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FLORIDA NON-PROFIT CORPORATION

Country Club At East Bay Homeowners' Association, In

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ARTICLES OF INCORPORATION
OF
COUNTRY CLUB AT EAST BAY HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned, with other persons being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I. NAME AND ADDRESS

The name of this Association is the COUNTRY CLUB AT EAST BAY HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the Association. The principal office and mailing address of this corporation shall be 6301 Shoreline Drive, St. Petersburg, Florida 33708.

ARTICLE II. PURPOSE

The general purpose of the Association shall be to serve as a master homeowners' association.

The specific purposes for which the Association is organized are:

(a) To promote the health, safety and general welfare of the residents and owners of condominium units within all or any part of the Country Club at East Bay Area, said Country Club at East Bay Area being:

(1) That portion of the real property described in Exhibit "A" attached hereto, which is now or may hereafter be brought within the jurisdiction of the Association pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions as to the Country Club at East Bay Area, as the same from time to time may be amended (which document, and all amendments thereto now or hereafter made, are hereafter collectively referred to as the "Declaration of Covenants") (said real property hereinafter referred to

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H03000291755 3

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as the "Country Club at East Bay Area."

(2) The real property comprising any condominium which may hereafter be brought within the jurisdiction of the Association pursuant to these Articles and the Bylaws of the Association (the "Additional Association Area"), and

(3) All real property owned by the Association; and

(b) To provide an entity responsible for the maintenance and preservation of the Country Club at East Bay Area; and

(c) To operate and maintain the surface water management system as permitted by the Southwest Florida Water Management District, including, but not limited to, all lakes, retention areas, culverts, and related appurtenances.

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purpose or powers of the Association otherwise permitted by law.

ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the Declaration of Covenants and Chapter 718 of the Florida Statutes (2001) (hereinafter referred to as the "Condominium Act").

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, the Bylaws of the Association or the Declaration of Covenants.

ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or

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H03000291755 3

officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V. TERM OF EXISTENCE

The Association is to exist perpetually, unless dissolved according to law. Provided, however, prior to the dissolution of the Association, the responsibility for the operation and maintenance of the surface water management system as permitted by the Southwest Florida Water Management District must be transferred to and accepted by an entity approved by said District.

ARTICLE VI. ADDITIONAL ASSOCIATION AREA

The real property comprising any condominium located outside the Association Area but within Pinellas County, Florida, shall become the Additional Association Area, or a portion thereof, upon the occurrence of the following:

- (a) The Association, by the affirmative vote of not less than a two-thirds (2/3) of its Board of Directors and not less than two-thirds (2/3) of the voting representatives who cast their vote, agrees to permit not less than all of the owners of units in the condominium to become members; and
- (b) The owners of units in the condominium agree to:
 - (1) grant easements in favor of the Association over and across the common elements for the limited purpose of adequate maintenance of such common elements, including but not limited to, the landscaping and plantings and the exterior of any improvements;

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E03000291755 3

(2) execute recordable easements acceptable to the Association in its sole discretion; and

(3) subject themselves, individually and through their condominium association, to the jurisdiction of the Association, subject to the same rights, privileges, obligations and duties as are granted or imposed upon the condominium associations and unit owners within the Country Club at East Bay Area; and

(c) The easements approved by the Association are duly recorded in the Public Records of Pinellas County.

ARTICLE VII. MEMBERS

Section 1. The Association shall have members. The sole qualification for membership is the ownership of a recorded, vested, present fee simple interest in condominium unit within the Country Club at East Bay Area; provided, however, after termination of any condominium, members shall also be those persons and other legal entities who are members at the time of such termination, their successors and assigns. Each owner designated in a deed or other instrument establishing title to such condominium unit duly recorded in the Public Records of Pinellas County, Florida, shall automatically become a member upon delivery to the Association of a copy of such instrument and receipt of acknowledgement of said delivery signed by the President or Secretary. Membership in the Association shall be terminated automatically when title to the condominium unit supporting said membership vests in another legal entity; provided, however, any party who owns more than one (1) unit shall remain a member of the Association so long as he shall retain title to any unit.

ARTICLE VIII. VOTING RIGHTS

Section 1. This Association shall have two (2) classes of voting membership:

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H03000291755 3

CLASS A. Every member with the exception of Developer shall be a Class A member. Such member, or members collectively if a unit is owned by more than one member, shall be entitled to one vote for each condominium unit owned. Such vote shall be cast by the person designated as Voting Representative pursuant to the Bylaws of the condominium association for the condominium in which the unit is located. Said designation shall be submitted to the Secretary of the Association prior to the time for any meeting.

