

**BOARD OF COUNTY COMMISSIONERS**

DATE: JANUARY 28, 2014  
AGENDA ITEM NO. 17

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

**County Administrator's Signature:**

**Subject:**

Conveyance of Land per §125.38 Florida State Statutes, 2013.

Submitted By: East Lake Woodlands Community Association, Inc.

Property Address: 720 Brooker Creek Blvd  
Oldsmar, Florida 34677

File No.: 1446

**Department:**

Real Estate Management

**Staff Member Responsible:**

Paul S. Sacco, Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) CONSIDER DECLARING COUNTY-OWNED PROPERTY SURPLUS, AUTHORIZE CONVEYANCE OF COUNTY LAND TO THE EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC. AT NOMINAL COST, PURSUANT TO FLORIDA STATUTES §125.38 (2013), AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE LEGAL INSTRUMENTS NECESSARY FOR THE CONVEYANCE, INCLUDING, A COUNTY DEED AND AUTHORIZE THE CLERK TO RECORD THE COUNTY DEED AND THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

**Summary Explanation/Background:**

East Lake Woodlands, Ltd., a Florida limited partnership was the original developer of a development commonly referred to as East Lake Woodlands (the "Project"). The Project resulted in a development order ("Development Order") issued on August 10, 1976, which was subsequently amended on September 29, 1982 and ultimately lapsed in 1995. The Development Order, among other things required that certain interior parkways ("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. To comply with the Development Order the Developer granted three deeds to the County for the Parkways that were then executed, delivered and recorded in the Official Records of Pinellas County. Subsequently, the County agreed to lease the Parkways back to the Developer pursuant to the Lease recorded in OR Book 5289 Page 742, and later amended and recorded as well.

The Development Order has lapsed and the requirement for the East-West Connector Road no longer exists. Therefore, there is no further requirement or need for the County to retain title to the Parkways. Conveyance of the Parkways will also relieve the County of the potential future maintenance obligations and liabilities associated with the Parkways.

The Petitioners pursuant to §125.38 has now petitioned the Board of County Commissioners for the conveyance of the Parkways as set forth in the resolution.

**Fiscal Impact/Cost/Revenue Summary:**

None

**Exhibits/Attachments Attached:**


Contract Review Transmittal  
County Deed  
Resolution  
Letter  
Petition

**CONTRACT REVIEW TRANSMITTAL SLIP****PROJECT: East Lake Woodlands Community Association, Inc.****TYPE: Convey Property to Association****Date: 1/28/2014 ESTIMATED EXPENDITURE/REVENUE:****\$ 0.00****(Circle appropriate choice above.)**

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.*

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call 464-3672 at so that it can be picked up and taken to the next Review Authority on the list.

<b><u>Review Authority</u></b>	<b><u>Review Date</u></b>	<b><u>Review Signature</u></b>	<b><u>Comments Included/Addressed Initial &amp; Date</u></b>
Real Property Div. (Dave DelMonte)	<u>1-15-14</u>		
Real Est. Mgmt (Paul Sacco)	<u>1-17-14</u>	<u>Paul Sacco</u> <i>pg per phone</i>	
DEI (Tom Farrand)	<u>11/27/2013</u>	<u>Approved in CATS</u>	
Legal (Michael Zas)	<u>1/16/14</u>	<u>H Zas</u>	
County Admin. (Mark Woodard)	<u>1/16/14</u>		<i>-&gt; Does the Association have the financial resources (Reserves) to maintain the assets?</i>

X Release/Termination/Amendment  
X Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by                     , 2014  
 All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.

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

## COUNTY DEED

THIS DEED, made the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Pinellas County, Florida, party of the first part, and East Lake Woodlands Community Association, Inc., 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 within, and whose interests were created by or derived from East Lake Woodlands, LTD., a

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: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chairman

(Official Seal)

76003191

L. 4367 REC 837

## 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: 915 Haver Street Clearwater, Florida 33816

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 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.

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 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

Allan R. Rutberg

Allan R. Rutberg  
As one of the two General Partners

John D. Litalien

As to Rutberg

By:

MUBEN REALTY COMPANY, a New Jersey corporation  
As one of the two General Partners

Deane M. G. L.

Thompson, D. L.

As to Mubén

By Rutberg

Attest [Signature]

As its [Signature]

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF PINELLAS

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

Lally H. Davis

Notary Public, State and County aforesaid.

My commission expires: 12/1/77

RETURN TO:  
PINELLAS COUNTY R/W  
SPECIAL ACCOUNT -

This instrument was prepared by:  
WILLIAM J. DEAS  
HOWELL & DEAS, P.A.  
One Office Building  
Tampa, Florida

LAW OFFICE  
HOWELL & DEAS, P.A.  
One Office Building  
Tampa, Florida

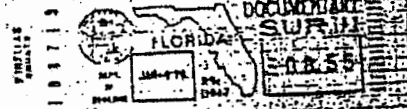
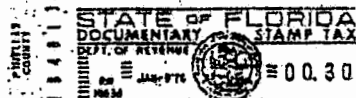
LL4357 PAGE 838

STATE OF NEW JERSEY  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me,  
this 16th day of October, 1975, by  
Robert W. Kosephina and Walter J. Ashley, as  
Vice President and Assistant Secretary, respectively,  
of Huben Realty Company, a New Jersey corporation, and one of  
the two General Partners of East Lake Woodlands, Ltd., a Florida  
limited partnership, on behalf of the corporation and of the  
partnership.

*Graham S. McLean*  
Notary Public, State and County  
aforesaid  
My commission expires: \_\_\_\_\_

GRAHAM S. McLEAN  
A COMMISSIONER OF DEEDS FOR THE  
STATE OF FLORIDA  
RESIDENT IN THE  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES 2/1/76



LAW OFFICES  
HOWELL & DEAN, P.A.  
ONE FORTY-FOURTH AVENUE  
ANNAPOLIS, MD.  
20680

RETURN TO:  
PINELLAS COUNTY R/W  
SPECIAL ACCOUNT -



EXHIBIT "A"

44367 P&E 839

A parcel of land lying in Sections 9, 10, and 15, 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 302.58 feet to a point on the Easterly right-of-way boundary of East Lake Road (County Road 77), recorded in Deed Book 1543, Page 299; 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 2814.93 feet and a central angle of 11°28'27", subtended by a chord of 562.78 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 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 623.69 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 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 943.00 feet and a central angle of 42°06'36", subtended by a chord of 679.01 feet, chord bearing South 86°15'23" East to a point of tangency; thence North 72°41'19" East, a distance of 610.17 feet to a point of curvature; thence along a curve to the right an arc distance of 971.10 feet, said curve having a radius of 805.00 feet and a central angle of 69°07'04", subtended by a chord of 913.28 feet, chord bearing South 72°45'09" East to a point on the Westerly 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 197.11 feet, said curve having a radius of 545.00 feet and a central angle of 20°43'18", subtended by a chord of 196.03 feet, chord bearing South 48°08'58" East; thence South 58°30'37" East, a distance of 110.56 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 38°34'56", subtended by a chord of 531.89 feet, chord bearing North 54°41'55" East to a point on the curve; thence South 16°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 515.53 feet, said curve having a radius of 695.00 feet and a central angle of 42°30'00", subtended by a chord of 503.79 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 467.50 foot wide Florida Power Easement established by deeds

