

**EXHIBIT B
TO
DECLARATION OF CONDOMINIUM
OF
VICTORIA PALMS, A CONDOMINIUM**

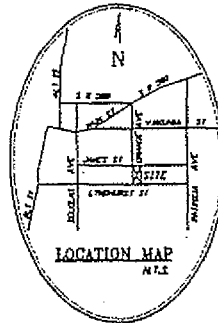
PLOT PLAN, SURVEY, FLOOR PLANS
AND GRAPHIC DESCRIPTION OF IMPROVEMENTS

VICTORIA PALMS, A CONDOMINIUM

SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST,
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

SURVEY ABBREVIATIONS:

ARC = ARC LENGTH	HEX = HETERED END SECTION
ASPH = ASPHALT	N.T.S. = NOT TO SCALE
BK = BOOK	NA.V.D. = NORTH AMERICA
(C) = CALCULATED	VERTICAL DATUM
CA = COVERED AREA	N = NORTH
CC = CONCRETE CURB	O/A = OVER ALL
CCR = CERTIFIED CORNER RECORDS	OV = OVERTHANG
CE = COVERED ENTRY	OS = OFFSET
CLF = CHAIN LINK FENCE	OR. = OFFICIAL RECORD
CL = CLOSET	(P) = PLAT
CONC = CONCRETE	P.B. = PLAT BOOK
COR = CORNER	P.C. = POINT OF CURVATURE
CS = CONCRETE STEPS	P.C.C.R. = PINELLAS COUNTY
CSV = CONCRETE SIDEWALK	ENGINEERING DEPARTMENT
(D) = DEED	P.G. = PAGE
DE = DRAINAGE EASEMENT	P.C.P. = PERMANENT CONTROL POINT
DIN = DINING ROOM	PL = PROPERTY LINE
DISC = BRASS OR METAL DISC	P.O.B. = POINT OF BEGINNING
D.D.T. = DEPARTMENT OF	P.O.C. = POINT OF COMMENCEMENT
TRANSPORTATION	P.O.L. = POINT ON LINE
D/P = DUMPSTER PAD	PP = POWER POLE
E = EAST	P.R.M. = PERMANENT REFERENCE MONUMENT
EP = EDGE OF PAVEMENT	P.V.R. = PAVERS SYSTEM
ELEV. = ELEVATION	R.L.S. = REGISTERED LICENSE SURVEYOR
FND = FOUND	RNG = RANGE
FN = FOUND NAIL	ROW = RIGHT OF WAY
FLD = FIELD	S = SOUTH
F.C.I.P. = FOUND CAPPED IRON PIPE	SA = SANITARY
F.C.I.R. = FOUND CAPPED IRON ROD	SCH = SET CONCRETE MONUMENT LB# 7101
F.C.M. = FOUND CONC MONUMENT	EITHER/OR 4" DIA OR 4"x4"
F.I.R. = FOUND IRON ROD	SEC. = SECTION
FL = FLORIDA	SPKND = SET PK NAIL & DISC LB# 7101
F.O.P. = FOUND OPEN PIPE	S.R. = STATE ROAD
F.P.I.P. = FOUND PINCHED IRON PIPE	ST/M = STORM MANHOLE
FPC = FLORIDA POWER CORP.	TEL = TELEPHONE BOX
FPKND = FOUND PK NAIL & DISK	T.O.B. = TOP OF BANK
HC = HANDICAP	TWP = TOWNSHIP
ID = IDENTIFICATION	TYP = TYPICAL
KIT = KITCHEN	V = WEST
LCE = LIMITED COMMON ELEMENT	VC = WITNESS CORNER
LB = LICENSE BUSINESS	W/D = WASHER DRYER
LP = LINE NUMBERING	WH = WATER HEATER
LP = LIGHT POLE	W.L.P. = WOOD LIGHT POLE
LV/RN = LIVING ROOM	WM = WATER METER
MAINT. = MAINTENANCE	W.P.P. = WOOD POWER POLE
(M) = MEASURED	WV = WATER VALVE
MH = MANHOLE	WV = WING WALL



LEGAL DESCRIPTION:

PARCEL # 34/28/15/00000/140/0400

THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LESS RIGHTS-OF-WAY AND LESS THAT PART CONTAINED IN PLEASANT VIEW TERRACE FOURTH ADDITION RECORDED IN PLAT BOOK 52, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 4.731 ACRES MORE OR LESS.

