westerly, having a radius of 360.00 feet and a central angle of 07°00'00"; thence Southerly along the arc of said curve to the right, a distance of 32.38 feet, said arc subtended by a chord which bears S.00°30'24"W., a distance of 32.36 feet to the curve's end; thence S.66°49'54"W., a distance of 63.03 feet to the beginning of a curve, concave Easterly, having a radius of 165.00 feet and a central angle of 07°00'00"; thence Southerly along the arc of said curve to the left, a distance of 22.00 feet, said arc subtended by a chord which bears S.02°39'56"W., a distance of 22.39 feet to the curve's end; thence S.00°30'24"E., a distance of 272.04 feet to a point of intersection with a non-tangent curve, concave Northeasterly, having a radius of 25.00 feet and a central angle of 89°39'59"; thence Southerly along the arc of said curve to the left, from which the local tangent at the beginning point bears S.00°30'24"E., a distance of 39.27 feet, said arc subtended by a chord which bears S.45°30'24"W., a distance of 35.36 feet to the point of intersection with a non-tangent line, said point being on the North right-of-way line of Lake Woodlands Parkway as recorded in O.R. Book 4494, Page 2900, Public Records of Pinellas County, Florida; run thence S.86°39'55"W., along said North right-of-way line, a distance of 159.43 feet to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 119.00 feet and a central angle of 37°00'27"; thence Northeasterly along the arc of said curve to the left, from which the local tangent at the beginning point bears N.56°18'03"E., a distance of 119.08 feet, said arc subtended by a chord which bears N.27°43'00"E., a distance of 113.62 feet to the curve's end; thence N.00°30'24"W., a distance of 117.62 feet to the beginning

CONTINUED ON SHEET 3 OF 3

SHEET 2 OF 3

**EAST LAKE WOODLANDS
ROADWAY PARCEL EWP-1
EAST LAKE WOODLANDS
PARKWAY**

REVISIONS
SCALE: 1"=100'
DRAWN BY: JLM
DATE: APRIL 1997
DWG NO.



EMK Consultants of Florida, Inc.
2625-E West Waters Avenue
(Hortport Business Center)
Tampa, Florida 33634
PH. (813) 688-8900
ENGINEERS • SURVEYORS • LAND PLANNERS

SECTIONS 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

SURVEYORS CERTIFICATE

I hereby certify that the sketch & description representing herein was prepared under my direct supervision and that the requirements of Article 6, Florida Constitution are hereby complied with.

CARL W. MURKETS
P.L.S. Cert. #5926

This sketch & description not valid unless accompanied by a Surveyors Seal. Date Signed 6-30-92

SKETCH ONLY

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 10-28S

GREENHAVEN UNIT THREE
PB 103, P 28-30

SOUTH BOUNDARY
GREENHAVEN UNIT THREE
N89°09'36"E 530.86'

589°09'36"W 530.85'
3.927 ACRES
M.D.L.
LAKE

GREENHAVEN UNIT TWO
PB 96, P 50-52

ABERDEEN UNIT ONE
PB 100, P 81-84

CONVENT ROAD
AND NATURAL
TRAIL
EAST LAKE WOODLANDS
PARKWAY
N17°24'36"E
147.74' 147.74'
S27°54'36"W
147.74' 147.74'

NOTES:
1) BASIS OF BEARING: THE EAST
LINE OF SEC. 10-28S SAID LINE
BEARS S.00°30'14"E
2) SEE SHEET 2 OF 2 FOR LEGAL
DESCRIPTION
3) THIS IS A SKETCH ONLY NOT
A SURVEY

SHEET 1 OF 2

CURVE	BEARING	LENGTH	TANGENT	CHORD	BEARING	DELTA	PT.	DIRECTION	DISTANCE
C1	218.58°	1233.39'	128.35'	222.62'	S88°32'08"W	61°15'00"	L1	S00°30'14"E	110.00'
C2	328.51°	140.36'	77.34'	139.42'	N89°09'48"E	24°30'18"	L2	N82°05'24"W	310.00'
C3	128.31°	230.88'	108.18'	207.09'	N70°42'18"E	35°44'41"			