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recorded in the Public Records of Pinellas County, Florida (Official Record Book 1825, pages 673, 674, and 675; Official Record Book 2174, pages 474, 475, and 476; Official Record Book 4264, pages 1037 and 1038); thence continue South  $31^{\circ}29'23''$  West, a distance of 139.18 feet to a point of curvature; thence along a curve to the right an arc distance of 205.83 feet, said curve having a radius of 1878.69 feet and a central angle of  $06^{\circ}16'38''$ , subtended by a chord of 205.72 feet, chord bearing South  $34^{\circ}37'42''$  West to a point of tangency; thence South  $37^{\circ}46'01''$  West, a distance of 226.67 feet to the Southerly boundary of said Florida Power Easement; thence continue South  $37^{\circ}46'01''$  West, a distance of 5.75 feet to a point of curvature; thence along a curve to the left an arc distance of 30.85 feet, said curve having a radius of 1824.83 feet and a central angle of  $00^{\circ}58'07''$ , subtended by a chord of 30.85 feet, chord bearing South  $37^{\circ}16'57''$  West to a point on the Easterly boundary of the aforementioned Section 9, said point being North  $00^{\circ}25'44''$  West, a distance of 940.35 feet from the Southeast corner of said Section 9; thence continue along said curve having a radius of 1824.83 feet an arc distance of 259.76 feet, said curve having a central angle of  $08^{\circ}09'21''$ , subtended by a chord of 259.54 feet, chord bearing South  $32^{\circ}43'13''$  West to a point of tangency; thence South  $28^{\circ}38'33''$  West, a distance of 310.20 feet to a point of curvature; thence along a curve to the left an arc distance of 366.65 feet, said curve having a radius of 778.06 feet and a central angle of  $27^{\circ}00'00''$ , subtended by a chord of 363.27 feet, chord bearing South  $15^{\circ}08'33''$  West to a point of tangency; thence South  $01^{\circ}38'33''$  West, a distance of 92.43 feet to a point on the Northerly boundary of the aforementioned Section 16, said point being North  $89^{\circ}01'39''$  West a distance of 393.62 feet from the Northeast corner of said Section 16; thence continue South  $01^{\circ}38'33''$  West a distance of 372.72 feet to a point of curvature; thence along a curve to the right an arc distance of 445.48 feet, said curve having a radius of 655.00 feet and a central angle of  $38^{\circ}58'06''$ , subtended by a chord of 436.95 feet, chord bearing South  $21^{\circ}07'36''$  West to a point of tangency; thence South  $40^{\circ}36'39''$  West, a distance of 254.47 feet; thence South  $34^{\circ}54'01''$  West, a distance of 100.50 feet; thence South  $40^{\circ}36'39''$  West, a distance of 196.00 feet to a point on the Northerly right-of-way boundary of State Road 584, an occupied 100.00 foot right-of-way; thence North  $49^{\circ}23'21''$  West along said right-of-way boundary a distance of 130.00 feet; thence North  $40^{\circ}36'39''$  East, a distance of 196.00 feet; thence North  $46^{\circ}19'17''$  East, a distance of 100.50 feet; thence North  $40^{\circ}36'39''$  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, said curve having a radius of 545.00 feet and a central angle of  $38^{\circ}58'06''$ , subtended by a chord of 363.57 feet, chord bearing North  $21^{\circ}07'36''$  East to a point of tangency; thence North  $01^{\circ}38'33''$  East, a distance of 371.44 feet to a point on the Southerly boundary of the aforementioned Section 9, said point being North  $89^{\circ}01'39''$  West a distance of 503.63 feet from the Southeast corner of said Section 9; thence continue North  $01^{\circ}38'33''$  East, a distance of 93.72 feet to a point of curvature; thence along a curve to the right an arc distance of 418.49 feet, said curve having a radius of 888.06 feet and a central angle of  $27^{\circ}00'00''$ , subtended by a chord of 414.63 feet and a chord bearing of North  $15^{\circ}08'33''$  East to a point of tangency; thence North  $28^{\circ}38'33''$  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 1934.83 feet and a central angle of  $06^{\circ}48'47''$ ,

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subtended by a chord of 229.94 feet, chord bearing North 32°02'56" East to the Southerly boundary of the aforementioned Florida Power Easement; thence continue along said curve having a radius of 1934.83 feet and an arc distance of 78.05 feet, said curve having a central angle of 02°18'41", subtended by a chord of 78.05 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 Westerly boundary of the aforementioned Section 10, said point being North 00°25'44" West a distance of 1118.67 feet from the Southwest corner of said Section 10; thence continue North 37°46'01" East, a distance of 123.13 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 1768.69 feet and a central angle of 06°16'38", subtended by a chord of 193.68 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 said Florida Power Easement; thence continue North 31°29'23" East, a distance of 354.90 feet; thence North 58°39'37" West, a distance of 108.68 feet to a point of curvature; thence along a curve to the right an arc distance of 236.89 feet, said curve having a radius of 655.00 feet and a central angle of 20°43'18", subtended by a chord of 235.60 feet, chord bearing North 48°08'58" West to a point of tangency; thence North 37°47'19" West, a distance of 241.43 feet to a point on the Easterly boundary of the aforementioned Section 9, said point being North 00°25'44" West, a distance of 2144.15 feet from the Southeast corner of said Section 9; thence continue North 37°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 843.31 feet, 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°33'00" 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 775.38 feet, said curve having a radius of 1055.00 feet and a central angle of 42°06'36", subtended by a chord of 758.05 feet, chord bearing North 86°13'23" West to a point of tangency; thence North 65°12'05" West, a distance of 567.46 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°51'28" 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°07'05", 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:

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°07'12" East along the Northerly boundary of said Northeast 1/4 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 Deed Book 1543, page 259; thence South 10°57'04" West along said right-of-way boundary, a distance

PINELLAS COUNTY  
SPECIAL AGENT

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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 2814.93 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 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 623.69 feet and a central angle of  $20^{\circ}15'46''$ , subtended by a chord of 219.42 feet, chord bearing South  $09^{\circ}36'30''$  West to a point on the curve, said point also being on the Northerly right-of-way boundary of Woodlands Parkway; thence South  $65^{\circ}12'05''$  East along said Northerly boundary, a distance of 15.43 feet; thence South  $24^{\circ}47'55''$  West, a distance of 43.50 feet for a Point of Beginning; thence South  $65^{\circ}12'05''$  East, a distance of 88.50 feet; thence South  $24^{\circ}47'55''$  West, a distance of 23.00 feet; thence North  $65^{\circ}12'05''$  West, a distance of 88.50 feet to a point of curvature; thence along a curve to the right an arc distance of 36.13 feet, said curve having a radius of 11.50 feet and a central angle of  $180^{\circ}00'00''$ , subtended by a chord of 23.00 feet, chord bearing North  $24^{\circ}47'55''$  East to a point of tangency and the Point of Beginning.

PARCEL 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 Northeast corner of said Section 16; thence North  $89^{\circ}01'39''$  West along the Northerly boundary of said Section 16, a distance of 393.62 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  $01^{\circ}38'31''$  West, a distance of 372.72 feet to a point of curvature; thence along a curve to the right an arc distance of 445.48 feet, said curve having a radius of 555.00 feet and a central angle of  $38^{\circ}58'06''$ , subtended by a chord of 436.95 feet, chord bearing South  $21^{\circ}07'36''$  West to a point of tangency; thence South  $40^{\circ}36'39''$  West, a distance of 254.47 feet; thence South  $34^{\circ}54'01''$  West, a distance of 100.50 feet; thence South  $40^{\circ}36'39''$  West, a distance of 95.50 feet; thence North  $49^{\circ}23'21''$  West leaving said Easterly right-of-way boundary, a distance of 49.50 feet for a Point of Beginning; thence South  $40^{\circ}36'39''$  West, a distance of 84.50 feet to a point of curvature; thence along a curve to the right an arc distance of 48.69 feet, said curve having a radius of 15.50 feet and a central angle of  $180^{\circ}00'00''$ , subtended by a chord of 31.00 feet, chord bearing North  $49^{\circ}23'21''$  West to a point of tangency; thence North  $40^{\circ}36'39''$  East, a distance of 84.50 feet; thence South  $49^{\circ}23'21''$  East, a distance of 31.00 feet to the Point of Beginning.

RETURN TO:  
PINELLAS COUNTY R/W  
SPECIAL ACCOUNT =

THE ORIGINAL OF THIS INSTRUMENT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF PINELLAS, FLORIDA.

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O.R. 6384 PAGE 336

01 Cash 1 Chg  
40 Rec N/C  
41 OS 504  
43 Int 2-c/c  
ot - 504/3

DEED OF DEDICATION

REC'D OF THE CIRCUIT COURT  
PINELLAS COUNTY, FLORIDA  
DEC 17 11 14 AM '86

Documentary Tax Pd. \$ 504  
Intangible Tax Pd.  
Kathryn F. DeBlaker, Clerk Pinellas County  
By: Deputy Clerk

HOLD FOR:  
PINELLAS COUNTY R/W  
SPECIAL ACCOUNT - 48

LAW OFFICE  
ALAN J. DEAS, P.A.  
SUITE 608  
6 RIVERSIDE AVENUE  
KNOXVILLE, FL 32204

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 Lane Jung  
As to Allan R. Rutberg

Kathryn F. DeBlaker  
Kathleen Gunter  
As to Muben Realty Company

EAST LAKE WOODLANDS, LTD.,  
a Florida limited partnership

By 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 Newman  
As its Vice President

Attest Robert H. [Signature]  
As its [Signature]

(Corporate Seal)

15 15849628 40 1. 170026  
41 0.50  
TOTAL 0.50 CASH

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, this 16th day of August, 1985, by Allan R. Rutberg, one of the three General Partners of East Lake Woodlands, Ltd., a Florida limited partnership, on behalf of the Partnership.

