

LIST OF EXHIBITS

- Exhibit "A" Property (overall legal description of land subject to the Declaration)
- Exhibit "B" Map portion of Initial Common Areas and Common Maintenance Areas

LEGAL DESCRIPTION: OVERALL ONE BAYSHORE PROJECT

THE EAST 15.00 FEET OF LOT 5, ALL OF LOTS 6 THROUGH 12 INCLUSIVE, AND ALL OF LOTS 19 THROUGH 28 INCLUSIVE, OF THE REVISED MAP OF HYDE PARK PLACE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE VACATED RIGHT OF WAYS OF THOSE PORTIONS OF SOUTH PARKER STREET AND HYDE PARK PLACE, VACATED BY CITY OF TAMPA ORDINANCE 2001-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF THE REVISED MAP OF HYDE PARK PLACE AS RECORDED IN PLAT BOOK 2, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST PLATT STREET AND THE NORTHERLY LINE OF LOTS 19, 20, 21, 22, 23, 26 AND 27 OF SAID REVISED MAP OF HYDE PARK PLACE AND ACROSS THE VACATED RIGHT OF WAY OF SOUTH PARKER STREET N 90°00'00"E A DISTANCE OF 683.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE LEAVING SAID RIGHT OF WAY LINE, S 00°05'52"W ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 128.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BAYSHORE BOULEVARD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, S 14°17'01"W, A DISTANCE OF 51.60 FEET TO A POINT ON THE FORMER SOUTH RIGHT OF WAY LINE OF THE VACATED PORTION OF HYDE PARK PLACE; THENCE S 90°00'00"W ALONG SAID VACATED RIGHT OF WAY LINE, A DISTANCE OF 193.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID VACATED LINE, S 00°02'41"W ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 124.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE N 90°00'00"W, ALONG THE SOUTH LINE OF SAID LOTS 6 THROUGH 12 AND THE EAST 15.00 FEET OF LOT 5, AND ALONG THE NORTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4805, PAGE 1224 AND THE ALONG THE NORTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9428, PAGE 1292 OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 427.23 FEET TO THE SOUTHWEST CORNER OF THE EAST 15.00 FEET OF SAID LOT 5; THENCE N 00°00'19"W, ALONG THE WEST LINE OF THE EAST 15.00 FEET OF SAID LOT 5, A DISTANCE OF 124.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF HYDE PARK PLACE, (AS IT NOW EXISTS) (A 50' R/W); THENCE N 00°00'19"W, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HYDE PARK PLACE, (AS IT NOW EXISTS); THENCE N 90°00'00"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HYDE PARK PLACE AND THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 49.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE N 00°02'37"E ALONG THE WEST LINE OF SAID LOTS 27 AND 28, A DISTANCE OF 128.68 FEET TO THE POINT OF BEGINNING. CONTAINING 3.963 ACRES MORE OR LESS.

SUBJECT TO:

A TEMPORARY, NONEXCLUSIVE UTILITY EASEMENT PER TAMPA CITY ORDINANCE 2001-3, FOR THE USE AND BENEFIT OF VERIZON FLORIDA, INC., TIME WARNER COMMUNICATIONS, INC., TAMPA ELECTRIC COMPANY, TAMPA ELECTRIC COMPANY/PEOPLE'S GAS, ON, UNDER, OVER AND ACROSS EXHIBIT "A", DESCRIBED AS FOLLOWS: ALL THAT PORTION OF PARKER STREET (UNNAMED RIGHT OF WAY) LYING EAST OF AND ABUTTING THE EAST BOUNDARY OF LOTS 25 & 26, AND LYING WEST OF AND ABUTTING THE WEST BOUNDARY OF LOTS 23 & 24, REVISED MAP OF HYDE PARK PLACE, A SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. AND ALL THAT PORTION OF HYDE PARK PLACE LYING EAST OF AND ABUTTING THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE EAST 15.00 FEET OF LOT 5, AND LYING WEST OF AND ABUTTING THE WEST RIGHT OF WAY LINE OF BAYSHORE BOULEVARD AS ESTABLISHED PER CITY TAMPA ORDINANCE 7329-A, ALL LYING AND BEING IN REVISED MAP OF HYDE PARK PLACE, SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THAT PORTION PREVIOUSLY VACATED PER CITY OF TAMPA ORDINANCE 121-A. AND ALL THAT CERTAIN STREET INTERSECTION COMMON TO PARKER STREET (UNNAMED RIGHT OF WAY) AND HYDE PARK PLACE IN AFORESAID REVISED MAP OF HYDE PARK PLACE.

