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RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2002057835 10 PGS
 2002 APR 10 01:50 PM
 KAREN E. RUSHING
 CLERK OF CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 MILLER Receipt#157270

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 SARASOTA COUNTY, FLORIDA
 MILLER Receipt#157270

STAMPED OVER ERROR

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✓ Please record and return to Karen Grassett
 Growth Management Business Center
 1660 Ringling Boulevard, 5th Floor
 Sarasota, FL 34236

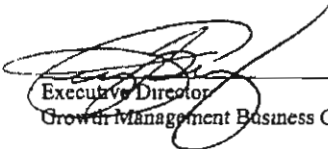


2002057835

NOTICE OF STIPULATIONS
 AND LIMITATIONS ENCUMBERING
 REAL PROPERTY PURSUANT TO
 THE SARASOTA COUNTY ZONING CODE

The following property located in Sarasota County, Florida, owned by Palmer Ranch Holdings, Ltd., and described in Ordinance No 2002-009, attached hereto, has been rezoned to a CSC (Commercial, Shopping Center) zone district pursuant to Rezone Petition No 01-40(a), filed by Jim Paulmann, Agent, and granted by Sarasota County on January 9, 2002, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

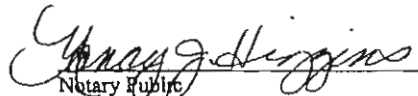
(Stipulations and limitations are those described in Section 3 of Ordinance No 2002-009 attached hereto)


 Executive Director
 Growth Management Business Center


STATE OF FLORIDA
 COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 3rd day of April, A.D 2002


 Notary Public
 State of Florida at Large

This instrument prepared by:
 Susan M Anderson

 Nancy J. Higgins
 Commission # CC 936330
 Expires May 15, 2004
 Bonded Through
 Atlantic Bonding Co., Inc.

2

SWANSON RECORDS
FILED FOR RECORD

ORDINANCE NO. 2002-009

2002 JAN 15 AM 10:33

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA,
AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF
SARASOTA COUNTY ORDINANCE NO. 75-38, CODIFIED IN
APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING
TO ZONING WITHIN THE UNINCORPORATED AREA OF
SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING
FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING
RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND
PROVIDING AN EFFECTIVE DATE.

2002 JAN 22 PM 2:32
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 01-40(a), requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 75-38, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D. Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 22.7 acres ± from District RE-1 (Residential, Estate, 1 unit/2 acres) to District CSC (Commercial, Shopping Center) and from District PID (Planned Industrial Development) with stipulations to District CSC (Commercial, Shopping Center), for the following described property located in Sarasota County, Florida:

PARCEL 1 – RE-1 TO CSC

Northwest corner of the Northridge Road and Honore Avenue intersection, more particularly described as follows:

A tract of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows:

Commence at the northeast corner of the northeast quarter of Section 14, Township 37, Range 18 East; thence south 00°11'29" west, along the easterly line of the northeast quarter of said Section 14, a distance of 400.72 feet; thence north 89°48'31" west, a distance of 57.23 feet to the POINT OF BEGINNING, also being a point on the westerly right-of-way line of Honore Avenue, as well as being the point of curvature of a curve to the right, of which the radius point lies north 87°16'24" west, a radial distance of 2,819.25 feet; (the following four calls are along the westerly right-of-way line of Honore Avenue); thence southerly along the arc of said curve, through a central angle of 03°28'29", an arc length of 170.97 feet to the point of tangency of said curve; thence south 06°12'02" west, a distance of 196.14 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies south 83°47'55" east, a radial distance of 2,910.75 feet; thence southerly along the arc of said curve, through a central angle of 06°00'36", an arc length of 305.32 feet to the point of tangency of said curve; thence south 00°11'29" west, a distance of 146.98 feet to a point on the northerly right-of-way line of Northridge Road, also being the point of curvature of a curve to the right having a radius of 46.00 feet and a central angle of 90°00'00"; (the following four calls are along the northerly right-of-way line of Northridge Road); thence southwestly along the arc of said curve, an arc length of 72.26 feet to the point of tangency of said curve; thence north 89°48'31" west, a distance of 327.71 feet to the point of curvature of a curve to the left having a radius of 900.00 feet and a central angle of 34°00'43"; thence westerly along the arc of said curve, an arc length of 534.26 feet to the point of tangency of said curve; thence south 56°10'47" west, a distance of 523.79 feet; thence north 00°00'06" east, a distance of 758.77 feet; thence north 57°11'16" east, a distance of 558.39 feet; thence north 83°50'13" east, a distance of 240.94 feet; thence north 00°24'03" west, a distance of 54.53 feet; thence south 84°08'13" east, a distance of 56.35 feet; thence north 84°42'27" east, a distance of 31.42 feet; thence south 89°32'04" east, a distance of 141.21 feet; thence north 81°11'16" east, a distance of 121.47 feet; thence north 64°07'33" east, a distance of 342.19 feet to the POINT OF BEGINNING.