Mary Lane Jones  
Notary Public, State and County  
aforesaid. My Commission expires:  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Aug. 17, 1988

STATE OF NEW JERSEY  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me, this 20th day of August, 1985, by A. George Newman and ROBERT V. NOWICKY, as Vice President and ASST. SECRETARY, respectively, of Muben Realty Company, a New Jersey corporation, and one of the three General Partners of East Lake Woodlands, Ltd., a Florida limited partnership, on behalf of the Corporation and of the Partnership.

Mary R. Wiczanski  
Notary Public, State and County  
aforesaid. My Commission expires:  
MARY R. WICZANSKI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 10, 1989

ELW4  
8/2/85

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 678.69 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 327.23 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.

111E 666

SEASIDE AVENUE

LE, FL 33204

Thence North 27°54'36" East a distance of 146.67 feet to the point of terminus of the centerline herein described.

The southwesterly boundary (width) of the 110 foot wide strip herein described being coincident with the northeasterly boundary (width) of the aforesaid existing East Lake Woodlands Parkway as recorded in Official Record Book 4367, Pages 837-842 of the Public Records of Pinellas County, Florida. The northeasterly boundary (width) of the 110 foot wide strip herein described being perpendicular to the last centerline course recited.

STATE OF FLORIDA - PINELLAS COUNTY

I hereby certify that the foregoing is a true copy as the same appears among the files and records of this court.

This 17 day of Dec. 19 86

MARGEN E. De BLAKER

Clerk of Circuit Court

By: *Dolores Harmon*  
Deputy Clerk

ELW/dmh  
(7/2/84)



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

DEED OF DEDICATION

PINELLAS COUNTY FLA.  
OFF. REC. BK. 8498. PG 467

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 33516 (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 40004  
Jacksonville, Florida 32203-0004

LAW OFFICE  
WILLIAM J. DEAS, P.A.  
226 RIVER BOULEVARD  
JACKSONVILLE, FL 32204

-1-

RETURN TO  
Records Department  
Board of County Commissioners

KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY:



PINELLAS COUNTY FLA.  
OFF.REC.BK 8498 PG 468

Signed and sealed in our  
presence:

EAST LAKE WOODLANDS, LTD., a  
Florida limited partnership

By: MUBEN REALTY COMPANY, a  
New Jersey corporation,  
as its sole General  
Partner

By: A. George Newman  
As its Vice President  
(Corporate Seal)

STATE OF NEW JERSEY  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me this  
19th day of October, 1990, by A. George Newman, as Vice  
President of Muben Realty Company, a New Jersey Corporation, as  
the sole General Partner of East Lake Woodlands, Ltd., a Florida  
limited partnership, on behalf of the Corporation and of the  
Partnership.

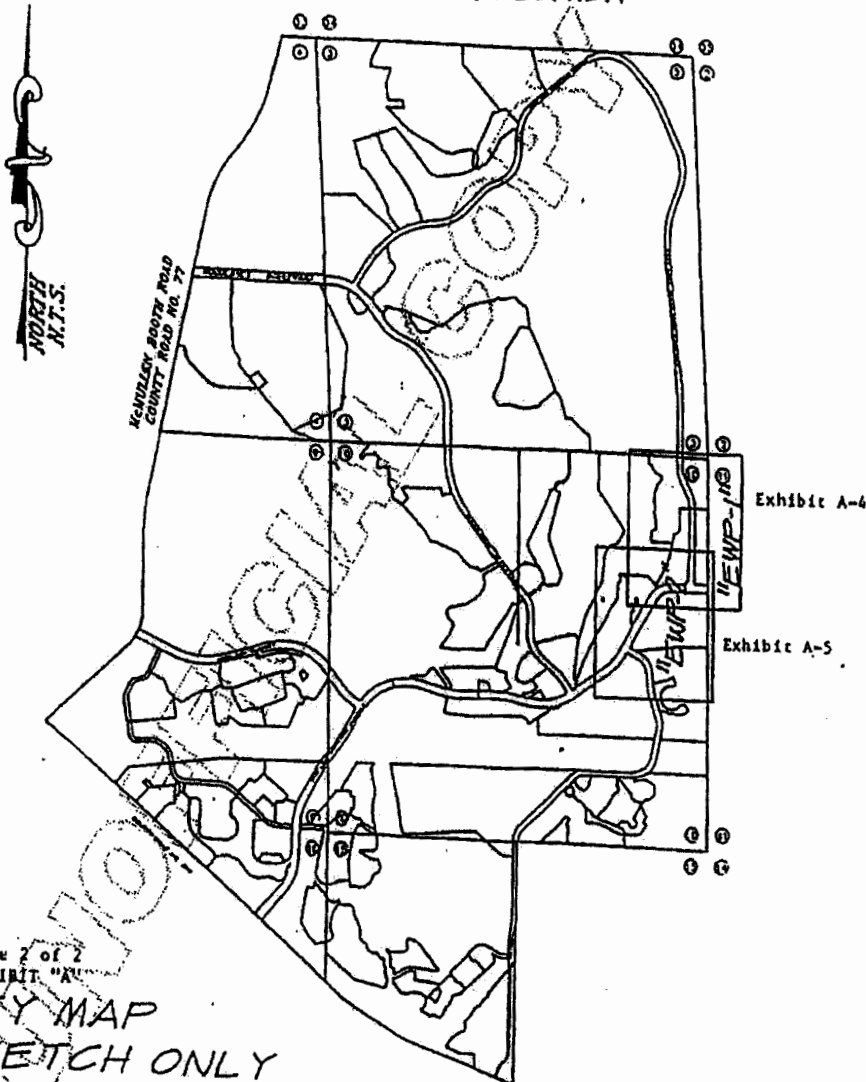
Debra A. Donnamaria  
Notary Public, State and  
County Aforesaid.  
My Commission Expires:

DEBRA A. DONNAMARIA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 31, 1994

600-109/dod/ksl  
9/10/90

LAW OFFICE  
WILLIAM J. DEAN, P.A.  
2215 RIVER BOULEVARD  
JACKSONVILLE, FL 32204

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



Page 2 of 2  
EXHIBIT "A"

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

6-50792

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

C-1  
DELTA = 2672'18"  
RADIUS = 279.97'  
ARC LENGTH = 128.03'  
CHORD = 126.93'  
CH. BRG. = S 13°49'53" E  
TANGENT = 62.16'

C-2  
DELTA = 2672'22"  
RADIUS = 360,00'  
ARC LENGTH = 164.66'  
CHORD = 163.23'  
CH. BRG. = S13°36'35"E  
TANGENT = 83.79'

C-3  
DELTA = 07°00'00"  
RADIUS = 263.00'  
ARC LENGTH = 32.38'  
CHORD = 32.36'  
CH. BRO. = 5.0239'96" W.  
TANGENT = 16.21'

C-4  
DELTA = 070000"  
RADIUS = 183.00'  
ARC LENGTH = 22.60'  
CHORD = 22.39'  
CH. BRO. = S 02°39'36"W.  
TANGENT = 11.32'

C-5  
DELTA = 90°00'00"  
RADIUS = 25.00'  
ARC LENGTH = 39.27'  
CHORD = 35.36'  
CH. BRG. = S 45°30'24"E  
TANGENT = 25.00'

C-6  
DELTA = 57°08'27"  
RADIUS = 119.00'  
ARC LENGTH = 110.65'  
CHORD = 113.62'  
CH. BRG. = N.27°43'49"E.  
TANGENT = 64.80'

C-7  
DELTA = 07°00'00"  
RADIUS = 265.00'  
ARC LENGTH = 32.38'  
CHORD = 32.36'  
CH. BRG. = N.02°39'36"E.  
TANGENT = 16.21'

C-8.  
DELTA = 0740'00  
RADIUS = 185.00'  
ARC LENGTH = 22.60'  
CHORD = 22.59'  
CH. BRG. = N.0239'36"E.  
TANGENT = 11.31'

C.B  
DELTA = 07'00"00  
RADIUS = 185.00'  
ARC LENGTH = 22.60'  
CHORD = 22.59'  
CH. BRG. = N.02°39'36"E  
TANGENT = 11.31'

C-10  
DELTA = 2672'18"  
RADIUS = 359.97'  
ARC LENGTH = 164.64'  
CHORD = 163.21'  
CH. BRG. = S 13°49'53" E  
TANGENT = 83.78'

# SURVEYORS CERTIFICATE

I hereby certify that the sketch & description represented herein was performed under my direct supervision and meets the requirements of 2241-6, Florida Administrative Code.