CLASS B. The Class B member shall be Developer and shall be entitled to four (4) votes multiplied by the number of then outstanding Class A votes.

Section 2. All classes of voting membership shall cease and all members shall have the voting rights of Class A members on the happening of any of the following events, whichever occurs earlier:

(i) When Developer announces that it will not submit further areas in the Country Club at East Bay Area to the condominium form of ownership and all units in existing condominiums in said Country Club at East Bay Area have been sold and conveyed by Developer to third parties; or

(ii) When, in its sole discretion, Developer elects to transfer control of the Association to the Association; or

(iii) On December 31, 2010.

ARTICLE IX. BOARD OF DIRECTORS

Section 1. The business affairs of this Association shall be managed by the Board of Directors, hereinafter referred to as the Board.

Section 2. This Association shall have three (3) directors initially. The number of directors may be changed from time to time as provided by the Bylaws, but their number may never be less than three (3). From and after the annual meeting immediately following the expiration of Class B membership in this

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5

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H03000291755 3

Association, the Board shall at all times be composed of at least one (1) director from each condominium association in the Association Area.

Section 3. Before the annual meeting designated above and before each annual meeting thereafter, the membership of each condominium association shall elect one (1) person to serve on the Board; provided, however, if any condominium association has not elected a director at least one (1) week before the annual meeting, its Board of Directors shall elect the director. Each such director must be a member or voting representative of the condominium association he represents and must be a director of that condominium association at the time of his election. The Bylaws may provide that the directors be divided into not more than four (4) classes, as nearly equal in number as possible, whose terms of office shall respectively expire at different times, so long as no term shall continue longer than four (4) years, and at least one-fifth (1/5) in number of the directors shall be elected annually. Any vacancies occurring on the Board before the first election by the several condominium associations may be filled by the Developer.

Section 4. The names and addresses of the initial directors who are to serve as the Board until the first election by the several condominium associations are as follows:

NAME	ADDRESS
Melinda Hall	6301 Shoreline Drive St. Petersburg, Florida 33708
Sam N. Hall	6301 Shoreline Drive St. Petersburg, Florida 33708
Terri Hall	6301 Shoreline Drive St. Petersburg, Florida 33708

Section 5. Each director shall hold office as provided in these Articles of Incorporation and the Bylaws.

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6

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H03000291755 3

ARTICLE X. OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (as determined to be necessary by the Board), a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors from time to time.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board are:

<u>OFFICE</u>	<u>NAME</u>
President	Melinda Hall
Vice President	Sam N. Hall
Secretary	Terri Hall
Treasurer	Terri Hall

Section 3. The officers shall be elected at each annual meeting of the Board or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified, or until his earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

ARTICLE XI. BYLAWS

The initial Board shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to, provisions creating, dividing, limiting and regulating the powers of the Association, the directors and the members. The power to adopt, amend or repeal Bylaws of the Association shall be vested in the Board of Directors as provided in the Bylaws.

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H03000291755 3

ARTICLE XII. AMENDMENTS

The Articles of Incorporation may be amended at any regular or special meeting at which a quorum is present by approval of not less than two-thirds (2/3) of the entire membership of the Board and two-third (2/3) of the Voting Representatives of the Association who cast their vote, or by not less than seventy percent (70%) of the Voting Representatives of the Association who cast their vote. No amendment to these Articles of Incorporation shall be valid unless certified by the Secretary of State of the State of Florida.

ARTICLE XIII. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 6301 Shoreline Drive, St. Petersburg, Florida 33708, and the name of the initial registered agent of the Association located at that address is Melinda Hall.

ARTICLE XIV. SUBSCRIBERS

The subscriber to these Articles of Incorporation is:

Melinda Hall
6301 Shoreline Drive
St. Petersburg, Florida 33708

IN WITNESS WHEREOF, the undersigned executed these Articles of Incorporation on this 6th day of October, 2003.


MELINDA HALL

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 6th day of October, 2003, by MELINDA HALL, who is

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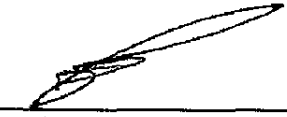
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E03000291755 3

FACSIMILE AUDIT NO.
H03000291755 3

personally known to me or who has produced _____
as identification.

(Signature of Notary)



(Name of notary, printed or stamped)

Notary Public



Peter T. Hofstra
MY COMMISSION # DD47824 EXPIRES
November 17, 2006
BONDED TRUSTEY FARM INSURANCE, INC.