Said tract contains 979,557 square feet or 22.4875 acres, more or less.

PARCEL 2 – PID WITH STIPULATIONS TO CSC

A tract of land in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the intersection of the southerly line of premises described as Parcel 123 "A" per Official Records Book 2581 at page 2366 of the Public

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Records of Sarasota County, Florida with the northerly extension of the easterly line of the cross-access drainage and utility easement recorded in Official Records Instrument #2000060186 of said public records (the following five calls are along said easterly line and its northerly extension); thence south 00°34'15" west, a distance of 24.60 feet to a line 24.60 feet southerly of and parallel with the aforementioned southerly line of Parcel 123 "A" for the POINT OF BEGINNING: thence continue south 00°34'15" west, a distance of 272.61 feet to the point of curve (PC) of a curve to the right having a radius of 1190.73 feet and a central angle of 02°56'43"; thence southwesterly along the arc, of a distance of 61.21 feet to the point of reverse curve (PRC) of a curve to the left having a radius of 1122.73 feet and a central angle of 03°30'59"; thence southwesterly along the arc, a distance of 68.90 feet; thence south 00°00'00" west, a distance of 82.25 feet to the southerly line of Parcel "B1" described in Exhibit "B", Official Records Instrument #1999146923 of said Public Records; thence north 84°08'13" west, along said southerly line, a distance of 10.05 feet to a line 10.00 feet westerly of and parallel with the aforementioned easterly line of the cross-access drainage and utility easement (the following four calls are along said parallel line); thence north 00°00'00" east, a distance of 81.22 feet to the PC of a curve to the right having a radius of 1132.73 feet and a central angle of 03°30'59"; thence northeasterly along the arc a distance of 69.52 feet to the PRC of a curve to the left having a radius of 1180.73 feet and a central angle of 02°56'43"; thence northeasterly along the arc, a distance of 60.70 feet; thence north 00°34'15" east, a distance of 262.61 feet to a line 34.60 feet southerly of and parallel with the aforementioned southerly line of Parcel 123 "A"; thence north 89°25'45" west, along said parallel line, a distance of 63.00 feet to the westerly line of the aforementioned cross-access drainage and utility easement; thence south 00°34'15" west, along said westerly line, a distance of 10.00 feet; thence north 89°25'45" west, a distance of 20.00 feet; thence north 00°34'15" east, a distance of 20.00 feet to the aforementioned line 24.60 feet southerly of and parallel with the southerly line of Parcel 123 "A"; thence south 89°25'45" east, along said parallel line, a distance of 93.00 feet to the POINT OF BEGINNING.

Containing 5,875 square feet, more or less;

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. All delivery trucks servicing the shopping center on Parcel B2b (West) shall load and unload on the designated loading areas generally located on the southwest side of the shopping center building. The parking, standing, loading or unloading of delivery and/or service vehicles shall be prohibited on all other sides of the store.
2. Outside storage or display of any materials, including recyclables such as pallets and cardboard, shall be prohibited at all times.