**R.N. Bolaseou**  
P.L.S. Conf. #4235

This sketch & description  
not valid unless embossed  
by a Surveyors Seal

Date Signed  
5/1/56

## NOTES

1.) BASIS OF BEARING: THE EAST LINE OF SEC. 10-28-16 SAID LINE BEARS S.00°30'24"E.  
2.) SEE SKETCH ? OF ? FOR LEGAL DESCRIPTION.  
3.) THIS IS A SKETCH ONLY NOT A SURVEY.

5.89°09'36"W. 159.43'

LAKE WOODLANDS PARKWAY  
OR BOOK 4496, PAGE 2305

**SHEET 1 OF 3**

SKETCH ONLY

EXHIBIT A - 4  
EAST LAKE WOODLANDS  
ROADWAY PARCEL EWP-1  
EAST LAKE WOODLANDS  
PARKWAY

## REVISIONS

SCALE: 1"=200'  
DRAWN BY: TJM  
DATE: APR. 21, 1992  
DWG No.

**EMK Consultants of Florida, Inc.**  
3625-E West Waters Avenue  
(Northport Business Center)  
Tampa, Florida, 33634  
PH. (813) 888-8900  
**ENGINEERS • SURVEYORS • LAND PLANNERS**

**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 144.15 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 170.97 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.13°49'53"E., a distance of 126.93 feet to the curve's end; thence S.27°02'46"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°12'22", 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.13°36'35"E., a distance of 163.23 feet to the curve's end; thence S.00°30'24"E., a distance of 652.44 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.02°39'36"W., a distance of 32.36 feet to the curve's end; thence S.06°09'36"W., a distance of 65.03 feet; to the beginning of a curve, concave Easterly, having a radius of 185.00 feet and a central angle of 07°00'00", thence Southerly along the arc of said curve to the left, a distance of 22.60 feet, said arc subtended by a chord which bears S.02°39'36"W., a distance of 22.56 feet to the curve's end; thence S.00°30'24"E., a distance of 272.35 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°30'25"E., a distance of 39.27 feet, said arc subtended by a chord which bears S.45°30'24"E., a distance of 35.36 feet to the point of intersection with a non-tangent line, said point lying on the North right-of-way line of Lake Woodlands Parkway as recorded in O.R. Book 4496, Page 2302, Public Records of Pinellas County, Florida; run thence S.89°09'36"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 57°08'27", 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 118.68 feet, said arc subtended by a chord which bears N.27°43'50"E., a distance of 113.82 feet to the curve's end; thence N.00°30'24"W., a distance of 197.62 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: TJM	
DATE: APR. 21, 1992	
DWG No.	



EMK Consultants of Florida, Inc.  
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SECTIONS 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA

CONTINUED FROM SHEET 2 OF 3

of a curve, concave Easterly, having a radius of 265.00 feet and a central angle of  $07^{\circ}00'00''$ , thence Northerly along the arc of said curve to the right, a distance of 32.38 feet, said arc subtended by a chord which bears  $N.02^{\circ}39'56''E.$ , a distance of 32.36 feet to the curve's end; thence  $N.08^{\circ}09'36''E.$ , a distance of 65.04 feet to the beginning of a curve, concave Westerly, having a radius of 189.00 feet and a central angle of  $07^{\circ}00'00''$ , thence Northerly along the arc of said curve to the left, a distance of 22.60 feet, said arc subtended by a chord which bears  $N.02^{\circ}39'56''E.$ , a distance of 22.59 feet to the curve's end; thence  $N.00^{\circ}30'24''W.$ , a distance of 652.44 feet, to the beginning of a curve, concave Westerly, having a radius of 280.00 feet and a central angle of  $26^{\circ}12'22''$ , thence Northerly along the arc of said curve to the left, a distance of 128.07 feet, said arc subtended by a chord which bears  $N.13^{\circ}56'35''W.$ , a distance of 126.95 feet to the curve's end; thence  $N.27^{\circ}02'46''W.$ , a distance of 248.70 feet to the beginning of a curve, concave Easterly, having a radius of 359.97 feet and a central angle of  $26^{\circ}12'48''$ , thence Northwesterly along the arc of said curve to the right, a distance of 164.64 feet, said arc subtended by a chord which bears  $N.13^{\circ}49'53''W.$ , a distance of 169.28 feet to the curve's end; thence  $N.00^{\circ}30'24''W.$ , a distance of 146.16 feet; thence  $S.89^{\circ}24'00''E.$ , a distance of 80.00 feet, to the POINT OF BEGINNING

Containing 3.270 acres more or less.

SHEET 3 OF 3

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

REVISIONS
SCALE: 1"=200'
DRAWN BY: TJM
DATE: APR. 21, 1982
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

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

**SURVEYORS CERTIFICATE**

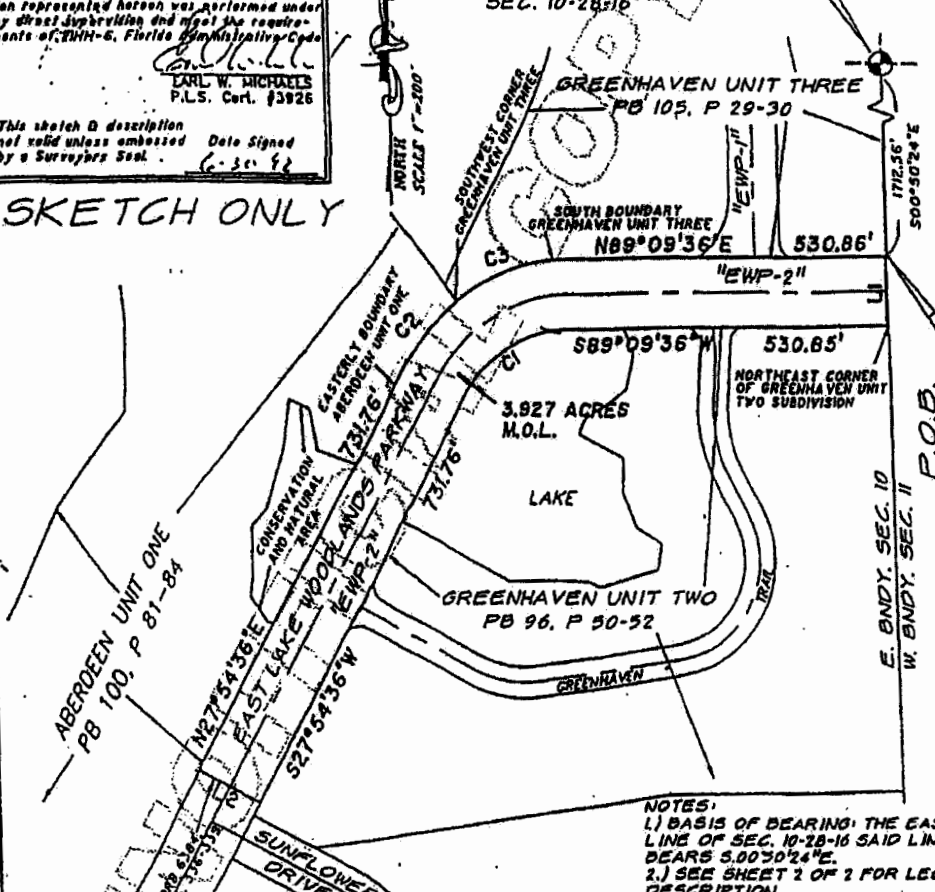
I hereby certify that the sketch & description represented herein was performed under my direct supervision and meets the requirements of, F.S. 8, Florida Professional Surveyors Code.

EARL W. MICHAELS  
P.L.S. Cert. #3926

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

SKETCH ONLY

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
SEC. 10-28-16



NOTES:  
1.) BASIS OF BEARING: THE EAST LINE OF SEC. 10-28-16 SAID LINE BEARS S.00°30'24"E.  
2.) SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.  
3.) THIS IS A SKETCH ONLY NOT A SURVEY.