(Serial Number, if any)

ACCEPTANCE

I hereby accept the appointment to act as initial Registered Agent for COUNTRY CLUB AT EAST BAY HOMEOWNERS ASSOCIATION, INC., as stated in these Articles of Incorporation.



MELINDA HALL

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PARCEL "D"

A PARCEL OF LAND LYING WITHIN SECTION 2, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 2, BEAR N 89° 02' 23" W., ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1298.84 FEET;

THENCE S 42° 16' 26" W. 154.98 FEET;

THENCE S 84° 48' 38" W. 155.00 FEET;

THENCE S 12° 34' 33" E. 388.94 FEET;

THENCE S 72° 26' 00" W. 110 FEET TO THE POINT OF BEGINNING.

THENCE N 17° 34' 00" W. 350.00 FEET;

THENCE N 89° 34' 00" W. 189.00 FEET;

THENCE S 07° 26' 00" W. 697.00 FEET;

THENCE S 57° 09' 12" E. 450.43 FEET;

THENCE N 39° 41' 31" E. 222.65 FEET;

THENCE N 17° 34' 00" W. 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.

FACSIMILE AUDIT NO.
H03000291755 3

COUNTRY CLUB DRIVE EXTENSION

A PARCEL OF LAND LYING WITHIN SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST AND IN SECTION 2, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE CENTER OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, RUN S 00°32'53" W, 1004.67 FEET; THENCE S 40°31'01" E, 70.22 FEET; THENCE S 59°32'01" E, 224.47 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 228.92 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 405.24 FEET, A DELTA OF 32°21'58" AND A CHORD OF 225.89 FEET, BEARING S 43°21'02" E; THENCE S 27°10'03" E, 241.50 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 91.10 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 320.00 FEET, A DELTA OF 16°16'42" AND A CHORD OF 90.79 FEET, BEARING S 35°19'24" E; THENCE S 43°28'45" E, 241.82 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 169.29 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 380.00 FEET, A DELTA OF 25°31'29" AND A CHORD OF 167.89 FEET, BEARING S 30°43'00" E; THENCE S 17°37'16" E, 502.03 FEET TO THE NORTH LINE OF THE CLUB HOUSE SITE OF EAST BAY COUNTRY CLUB; THENCE N 89°20'34" W, 18.47 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N 89°20'34" W, 26.38 FEET; THENCE S 17°37'16" E, 417.22 FEET; THENCE S 72°06'18" W, 16.79 FEET; THENCE S 17°33'42" E, 71.42 FEET; THENCE S 72°06'18" W, 59.90 FEET; THENCE S 17°34'00" E, 434.74 FEET; THENCE N 73°04'23" E, 57.97 FEET; THENCE N 16°53'37" W, 103.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 483.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°35'45", A DISTANCE OF 21.88 FEET; THENCE N 14°10'52" W, 220.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 103.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°15'08", A DISTANCE OF 40.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 279.22 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°48'59", A DISTANCE OF 125.81 FEET TO THE END OF SAID CURVE; THENCE N 26°30'02" W, 53.45 FEET; THENCE N 17°37'16" W, 356.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.407 SQUARE FEET OR 0.996 ACRES.

COUNTRY CLUB DRIVE

A PARCEL OF LAND LYING WITHIN SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE CENTER OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, RUN S 00°32'53" W, 33.00 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE S 00°32'53" W, 971.67 FEET; THENCE S 40°31'01" E, 70.22 FEET; THENCE S 59°32'01" E, 224.47 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 228.92 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 405.24 FEET, A DELTA OF 32°21'58" AND A CHORD OF 225.89 FEET, BEARING S 43°21'02" E; THENCE S 27°10'03" E, 241.50 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, A DISTANCE OF 91.10 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 320.00 FEET, A DELTA OF 16°16'42" AND A CHORD OF 90.79 FEET, BEARING S 35°19'24" E; THENCE S 43°28'45" E, 241.82 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 169.29 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 380.00 FEET, A DELTA OF 25°31'29" AND A CHORD OF 167.89 FEET, BEARING S 30°43'00" E; THENCE S 17°37'16" E, 502.03 FEET TO THE NORTH LINE OF THE CLUB HOUSE SITE OF EAST BAY COUNTRY CLUB; THENCE N 89°20'34" W ALONG SAID NORTH LINE 61.31 FEET; THENCE N 17°37'16" W, 481.82 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 142.56 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 320.00 FEET, A DELTA OF 26°31'29" AND A CHORD OF 141.38 FEET, BEARING N 30°43'00" W; THENCE N 43°28'45" W, 241.82 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, A DISTANCE OF 108.18 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 380.00 FEET, A DELTA OF 16°16'42" AND A CHORD OF 107.82 FEET, BEARING N 35°19'24" W; THENCE N 27°10'03" W, 241.50 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 195.02 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 345.24 FEET, A DELTA OF 32°21'58" AND A CHORD OF 192.44 FEET, BEARING N 43°21'02" W; THENCE N 59°32'01" W, 224.47 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 136.04 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 129.42 FEET, A DELTA OF 60°13'40" AND A CHORD OF 129.87 FEET, BEARING N 29°25'11" W; THENCE N 00°41'38" E, 370.65 FEET; THENCE N 2°15'49" W, 994.37 FEET; THENCE S 89°09'58" E, 82.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 163.835 SQUARE FEET OR 3.76 ACRES.