EXHIBIT K-5

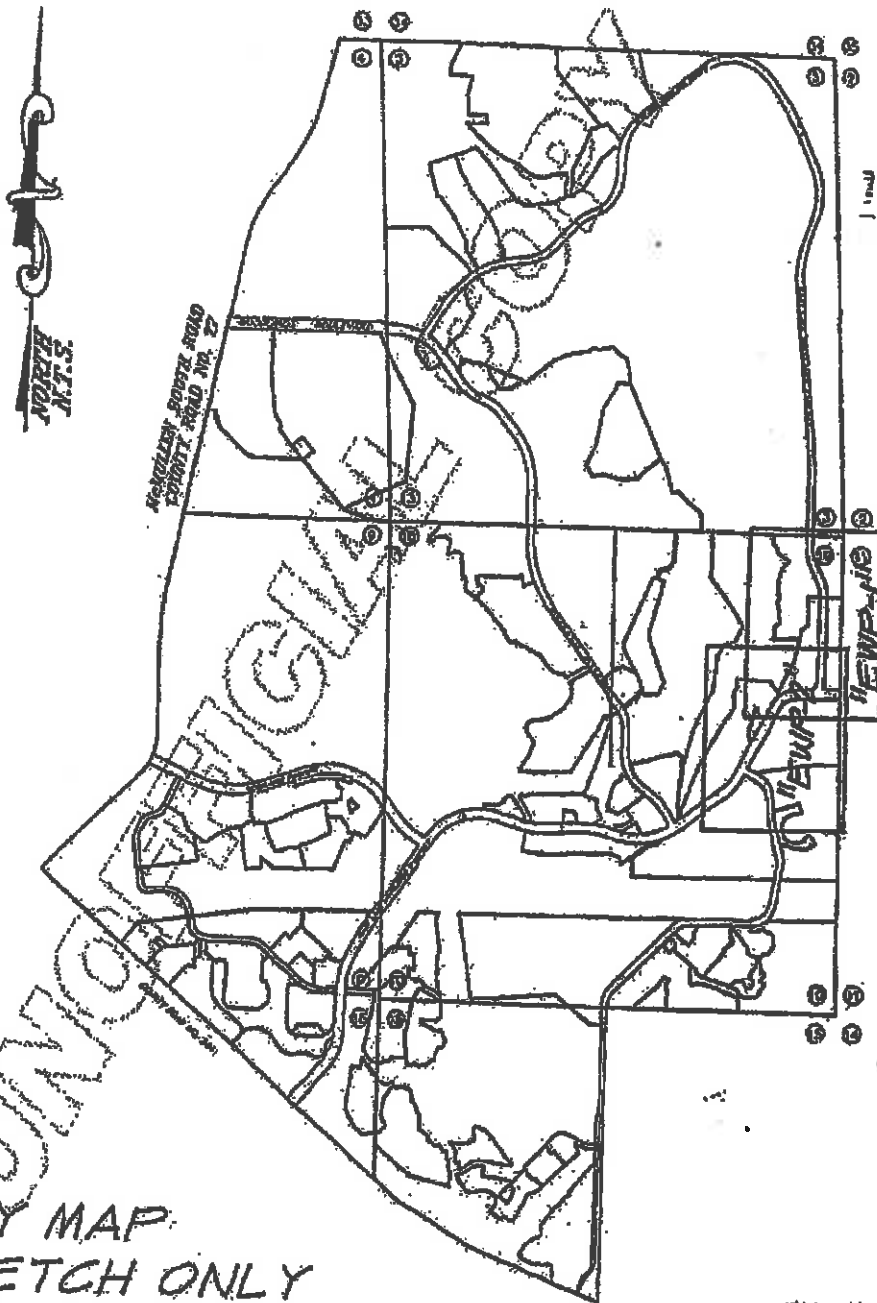
EAST LAKE WOODLANDS
ROADWAY PARCEL EWP-2
EAST LAKE WOODLANDS
PARKWAY

REVISIONS
SCALE: 1"=100'
DRAWN BY: CAW
DATE: JUN 25, 1992
DWD No. 5HT6A



EMK Consultants of Florida, Inc.
2429E West Waters Avenue
(Northport Business Center)
Tampa, Florida 33634
PH: (813) 568-8800
ENGINEERS - SURVEYORS - LAND PLANNERS

PINELLAS COUNTY FLA.
 OPT REG. BK 8498 PG 475
 SECTIONS 3, 4 & 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
 PINELLAS COUNTY, FLORIDA



KEY MAP
 SKETCH ONLY

SHEET 1 OF 1

EAST LAKE WOODLANDS
 LIMITED
 ROADWAY PARCEL'S

REVISIONS
SCALE: N/A
DRAWN BY: TJM
DATE: APR 20, 1992
DWG No.



EMK Consultants of Florida, Inc.
 5625-E West Waters Avenue
 (Northport Business Center)
 Tampa, Florida. 33634
 PH. (813) 888-8900
 ENGINEERS • SURVEYORS • LAND PLANNERS

4. It is specifically understood and agreed that no person, firm, or other legal entity shall be a third party beneficiary hereunder and that none of the provisions of this Second Amendment to Lease shall be for the benefit of or be enforceable by anyone other than the parties hereto, and that only the parties hereto shall have any rights hereunder.

5. This Second Amendment To Lease shall not become binding until it has been executed by all parties hereto, and shall be dated for purposes hereof as of the date of execution by Lessor.

6. This Second Amendment To Lease shall be construed under the laws of the State of Florida, regardless of its place of execution or delivery.

7. This Second Amendment To ~~case~~ agreement shall not be construed more strongly against either party, regardless of who was more responsible for its preparation.

8. This Second Amendment To Lease shall not be amended or modified except in the same fashion and with the same requirements as an amendment to the Lease.

9. This Second Amendment To Lease shall be binding only upon and shall inure to the benefit of the parties hereto and their legal representatives, successors, and assigns, as applicable. Any party hereto may be released from any obligation or agreement hereunder only by a written agreement of the other party specifically providing for such release.