SHEET 1 OF 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	LINE	DIRECTION	DISTANCE
C1	218.51'	233.59'	129.35'	222.82'	S58°32'08"W	61°15'00"	L1	S00°50'24"E	110.00'
C2	328.51'	140.50'	71.34'	139.43'	N40°09'48"E	24°30'19"	L2	N62°05'24"W	110.00'
C3	328.51'	210.68'	109.18'	207.09'	N70°47'18"E	38°44'41"			

EXHIBIT A - 5

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

REVISIONS  
SCALE: 1"=100'  
DRAWN BY: DAW  
DATE: JUN 25, 1992  
DWG No. SHT8A



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

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

LEGAL DESCRIPTION: ROADWAY PARCEL "EWP-2"

A PARCEL OF LAND LOCATED IN AND BEING A PART OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST, TALLAHASSEE MERIDIAN, AND LOCATED IN PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SECTION 10 SOUTH 00°30'24" EAST, A DISTANCE OF 1712.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID EASTERLY BOUNDARY SOUTH 00°30'24" EAST, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF GREENHAVEN UNIT TWO AS RECORDED IN PLAT BOOK 96, PAGES 50-52 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF SAID GREENHAVEN UNIT TWO SOUTH 88°09'36" WEST, A DISTANCE OF 530.85 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE CONTINUE ALONG SAID NORTHERLY LINE ALSO ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 218.51 FEET, A CENTRAL ANGLE OF 61°5'00", AN ARC LENGTH OF 233.59 FEET, THE CHORD FOR WHICH BEARS SOUTH 58°32'06" WEST, A CHORD DISTANCE OF 222.62 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE SAID BOUNDARY OF GREENHAVEN UNIT TWO SOUTH 27°34'36" WEST, A DISTANCE OF 731.76 FEET TO A POINT ON THE NORTH LINE OF A 110 FOOT WIDE STRIP AS RECORDED IN OFFICIAL RECORD BOOK 6384, PAGES 336 THRU 339 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING THE SAID BOUNDARY OF GREENHAVEN UNIT TWO AND ALONG THE SAID NORTH LINE OF THE 110 FOOT WIDE STRIP NORTH 62°05'24" WEST, A DISTANCE OF 110 FEET TO A POINT ON THE EASTERLY BOUNDARY OF ABERDEEN UNIT ONE AS RECORDED IN PLAT BOOK 100, PAGES 81 THRU 84 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SAID EASTERLY BOUNDARY NORTH 27°34'36" EAST, A DISTANCE OF 731.77 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF THE SAID CURVE HAVING A RADIUS OF 328.51 FEET, A CENTRAL ANGLE OF 24°30'19", AN ARC LENGTH OF 140.50 FEET, THE CHORD FOR WHICH BEARS NORTH 40°09'48" EAST, A CHORD DISTANCE OF 139.43 FEET TO THE SOUTHWEST CORNER OF GREENHAVEN UNIT THREE AS RECORDED IN PLAT BOOK 105, PAGE 29 THRU 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°44'41", AN ARC LENGTH OF 210.68 FEET, THE CHORD FOR WHICH BEARS NORTH 70°47'18" EAST, A CHORD DISTANCE OF 207.09 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE SAID SOUTH BOUNDARY NORTH 89°09'36" EAST, A DISTANCE OF 530.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.921 ACRES, MORE OR LESS.

SHEET 2 OF 2

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

REVISIONS
SCALE: 1"=200'
DRAWN BY: DAW
DATE: JUN 25, 1992
DWG No. SHT8A

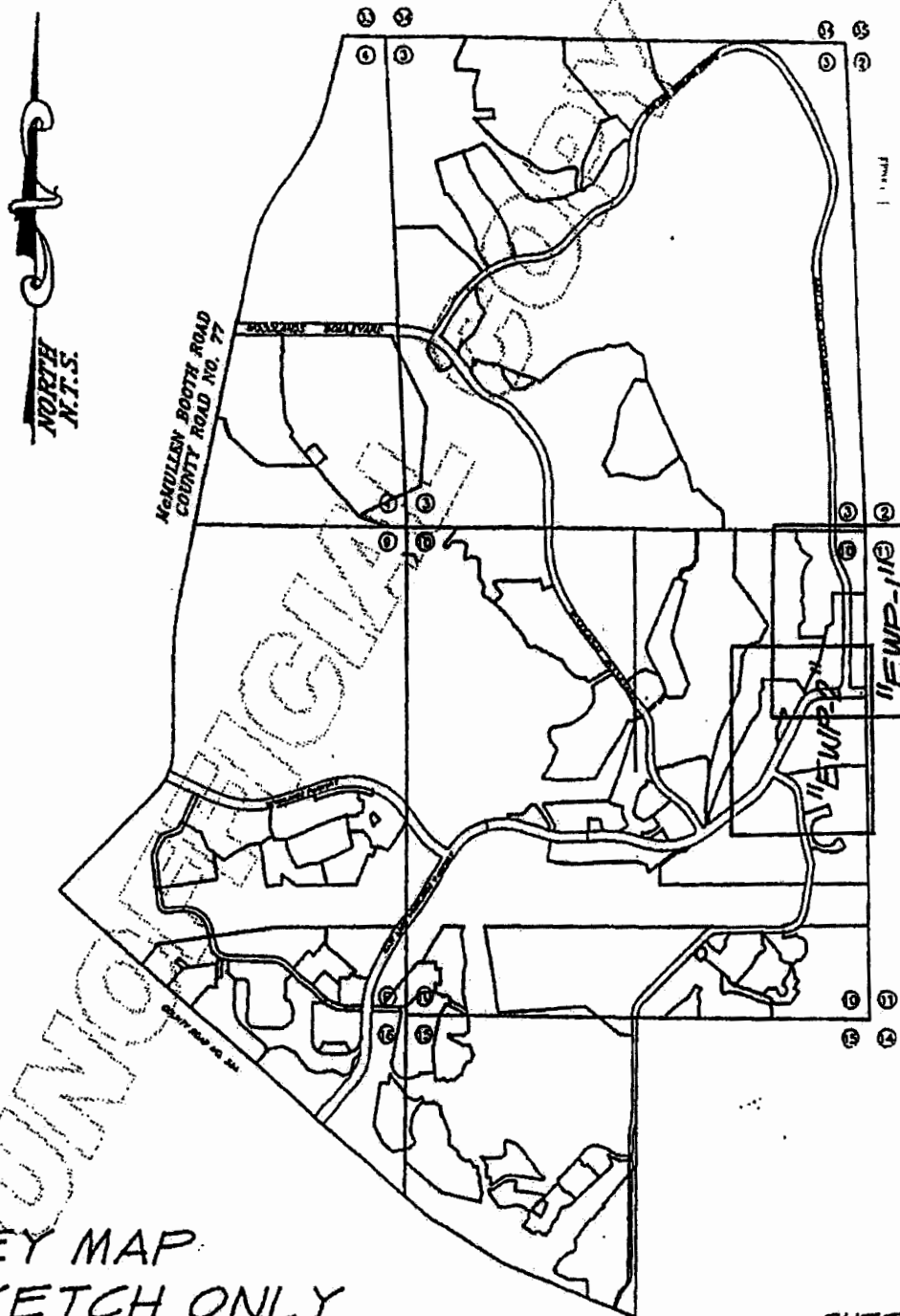


EMK Consultants of Florida, Inc.  
3623-E West Waters Avenue  
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Tampa, Florida, 33634  
PH. (813) 888-8900

ENGINEERS, SURVEYORS, LAND PLANNERS

6-31-92

PINELLAS COUNTY FLA.  
OFF REC. 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



SECOND AMENDMENT TO LEASE

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1990, by and between EAST LAKE WOODLANDS, LTD., a Florida limited partnership (hereinafter sometimes referred to as "Lessee"), on the one hand, and PINELLAS COUNTY, a political subdivision of the State of Florida (hereinafter sometimes referred to as "Lessor"), on the other hand,

W I T N E S S E T H:

WHEREAS, Lessee and Lessor have heretofore entered into that certain Lease dated December 1, 1981, and recorded among the current public records of Pinellas County, Florida in Official Records Book 5289, Page 742; and subsequently entered into that certain Amendment to Lease dated August 16, 1985, and recorded among the current public records of Pinellas County, Florida in Official Records Book 6400, Page 761 (hereinafter sometimes collectively referred to in the singular as the "Lease"); and

WHEREAS, Lessee has conveyed certain additional property to Lessor for roadway purposes and wishes to expand the description and definition of the Land as set forth in the Lease to include the additional property; and, additionally, to add an additional provision to the Lease as required by Florida law; and

WHEREAS, Lessor is willing to amend the Lease accordingly;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants, agreements, conditions, and warranties of the parties hereto and of the Lease, it is covenanted and agreed by and between the parties as follows:

1. The Lease is hereby amended and modified as follows:

(a) To delete Exhibit "A" therefrom and substitute in its place and stead Exhibit "A" attached hereto.

(b) To add a new Paragraph 40.15 which shall read as follows:

"40.15. RADON NOTIFICATION. The following notification is provided pursuant to the requirements of FS 404.056:

"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

2. Except as herein amended or modified, all of the terms, conditions, covenants, agreements, representations, and warranties of the Lease are and shall remain in full force and effect.