ADDRESS OF PROPERTY:

700 LYNDAURST STREET
DUNEDIN, FLORIDA

SURVEYORS NOTES:

- 1) SUBJECT TO THOSE BLANKET EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND OTHER MATTERS CREATED BY OR REFERENCE IN THE DECLARATION OF CONDOMINIUM.
- 2) FOR COMPLETE DEFINITION OF THE COMMON ELEMENTS AND PERCENTAGE OF OWNERSHIP OF THE COMMON ELEMENTS REFER TO THE DECLARATION OF CONDOMINIUM.
- 3) EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 419L PAGE 1175. THIS IS A BLANKET EASEMENT.
- 4) GRANT OF EASEMENT IN FAVOR OF GULFSTREAM CABLEVISION, INC. SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 10793, PAGE 1885. THIS IS A BLANKET EASEMENT.
- 5) PROPOSED DRAINAGE EASEMENT ALONG THE EASTERLY 80 FEET OF THE CONDOMINIUM PARCEL.
- 6) BASIS OF BEARINGS IS THE EAST LINE OF SECTION 34, BEING N. 00°10'16" E. UNLESS OTHERWISE SHOWN OR STATED.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY ON THIS 28th DAY OF JANUARY, 2005, THAT A LAND SURVEY WAS MADE ON THE LANDS SHOWN AND DESCRIBED HEREON AND DO FURTHER CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THIS CONDOMINIUM PLAT OF "VICTORIA PALMS, A CONDOMINIUM" ARE SUBSTANTIALLY COMPLETE, SO THAT THIS MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION RELATING TO MATTERS OF SURVEY DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH CONDOMINIUM UNIT CAN BE DETERMINED FROM SAID MATERIALS AND THAT THE CONDOMINIUM SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS SET FORTH IN CHAPTER 61G17-6, SECTION 472.027, FLORIDA STATUTES.

DATE

ERROL A. AYUSO P.S.M. 75955

GENERAL NOTES:

- 1) UNLESS OTHERWISE STATED, THE LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY THE CLIENT, OR THE CLIENT'S DESIGNATED AGENT.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS OR OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) UNDERGROUND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO-BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE DESCRIBED PROPERTY APPEARS TO FALL WITHIN FLOOD ZONE "X" CLIES OUTSIDE THE 500 YEAR FLOOD PLAIN; COMMUNITY PANEL No. 12S103-00690, DATED 09-03-02.
- 5) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- 6) INACCESSIBLE ABOVE GROUND IMPROVEMENTS (E.G. BUILDING OVERTHANGS, THOSE WITHIN SECURED AREAS, ETC.), HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 7) THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD.
- 8) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH BY LAWYERS TITLE INSURANCE CORPORATION, ORDER NO. 40231049CV, EFFECTIVE DATE SEPTEMBER 24, 2004.
- 9) FLOOR ELEVATIONS AS SHOWN ARE RELATIVE TO NAV.D. 1988 DATUM.

AYUSO SURVEYING, INC.
PROFESSIONAL SURVEYOR'S & MAPPER'S LB #7101
3851 82ND AVENUE NORTH SUITE J
PINELLAS PARK, FLORIDA 33781
727-628-2399 OR 528-1832, FAX 727-628-2033
E-MAIL AYUSOSURVEYING@YAHOO.COM

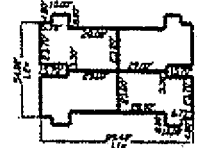
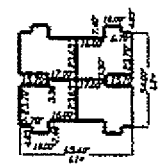
VICTORIA PALMS A CONDOMINIUM

SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA
700 LYNHURST STREET
DUNEDIN, FLORIDA 34698

PARCEL # 34/28/15/00000/140/0400



SCALE 1" = 50'