10. This Second Amendment to Lease may be executed in any number of counterparts, each of which, when executed and delivered, shall be deemed to be an original instrument, but such counterparts shall together constitute one and the same instrument.

11. This Second Amendment to Lease shall be recorded.

12. Wherever used herein, the terms, "Lessee" and "Lessor," shall include masculine, feminine, neuter, singular and/or plural, as the context admits or requires.

IN WITNESS WHEREOF, the parties hereto have caused this second Amendment to Lease to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

**EAST LAKE HOODLANDS, L.P., a
Florida limited partnership**

By: MIREN REALTY COMPANY, a
New Jersey Corporation,
as its sole General
Partner

BY: A. George Nurner
As its Vice President

(Corporate Seal)

155963

PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, by and through its Board of County Commissioners

Byt...

LESSOR

Abstract

KARLEN F. DEBAKER, Clerk

By: _____

{County - 9901}

100.47745
 100.47745
 100.47745
 100.47745
 100.47745

EXHIBIT "A"

PINELLAS COUNTY FLA.
OFF. REC. BK 8498 PG 479

A parcel of land lying in Sections 9, 10, and 16, Township 28 South, Range 16 East, Pinellas County, Florida; more particularly described as follows:

For a point of reference, commence at the Northwest corner of the Northeast Quarter of the aforementioned Section 9; thence South $89^{\circ}07'13''$ East along the Northerly boundary of the said Northeast Quarter of Section 9, a distance of 302.58 feet to a point on the Easterly right-of-way boundary of East Lake Road (County Road 77), recorded in Road Book 1543, Page 253; thence South $10^{\circ}57'04''$ West along the said right-of-way boundary, a distance of 335.32 feet to a point of curvature on the said right-of-way boundary; thence along a curve to the left an arc distance of 563.72 feet, the said curve having a radius of 2814.83 feet and a central angle of $11^{\circ}28'27''$, subtended by a chord of 562.78 feet; chord bearing South $05^{\circ}12'51''$ West to a point of tangency; thence South $00^{\circ}31'23''$ East along the said right-of-way boundary, a distance of 1043.84 feet to a point of curvature on the said right-of-way boundary; thence along a curve to the right an arc distance of 229.57 feet, the said curve having a radius of 623.69 feet and a central angle of $20^{\circ}15'45''$, subtended by a chord of 219.42 feet, chord bearing South $09^{\circ}36'36''$ West to a point on the curve for a Point of Beginning. Thence South $65^{\circ}12'05''$ East, a distance of 567.46 feet to a point of curvature; thence along a curve to the left an arc distance of 594.54 feet, the said curve having a radius of 945.00 feet and a central angle of $42^{\circ}06'35''$, subtended by a chord of 675.01 feet, chord bearing South $85^{\circ}15'23''$ East to a point of tangency; thence North $72^{\circ}41'10''$ East, a distance of 616.17 feet to a point of curvature; thence along a curve to the right an arc distance of 971.10 feet, the said curve having a radius of 805.00 feet and a central angle of $59^{\circ}07'04''$, subtended by a chord of 513.28 feet; chord bearing South $72^{\circ}45'09''$ East to a point on the Westerly boundary of the aforementioned Section 10, the said point being North $00^{\circ}25'44''$ West, a distance of 2328.29 feet from the Southwest corner of the said Section 10; thence continue along the said curve having a radius of 805.00 feet an arc distance of 5.69 feet, the said curve having a central angle of $00^{\circ}24'15''$, subtended by a chord of 5.69 feet, chord bearing South $27^{\circ}59'28''$ East, to a point of tangency; thence South $87^{\circ}47'19''$ East, a distance of 379.80 feet to a point of curvature; thence along a curve to the left an arc distance of 197.11 feet, the said curve having a radius of 545.00 feet and a central angle of $20^{\circ}43'18''$, subtended by a chord of 196.03 feet, chord bearing South $48^{\circ}08'58''$ East; thence South $58^{\circ}30'37''$ East, a distance of 110.86 feet to a point on a curve, tangent bearing of the curve North $35^{\circ}24'27''$ East; thence along the curve to the right an arc distance of 542.08 feet, the said curve having a