AND

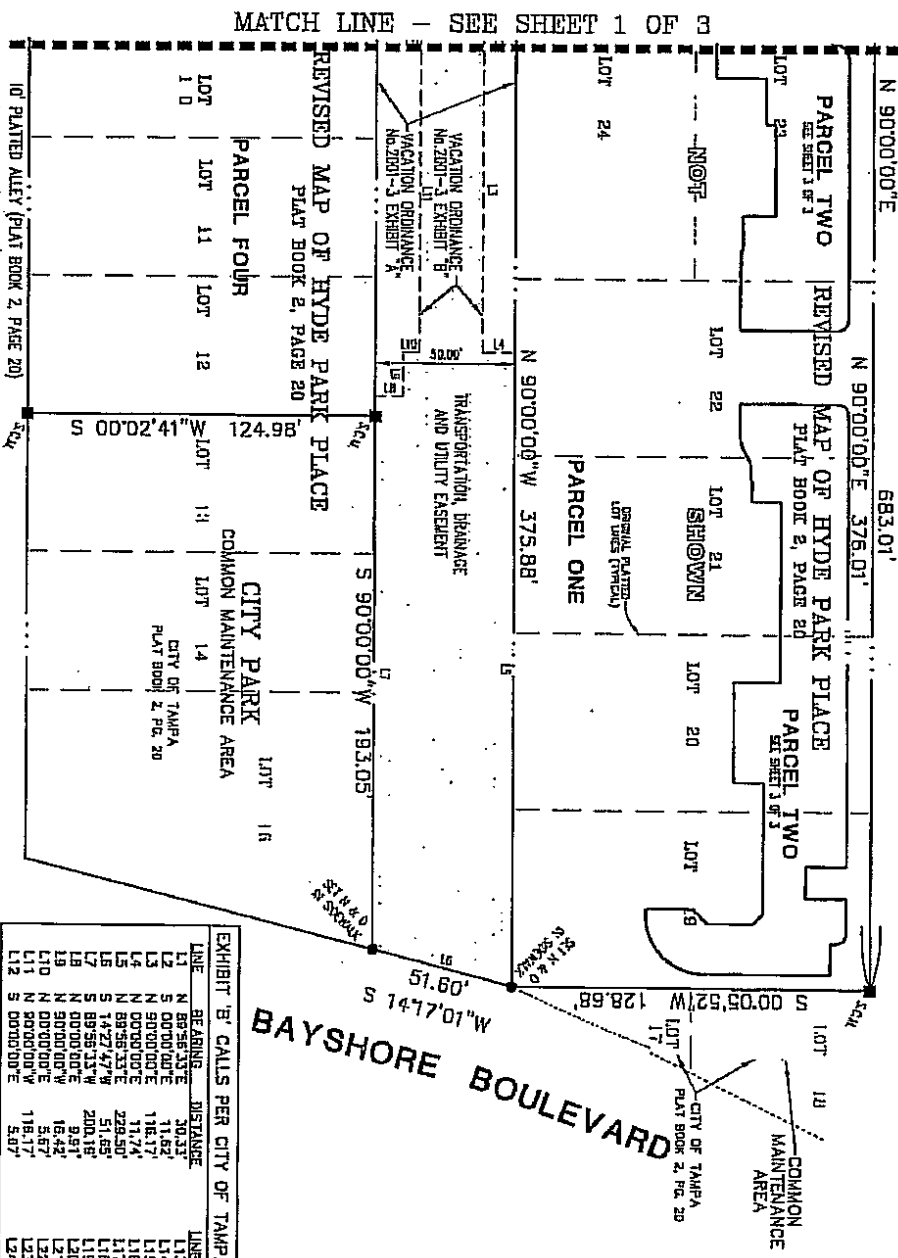
A PERMANENT, NONEXCLUSIVE EASEMENT PER TAMPA CITY ORDINANCE 2001-3, FOR THE USE AND BENEFIT OF CITY OF TAMPA WATER DEPARTMENT, PERMANENT CITY SEWER EASEMENT, PERMANENT DRAINAGE EASEMENT AND PUBLIC TRANSPORTATION FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, UNDER, OVER AND ACROSS EXHIBIT "B", DESCRIBED AS FOLLOWS: THAT PART OF HYDE PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 24 OF SAID HYDE PARK PLACE; THENCE N89°56'33"E, ALONG THE SOUTH LINE OF SAID LOT 24, 30.33 FEET; THENCE S00°00'00"E, 11.62 FEET; THENCE N90°00'00"E, 116.17 FEET; THENCE N00°00'00"E, 11.74 FEET; THENCE N89°56'33"E, ALONG THE SOUTH LINE OF LOTS 22, 21, 20 AND 19, 229.50 FEET TO THE