3. In addition to the requirements of Section 13 of the Sarasota County Zoning Ordinance, landscaping of the subject parcel shall be in compliance with the General Landscape Plan (refer to Exhibit A).
4. Signs and banners shall not be attached to the outside of the buildings.
5. All outside customer carts shall be stored in cart corrals providing visual screening for customer carts at the front of the shopping center building. The cart corral areas shall not contain signage or advertising.
6. Architectural elevations of the shopping center shall be consistent with the proposed elevations for the shopping center building (refer to Exhibit B).
7. Parking lot lighting shall be shielded pursuant to Sarasota County Zoning Code requirements, and, after customer hours, lighting shall be reduced to the minimum necessary for security.
8. Freestanding signage for the shopping center shall be consistent with the appearance and dimension standards prescribed in the Signage Design Guidelines (refer to Exhibit C). The type of signage and the respective locations shall be as follows:
 - A individual "project" monument sign (12' in height by 14' in width) shall be allowed the at the project entry locations at Clark Road and Honore Avenue;
 - A "project/multi-tenant" monument sign (7' in height by 8'-8" in width) shall be allowed at the full access location designated on Northridge Road ; and
 - Each individual outparcel shall be allowed one "building" sign (7' in height by 8'-8" in width).
9. There shall be no outdoor loudspeaker or paging systems.
10. All development shall occur in substantial accordance with the Development Concept Plan, date stamped December 6, 2001 (refer to Exhibit D). This does not imply or confer any deviations from applicable zoning or land development regulations, unless expressly granted in the footnote on said Development Concept Plan titled "Variances to Sarasota County Zoning Regulations - CSC District."
11. Unless otherwise expressed herein, all development shall be consistent with the Clark Road Corridor Plan (Ordinance No. 97-006, as may be amended).
12. All development on the subject parcel shall comply with the Development Order for Palmer Ranch Increment XIV, as may be amended.
13. All mechanical equipment, including, but not limited to heating, ventilating, and air conditioning machinery; public utility service fixtures such as potable water and sewer facilities; telephone and electrical switching equipment; and natural or propane gas tanks, shall be screened from public view. Such screening may include any combination of landscaping and building materials. Any building materials used for screening shall be consistent with the architectural design of the principal structure. Screening shall extend at least one foot above the object to be screened.

- 14. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
- 15. No chain-linked fencing shall be allowed around any of the stormwater retention facilities on the subject parcel.

Section 4. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9th day of January, A.D., 2002.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: *Norman Patterson*
Chairman