feet; thence South 40°25'39" West, a distance of 195.00 feet to a point on the Northerly right-of-way boundary of State Road 584, on occupied 100.00 feet right-of-way; thence North 8°23'21" West along the said right-of-way boundary, a distance of 130.00 feet; thence North 40°25'39" East, a distance of 195.00 feet; thence North 46°16'17" East, a distance of 100.40 feet; thence North 40°36'39" East, a distance of 254.47 feet to a point of curvature; thence along a curve to the left, an arc distance of 370.67 feet, the said curve having a radius of 545.00 feet and a central angle of 38°58'06", subtended by a chord of 322.87 feet, chord bearing North 21°07'36" East to a point of tangency; thence North 01°38'31" East, a distance of 171.34 feet to a point on the Southerly boundary of the aforementioned Section 9, the said point being North 88°01'39" West, a distance of 503.63 feet from the Southwest corner of the said Section 9; thence continue North 01°38'31" East, a distance of 23.72 feet to a point of curvature; thence along a curve to the right an arc distance of 418.40 feet, the said curve having a radius of 814.00 feet and a central angle of 27°00'00", subtended by a chord of 414.23 feet and a chord bearing North 15°08'33" East to a point of tangency; thence North 38°32'33" East, a distance of 310.20 feet to a point of curvature; thence along a curve to the right an arc distance of 230.07 feet, said curve having a radius of 1934.82 feet and a central angle of 06°38'47", subtended by a chord of 329.94 feet, chord bearing North 32°02'36" East to the Southerly boundary of the aforementioned Florida Power easement; thence continue along the said curve having a radius of 1934.82 feet and an arc distance of 76.95 feet, the said curve having a central angle of 02°10'41", subtended by a chord of 78.25 feet, chord bearing North 36°36'40" East to a point of tangency; thence North 37°46'01" East, a distance of 109.30 feet to a point on the Northerly boundary of the aforementioned Section 10, the said point being North 80°25'44" West, a distance of 1118.67 feet from the Southwest corner of the said Section 10; thence continue North 37°46'01" East, a distance of 128.13 feet, to a point of curvature; thence along a curve to the left an arc distance of 183.77 feet, the said curve having a radius of 1768.69 feet and a central angle of 08°16'38", subtended by a chord of 179.69 feet, chord bearing North 34°37'42" East to a point of tangency; thence North 31°29'23" East, a distance of 71.96 feet to the aforementioned Northerly boundary of the said Florida Power easement; thence continue North 31°29'23" East, a distance of 354.90 feet; thence North 58°30'27" West, a distance of 208.66 feet to a point of curvature; thence along a curve to the right an arc distance of 236.89 feet, the said curve having a radius of 658.00 feet and a central angle of 20°49'18", subtended by a chord of 228.60 feet, chord bearing North 58°08'59" West to a point of tangency; thence North 37°47'19" West, a distance of 241.43 feet to a point on the Southerly boundary of the aforementioned Section 9, the

said point being North 00°25'44" West, a distance of 2146.15 feet from the Southeast corner of the said Section 9; thence continue North 37°47'19" West, a distance of 138.87 feet to a point of curvature; thence along a curve to the left an arc distance of 848.31 feet, the said curve having a radius of 695.00 feet and a central angle of 59°31'22", subtended by a chord of 792.52 feet, chord bearing North 72°32'00" West; thence South 72°41'19" West, a distance of 610.17 feet to a point of curvature; thence along a curve to the right an arc distance of 375.38 feet, the said curve having a radius of 1055.00 feet and a central angle of 42°06'36", subtended by a chord of 752.05 feet, chord bearing North 86°15'23" West to a point of tangency; thence North 65°12'05" West, a distance of 587.46 feet to a point on a curve on the aforementioned Easterly right-of-way boundary of East Lake Road (County Road 77), tangent bearing of the curve North 29°51'20" East; thence along the said curve to the left, an arc distance of 110.14 feet, the said curve having a radius of 623.69 feet and a central angle of 18°07'03", subtended by a chord of 110.00 feet, chord bearing North 24°47'55" East to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS 1 and 2:

PARCEL A

A parcel of land lying in Section 9, Township 28 South, Range 16 East, Pinellas County, Florida; more particularly described as follows:

For a point of reference, commence at the Northwest corner of the Northeast Quarter of the aforementioned Section 9; thence South 89°07'12" East along the Northerly boundary of said Northeast Quarter of Section 9, a distance of 302.38 feet to a point on the Easterly right-of-way boundary of East Lake Road (County Road 77), recorded in Deed Book 1543, Page 228; thence South 10°37'04" West along the said right-of-way boundary, a distance of 885.92 feet to a point of curvature on the said right-of-way boundary; thence along a curve to the left an arc distance of 563.72 feet, the said curve having a radius of 2814.93 feet and a central angle of 11°28'27", subtended by a chord of 562.78 feet, chord bearing South 05°12'51" West to a point of tangency; thence South 00°31'23" East along the said right-of-way boundary, a distance of 1048.84 feet to a point of curvature on the said right-of-way boundary; thence along a curve to the right an arc distance of 226.57 feet, the said curve having a radius of 623.69 feet and a central angle of 20°15'46", subtended by a chord of 219.42 feet, chord bearing South 09°36'30" West to a point on the curve, the said point also being on the Northerly right-of-way boundary of Woodlands Parkway; thence South 65°12'05" East along the said Northerly boundary, a distance of 15.43 feet; thence South

The southwesterly boundary (width) of the 110 foot wide strip herein described being coincident with the Northwesterly boundary (width) of the aforesaid existing East Lake Woodlawn Parkway as recorded in Official Records Book 4367, Pages 227-242. The North-easterly boundary (width) of the 110 foot wide strip herein de-scribed being perpendicular to the last centerline dayline recited [PARKWAY EXTENSION PARCEL].