EXHIBIT A

SOUTHEAST CORNER OF SAID LOT 19; THENCE S14°27'47"W, ALONG THE WEST RIGHT-OF-WAY LINE OF BAYSHORE BOULEVARD, 51.65 FEET; THENCE S89°56'33"W, ALONG THE NORTH LINE OF LOTS 16, 15, 14, 13 AND 12, 200.19 FEET; THENCE N00°00'00"E, 9.91 FEET; THENCE S90°00'00"W 16.42 FEET; THENCE N00°00'00"E, 5.67 FEET; THENCE S90°00'00"W, 116.17 FEET; THENCE S00°00'00"E, 5.67 FEET; THENCE S90°00'00"W, 270.67 FEET; THENCE S00°00'00"E, 10.32 FEET; THENCE S89°56'33"W, ALONG THE NORTH LINE OF LOTS 6 AND 5, 16.99 FEET; THENCE N00°00'59"E, 50.00 FEET; THENCE N89°56'33"E, ALONG THE SOUTH LINE OF LOT 28, 16.56 FEET; THENCE S00°00'00"E, 6.10 FEET; THENCE N90°00'00"E, 163.67 FEET; THENCE N00°00'00"E, 6.26 FEET; THENCE N89°00'00"E, 6.26 FEET; THENCE N89°56'33"E, ALONG THE SOUTH LINE OF LOT 25, 27.09 FEET; THENCE N00°00'00"E, ALONG THE EAST LINE OF LOTS 25 AND 26, 128.7 FEET TO THE NORTHEAST CORNER OF LOT 26; THENCE N89°56'33"E, 50.00 FEET TO THE NORTHWEST CORNER OF LOT 23; THENCE S00°00'00"E, ALONG THE WEST LINE OF LOTS 23 AND 24, 128.7 FEET TO THE POINT OF BEGINNING, CONTAINING 30,673 SQUARE FEET OR 0.704 ACRES, MORE OR LESS.

EXHIBIT A

EXHIBIT "B"
TO MASTER DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR ONE BAYSHORE WEST PLATT STREET

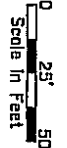


NOTE:
 HYDE PARK PLACE AND SOUTH PARKER STREET ARE VACATED RIGHTS-OF-WAY.

SITE PLAN

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°56'13"E	30.33'	L13	N 90°00'00"E	20.17'
L2	S 00°00'00"E	11.67'	L14	S 89°56'13"E	18.80'
L3	N 90°00'00"E	118.17'	L15	S 89°56'13"E	50.00'
L4	N 00°00'00"E	117.74'	L16	N 00°00'00"E	18.56'
L5	N 89°56'13"E	228.50'	L17	N 89°56'13"E	8.10'
L6	S 14°27'47"W	51.65'	L18	S 00°00'00"E	63.67'
L7	S 89°56'13"E	200.18'	L19	N 90°00'00"E	6.26'
L8	N 00°00'00"E	9.51'	L20	N 89°56'13"E	27.08'
L9	N 90°00'00"E	18.42'	L21	N 00°00'00"E	128.70'
L10	N 00°00'00"E	5.67'	L22	N 00°00'00"E	50.00'
L11	N 90°00'00"E	118.17'	L23	N 89°56'13"E	128.70'
L12	S 00°00'00"E	5.87'	L24	S 00°00'00"E	128.70'

BAYSHORE BOULEVARD



ENGINEERING ASSOCIATES, INC.
 1111 S. ...
 TAMPA, FL 33606
 PHONE: (813) ...
 FAX: (813) ...
 LICENSE NO. ...
 REGISTERED PROFESSIONAL ENGINEER