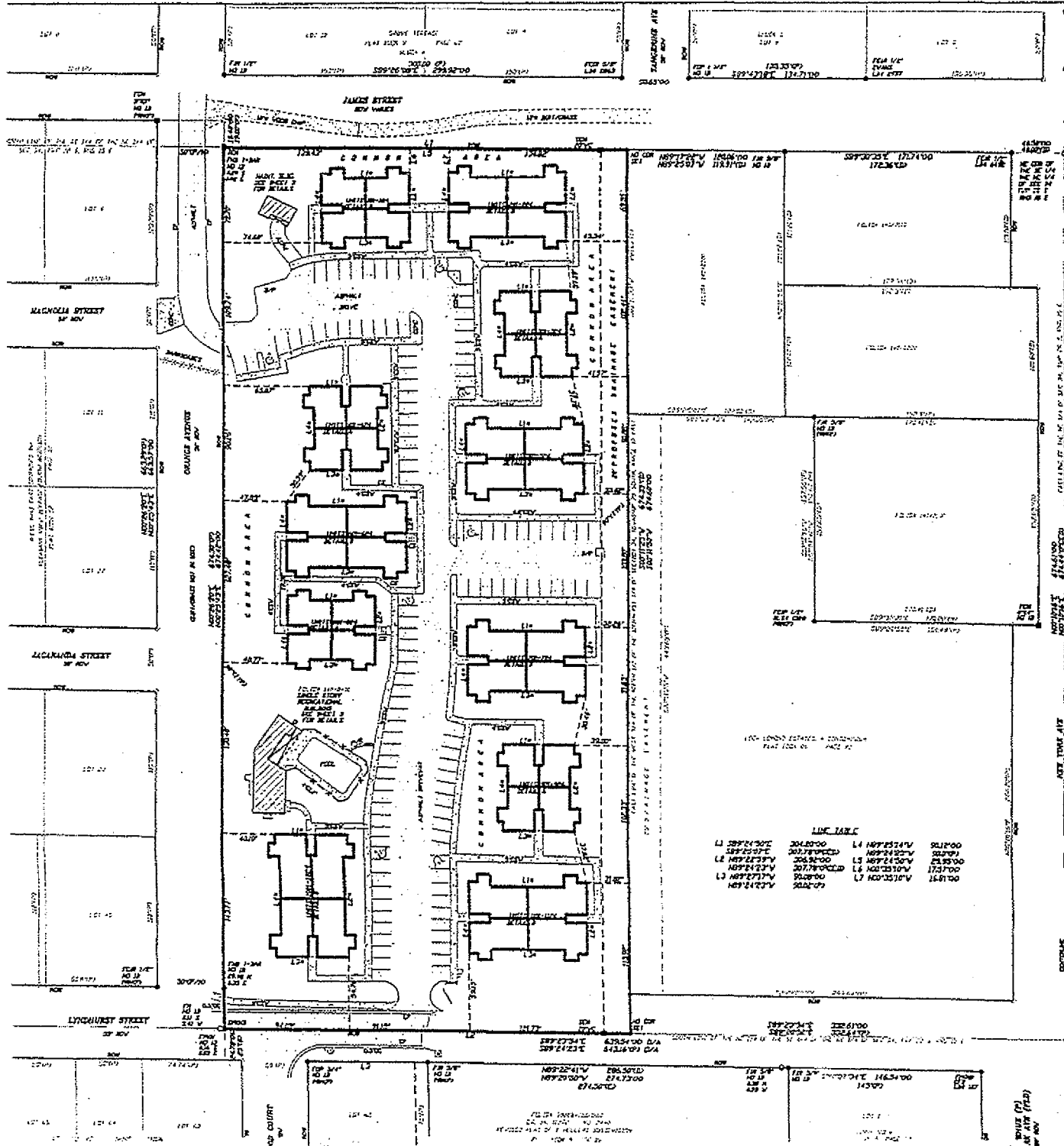
DETAIL 1 - TYPICAL DUPLEX UNIT DIMENSIONS
DETAIL 2 - TYPICAL DUPLEX UNIT DIMENSIONS

UNIT LIST TABLE

UNIT 101-104	UNIT 201-204	UNIT 301-304	UNIT 401-404
L1# 101-101A 45,400	L1# 201-201A 45,400	L1# 301-301A 45,400	L1# 401-401A 45,400
L2# 101-101B 45,400	L2# 201-201B 45,400	L2# 301-301B 45,400	L2# 401-401B 45,400
L3# 101-101C 45,400	L3# 201-201C 45,400	L3# 301-301C 45,400	L3# 401-401C 45,400
L4# 101-101D 45,400	L4# 201-201D 45,400	L4# 301-301D 45,400	L4# 401-401D 45,400
UNIT 105-108	UNIT 205-208	UNIT 305-308	UNIT 405-408
L1# 105-105A 45,400	L1# 205-205A 45,400	L1# 305-305A 45,400	L1# 405-405A 45,400
L2# 105-105B 45,400	L2# 205-205B 45,400	L2# 305-305B 45,400	L2# 405-405B 45,400
L3# 105-105C 45,400	L3# 205-205C 45,400	L3# 305-305C 45,400	L3# 405-405C 45,400
L4# 105-105D 45,400	L4# 205-205D 45,400	L4# 305-305D 45,400	L4# 405-405D 45,400

