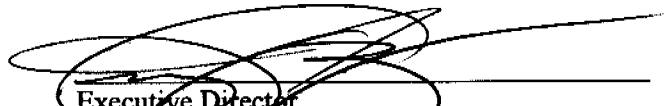


5

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

The following property located in Sarasota County, Florida, and described in Ordinance No. 99-083 attached hereto, has been rezoned to a CG/EBD (Commercial, General/Englewood Business District) and a OPI/EBD (Office, Professional and Institutional/Englewood Business District) zone district pursuant to Rezone Petition No. 99-23 filed by Board of County Commissioners, Brian Lichterman, Agent, and granted by Sarasota County on April 25th, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

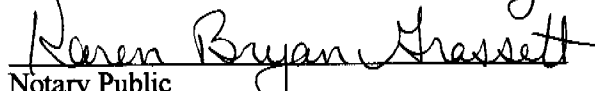
(Stipulations and limitations are those described in Section 3 of Ordinance No. 99-083, attached hereto)

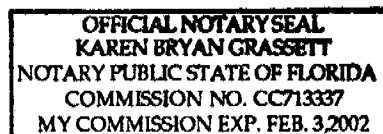

Executive Director
Growth Management Business Center

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.

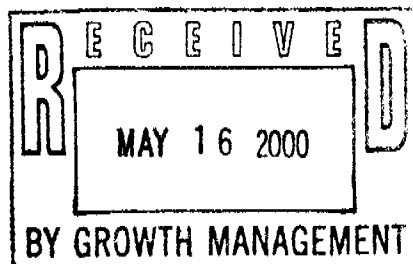
Witness my hand and official seal at Sarasota County, Florida, this 8th day of May, A.D. 2000.


Notary Public
State of Florida at Large



This instrument prepared by:
Nancy Higgins
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000059633 5 PGS
2000 MAY 11 03:12 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#037717



ORDINANCE NO. 99-083

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.

BOARD RECORDS
FILED FOR RECORD
2000 APR 28 AM 9:22
CLERK OF CIRCUIT COURT
SARASOTA COUNTY
FLORIDA

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. 99-23, requesting rezoning of the property described herein.

B. The Board has held two public hearings 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 hearings.

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.

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 45 acres ± from CG (Commercial, General) to CG/EDB (Commercial, General/Englewood Business District) and from OPI (Office, Professional and Institutional) to OPI/EDB (Office, Professional and Institutional/Englewood Business District) for the following described property located in Sarasota County, Florida:

Cocoanut Avenue to Green Street and Old Englewood Road to S.R. 776, more particularly described as follows.

That part of the south half (1/2) of Section 25 and the north half (1/2) of Section 36, Township 40 South, Range 19 East, Sarasota County, Florida, described as follows:

Begin at the intersection of the westerly Right-of-Way line of North Indiana Avenue

(State Road 776) and the northerly Right-of-Way line of Green Street (80 feet wide); thence run westerly along the said northerly Right-of-Way line for a distance of 1330 feet, more or less, to the intersection with the westerly Right-of-Way line of South McCall Road; thence run South along the said westerly Right-of-Way line for a distance of 30 feet, more or less, to the northerly Right-of-Way line of Green Street (50 feet wide); thence run westerly along the northerly Right-of-Way line of Green Street for a distance of 1280 feet, more or less, to the intersection with the easterly Right-of-Way line of Magnolia Avenue (55 feet wide); thence run North along the easterly Right-of-Way line of Magnolia Avenue for a distance of 150 feet, more or less; thence leaving said Right-of-Way line run westerly along the easterly extension of and the Northerly Right-of-Way line of a 15 foot alley for a distance of 460 feet, more or less; thence run northwesterly along said alley Right-of-Way line for a distance of 80 feet, more or less; thence run southerly for a distance of 185 feet, more or less along the northerly extension and the northerly boundary of Lot 17, Block 1, Amended Plat of Englewood Park, recorded in Plat Book A, page 28 of the Public Records of Sarasota County, Florida to the intersection with the northerly Right-of-Way line of Green Street; thence run northwesterly along said Right-of-Way line for a distance of 250 feet, more or less, thence run southwest for a distance of 60 feet, more or less to the intersection with the southerly Right-of-Way line of Green Street; thence continue to run southwest for a distance of 120 feet, more or less, being 10 feet northwest of and parallel to the South line of Lot 7, Block 7, of said Amended Plat of Englewood Park, to the intersection with the Northerly Right-of-Way line of Burr Lane; thence run northwesterly along said Right-of-Way line for a distance of 40 feet, more or less; thence run southwest along the northwesterly extension of and the northerly line of Lot 16, Block 7, of said Amended Plat of Englewood Park for a distance of 150 feet, more or less to the intersection with the shoreline of Lemon Bay; thence meander along the shoreline of Lemon Bay northerly, westerly, southerly and northwesterly for a distance of 425 feet, more or less, to the intersection with the southerly extension of the easterly Right-of-Way line of Olive Street (45 feet wide); thence run northerly along said Right-of-Way line of Olive Street and its northerly extension for a distance of 250 feet, more or less, to the intersection of the easterly Right-of-Way line of Old Englewood Road (75 feet wide) and the northerly Right-of-Way line of Dearborn Street (62 feet wide); thence run northerly along said easterly Right-of-Way line of Old Englewood Road for a distance of 110 feet, more or less; thence leaving said Right-of-Way line run easterly 260 feet, more or less, along the North line of Lot 4, Block T, Subdivision of Lot 8, Block Q, Plat of Englewood, recorded in Plat Book 1, page 160 of said Public Records of Sarasota County, Florida to the intersection with the westerly line of Lot 7, of said Block T; thence run North for a distance of 140 feet, more or less, to the intersection with the southerly Right-of-Way line of Coconut Avenue (60 feet wide); thence run easterly along said southerly Right-of-Way line and its easterly extension for a distance of 330 feet, more or less to the intersection with the easterly Right-of-Way line of Cedar Street; thence run North along said easterly Right-of-Way line for a distance of 30

