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SUPPLEMENTAL DECLARATION
FOR
NORTHLAKE CORPORATE CENTER

DOC NO: 99007868 DATE: 4/09/1999
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THIS SUPPLEMENTAL DECLARATION effective the 23 day of February, 1999, by Palm Coast Holdings, Inc., a Florida corporation of One Corporate Drive, Suite 3A, Palm Coast, Florida 32137 ("Successor Declarant") and joined in by Fornell Oil Company, a Florida corporation of 642 Carswell Avenue, P.O. Box 251212, Holly Hill, Florida 32125-1212 ("Fornell") and the Northlake Corporate Center Owners Association, a Florida not-for-profit corporation of P.O. Box 353312, Palm Coast, Florida 32135 ("the Association").

Reserved for Recording Information

RECITALS

- A. That Declaration Of Covenants, Conditions And Restrictions For Northlake Corporate Center was made by ITT Community Development Corporation, as Declarant thereunder, on August 31, 1995 and recorded in the Official Records Book 0539, Pages 0792 et. seq. of the Public Records of Flagler County, Florida on September 6, 1995 (the "Declaration").
- B. ITT Community Development Corporation assigned its rights as Declarant under the Declaration to Successor Declarant by that Assignment of Declarant's Rights effective August 29, 1997 and recorded in Official Records Book 0602, Pages 0005 et. seq. of the Public Records of Flagler County.
- C. Article XIV of the Declaration authorizes Successor Declarant to annex and thereby subject additional property to the Declaration.
- D. Fornell is owner of the property that is more particularly described on Exhibit A hereto (the "Fornell Property"). The Fornell Property is separated from the property that was initially made subject to the Declaration by Boulder Rock Drive.
- E. Fornell requested that the Association permit it to discharge drainage from the Fornell Property into the drainage system that is maintained by the Association (the "Drainage Connection").
- F. Successor Declarant and the Association have agreed to the Drainage Connection, provided the Fornell Property is made subject to the Declaration and part of the Northlake Corporate Center and provided further that Fornell contributes a one-time special assessment of \$1,000 to add to the Association's reserve for maintenance of its drainage system (the "Special Assessment").

NOW, THEREFORE, Successor Declaration hereby covenants, agrees and declares that the Fornell Property shall be held and conveyed subject to the Declaration. The covenants, conditions, restrictions and easements contained in the Declaration shall run with the land and shall be binding upon all parties acquiring any right or title in the Fornell Property or any part thereof, shall inure to the benefit of each owner thereof, and are imposed upon every part of the Fornell Property as a servitude in favor of each and every owner as the dominant tenement or tenements.

Fornell hereby consents to this Supplemental Declaration and acknowledges that the Fornell Property shall hereafter be subject to the Declaration and part of Northlake Corporate Center.

The Association acknowledges receipt of the Special Assessment and agrees that it will be added to the Association's reserve fund for maintenance of its drainage system.

The Association also acknowledges its obligation, acting through its Board, to reallocate assessments following annexation of the Fornell Property in accordance with the provisions of Section 14.6 of the Declaration.

IN WITNESS WHEREOF, Successor Declarant, Fornell and the Association have executed and delivered this Supplemental Declaration.

SUCCESSOR DECLARANT -
Palm Coast Holdings, Inc.

By: William I. Livingston
William I. Livingston
Its: President

Fornell Oil Company

By: [Signature]
Its: President

Northlake Corporate Center Owners
Association

By: [Signature]
Its: President

STATE OF FLORIDA)
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me on this 23 day of February, 1999, by William I. Livingston, as President of Palm Coast Holdings, Inc., a Florida corporation, who is personally known to me and who executed the foregoing on behalf of said corporation.



EILEEN L. LINEHAN
My Commission CC690478
Expires Jun. 10, 2000

Eileen L. Linehan

My Commission No. Is:

Notary Public, State of Florida
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me on this 15 day of February, 1999, by Richard H. Fornell, as President of Fornell Oil Company, a Florida corporation, who is personally known to me and who executed the foregoing on behalf of said corporation.