TOGETHER WITH THE FOLLOWING PARCELS:

A strip of land 80 feet in width, eastern part of Section 10, Township 28 South, Range 18 East, Tallahassee Meridian and located in Pinellas County, Florida, whose boundary is 40.00 feet each side of the following described centerline:

Commencing at the Northeast corner of said Section 10, thence along the Northwesterly boundary of said Section 10 North 89°24'00" West, a distance of 382.20 feet to the point of beginning of Southern Loop Road and the centerline of a strip of land 80 feet in width whose boundary is 40.00 feet each side of said center-line; thence departing said northerly line South 00°50'24" East, a distance of 147.19 feet to the point of curvature of a tangent circular curve concave to the Northeast; thence along the arc of said curve having a radius of 319.07 feet, a central angle of 26°12'16", an arc length of 146.34 feet, the chord for which bears South 13°56'35" East, a chord distance of 145.07 feet to the point of tangency; thence South 27°02'46" East, a distance of 248.70 feet to the point of curvature of a tangent circular curve concave to the Southwest; thence along the arc of said curve having a radius of 225.00 feet, a central angle of 26°12'22", an arc length of 146.35 feet, the chord for which bears South 13°56'35" East, a chord distance of 145.08 feet to the point of tangency; thence South 00°50'24" East, a distance of 39.54 feet to a point on the Northwesterly boundary of Greenhaven Unit three as recorded in Plat Book 105, Pages 28-30 of the Public Records of Pinellas County, Florida; thence departing said Northerly line South 00°50'24" East, a distance of 512.69 feet to the point of curvature of a tangent circular curve concave to the Northwest; thence along the arc of said curve having a radius of 225.00 feet, a central angle of 07°00'00", an arc length of 27.49 feet, the chord for which bears South 02°36'36" West, a chord distance of 27.47 feet to the point of tangency; thence South 06°06'31" West, a distance of 55.00 feet to the point of curvature of a tangent circular curve concave to the Southeast; thence along the arc of said curve having a radius of 225.00 feet, a central angle of 07°00'00", an arc length of 27.49 feet, the chord for which bears South 02°39'36" West, a chord distance of 27.47 feet to the point of tangency; thence South 00°50'24" East, a distance of 292.50 feet to a point on the southerly boundary of said Green-

curvature of a tangent circular curve concave to the Southwest; thence along the arc of the said curve having a radius of 328.51 feet, a central angle of $24^{\circ}30'19''$, an arc length of 140.50 feet, the chord for which bears North $40^{\circ}09'48''$ East, a chord distance of 139.43 feet to the Southwest corner of Greenhaven Unit Three as recorded in Plat Book 105, Pages 29 through 30 of the public records of Pinellas County, Florida; thence departing the boundary of Aberdeen Unit One and continuing along the arc of the said curve and the South boundary of the said Greenhaven Unit Three having a radius of 328.51 feet, a central angle of $36^{\circ}44'41''$, an arc length of 210.55 feet, the chord for which bears North $70^{\circ}47'18''$ East, a chord distance of 207.09 feet to the point of tangency; thence continuing along the said South boundary North $89^{\circ}09'36''$ East, a distance of 530.86 feet to the Point Of Beginning. [Containing 3.927 acres, more or less]

600-109/entl-3f/ksl
4/26/93

Approved a mandatorily to lease

PINELLAS COUNTY FLA.
OFF. REC. BK 8498 PG 489

UNOFFICIAL COPY

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By Carl B. Gennerty
Attorney

SKETCH OF DESCRIPTION
SECTION 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