feet, more or less, to the intersection with the North line of Lot 3, Block U, Subdivision of Lot 8, Block Q, Plat of Engelwood, Plat Book 1, page 160 of said Public Records of Sarasota County, Florida; thence run easterly along said Lot line for a distance of 270 feet, more or less; thence run North along the easterly line of Lot 2, said Block U, for a distance of 40 feet, more or less; thence run easterly for a distance of 280 feet, more or less to the intersection with the westerly Right-of-Way line of North Elm Street (40 feet wide); thence run South along said westerly Right-of-Way line for a distance of 30 feet, more or less; thence run easterly for a distance of 40 feet, more or less to the intersection with the southerly Right-of-Way line of Cocoanut Avenue (40 feet wide) and the easterly Right-of-Way line of North Elm Street; thence run easterly along said southerly Right-of-Way line of Cocoanut Avenue for a distance of 1300 feet, more or less to the intersection with the westerly Right-of-Way line of North McCall Road (69 feet wide); thence run South along said westerly Right-of-Way line for a distance of 110 feet, more or less; thence run easterly for a distance of 69 feet, more or less to the intersection with the easterly Right-of-Way line of North McCall Road and the southerly Right-of-Way line of a 40 foot alley according to the plat of Town Center, recorded in Plat Book 5, page 5 of said Public Records of Sarasota County, Florida; thence run easterly along the said southerly Right-of-Way line of said alley for a distance of 1080 feet, more or less; thence leaving said Right-of-Way line run North along the southerly extension of and the West line of Lot 26, said plat of Town Center, for a distance of 165 feet, more or less, to the intersection with a line 65 feet South of and parallel with the North line of said Lot 26; thence run easterly along said parallel line for a distance of 184 feet, more or less to the intersection with the westerly Right-of-Way line of North Indiana Avenue (State road 776); thence run South along said westerly Right-of-Way line for a distance of 650 feet, more or less, to the intersection with the north Right-of-Way line of Green Street and being 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:

NONE

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 25 day of April, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

[Signature]
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 [Signature]
Deputy Clerk

RECEIVED
MAY - 3 2000
BY GROWTH MANAGEMENT

COUNTY OF SARASOTA, FLORIDA

Board of County Commissioners
Sarasota County Growth Management Business Center

May 12, 2000

MEMORANDUM TO:

BCC for
Brian Lichterman
1660 Ringling Blvd
Sarasota, FL 34236

County Surveyor (Lavon Joseph for Gayle Fosness)
Development Services (Mary Beth Humphreys)
Development Services (Martin Duran)
Development Services (Paul Radauskas)
Development Services (Laird Wreford/Jim Dierolf)
Development Services (Don Neu/Eleanor Fitzgerald)
Emergency Services, Fire Department (Michael Franz)
Environmental Services (John Saraniero)
Environmental Services (Chris Dilley)
Growth Management (Susan Archer/Steve Brown/Jack Wilhelm)
Health/Human Services (Bob Forbes)
Historical Resources (Sue White)
Property Appraiser (Jim Todora)
Public Works (Jim Harriott/Efrain Duque/Frank Domingo)
School Board (Ken Marsh)

SUBJECT:
Rezone Petition No: 99-23

PLANNER:
Brian Lichterman

ORDINANCE NO. 99-083

PID#:

ACTION TAKEN ON ABOVE SUBJECT IS AS FOLLOWS:

On April 25th, 2000, the Sarasota County Board of Commissioners granted Rezone Petition No. 99-23 to rezone 45 acres ± located at Cocoanut Avenue to Green Street and Old Englewood Road to S.R. 776, Sarasota County, Florida, from CG (Commercial, General) to CG/EBD (Commercial, General/Englewood Business District) and from OPI (Office, Professional and Institutional) to OPI/EBD (Office, Professional and Institutional/Englewood Business District) with stipulations.

A copy of Ordinance No. 99-083 is attached for your information.

BY: /s/Jerry Gray
Executive Director
Growth Management Business Center

ORDINANCE NO. 99-083

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 STEAS PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS AND PROVIDING AN EFFECTIVE DATE.

2600 APR 28 AM 11 22
FILED FOR RECORD
BOARD RECORDS
CLERK OF CIRCUIT COURT
SARASOTA COUNTY FL

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. 99-23, requesting rezoning of the property described herein.

B. The Board has held two public hearings 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 hearings.

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.

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 45 acres ± from CG (Commercial, General) to CG/EDB (Commercial, General/Englewood Business District) and from OPI (Office, Professional and Institutional) to OPI/EDB (Office, Professional and Institutional/Englewood Business District) for the following described property located in Sarasota County, Florida:

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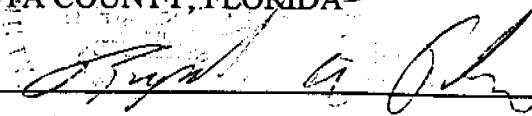
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NONE

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 27 day of April, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA



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 _____
Deputy Clerk