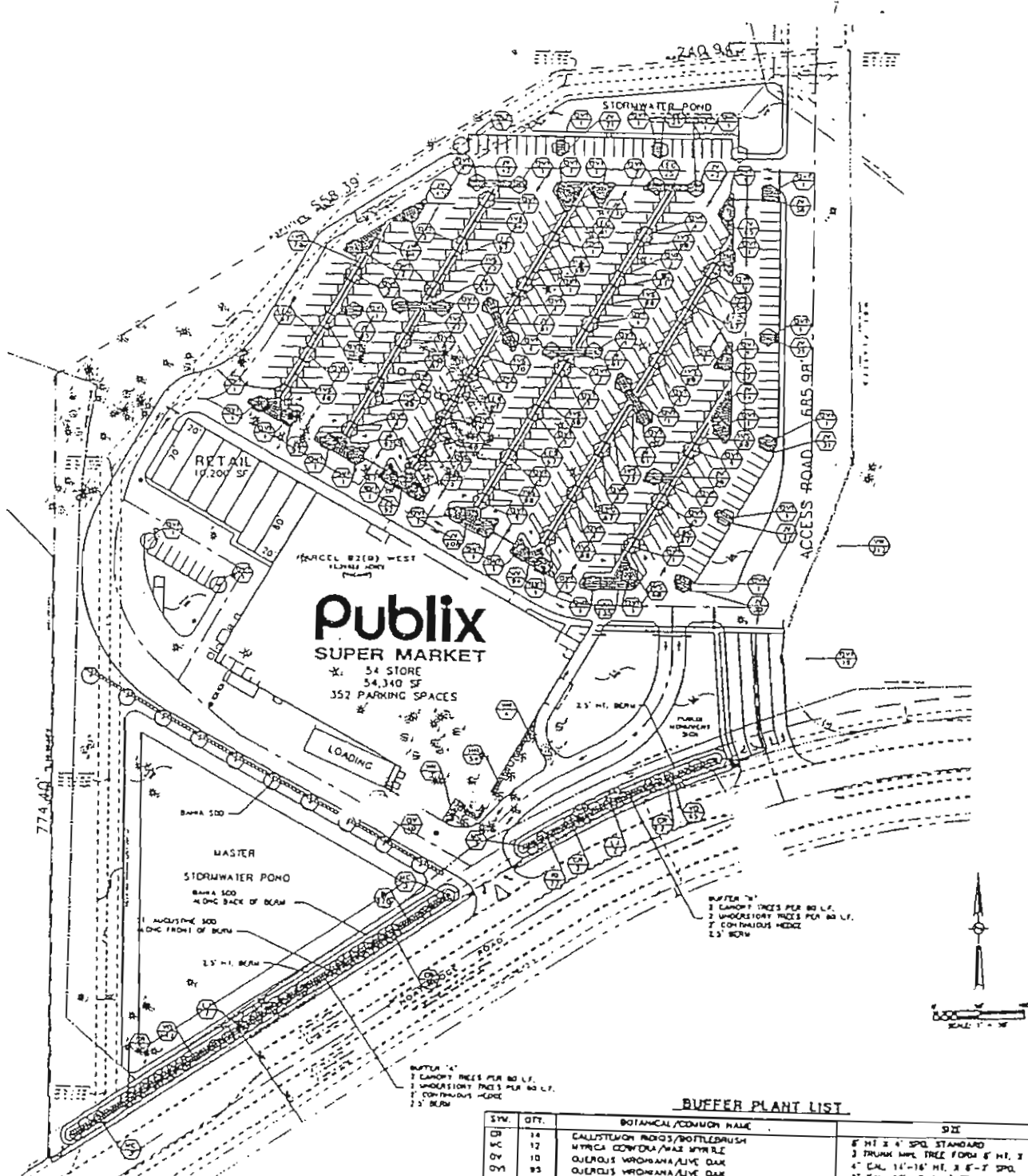
ATTEST:

KAREN E. RUSHING, Clerk of
the Circuit Court and Ex-Officio
Clerk of the Board of County
Commissioners of Sarasota County, Florida.