3. Lessor and Lessee, by their execution hereof, hereby represent and warrant to each other that, to the best of their respective information and belief, the Lease is not in default as of the date hereof.

This instrument was prepared by:

William J. Deas, Esquire  
William J. Deas, P.A.  
2215 River Boulevard  
Jacksonville, Florida 32204

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 Lease 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 WOODLANDS, LTD., a  
Florida limited partnership

By: MUBEN REALTY COMPANY, a  
New Jersey corporation,  
as its sole General  
Partner

By: A. George Nunn  
As its Vice President

(Corporate Seal)

LESSEE

Attest:

KARLEEN F. DeBAKER, Clerk

By: \_\_\_\_\_

(County Seal)

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

By: \_\_\_\_\_

LESSOR

STATE OF NEW JERSEY  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me, this  
19th day of October, 1990, by A. George Newman, as  
Vice President of Mubon Realty Company, a New Jersey corporation,  
as the sole General Partner of East Lake Woodlands, Ltd., a  
Florida limited partnership, on behalf of the Corporation and of  
the Partnership.

*[Signature]*  
Notary Public, State and  
County Aforesaid.  
My Commission Expires:  
JAN 1 A. DONNAMARIA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 31, 1994

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, this  
day of 1990, by  
of  
the Board of County Commissioners of Pinellas County, Florida.

Notary Public, State and  
County Aforesaid.  
My Commission Expires:

600-109/sat1-f/ks1  
9/10/90

LAW OFFICE  
WILLIAM J. DEAR, P.A.  
2215 MICA BOULEVARD  
JACKSONVILLE FL 32204

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°07'12" 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 Deed Book 1543, Page 299; thence South 10°57'04" 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 220.57 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 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, the said curve having a radius of 945.00 feet and a central angle of 42°06'36", subtended by a chord of 679.01 feet, chord bearing South 86°15'23" East to a point of tangency; thence North 72°41'19" East, a distance of 610.17 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 69°07'04", subtended by a chord of 913.28 feet; chord bearing South 72°45'09" East to a point on the Westerly boundary of the aforementioned Section 10, the said point being North 00°25'44" West, a distance of 2325.39 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°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 197.11 feet, the said curve having a radius of 545.00 feet and a central angle of 20°43'18", subtended by a chord of 196.03 feet, chord bearing South 48°08'58" East; thence South 58°30'37" East, a distance of 110.56 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, the said curve having a

radius of 805.00 feet and a central angle of 38°34'56", subtended by a chord of 531.89 feet, chord bearing North 54°41'55" East to a point on the said curve; thence South 16°00'36" East on a radial line through the said point, a distance of 110.00 feet to a point on a curve that is concentric with the aforementioned curve, tangent bearing of the said curve being South 73°59'23" West; thence along the curve to the left an arc distance of 515.53 feet, the said curve having a radius of 695.00 feet and a central angle of 42°30'00", subtended by a chord of 503.79 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 467.50 foot wide Florida Power Easement established by deeds recorded in Official Records Book 1825, Pages 673, 674, and 675; Official Records Book 2174, Pages 474, 475, and 476; Official Records Book 4264, Pages 1037 and 1038; thence continue South 31°29'23" West, a distance of 139.18 feet to a point of curvature; thence along a curve to the right an arc distance of 205.83 feet, the said curve having a radius of 1878.69 feet and a central angle of 06°16'38", subtended by a chord of 205.72 feet, chord bearing South 34°37'42" West to a point of tangency; thence South 37°46'01" West, a distance of 226.67 feet to the Southerly boundary of the said Florida Power Easement; thence continue South 37°46'01" West, a distance of 5.75 feet to a point of curvature; thence along a curve to the left an arc distance of 30.85 feet, the said curve having a radius of 1824.83 feet and a central angle of 00°58'07", subtended by a chord of 30.85 feet, chord bearing South 37°16'57" West to a point on the Easterly boundary of the aforementioned Section 9, the said point being North 00°25'44" West, a distance of 940.35 feet from the Southeast corner of the said Section 9; thence continue along the said curve having a radius of 1824.83 feet an arc distance of 259.76 feet, the said curve having a central angle of 08°09'21", subtended by a chord of 259.54 feet, chord bearing South 32°43'13" West to a point of tangency; thence South 28°38'33" West, a distance of 310.20 feet to a point of curvature; thence along a curve left an arc distance of 366.65 feet, the said curve having a radius of 778.06 feet and a central angle of 27°00'00", subtended by a chord of 363.27 feet, chord bearing South 15°08'33" West to a point of tangency; thence South 01°38'33" West, a distance of 92.43 feet to a point on the Northerly boundary of the aforementioned Section 16, the said point being North 89°01'39" West a distance of 393.62 feet from the Northeast corner of the said Section 16; thence continue South 01°38'33" West a distance of 372.72 feet to a point of curvature; thence along a curve to the right an arc distance of 445.48 feet, the said curve having a radius of 655.00 feet and a central angle of 38°58'06", subtended by a chord of 436.95 feet, chord bearing South 21°07'36" West to a point of tangency; thence South 40°36'39" West, a distance of 254.47 feet; thence South 34°54'01" West, a distance of 100.50

feet; thence South 40°36'39" West, a distance of 196.00 feet to a point on the Northerly right-of-way boundary of State Road 584, an occupied 100.00 foot right-of-way; thence North 49°23'21" West along the said right-of-way boundary, a distance of 130.00 feet; thence North 40°36'39" East, a distance of 196.00 feet; thence North 46°19'17" East, a distance of 100.50 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 383.57 feet, chord bearing North 21°07'36" East to a point of tangency; thence North 01°38'33" East, a distance of 371.44 feet to a point on the Southerly boundary of the aforementioned Section 9, the said point being North 89°01'39" West, a distance of 503.63 feet from the Southeast corner of the said Section 9; thence continue North 01°38'33" East, a distance of 93.72 feet to a point of curvature; thence along a curve to the right an arc distance of 418.49 feet, the said curve having a radius of 888.06 feet and a central angle of 27°00'00", subtended by a chord of 414.63 feet and a chord bearing of North 15°08'33" East to a point of tangency; thence North 28°38'33" 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 1934.83 feet and a central angle of 06°48'47", subtended by a chord of 229.94 feet, chord bearing North 32°02'56" East to the Southerly boundary of the aforementioned Florida Power Easement; thence continue along the said curve having a radius of 1934.83 feet and an arc distance of 78.05 feet, the said curve having a central angle of 02°18'41", subtended by a chord of 78.05 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 West-erly boundary of the aforementioned Section 10, the said point being North 00°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 123.13 feet, to a point of curva-ture; thence along a curve to the left an arc distance of 193.77 feet, the said curve having a radius of 1768.69 feet and a cen-tral angle of 06°16'38", subtended by a chord of 193.68 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 aforemen-tioned Northerly boundary of the said Florida Power Easement; thence continue North 31°29'23" East, a distance of 354.90 feet; thence North 58°30'37" West, a distance of 108.68 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 655.00 feet and a central angle of 20°43'18", subtended by a chord of 235.60 feet, chord bearing North 48°08'58" West to a point of tangency; thence North 37°47'19" West, a distance of 241.43 feet to a point on the Easterly boundary of the aforementioned Section 9, the

24°47'55" West, a distance of 43.50 feet for a Point Of Beginning; thence South 65°12'05" East, a distance of 88.50 feet; thence South 24°47'55" West, a distance of 23.00 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 36.13 feet, the said curve having a radius of 11.50 feet and a central angle of 180°00'00", subtended by a chord of 23.00 feet, chord bearing North 24°47'55" East to a point of tangency and the Point Of Beginning.

PARCEL 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 Northeast corner of the said Section 16; thence North 89°01'39" West along the Northerly boundary of the said Section 16, a distance of 393.62 feet to the Easterly right-of-way boundary of East Lake Woodlands Parkway; thence along the said Easterly right-of-way boundary the following calls, South 01°38'33" West, a distance of 372.72 feet to a point of curvature; thence along a curve to the right an arc distance of 445.48 feet, the said curve having a radius of 655.00 feet and a central angle of 38°58'06", subtended by a chord of 436.95 feet, chord bearing South 21°07'36" West to a point of tangency; thence South 40°36'39" West, a distance of 254.47 feet; thence South 34°54'01" West, a distance of 100.50 feet; thence South 40°36'39" West, a distance of 95.50 feet; thence North 49°23'21" West leaving the said Easterly right-of-way boundary, a distance of 49.50 feet for a Point Of Beginning; thence South 40°36'39" West, a distance of 84.50 feet to a point of curvature; thence along a curve to the right an arc distance of 48.69 feet, the said curve having a radius of 15.50 feet and a central angle of 180°00'00", subtended by a chord of 31.00 feet, a chord bearing North 49°23'21" West to a point of tangency; thence North 40°36'39" East, a distance of 84.50 feet; thence South 49°23'21" East, a distance of 31.00 feet to the Point Of Beginning [BASIC PARKWAY PARCEL].