UNIT LIST TABLE

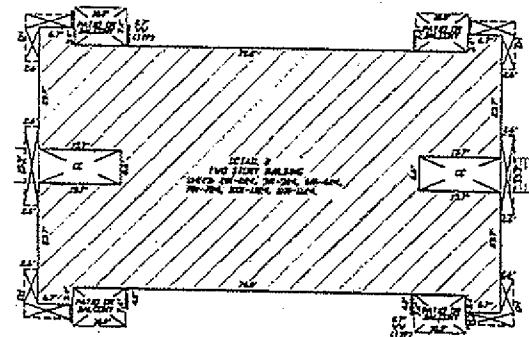
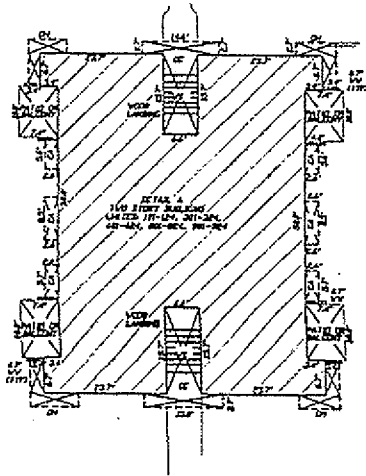
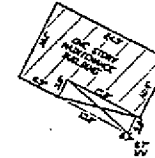
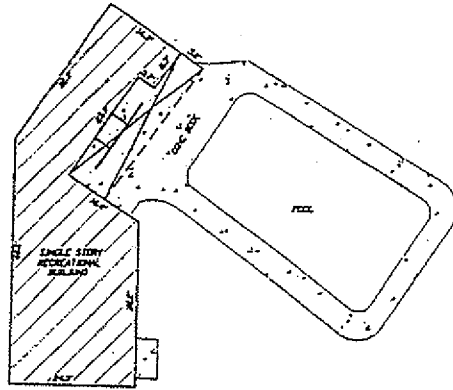
L1# 101-101A 45,400	L1# 101-101B 45,400	L1# 101-101C 45,400	L1# 101-101D 45,400
L2# 101-101E 45,400	L2# 101-101F 45,400	L2# 101-101G 45,400	L2# 101-101H 45,400
L3# 101-101I 45,400	L3# 101-101J 45,400	L3# 101-101K 45,400	L3# 101-101L 45,400
L4# 101-101M 45,400	L4# 101-101N 45,400	L4# 101-101O 45,400	L4# 101-101P 45,400



AYUSO SURVEYING, INC.
PROFESSIONAL SURVEYOR'S & MAPPER'S LB #7101
3851 62ND AVENUE NORTH SUITE J
PINELLAS PARK, FLORIDA 33781
727-528-2309 OR 528-1839, FAX 727-528-2038
E-MAIL AYUSOSURVEYING@YAHOO.COM

VICTORIA PALMS, A CONDOMINIUM

SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST,
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

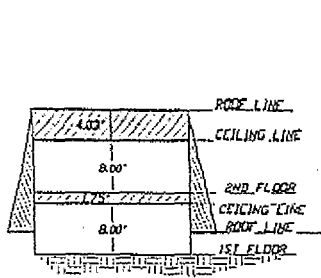
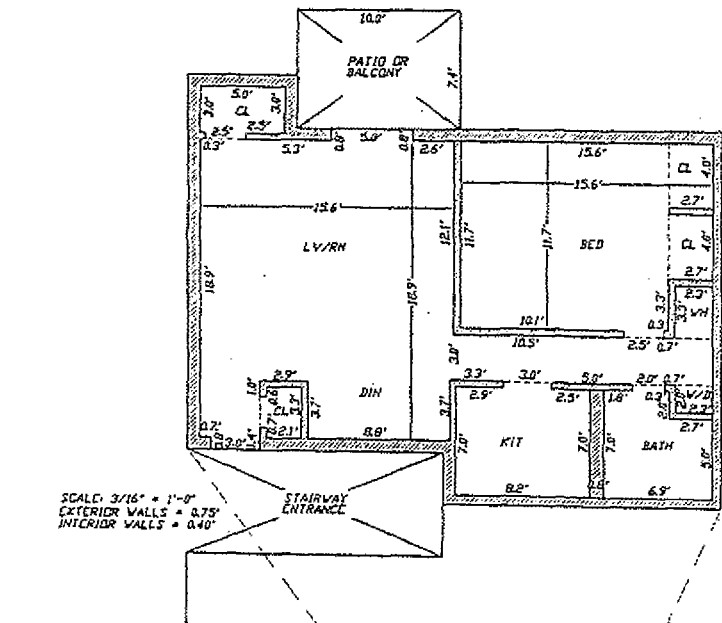