Legal Description: East Lake Woodlands Parkway Extension Parcel

That certain 110 foot wide strip of land being and lying in Section 10, Township 28 South, Range 16 East, Pinellas County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of Section 10, Township 28 South, Range 16 East, Pinellas County, Florida; thence S 00°50'24" E, along the East line of said Section 10, a distance of 1822.57 feet to the Southeast corner of that part of East Lake Woodlands Parkway known as "Roadway Parcel EWP-2", shown and recorded in Official Records Book 8498, Pages 467 through 489, of the public records of Pinellas County, Florida, said point also being the Northeast corner of Greenhaven, Unit Two, a subdivision as shown and recorded in Plat Book 96, Pages 50 through 52 of the Public Records of said Pinellas County, Florida; thence leaving said East line run along the Southern and Eastern line of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2" also being the Northern and Western property line of said Greenhaven, Unit Two the following three (3) courses and distances; 1) thence S 89°09'36" W, a distance of 530.85 feet to the point of curvature of a curve concave to the Southeast having a radius of 218.51 feet and a chord bearing and distance of S58°32'06" W, 222.62 feet; 2) thence 233.59 feet along the arc of said curve through a central angle of 61°15'00" to the point of tangency of said curve; 3) thence S 27°54'36" W, a distance of 731.76 feet to the Southernmost corner of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2" and the POINT OF BEGINNING; thence continue S27°54'36" W, a distance of 146.67 feet to the point of curvature of a curve concave to the Northwest having a radius of 805.00 feet and a chord bearing and distance of S 40°24'36" W, 348.47 feet; thence 351.25 feet along the arc of said curve through a central angle of 25°00'00" to the point of tangency of said curve; thence S 52°54'36" W, a distance of 576.13 feet to the point of curvature of a curve concave to the North having a radius of 805.00 feet and a chord bearing and distance of S 78°50'02" W, 703.85 feet; thence 728.46 feet along the arc of said curve through a central angle of 51°50'52" to the point of tangency of said curve; thence N 75°14'32" W, a distance of 201.90 feet to the point of curvature of a curve concave to the Southeast having a radius of 1090.92 feet and a chord bearing and distance of N 83°55'17" W, 329.24 feet; thence 330.51 feet along the arc of said curve through a central angle of 17°21'30" to the point of tangency of said curve; thence S 87°23'58" W, a distance of 395.78 feet to the point of curvature of a curve concave to the Northeast having a radius of 805.00 feet and a chord bearing and distance of N 82°03'05" W, 294.76 feet; thence 296.43 feet along the arc of said curve through a central angle of 21°05'55" to the point of tangency of said curve; thence N 71°30'07" W, a distance of 250.33 feet to the point of curvature of a curve concave to the Southwest having a radius of 695.00 feet and a chord bearing and distance of N 88°45'22" W, 412.29 feet; thence 418.59 feet along the arc of said curve through a central angle of 34°30'30" to the Southeast corner of the Northeast leg of that part of East Lake Woodlands Parkway known as "the existing East Lake Woodlands Parkway", as recorded in Official Records Book 4367, Pages 837 through 842 and subsequently recorded in said Official Records Book 8498, Pages 467 through 489, aforesaid public records; thence N 16°00'37" W, along the Easternmost line of the Northeast leg of that part of said East Lake Woodlands Parkway known as "the existing East Lake Woodlands Parkway" and a radial line, a distance of 110.00 feet to a point on the arc of a curve concave to the South, having a radius of 805.00 feet and a chord bearing and distance of S 88°45'22" E, 477.54 feet; thence 484.84 feet along the arc of said curve through a central angle of 34°30'30" to the point of tangency of said curve; thence S 71°30'07" E, a distance of 250.33 feet to the point of curvature of a curve concave to the Southwest having a radius of 695.00 feet and a chord bearing and distance of S 82°03'04" E, 254.48 feet; thence 255.93 feet along the arc of said curve through a central angle of 21°05'55" to the point of tangency of said curve; thence N 87°23'58" E, a distance of 395.78 feet to the point of curvature of a curve concave to the Southwest having a radius of 1200.92 feet and a chord bearing and distance of S 83°55'17" E, 362.44 feet; thence 363.83 feet along the arc of said curve through a central angle of 17°21'30" to the point of tangency of said curve; thence S 75°14'32" E, a distance of 201.90 feet to the point of curvature of a curve concave to the Northwest having a radius of 695.00 feet and a chord bearing and distance of N 78°50'02" E, 607.68 feet; thence 628.92 feet along the arc of said curve through a central angle of 51°50'52" to the point of tangency of said curve; thence N 52°54'36" E, a distance of 576.13 feet to the point of curvature of a curve concave to the Northwest having a radius of 695.00 feet and a chord bearing and distance of N 40°24'36" E, 300.85 feet; thence 303.25 feet along the arc of said curve through a central angle of 25°00'00" to the point of tangency of said curve; thence N 27°54'36" E, a distance of 146.67 feet to the Southwest corner of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2"; thence S 62°05'24" E, along the Southernmost line of said East Lake Woodlands Parkway, "Roadway Parcel EWP-2", a distance of 110.00 feet to the POINT OF BEGINNING.

Subject parcel contains 401,698 Square Feet or 9.22 Acres more or less.

(The intent of this Legal Description is to describe a 110 foot wide strip of land being a portion of East Lake Woodlands Parkway that is bounded on the Northeast and contiguous with the Southwest line of that part of East Lake Woodlands Parkway known as "Roadway Parcel EWP-2", as recorded in Official Records Book 8498, Pages 467 through 489, of the public records of Pinellas County, Florida, and is bounded on the Southwest and contiguous with the Northeast line of that part of East Lake Woodlands Parkway, as recorded in Official Records Book 4367, Pages 837 through 842, aforesaid public records.)

See Sheet 2 of 2 for the Sketch,
Surveyor's Notes and Surveyor's Certification.

This Sketch of Description consists of two (2) sheets and
must be used in it's entirety for its intended purpose(s).

SHEET 1 OF 2

SCALE: N/A
DRAWN BY: DCY
DWG. No. 3062454SKT2
PROJ. No. 30624.54

EXHIBIT "B"
MANAGEMENT ASSOCIATES
EAST LAKE WOODLANDS PARKWAY
PINELLAS COUNTY, FLORIDA



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ENGINEERS • SURVEYORS • LAND PLANNERS

SKETCH OF DESCRIPTION
SECTION 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

GRAPHIC SCALE



SCALE: 1" = 500'

POC
NE CORNER
SECTION
10-28-16

S 00°50'24" E 1822.57'
EAST LINE OF SECTION 10-28-16

EAST LAKE WOODLANDS PRKY.

