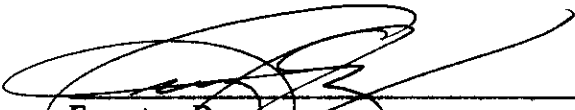


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**NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE**

The following property located in Sarasota County, Florida, owned by Robert L. Gamble, President, West Coast Warehousing, Inc., and described in Ordinance No 99-070 attached hereto, has been rezoned to a CN (Commercial, Neighborhood) zone district pursuant to Rezone Petition No 98-34 filed by George Palermo Architect, Inc., Agent, and granted by Sarasota County on October 13, 1999, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code

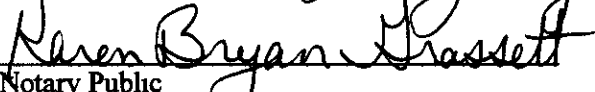
(Stipulations and limitations are those described in Section 3 of Ordinance No 99-070, attached hereto)

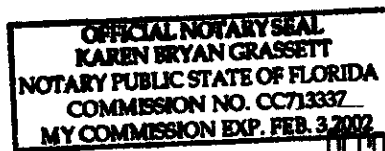

Executive Director
Growth Management Business Center

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 27th day of January AD 2000


Notary Public
State of Florida at Large



This instrument prepared by
Leigh Riley
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000011701 4 PGS
2000 JAN 31 03:54 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#007589

ORDINANCE NO 99-070

SEP 27 10 21 0:10

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO 75-38, 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

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 98-34, 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 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 Sarasota County Ordinance No 75-38 and any amendments thereto.

D. Pursuant to the provisions of Sarasota County Ordinance No 89-103, 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 Ordinance No 75-38 The Official Zoning Atlas, as part of Sarasota County Ordinance No 75-38, is hereby amended by changing the zoning district classification for 96 acres of property located in Sarasota County, Florida:

Southeast corner of Palmer Boulevard and Honore Avenue, more particularly described as follows

A portion of Block H, Broadway, recorded in Plat Book 2, Page 33, Public Records of Sarasota County, Florida, and being more particularly described as follows

Commence at the Southwest corner of aforesaid Block H, thence N 00° 41' 32" E along the West line of said Block H, 65 00 feet for a point of beginning, thence continue N 00° 41' 32" E along said West line 329 44 feet to the Northern most corner of said Block H, said point lying on the arc of a curve concave to the Northeast, and having a radius of 607 39 feet, thence Southeasterly along the arc of said curve, 609 91 feet

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CLERK OF COUNTY
SARASOTA COUNTY, FLORIDA

(Delta Angle = $57^{\circ} 32' 02''$, Chord = $S 46^{\circ} 41' 54'' E$) to the Eastern most corner of said Block H; thence $N 89^{\circ} 07' 45'' W$ along the South line of said Block H, 205 27 feet to a point lying 225 00 feet Easterly from the aforesaid Southwest corner of said Block H, thence $N 73^{\circ} 01' 47'' W$, 234 40 feet to the point of beginning Lying and being in the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 36 South, Range 18 East, Sarasota County, Florida.

The above described lands being one and same as those certain lands described in Official Records Book 1699, Page 1295 and Official Records Book 1458, Page 1027. All in the Public Records of Sarasota County, Florida

LESS the following described parcels

Begin at the Northern most corner of Block H, said point lying on the arc of a curve concave to the Northeast and having a radius of 607 39 feet, thence Southeasterly along the arc of said curve, 117 05 feet (Delta Angle = $11^{\circ} 02' 29''$, Chord = $S 23^{\circ} 27' 07'' E$) to a point, thence $S 61^{\circ} 16' 07'' W$, 54 88 feet to a point on the West line of said Block H, thence $N 00^{\circ} 41' 32'' E$ along the West line of Block H, 133 61 feet to the point of beginning

ALSO LESS: Begin at the Easternmost corner of Block H, thence $N 89^{\circ} 07' 45'' W$ along the South line of Block H, 146.34 feet; thence $N 27^{\circ} 01' 27'' E$, 50 13 feet to a point on the arc of a curve concave to the Northeast, and having a radius of 607 39 feet, thence Southeasterly along the arc of said curve, 132 40 feet (Delta Angle = $12^{\circ} 29' 22''$, Chord = $S 69^{\circ} 13' 14'' E$) to the point of beginning.

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 Sarasota County Ordinance No 75-38 and any amendments thereto, is hereby further limited by and subject to the following restrictions, stipulations and safeguards

- 1 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
- 2 Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
- 3 Outdoor refuse areas shall be screened in accordance with the standards in Section 11.6 f of the Zoning Ordinance
- 4 Any ground sign shall comply with the following

- a) Signs and sign structures shall be designed to be architecturally consistent with the buildings they identify Architectural consistency may include compatibility of forms, materials, finishes, and colors
- b) All sign supports shall be concealed. The width of the sign support enclosure shall be equal to at least one-half (2) of the horizontal width of the sign surface
- c) Every ground sign shall include a street address or range of addresses for the building(s) it identifies
- d) No ground sign or any of its parts or structure shall move, rotate, or use flashing lights
- e) No ground sign or its supporting structure shall be left unpainted on any side
- f) The area surrounding the base of the sign shall be kept cleared of unsightly debris Landscaping is encouraged in the area immediately surrounding the base of the sign.
- g) Signs shall be limited to a maximum of 15 feet in height

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 13 day of October, A.D, 1999

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Shannon Shaul
Chairman

ATTEST:

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

By Paula J. Clinton
Deputy Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILES
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL
SEAL THIS DATE 10/19/99
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY Paula J. Clinton
DEPUTY CLERK