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

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

said point being North 00°25'44" West, a distance of 2144.15 feet from the Southeast corner of the said Section 9; thence continue North 37°47'19" West, a distance of 139.37 feet to a point of curvature; thence along a curve to the left an arc distance of 843.31 feet, the said curve having a radius of 695.00 feet and a central angle of 69°31'22", subtended by a chord of 792.52 feet, chord bearing North 72°33'00" 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 775.38 feet, the said curve having a radius of 1055.00 feet and a central angle of 42°06'36", subtended by a chord of 758.05 feet, chord bearing North 86°15'23" West to a point of tangency; thence North 65°12'05" West, a distance of 567.46 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°51'28" 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 10°07'05", 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 A and B:

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 302.58 feet to a point on the Easterly right-of-way boundary of East Lake Road (County Road 77), recorded in Deed Book 1543, Page 299; thence South 10°57'04" 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°31'28" 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 220.57 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



00°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°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°09'43" West, a distance of 4840.05 feet to the Point Of Beginning of the 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 Records Book 4367, Pages 837-842.

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°00'30", the chord for which bears North 69°59'38" East, a chord distance of 933.86 feet to the point of tangency of the said curve; thence South 71°30'07" East, a distance of 150.33 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°05'55", the chord for which bears South 82°03'05" East, a chord distance of 274.62 feet to the point of tangency of the said curve; thence North 87°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°21'30", the chord for which bears South 83°55'17" East, a chord distance of 345.84 feet to the point of tangency of the said curve; thence South 75°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 678.69 feet, subtended by a radius of 750.00 feet and a central angle of 51°50'52", the chord for which bears North 78°50'02" East, a chord distance of 655.77 feet to the point of tangency of the said curve; thence North 52°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 327.25 feet, subtended by a radius of 750.00 feet and a central angle of 25°00'00", the chord for which bears North 40°24'36" East, a chord distance of 324.66 feet to the point of tangency of the said curve; thence North 27°54'36" East, a distance of 146.67 feet to the Point Of Terminus of the centerline herein described.

The Southwesterly boundary (width) of the 110 foot wide strip herein described being coincident with the Northeasterly boundary (width) of the aforesaid existing East Lake Woodlands Parkway as recorded in Official Records Book 4367, Pages 827-842. The Northeasterly boundary (width) of the 110 foot wide strip herein described being perpendicular to the last centerline course recited [PARKWAY EXTENSION PARCEL].

TOGETHER WITH THE FOLLOWING PARCEL:

A strip of land 80 feet in width across part of Section 10, Township 28 South, Range 16 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 Northerly boundary of said Section 10 North 89°24'00" West, a distance of 389.20 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 centerline; 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 319.97 feet, a central angle of 26°12'18", 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 320.00 feet, a central angle of 26°12'22", an arc length of 146.36 feet, the chord for which bears South 13°56'35" East, a chord distance of 145.09 feet to the point of tangency; thence South 00°50'24" East, a distance of 39.54 feet to a point on the Northerly boundary of Greenhaven Unit Three as recorded in Plat Book 105, Pages 29-30 of the Public Records of Pinellas County, Florida; thence departing said Northerly line South 00°50'24" East, a distance of 612.69 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°39'36" West, a chord distance of 27.47 feet to the point of tangency; thence South 06°09'36" West, a distance of 65.00 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 297.58 feet to a point on the Southerly boundary of said Green-

haven Unit Three, said point being the point of termination of Southern Loop Road and the centerline of the strip of land being 40.00 feet each side of the above described centerline, lying 1715.67 feet South and 199.62 feet West of the Northeast corner of said Section 10.

It is the intent of the above centerline description that the sidelines of each course be lengthened or shortened to meet at angle points and extend from or terminate in the various boundary lines so to form a continuous strip of land 80 feet in width. Strips described above that do not terminate in specific boundaries will close with lines perpendicular to the last course recited at the point of termination. Bearings cited in the above description were derived from deeds and plats of record referenced above. [SOUTHERN LOOP ROAD]

**TOGETHER WITH:**

A Parcel of land located in and being a part of Section 10, Township 28 South, Range 16 East, Tallahassee Meridian, and located in Finalles County, Florida, more particularly described as follows:

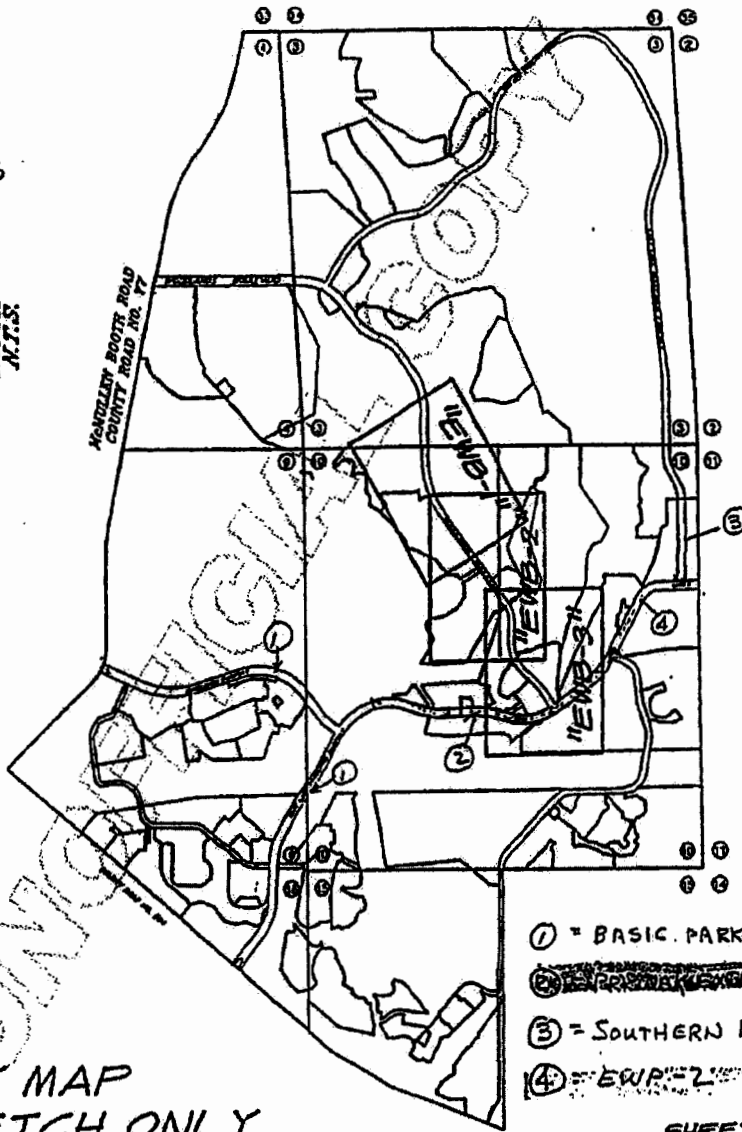
Commencing at the Northeast corner of said Section 10; thence along the Easterly boundary of said Section 10 South 00°50'24" East, a distance of 1712.56 feet to the Point Of Beginning; thence continue along the said Easterly boundary South 00°50'24" East, a distance of 110.00 feet to the Northeast corner of Greenhaven Unit Two as recorded in Plat Book 96, Pages 50-52 of the public records of Pinellas County, Florida; thence departing said Easterly boundary and along the Northerly boundary of said Greenhaven Unit Two South 89°09'36" West, a distance of 530.85 feet to the point of curvature of a tangent circular curve concave to the Southeast; thence continue along said Northerly line also along the arc of said curve having a radius of 218.51 feet, a central angle of 61°15'00", an arc length of 233.59 feet, the chord for which bears South 58°32'06" West, a chord distance of 322.62 feet to the point of tangency; thence continue along the said boundary of Greenhaven Unit Two South 27°54'36" West, a distance of 731.76 feet to a point on the North line of a 110 foot wide strip as recorded in Official Record Book 6384, Pages 336 through 339 of the public records of Pinellas County, Florida; thence departing the said boundary of Greenhaven Unit Two and along the said North line of the 110 foot wide strip North 62°05'24" West, a distance of 110 feet to a point on the Easterly boundary of Aberdeen Unit One as recorded in Plat Book 100, Pages 81 through 84 of the public records of Pinellas County, Florida; thence along the said Easterly boundary North 27°54'36" East, a distance of 731.77 feet to the point of

curvature of a tangent circular curve concave to the Southeast; thence along the arc of the said curve having a radius of 328.51 feet, a central angle of 24°30'19", an arc length of 140.50 feet, the chord for which bears North 40°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°44'41", an arc length of 210.68 feet, the chord for which bears North 70°47'18" East, a chord distance of 207.09 feet to the point of tangency; thence continue along the said South boundary North 89°09'36" East, a distance of 530.86 feet to the Point Of Beginning. [Containing 3.927 acres, more or less]