GREENHAVEN
UNIT THREE
PB 105, PG 29

NE CORNER OF
GREENHAVEN UNIT TWO
PB 96, PG 50-52

POB

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°09'36" W	530.85'
L2	S 27°54'36" W	146.67'
L3	S 52°54'36" W	576.13'
L4	N 75°14'32" W	201.90'
L5	S 87°23'58" W	395.78'
L6	N 71°30'07" W	250.33'
L7	N 16°00'37" W	110.00'
L8	S 71°30'07" E	250.33'
L9	N 87°23'58" E	395.78'
L10	S 75°14'32" E	201.90'
L11	N 52°54'36" E	576.13'
L12	N 27°54'36" E	146.67'
L13	S 62°05'24" E	110.00'

EAST LAKE
WOODLANDS PARKWAY
ROADWAY PARCEL
EWP-2
OR 8498, PG 467

LEGEND:

C# CURVE NUMBER
CPB CONDOMINIUM PLAT BOOK
L# LINE NUMBER
OR OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

- 1) This is Sketch only not a Boundary Survey.
- 2) Bearings are based on the East line of Section 10, Township 28 South, Range 16 East, Pinellas County Florida, being S 00°50'24" E.
- 3) See Sheet 1 of 2 for the Legal Description.
- 4) This Sketch of Description consists of two (2) sheets and must be used in its entirety for its intended purpose(s).

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	218.51'	233.59'	61°15'00"	S 58°32'06" W	222.62'
C2	805.00'	351.25'	25°00'00"	S 40°24'36" W	348.47'
C3	805.00'	728.46'	51°50'52"	S 78°50'02" W	703.85'
C4	1090.92'	330.51'	17°21'30"	N 83°55'17" W	329.24'
C5	805.00'	296.43'	21°05'55"	N 82°03'05" W	294.76'
C6	695.00'	418.59'	34°30'30"	N 88°45'22" W	412.29'
C7	805.00'	484.84'	34°30'30"	S 88°45'22" E	477.54'
C8	695.00'	255.93'	21°05'55"	S 82°03'04" E	254.48'
C9	1200.92'	363.83'	17°21'30"	S 83°55'17" E	362.44'
C10	695.00'	628.92'	51°50'52"	N 78°50'02" E	607.68'
C11	695.00'	303.25'	25°00'00"	N 40°24'36" E	300.85'

EAST LAKE
WOODLANDS
PARKWAY
EXTENSION
401,692 SQ. FT.
9.22 ACRES +/-

ST. ANDREWS
CONDOMINIUM
UNIT ONE
CPB 87, PG 75

SILVERTHORNE
PB 104, PG 18

Reviewed by: *M.J.H.* *S.S.S.*
Date: *2/20/14*

CLUB HOUSE

(Excluding)
EAST LAKE
WOODLANDS PARKWAY
OR 4367, PG 837
& OR 8498, PG 467

GOLF
COURSE

David C. Yantis, P.S.M.
Professional Surveyor and Mapper
State of Florida No. 5347

Date Signed: *1.27.14*

STATE OF
FLORIDA

This survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
Certificate of Authorization No. 184638

SHEET 2 OF 2

SCALE: 1" = 500'
DRAWN BY: DCY
DWG. No. 3062454SKT2
PROJ. No. 30624.54

EXHIBIT "B"
MANAGEMENT ASSOCIATES
EAST LAKE WOODLANDS PARKWAY
PINELLAS COUNTY, FLORIDA



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PARTIAL A

A parcel of land lying in Section 9, Township 28 South, Range 16 East, Pinellas County, Florida; more particularly described as follows:

For a point of reference, commence at the Northwest corner of the Northeast 1/4 of the aforementioned Section 9, thence South 89°07'12" East along the Northerly boundary of said Northeast 1/4 of Section 9, a distance of 302.55 feet to a point on the easterly right-of-way boundary of East Lake Road (County Road 77), as recorded in Book 1542, page 797; thence South 10°47'04" West along said right-of-way boundary, a distance of 225.91 feet to a point of curvature of said right-of-way boundary; thence along a curve to the left an arc distance of 222.72 feet; said curve having a radius of 2214.93 feet and a central angle of 11°28'27", subtended by a chord of 222.72 feet, chord bearing South 05°12'31" West to a point of tangency; thence South 00°31'23" East along said right-of-way boundary, a distance of 1022.24 feet to a point of curvature on said right-of-way boundary; thence along a curve to the right an arc distance of 220.27 feet, said curve having a radius of 223.49 feet and a central angle of 20°15'46", subtended by a chord of 219.42 feet, chord bearing South 09°34'30" West to a point on the curve; said point also being on the Northerly right-of-way boundary of Woodlands Parkway; thence South 03°18'06" East along said Northerly boundary, a distance of 22.41 feet; thence South 24°47'52" West, a distance of 41.50 feet to a Point of Beginning; thence South 65°12'05" East, a distance of 88.50 feet; thence South 24°47'52" West, a distance of 22.20 feet; thence North 65°12'05" West, a distance of 88.50 feet to a point of curvature; thence along a curve to the right an arc distance of 38.13 feet, said curve having a radius of 11.50 feet and a central angle of 180°00'00", subtended by a chord of 22.00 feet, chord bearing North 24°47'52" East to a point of tangency and the Point of Beginning.