DETAIL SHEET
NOT TO SCALE

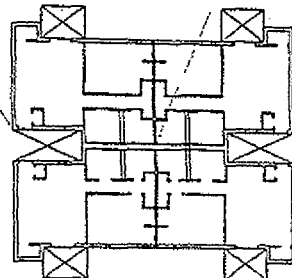
AYUSO SURVEYING, INC.
PROFESSIONAL SURVEYOR'S & MAPPER'S LB #7101
3851 62ND AVENUE NORTH SUITE J
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727-528-2368 OR 528-1839, FAX 727-528-2038
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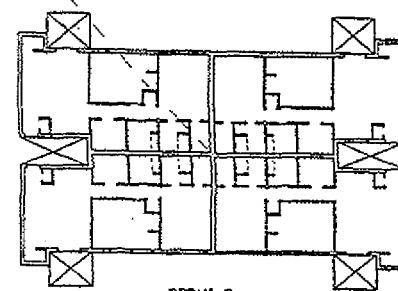
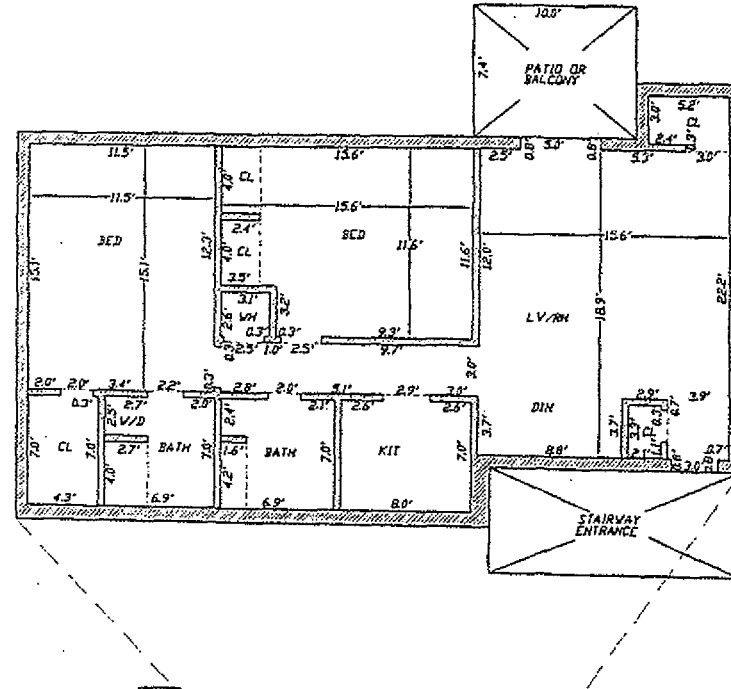


DETAIL BUILDING SECTION
NOT TO SCALE



DETAIL A
TYPICAL UNITS
UNITS 101-124
UNITS 301-304
UNITS 401-424
UNITS 601-624
UNITS 901-924

818 Square Feet
0.02 Acres, ±



DETAIL B

TYPICAL UNITS
UNITS 201-224
UNITS 501-524
UNITS 601-624
UNITS 701-724
UNITS 1001-1024
UNITS 1101-1124

1125 Square Feet
0.03 Acres, ±



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E-MAIL AYUSOSURVEYING@YAHOO.COM

**AFFIDAVIT
EVIDENCE OF OWNERSHIP**

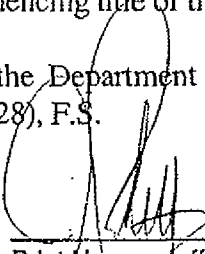
STATE OF FLORIDA
COUNTY OF PINELLAS

1. Before me, the undersigned authority, personally appeared Jeffrey J. Ricketts ("Affiant"), who after being duly sworn, deposes and says:

2. That Affiant is the managing member of VICTORIA PALMS, LLC, a Florida limited liability company, the owner of VICTORIA PALMS, A CONDOMINIUM (the "Owner").

3. That the attached Special Warranty Deed recorded in O. R. Book 14121, at Page 1192 is a true and correct copy of the instrument evidencing title of the Owner.

This Affidavit is made for the benefit of the Department of Business and Professional Regulation in order to comply with section 718.504(28), F.S.