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

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

PINELLAS COUNTY FLA.  
OFF. REC. BK 8498 PG 488



KEY MAP  
SKETCH ONLY

- ① = BASIC PARKWAY PARCEL
- ② = ~~EXISTING PARKWAY PARCEL~~
- ③ = SOUTHERN LOOP ROAD
- ④ = EWP-2

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  
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Accepted a mandamus to leave

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

UNOFFICIAL COPY

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By Care B. Gentry  
Attorney

SECRET B

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

GREENHAVEN  
UNIT THREE  
PB 105, PG 29

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

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  
OP 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 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	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'

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

Date Signed: \_\_\_\_\_

This survey not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.  
Certificate of Authorization No. LB4636

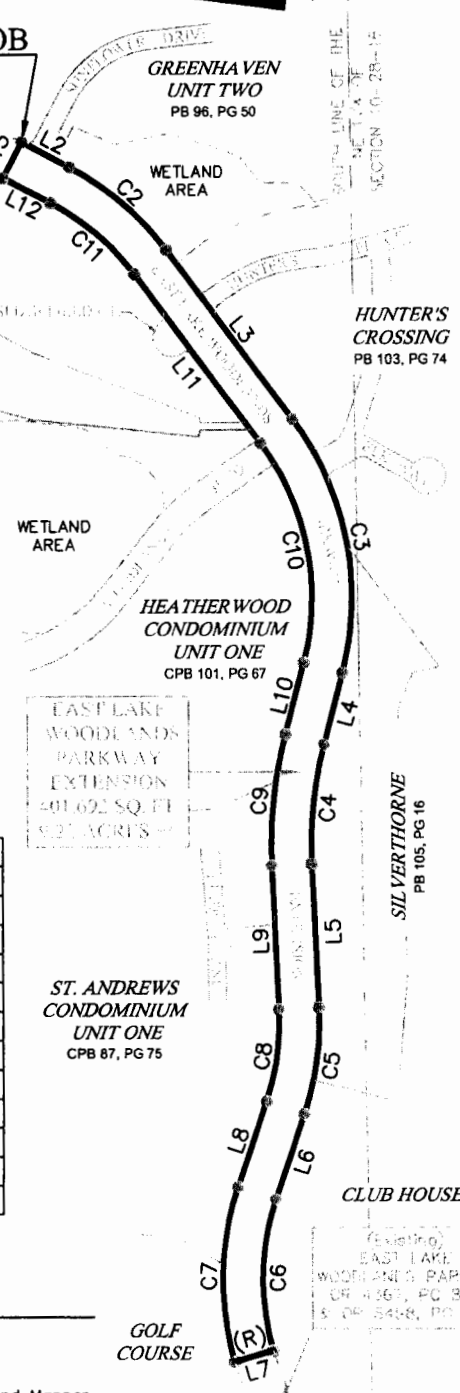
SHEET 2 OF 2

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

MANAGEMENT ASSOCIATES  
EAST LAKE WOODLANDS PARKWAY  
PINELLAS COUNTY, FLORIDA



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7815 N. Dale Mabry Hwy.  
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SKETCH OF DESCRIPTION  
SECTION 10, TOWNSHIP 28 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA

EXHIBIT

B

**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 S 58°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 S 27°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 SKETCH

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

MANAGEMENT ASSOCIATES  
EAST LAKE WOODLANDS PARKWAY  
PINELLAS COUNTY, FLORIDA



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7815 N. Dale Mabry Hwy.  
Tampa, Florida. 33614  
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EMail: emkfla.com  
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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°07'12" East along the Northerly boundary of said Northeast 1/4 of Section 9, a distance of 302.88 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°37'04" West along said right-of-way boundary, a distance of 883.92 feet to a point of curvature on said right-of-way boundary; thence along a curve to the left an arc distance of 553.72 feet; said curve having a radius of 2814.93 feet and a central angle of 11°28'27", subtended by a chord of 862.78 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 1048.24 feet to a point of curvature on said right-of-way boundary; thence along a curve to the right an arc distance of 229.57 feet, said curve having a radius of 623.49 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, said point also being on the Northerly right-of-way boundary of Woodlands Parkway; thence South 85°12'08" East along said Northerly boundary, a distance of 11.43 feet; thence South 24°47'55" West, a distance of 43.50 feet for a Point of Beginning; thence South 65°12'03" East, a distance of 88.50 feet; thence South 24°47'55" West, a distance of 22.80 feet; thence North 65°12'03" 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°47'55" East to a point of tangency and the Point of Beginning.

PARCEL 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 Northeast corner of said Section 16; thence North 89°01'39" West along the Northerly boundary of said Section 16, a distance of 393.62 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°18'33" West, a distance of 372.72 feet to a point of curvature; thence along a curve to the right an arc distance of 445.48 feet, said curve having a radius of 658.00 feet and a central angle of 38°38'06", subtended by a chord of 496.28 feet, chord bearing South 21°07'38" West to a point of tangency; thence South 40°36'39" West, a distance of 254.47 feet; thence South 34°54'01" West, a distance of 100.50 feet; thence South 40°36'39" West, a distance of 85.50 feet; thence North 49°23'21" West leaving said Easterly right-of-way boundary, a distance of 49.50 feet for a Point of Beginning; thence South 40°36'39" West, a distance of 84.50 feet to a point of curvature; thence along a curve to the right an arc distance of 49.69 feet, said curve having a radius of 15.50 feet and a central angle of 180°00'00", subtended by a chord of 31.00 feet, chord bearing North 49°23'21" West to a point of tangency; thence North 40°36'39" East, a distance of 84.50 feet; thence South 49°23'21" East, a distance of 31.00 feet to the Point of Beginning.

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



VENTILLEY BOOTH ROAD  
COUNTY ROAD NO. 27

PINELLAS COUNTY FLA.  
OFF. REC. BK 8498 PG 488

KEY MAP  
SKETCH ONLY

- ① = BASIC PARKWAY PARCEL  
② = ~~EXISTING PARKWAY PARCEL~~  
③ = SOUTHERN LOOP ROAD  
④ = EWR-2

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.  
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Tampa, Florida 33634  
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RESOLUTION NO. 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 property described in Exhibit A 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 \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_, and upon roll call, the vote was:

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent and not voting \_\_\_\_\_

**APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY**

By           H Za            
Attorney

LAW OFFICE  
**WILLIAM J. DEAS, P.A.**  
2215 RIVER BOULEVARD  
JACKSONVILLE, FLORIDA 32204  
(904) 387-9292  
TELECOPIER NO. (904) 389-3035

WILLIAM J. DEAS

MAILING ADDRESS  
2215 RIVER BOULEVARD  
JACKSONVILLE, FLORIDA 32204

October 3, 2013

**VIA FEDERAL EXPRESS**

Pinellas County Board of County Commissioners  
Real Estate Management Division  
c/o Dave Delmonte  
Director of Real Property Division  
509 East Avenue  
Clearwater, FL 32756

Re: ~~East Lake~~ Woodlands Community Association, Inc. (the "Association") - Petition  
Our File No.: 600-529

Gentlemen:

Enclosed for your review is a Petition pertaining to the Association's request for the re-conveyance of the East Lake Woodlands Parkways by the County to the Association.

As hopefully you are aware, we have been working on this request with the County Attorneys' Office for some time; and believe that it is now appropriate to submit a formal Petition.

If you have any further questions as to any of this, please don't hesitate to call me.

Sincerely yours,



William J. Deas.

WJD/hab

Enclosure

c w/attach: Barbara S. Oklesen, Esq. (VIA FEDERAL EXPRESS)  
Michael A. Zas, Esq. (VIA FEDERAL EXPRESS)

Z:\ELW\600-529\Pinellas County 10-03-13.Docx

## 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 20 <sup>OCTOBER</sup> 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.

# Conveyance of Property East Lake Woodlands Parkway

File No.: 1446



Map & Subject(s) are for  
Reference Only  
NOT TO SCALE

Pinellas County  
Real Estate Management  
Real Property Division