Paula J. Christman
Deputy Clerk

STAMPED IN ERROR

EXHIBIT A - GENERAL LANDSCAPE PLAN

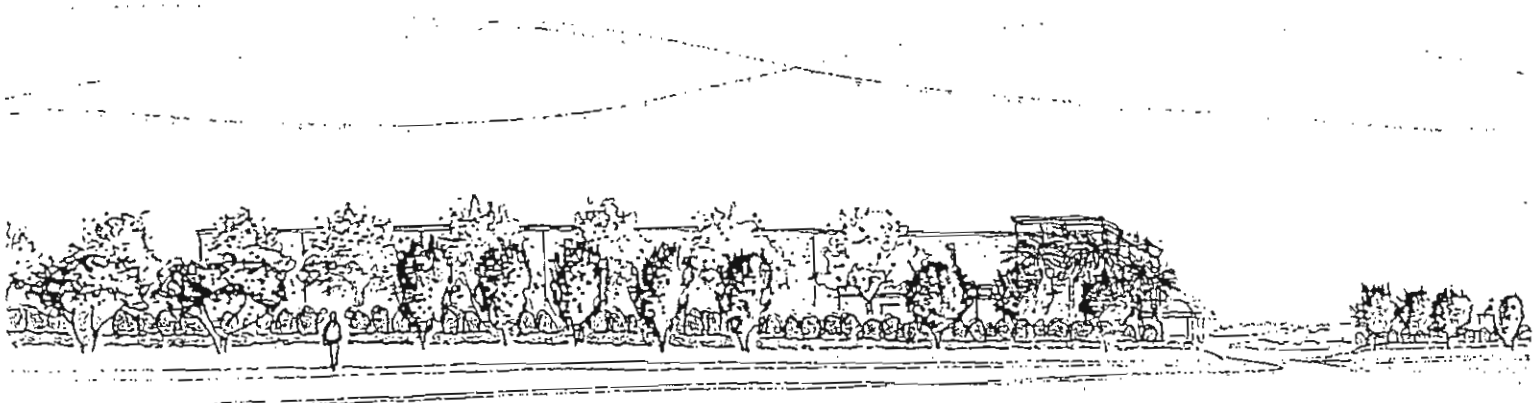


BUFFER PLANT LIST

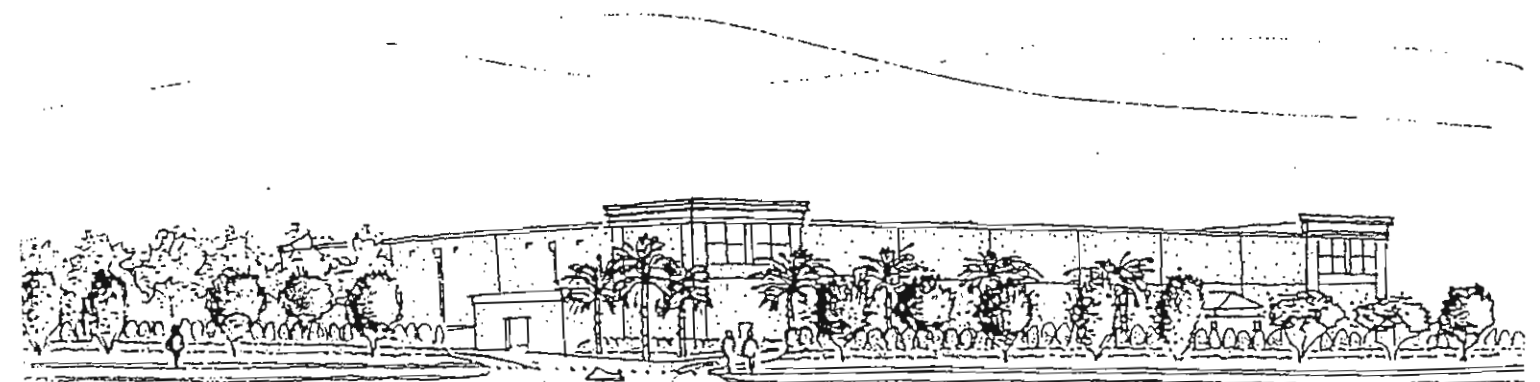
SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE
CP	16	CALLISTEMON INCOGNS/BOTTLEBRUSH	8' HI. 2 4" SPD. STANDARD
MC	12	MYRTA COPROSA/AZE MYRTLE	3 TRUNK MM. TREE FORM 8' HI. 2 8" SPD.
QY	10	QUERCUS VIRGINIANA/LIVE OAK	4" CAL. 14"-16" HI. 2 8"-7" SPD.
QY1	95	QUERCUS VIRGINIANA/LIVE OAK	2" CAL. 10" HI. 2 4" SPD.
CJ	8	LIQUIDSTRUM JAPONICUM/AUGUSTINE	3 TRUNK MM. TREE FORM 8' HI. 2 8" SPD.
WR	7	WASHINGTONIA ROBUSTA/WASHINGTONIA PALM	12" C.T. HI. GROUPS OF THREE PALMS 10 BK. 10", 14", 14" C.T. HI.
HR	54	HYDRANGEA ROSEA-SAEPIUS/AWESOUS	3 CAL. 24" HI. 2 24" SPD. RED
HS	1234	ILEX VOMITORIA/SORRELICE/DWARF TAXUS HOLLY	1 CAL. FULL
JV	1807	JACQUINUM YOUNGII/SPRING JASMINE	3 CAL. 12" HI. 2 18" SPD.
LC	709	LIRODIUM VERIDICUM/DATE/LAUROPE	1 CAL. FULL
RI	247	RAPHANIDIS MOCCA/MEDIAN HAWTHORN	3 CAL. 12" HI. 2 12" SPD.
VO	207	VERBURNUM COCCINNEUM/THREE VERBURNUM	3 CAL. 40" HI. 2 36" SPD.
VO1	97	VERBURNUM COCCINNEUM/THREE VERBURNUM	10 CAL. 4" 2 5"
YV	112	YUCCA GLOBYATA/MILK TERT'S YUCCA	3 CAL. 24" 2 24"
SD	120	SF AUGUSTINE TILLOTIA	
SD	150	ARGENTINE BAMB.	