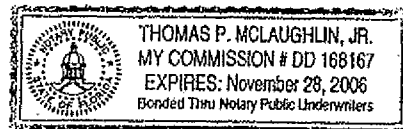
Print Name: Jeffrey J. Ricketts

Sworn and subscribed before me this 16th day of March, 2005 by Jeffrey J. Ricketts, who is personally known to me or produced N/A as identification.

My Commission Expires:



Print Name: _____
NOTARY PUBLIC



PREPARED BY AND AFTER RECORDING
RETURN TO:

Robert G. Stern, Esquire
Trenam, Kenker, Scharf, Barkin,
Frye, O'Neill & Mullis, P.A.
2700 Bank of America Plaza
101 East Kennedy Boulevard
Tampa, Florida 33602

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2005058726 02/16/2005 at 10:37 AM
OFF REC BK: 14121 PG: 1192-1195
DocType:DEED RECORDING: \$35.50
D DOC STAMP: \$35350.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 8th day of February, 2005, by **JOHN A. ZENKO** and **JERE SCOTT ZENKO**, husband and wife, (collectively, hereinafter referred to as "Grantor"), whose post office address is 232 Tangier Avenue, Palm Beach, Florida 33480, to **VICTORIA PALMS, LLC**, a Florida limited liability company (hereinafter referred to as "Grantee"), whose post office address is 570 Edgewater Drive, Dunedin, Florida 34698.

W I T N E S S E T H:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following-described parcel of real property located in Pinellas County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN **EXHIBIT "A"**
ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that except with respect to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, the real property is free and clear of all encumbrances, and Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The real property is not now nor has it ever been the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Anne M. Morgan
[Witness Signature Above]

John A. Zenko
JOHN A. ZENKO

Anne M. Morgan
[Print Witness Name Above]

Jere S. Zenko
JERE S. ZENKO

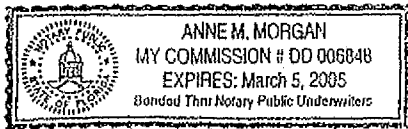
Keith C. Austin
[Witness Signature Above]

Keith C. Austin
[Print Witness Name Above]

"GRANTOR"

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of February 2005, by **JOHN A. ZENKO** and **JERE S. ZENKO**, husband and wife. They are either [CHECK ONE] personally known to me or have produced P/A as identification.



(NOTARIAL SEAL)

Anne M. Morgan
NOTARY PUBLIC [Signature Above]
State of _____
Print Name: _____
My Commission Expires: _____

The following information is provided pursuant to Florida Statutes Section 689.02(2):

Property Appraiser's Parcel Identification Number (if available): 34-28-15-0000-140-0400
Federal Tax Identification Number of Grantee(s): _____

EXHIBIT "A"

PARCEL 1

The West Three Quarter of North Half of Southeast Quarter of Northeast Quarter of Section 34, Township 28 South, Range 15 East, Pinellas County, Florida. LESS rights of way and LESS that part contained in PLEASANT VIEW TERRACE FOURTH ADDITION, recorded in Plat Book 52, Page 80, Public Records of Pinellas County, Florida.

PARCEL 2

Lot 62, COLONIAL VILLAGE THIRD ADDITION, according to the Plat thereof, as recorded in Plat Book 63, Page 96, Pinellas County, Florida.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year of closing and subsequent years.
2. Zoning, land use and other governmental restrictions.
3. Matters that would be disclosed by an accurate survey or inspection of the real property.
4. Rights of tenants and parties in possession.
5. All reservations, restrictions, limitations, declarations, easements, encumbrances, and all other matters of public record.
6. Utility easements as set forth on plat of Colonial Village Third Addition, as recorded in Plat Book 63, Page 96, Public Records of Pinellas County, Florida. (affects Parcel 1)
7. Easement in favor of Florida Power Corporation set forth in instrument recorded in Official Records Book 4191, Page 1175, Public Records of Pinellas County, Florida. (affects Parcel 2)
8. Grant of Easement in favor of Gulfstream Cablevision, Inc. set forth in instrument recorded in Official Records Book 10703, Page 1886, Public Records of Pinellas County, Florida. (affects Parcel 2)
9. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status of national origin) as set forth in the document recorded in Official Records Book 2880, Page 608, Public Records of Pinellas County, Florida. (affects Parcel 2)



CITY OF DUNEDIN

"Dedicated to Quality Service"

P.O. BOX 1348
DUNEDIN, FLORIDA 34697-1348
(727) 298-3000

January 14, 2005

Mr. Jeffery J. Ricketts

Re: The Clusters Apartments
700 through 720 Lyndhurst Street
Dunedin, FL 34698

Dear Mr. Ricketts:

The City of Dunedin has been made aware of your intention to convert the Clusters Apartments complex into a condominium per State of Florida regulations. Please be advised that the conversion of the apartment complex into a condominium would not violate any of the City of Dunedin's Code of Ordinances.