INGRESS/EGRESS EASEMENT

A PARCEL OF LAND LYING WITHIN SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE CENTER OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST, RUN S 00°52'53" W, 1004.87 FEET; THENCE S 40°31'01" E, 70.22 FEET; THENCE S 59°32'01" E, 224.47 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 228.92 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 405.24 FEET, A DELTA OF 32°21'58" AND A CHORD OF 225.89 FEET, BEARING S 43°21'02" E; THENCE S 27°10'03" E, 241.50 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 81.10 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 320.00 FEET, A DELTA OF 16°18'42" AND A CHORD OF 90.79 FEET, BEARING S 35°19'24" E; THENCE S 43°28'45" E, 241.82 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 169.20 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 380.00 FEET, A DELTA OF 25°31'29" AND A CHORD OF 167.89 FEET BEARING S 30°43'00" E; THENCE S 17°57'15" E, 582.03 FEET TO THE NORTH LINE OF THE CLUB HOUSE SITE OF EAST BAY COUNTRY CLUB; THENCE N 89°20'34" W, 44.84 FEET; THENCE S 17°57'15" E, 417.22 FEET; THENCE S 72°06'18" W, 16.79 FEET; THENCE S 17°53'42" E, 71.42 FEET; THENCE S 72°06'18" W, 59.90 FEET; THENCE S 17°34'00" E, 434.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 17°34'00" E, 171.20 FEET; THENCE N 14°19'53" W, 146.34 FEET; THENCE N 73°04'23" E, 49.43 FEET; THENCE N 16°55'37" W, 25.00 FEET; THENCE S 73°04'23" W, 57.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,049.44 SQUARE FEET.

PARCEL ONE

A PARCEL OF LAND BEING A PORTION OF EAST BAY EXECUTIVE ESTATES AS RECORDED IN PLAT BOOK 98, PAGE 51, TOGETHER WITH A PORTION OF LOT 13, A PORTION OF THE 15.00 FOOT RIGHT-OF-WAY ADJACENT TO SAID LOT 13, AND A PORTION OF LOT 14, PINELLAS GROVES INC., AS RECORDED IN PLAT BOOK 1, PAGE 55, TOGETHER WITH A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8799, PAGE 1768, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 2, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EASTERLY BOUNDARY CORNER OF EAST BAY EXECUTIVE ESTATES AS RECORDED IN PLAT BOOK 98, PAGE 52 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME ALSO BEING THE NORTHEAST BOUNDARY CORNER OF WILLOW GREENS, AS RECORDED IN PLAT BOOK 113, PAGE 73 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N88° 59'00"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID EAST BAY EXECUTIVE ESTATES (BEING THE BASIS OF BEARING FOR THIS DESCRIPTION), SAME ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID WILLOW GREENS, FOR 593.72 FEET TO AN EASTERLY BOUNDARY CORNER OF SAID EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING THE NORTHWEST BOUNDARY CORNER OF SAID WILLOW GREENS; THENCE S00°34'13"W, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID WILLOW GREENS, SAME ALSO BEING THE EASTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4920, PAGE 1802, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR 438.56 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF EAST BAY EXECUTIVE ESTATES, N89°59'00"W, FOR 20.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF SAID 20.00 FOOT WIDE WATER AND SEWER EASEMENT, SAME ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT, N89°59'00"W, FOR 77.29 FEET; THENCE N58°14'00"W, FOR 123.73 FEET; THENCE N88°59'00"W, FOR 148.81 FEET; THENCE N78°44'00"W, FOR 279.68 FEET; THENCE N67°29'00"W, FOR 50.25 FEET; THENCE N78°44'00"W, FOR 121.25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY (PARCEL "D") AS DESCRIBED IN OFFICIAL RECORDS BOOK 8799, PAGE 1768 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N17°34'00"W, ALONG SAID EASTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY (PARCEL "D") AS DESCRIBED IN OFFICIAL RECORDS BOOK 8799, PAGE 1768, FOR 22.83 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY (PARCEL "D") AS DESCRIBED IN OFFICIAL RECORDS BOOK 8799, PAGE 1768, S78°44'00"E, FOR 134.23 FEET; THENCE S67°29'00"E, FOR 50.25 FEET; THENCE S78°44'00"E, FOR 275.74 FEET; THENCE S89°59'00"E, FOR 153.91 FEET; THENCE S58°14'00"E, FOR 123.73 FEET; THENCE S89°59'00"E, FOR 71.42 FEET TO THE POINT OF INTERSECTION WITH AFORESAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT; THENCE S00°34'13"W, ALONG SAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT, FOR 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.113 SQUARE FEET OR 0.3699 ACRES, MORE OR LESS.