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EXHIBIT B - ARCHITECTURAL ELEVATIONS

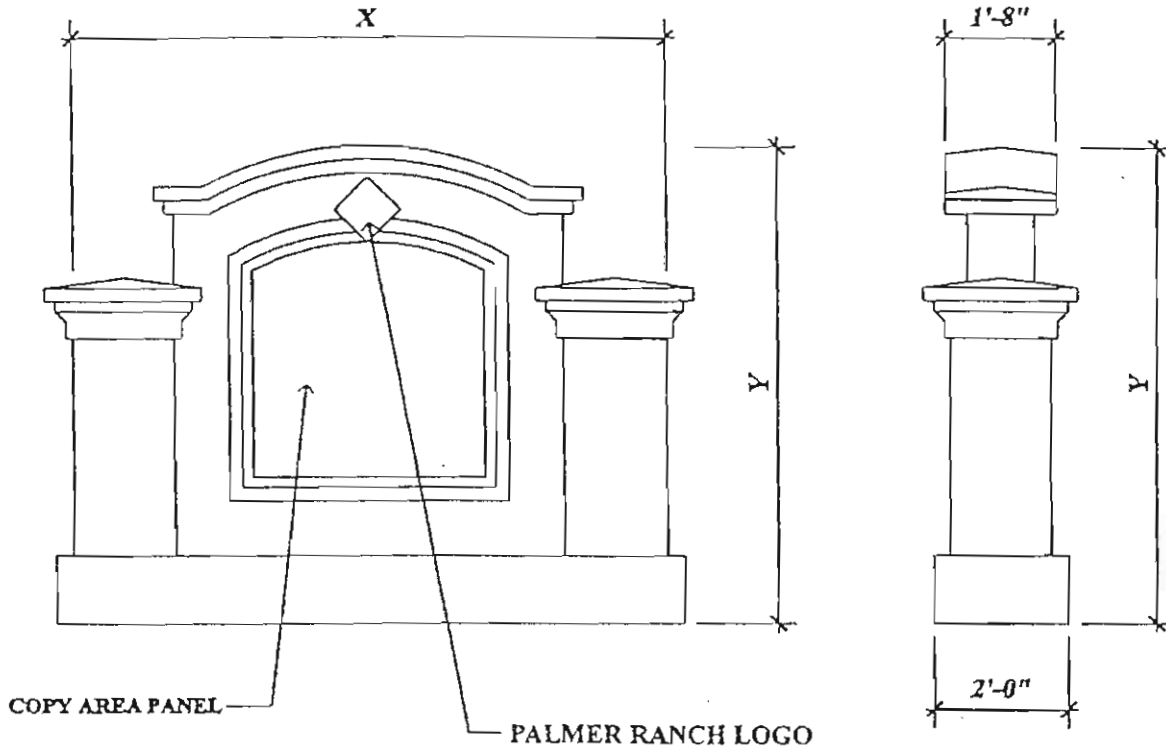


View looking North



View looking North

EXHIBIT C – SIGNAGE DESIGN GUIDELINES



DIMENSIONS

<u>SIGNAGE TYPE</u>	<u>X</u>	<u>Y</u>
BUILDING	8'-8"	7'-0"
MULTI-TENANT	8'-8"	7'-0"
PROJECT*	14'-0"	12'-0"