Sincerely,

A handwritten signature in black ink that reads "Kevin Campbell". The signature is written in a cursive style and extends to the right with a long horizontal stroke.

Kevin Campbell
Director of Community Services

UNDERGROUND DISTRIBUTION LINE EASEMENT

4491 001176

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
JUL-574
00.30

DOCUMENTARY

00.55

STATE OF Florida)
) SS.
COUNTY OF Pinellas)

I HEREBY CERTIFY that on this 22nd day of April,
A. D. 1974, before me personally appeared Richard D. Bernsee
and Mabel Cheresini, respectively
President and Assistant Secretary of
SCARBOROUGH CONSTRUCTORS, INC., a corporation of the
State of Florida, to me known to be the persons
described in and who executed the foregoing instrument to the FLORIDA POWER CORPORATION and
severally acknowledged the execution thereof to be their free act and deed as such officers, for the
uses and purposes therein mentioned; and that they affixed thereto the official seal of said corpora-
tion, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal in said County and State, the day and year last
aforesaid.

(NOTARIAL SEAL)

Richard D. Bernsee
Notary Public

My Commission Expires:



Reason for Commercial Development
 Time Warner Communications
 2530 Drexel Street
 Clearwater, FL 34625

95-950281 OCT-26-1999 11:54 AM
 PUBLISHERS CO BK 10703 PG 1886

The signature protected by
 J & R
 10000
 P.O. Box 1000
 10000 FL 32000

PRE-WIRE GRANT OF EASEMENT

GRANTEE: Gulfstream Cablevision, Inc.
d/b/a Storer Cable Communications
1060 Scottsdale Blvd.
Dunedin, FL 33528

GRANTOR: John and Jere Zenko, Owners
The Clusters
700 Lyndhurst Street
Dunedin, FL 33528

The undersigned does hereby grant and give to Storer Cable TV of Florida, Inc., and its successors, the right to install and maintain aerial cables on the described property.

Description: Property known as The Clusters located at 700 Lyndhurst, Dunedin, Florida
consisting of 88 units.

The following are Storer Cable TV guidelines regarding a contractor's responsibility in requesting service for a new development and concessions that will be provided by Storer Cable TV.

CONTRACTOR

The contractor will provide 1/8 inch conduit, minimum from the main outlet of each apartment or condominium unit to the head end room. Additional outlets will have 1/8 inch conduit looped to the main outlet.

In the case of a multiple story complex where several head end rooms are incorporated in the design, the head end rooms will be joined with no less than 1/2 inch conduit.

If underground services required to the buildings, the contractor will provide 1/2 inch PVC across paving and black top from the first floor head end rooms to Storer Cable TV's facilities.

STORER CABLE TV

Storer will provide crews to pull cable drops from each unit to the Head End rooms and distribution feeds from our trunk lines to the drop pick up points in the Head End rooms.

Storer Cable TV will provide all materials, cable splitters, directional taps and fittings to complete the job at "no cost" to the contractor.

Two weeks notice will be required for our pre-wire crews prior to their arrival on the job.

COMMENTS BY STORER CABLE TV: Grantee will provide each unit for (2) outlets at no charge. Grantor gives Grantee permission to solicit units for subscriptions to cable services.

COMMENTS BY CONTRACTOR: _____

Storer Cable TV will place its equipment for cable service in the described fashion and location. Storer agrees to install and maintain its equipment in an orderly manner with as little inconvenience as possible. The Grantor also agrees that all of Storer's materials and facilities used by it for the transmission of the television signal service and connection in Subscriber's premises, including the terminal of the service wire, shall always remain the property of Storer.

WITNESSES: [Signature] SIGNED: [Signature]

DATE: 8-30-83 GRANTOR: [Signature]

WITNESS: [Signature] TITLE: OWNERS

NOTARY PUBLIC: [Signature] 75 011

DATE: 9-7-83 STORER CABLE COMMUNICATIONS

WITNESS: [Signature] TITLE: Operations Mgr.

NOTARY PUBLIC: _____ GULFSTREAM CABLEVISION, INC.

PINELLAS COUNTY FLA.
OFF.REC.BK 10703 PG 1887

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, Kathleen E. Prentice, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John A. Zenko and Jere Zenko, Owners of the Property known as The Clusters, located at 700 Lyndhurst, Dunedin, Florida, consisting of 88 units, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Owners, appeared before me this day in person and acknowledged that they signed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of August 1983.