Walter J. Ehrman



WALTER J. EHRMAN
Notary Public, State of Florida
My Comm. Exp. Apr. 26, 2002

Notary Public, State of Florida
My Commission Expires:

My Commission No. Is:

STATE OF FLORIDA)
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me on this 23 day of February, 1999, by DAVID LUSBY, As President of Northlake Corporate Center Owners Association, a Florida corporation not-for-profit, who is personally known to me and who executed the foregoing on behalf of said corporation.



EILEEN L. LINEHAN
My Commission CC690478
Expires Jun. 10, 2000

Eileen L. Linehan

My Commission No. Is:

Notary Public, State of Florida
My Commission Expires:

Description

A parcel of land lying in a portion of Reserved Parcel "A", Section 17, at Palm Coast as recorded in Map Book 7, Page 13, of the Public Records and Government Section 13, Township 11 South, Range 30 East of Flagler County, Florida, being more particularly described as follows:

From a POINT OF REFERENCE being the northeast corner of said Section 13, thence South $85^{\circ}31'30''$ West 644.36 feet along the Northerly boundary line of Section 13; thence departing said northerly boundary line South $04^{\circ}28'30''$ East 486.62 feet to the POINT OF BEGINNING of this Description; thence South $00^{\circ}51'33''$ East 200.00 feet to a point on the limited access right of way of I-95; thence South $89^{\circ}08'27''$ West 210.00 feet along said limited access right of way to a point on the easterly right of way of Boulder Rock Drive (104' RW) being a POINT ON A CURVE; thence northwesterly 204.14 feet along a curve to the left having a radius of 690.82 feet, a central angle of $16^{\circ}55'51''$, a chord of 203.39 feet and a chord bearing North $11^{\circ}19'51''$ West to a point; thence departing said curve on a non-radial line North $89^{\circ}08'27''$ East 246.97 feet to the POINT OF BEGINNING of this Description.

Parcel containing 1.03 acres, more or less.

Description (Tract "B")

A portion of Boulder Rock Drive, Amended Subdivision Map of Belle Terre, Section 17, at Palm Coast, as recorded in Map Book 26, Pages 68 thru 72 of the Public Records of Flagler County, Florida, being more particularly described as follows:

As a POINT OF REFERENCE commence at the northeast corner of Section 13, Township 11 South, Range 30 East; thence along the north line of said Section 13, run South $85^{\circ}31'30''$ West, a distance of 868.76 feet to the east line of Parcel "B" of said Amended Subdivision of Belle Terre, Section 17, at Palm Coast; thence along said east line South $21^{\circ}08'03''$ East, a distance of 504.19 feet to the POINT OF CURVATURE of a curve to the right having a radius of 400.00 feet, a central angle of $20^{\circ}16'30''$ and a chord bearing of South $10^{\circ}59'48''$ East; thence run southeasterly along the arc of said curve a distance of 141.55 feet; thence continuing along said east line South $00^{\circ}51'33''$ East, a distance of 59.66 feet; thence departing said easterly line run South $89^{\circ}08'27''$ West, a distance of 154.96 feet to the easterly right of way line of Boulder Rock Drive and the POINT OF BEGINNING;

Thence continue South $89^{\circ}08'27''$ West, a distance of 48.31 feet; thence North $00^{\circ}51'33''$ West, a distance of 92.07 feet to the POINT OF CURVATURE of a curve to the right having a radius of 519.40 feet, a central angle of $11^{\circ}59'39''$ and a chord bearing of North $05^{\circ}08'17''$ East; thence run northerly along the arc of said curve a distance of 108.73 feet to the aforementioned easterly right of way line of Boulder Rock Drive; said point also lying on a curve to the right, having a radius of 690.82 feet, a central angle of $16^{\circ}55'51''$ and a chord bearing of South $11^{\circ}19'51''$ East; thence run southerly along said right of way line and along the arc of said curve a distance of 204.14 feet to the POINT OF BEGINNING.

Parcel containing 0.1511 acres, more or less.

EXHIBIT "A"