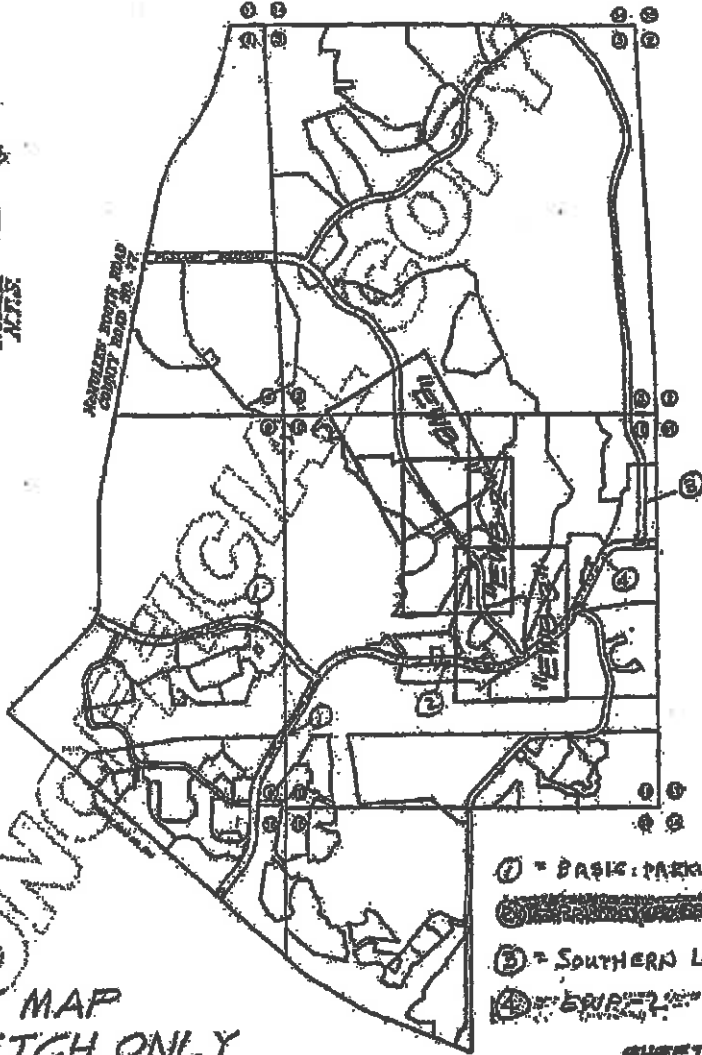
PARTIAL B

A parcel of land lying in Section 16, Township 28 South, Range 16 East, Pinellas County, Florida; more particularly described as follows:

For a point of reference, commence at the Northwest corner of said Section 16; thence North 89°01'35" West along the Northerly boundary of said Section 16, a distance of 333.62 feet to the easterly right-of-way boundary of East Lake Woodlands Parkway; thence along said easterly right-of-way boundary the following calls, South 01°38'32" West, a distance of 372.72 feet to a point of curvature; thence along a curve to the right an arc distance of 445.85 feet, said curve having a radius of 222.00 feet and a central angle of 18°28'05", subtended by a chord of 425.12 feet, chord bearing South 21°07'25" West to a point of tangency; thence South 40°36'39" West, a distance of 24.47 feet; thence South 34°34'01" West, a distance of 100.25 feet; thence South 40°36'39" West, a distance of 95.50 feet; thence North 43°21'21" West having said easterly right-of-way boundary, a distance of 44.50 feet to a Point of Beginning; thence South 40°26'31" West, a distance of 84.50 feet to a point of curvature; thence along a curve to the right an arc distance of 49.63 feet, said curve having a radius of 14.50 feet and a central angle of 180°00'00", subtended by a chord of 31.00 feet, chord bearing North 43°21'21" West to a point of tangency; thence North 40°14'38" East, a distance of 44.50 feet; thence South 43°21'21" East, a distance of 21.00 feet to the Point of Beginning.

SECTIONS 3, 4 & 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

PINELLAS COUNTY P.L.A.
OFF. REC. BK 2498 Pg. 488



KEY MAP
SKETCH ONLY

- ① - BASIC: PARKWAY PARCEL
- ② - SOUTHERN LOOP ROAD
- ③ - SOUTHERN LOOP ROAD
- ④ - SOUTHERN LOOP ROAD

SHEET 1 OF 1

EAST LAKE WOODLANDS
LIMITED
ROADWAY PARCELS

REVISIONS
SCALE: N/A
DRAWN BY: TAA
DATE: APR 20, 1992
DWG NO.



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