*MAY INCLUDE IDENTIFICATION OF MULTIPLE TENANTS AND PALMER PARK PLAZA

PERMITTED MATERIALS

COPY AREA PANEL
 - CAST STONE
 - MARBLE
 - GRANITE
 - TILE

LETTERING
 - ACRYLIC
 - ALUMINUM

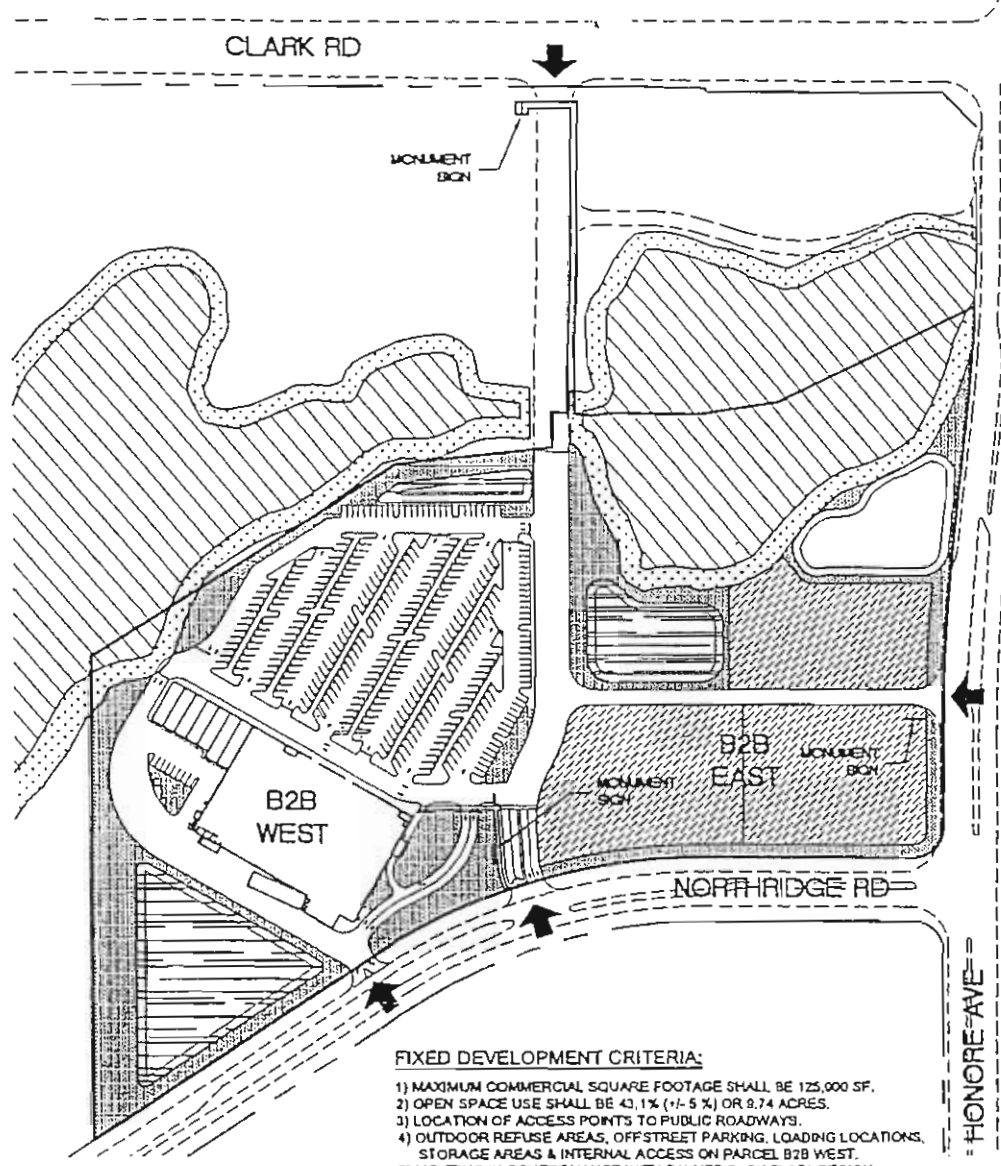
SIGN
 - CAST STONE
 - STONE
 - STUCCO

PALMER PARK PLAZA SIGNAGE

EXHIBIT D - DEVELOPMENT CONCEPT PLAN

SCALE: 1" = 300'