Notary Public

Commission Expires: July 25, 1987.

Legal Description

PINELLAS COUNTY FLA.
OFF. REC. BK 10703 PG 1888

The Clusters Apartments
700 Lyndhurst Street
Dunedin, Florida 34698

Beginning 332.21 feet West of Northeast corner of the Southeast one quarter of the Northeast one quarter then South 694 feet; then West 300 feet; then North 693 feet; then East 300 feet; then South 19 feet to POB. Contains 4.7 acres.

KARLEEN F. DE BLANK, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

70156019 10-26-1999 11:54:50 JTF
51 AC-TIME METER
3010 - 00000406
IN: BK: SPD: EFG:
RECORDING COPIES 1 \$15.00

TOTAL: \$15.00
CHARGE ACCOUNT: \$15.00
BY _____ DEPUTY CLERK

7-1092815

4191 1175

THIS EASEMENT, made this 23rd day of July, 1974, by and

This document prepared by R. W. NEISER
Return To: Real Estate Dept., Florida Power Corporation
P. O. Box 14027, St. Petersburg, Florida 33722

between SCARBOROUGH CONSTRUCTORS, INC.
a Florida corporation (GRANTOR), and FLORIDA POWER CORPORATION, a Florida
corporation (GRANTEE).

WITNESSETH, That for and in consideration of the mutual benefits, covenants, and conditions
contained herein, GRANTOR grants and conveys to GRANTEE, its successors, lessees, and assigns, an ease-
ment to install, operate and maintain, for as long as GRANTEE requires the use of GRANTOR'S premises, or
until the use thereof is abandoned by GRANTEE, such facilities as are necessary and desirable in rendering
underground ^{and overhead} electric service, and, when applicable, telegraph and telephone communication service to

The Clusters Apartments and to the public;
said facilities being located on the following described premises of GRANTOR in Pinellas County,
Florida, to-wit:

The West 3/4 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4
of Section 34, Township 28 South, Range 15 East, Pinellas County,
Florida, less rights-of-way and less that part contained in Pleasant
View Terrace Fourth Addition, Recorded in Plat Book 52, Page 80, of
the Public Records of Pinellas County, Florida.

RECORDED
PINELLAS CO. FLORIDA
JUL 23 1974
CLERK CIRCUIT COURT

GRANTEE'S easement, as described above, is defined as lying 5.0 feet on each side
of the centerlines of all of GRANTEE'S facilities as designed and installed through the above-described prem-
ises.

GRANTEE shall have the right to repair or alter said facilities, including the right to alter the
voltage thereof, together with all rights and privileges reasonably necessary or convenient for the enjoyment
or use thereof for the purposes above described. GRANTEE shall have the right to clear the easement of any
and all physical objects which, in the opinion of GRANTEE, endanger proper operation.

GRANTOR further grants the reasonable right for GRANTEE to enter GRANTOR'S premises
adjoining said easement in exercising the rights granted.

GRANTOR shall not utilize GRANTEE'S easement in any way or manner which would create a
dangerous condition with respect to said facilities, or create any interference with the safe and efficient con-
struction, operation and maintenance thereof without first giving written notification to GRANTEE, together
with written plans of such proposed utilization of the easement area.

GRANTOR agrees to reimburse GRANTEE for any relocation of facilities necessitated by GRANT-
OR'S planned utilization of said easement, and GRANTOR covenants to indemnify and hold GRANTEE harmless
from any and all damages and injuries, whether to persons or property, resulting from interference with the
facilities by GRANTOR, its agents or employees.

The easement herein granted is not exclusive and GRANTOR reserves the right to grant rights
to others affecting the said easement, provided that (1) notice is first given to GRANTEE, and (2) in the reason-
able judgment of GRANTEE such rights do not create a dangerous or unsafe condition, or unreasonably conflict
with the rights hereunder.

GRANTOR covenants that it has the right to convey this easement, and that GRANTEE shall
have quiet and peaceful possession and use of this easement.

All covenants, terms and conditions shall inure to the benefit of, and be binding upon, the parties
and their respective successors, lessees, or assigns.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in its name by its
President and its corporate seal to be affixed, attested by its
Assistant Secretary, the day and year first above written.

Signed, sealed and delivered
in the presence of:
[Signature]
[Signature]

SCARBOROUGH CONSTRUCTORS, INC.
[Signature]
President

CSBC THE CLUSTERS APTS.

E-4096

34-28-15