DESCRIPTION TWO

A PARCEL OF LAND A BEING PORTION OF EAST BAY EXECUTIVE ESTATES AS RECORDED IN PLAT BOOK 98, PAGE 51 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 2, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN EASTERLY BOUNDARY CORNER OF EAST BAY EXECUTIVE ESTATES AS RECORDED IN PLAT BOOK 98, PAGE 51 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAME ALSO BEING THE NORTHEAST BOUNDARY CORNER OF WILLOW GREENS, AS RECORDED IN PLAT BOOK 113, PAGE 73 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N88°59'00"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID EAST BAY EXECUTIVE ESTATES (BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION), SAME ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID WILLOW GREENS, FOR 144.78 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE OF WILLOW GREENS, N43°59'00"W, FOR 25.46 FEET; THENCE N88°59'00"W, ALONG A LINE 18.00 FEET NORTH OF AND PARALLEL WITH SAID EASTERLY BOUNDARY LINE OF EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING A LINE 18.00 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY LINE OF SAID WILLOW GREENS, FOR 60.32 FEET; THENCE S46°01'00"W, FOR 16.55 FEET; THENCE N88°04'24"W, FOR 381.40 FEET; THENCE S03°23'47"W, FOR 162.37 FEET; THENCE S11°49'13"W, FOR 24.00 FEET; THENCE S00°34'13"W, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF AFORESAID EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY BOUNDARY LINE OF AFORESAID WILLOW GREENS, SAME ALSO BEING A LINE 15.00 FEET WEST OF AND PARALLEL OF THE WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4920, PAGE 1802 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR 76.70 FEET; THENCE S21°55'47"E, FOR 39.20 FEET TO THE POINT OF INTERSECTION WITH SAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT; THENCE S00°34'13"W, ALONG SAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT, FOR 132.66 FEET; THENCE S89°26'46"W, FOR 15.00 FEET; THENCE N00°34'13"E, ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH SAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT, FOR 129.97 FEET; THENCE N21°55'47"W, FOR 39.20 FEET; THENCE N00°34'13"E, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID WESTERLY BOUNDARY LINE OF A 20.00 FOOT WIDE WATER AND SEWER EASEMENT, FOR 81.16 FEET; THENCE N11°49'13"E, FOR 24.37 FEET; THENCE N03°23'47"E, FOR 176.89 FEET; THENCE S88°04'24"E, FOR 389.67 FEET; THENCE N46°01'00"E, FOR 16.41 FEET; THENCE S89°59'00"E, ALONG A LINE 33.00 FEET NORTH OF AND PARALLEL WITH AFORESAID EASTERLY BOUNDARY LINE OF EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING A LINE 33.00 FEET NORTH OF AND PARALLEL WITH AFORESAID NORTHERLY BOUNDARY LINE OF WILLOW GREENS, FOR 72.74 FEET; THENCE S43°59'00"E, FOR 25.46 FEET; THENCE S88°59'00"E, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH SAID EASTERLY BOUNDARY LINE OF EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING A LINE, 15.00 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY BOUNDARY LINE OF SAID WILLOW GREENS, FOR 138.33 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID EAST BAY EXECUTIVE ESTATES, SAME BEING THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STARKEY ROAD; THENCE S00°12'38"W, ALONG SAID EASTERLY BOUNDARY LINE OF EAST BAY EXECUTIVE ESTATES, SAME ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF STARKEY ROAD, FOR 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,174 SQUARE FEET OR 0.3713 ACRES, OR MORE OR LESS.