STATE OF FLORIDA
 COUNTY OF SARASOTA
 I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN MY OFFICE AND THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL ON THIS DATE 1/15/2002
 KENNETH RUSHING, CLERK OF THE CIRCUIT COURT
 COUNTY CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
Kenneth Rushing
 COUNTY CLERK



LEGEND

- ← ACCESS FROM PUBLIC ROADWAYS
- [Hatched Box] OUT PARCEL DEVELOPMENT
- [Hatched Box] WETLAND PRESERVATION
- [Dotted Box] UPLAND PRESERVATION (WETLAND BUFFER)
- [Wavy Box] LAKE AND LITTORAL AREAS
- [Hatched Box] PERIMETER BUFFER AREAS/ OTHER OPEN SPACE

FIXED DEVELOPMENT CRITERIA:

- 1) MAXIMUM COMMERCIAL SQUARE FOOTAGE SHALL BE 125,000 SF.
- 2) OPEN SPACE USE SHALL BE 43.1% (± 5%) OR 9.74 ACRES.
- 3) LOCATION OF ACCESS POINTS TO PUBLIC ROADWAYS.
- 4) OUTDOOR REFUSE AREAS, OFF-STREET PARKING, LOADING LOCATIONS, STORAGE AREAS & INTERNAL ACCESS ON PARCEL B2B WEST.
- 5) LIGHTING IN CONFORMANCE WITH PALMER PARK PLAZA DESIGN GUIDELINES AND CLARK ROAD CORRIDOR PLAN.
- 6) PEDESTRIAN CIRCULATION AND BUFFER ENHANCEMENTS TO PARCEL B2B WEST.

VARIABLE DEVELOPMENT CRITERIA:

- 1) STORMWATER LAKE CONFIGURATIONS.
- 2) MINOR ADJUSTMENTS TO INTERNAL ROAD ALIGNMENTS.
- 3) PARCEL CONFIGURATION OF B2B EAST.

VARIANCES TO SARASOTA COUNTY ZONING REGULATIONS

CSC DISTRICT:

- 1) SECTION 1.1. MODIFICATION OF REQUIRED BUILDING SETBACK TO 20' TO CONFORM WITH BUFFER X WIDTH.
- 2) SECTION 1.2. ELIMINATION OF SIX FOOT PERIMETER WALL REQUIREMENT ON SOUTH AND WEST SIDES.
- 3) SECTION 13. ELIMINATION OF BUFFER Y' ALONG WESTERN PROPERTY BOUNDARY.

OTHER MODIFICATIONS AND NOTES:

- 1) PRIOR TO SITE AND DEVELOPMENT PLAN APPROVAL FOR SPECIFIC USES, INFORMATION ON OUTDOOR REFUSE AREAS, OFF-STREET PARKING AND LOADING LOCATIONS, STORAGE AREAS, INTERNAL ACCESS SHALL BE PROVIDED TO THE COUNTY ON PARCEL B2B EAST.
- 2) SITE PLAN SHALL BE BINDING TO THE EXTENT COMMITTED BY THIS PLAN.

B2B WEST SITE PLAN PROVIDED BY AVID ENGINEERING, INC. FOR SR DEVELOPMENT

SITE DATA		
EXISTING USE	-	IMPROVED PASTURE
PROPOSED USE	-	COMMERCIAL
EXISTING ZONING	-	RE-1
PROPOSED ZONING	-	CSC
DEVELOPMENT	ACRES	USE
POD		
B2B EAST/	12.88	CSC DEVELOPMENT AREA
B2B WEST		
OPEN SPACE	2.44	WETLAND PRESERVATION
OPEN SPACE	0.85	UPLAND PRESERVATION (WETLAND BUFFER)
OPEN SPACE	2.82	LAKE AND LITTORAL AREAS
OPEN SPACE	3.63	PERIMETER BUFFER AREAS/ OTHER OPEN SPACE
TOTAL AREA	22.62	