

This Document Prepared by:  
William I. Livingston  
1 Corporate Drive, Suite 3A  
Palm Coast, FL 32137-4715

DOC NO: 99086675 DATE: 3/26/1999  
SVD CROSSBY, FLAGLER COUNTY  
BY: M. Stevens D.C. 8:53

DOC NO: 99086675 DATE: 3/26/1999  
OFF REC: 647 PAGE: 1782

SUPPLEMENTAL DECLARATION  
FOR  
NORTHLAKE CORPORATE CENTER

THIS SUPPLEMENTAL DECLARATION effective the 25 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 Leanni Development Corporation, a Florida corporation of P.O. Box 265, Baldwin Place, New York 10505 ("Leanni") 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. Leanni is owner of the property that is more particularly described on Exhibit A hereto (the "Leanni Property").

E. Successor Declarant is owner of the property that is more particularly described on Exhibit "B" hereto (the "Holdings Property").

F. The Leanni Property and the Holdings Property is hereinafter collectively identified as the "Annexation Property".

G. Leanni and Successor Declarant requested that the Association permit it to discharge drainage from the Annexation Property into the drainage system that is maintained by the Association (the "Drainage Connection").

H. Successor Declarant and the Association hereby agree to the Drainage Connection, provided the Annexation Property is made subject to the Declaration and part of the Northlake Corporate Center and provided further that Leanni contributes a one-time special assessment of \$2,500 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 Annexation 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 Annexation Property or any part thereof, shall inure to the benefit of each owner thereof, and are imposed upon every part of the Annexation Property as a servitude in favor of each and every owner as the dominant tenement or tenements.

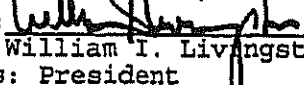
Leanni hereby consents to this Supplemental Declaration and acknowledges that the Leanni Property shall hereafter be subject to the Declaration and part of Northlake Corporate Center.

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 Annexation Property in accordance with the provisions of Section 14.6 of the Declaration.

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

SUCCESSOR DECLARANT -  
Palm Coast Holdings, Inc.

By:   
William I. Livingston  
Its: President

Leanni Development Corporation

By:   
Nicholas Lupinacci  
Its: President

Northlake Corporate Center Owners  
Association

By: David Lusby  
Its: PRESIDENT

STATE OF FLORIDA )  
COUNTY OF FLAGLER )

The foregoing instrument was acknowledged before me on this 11 day of March, 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 CC660478  
Expires Jun. 10, 2000

Eileen L. Linehan

Notary Public, State of Florida  
My Commission Expires:

My Commission No. Is:

STATE OF FLORIDA )  
COUNTY OF FLAGLER )

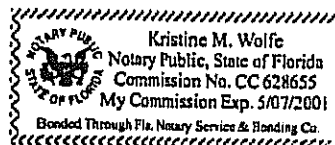
The foregoing instrument was acknowledged before me on this 25th day of February, 1999, by Nicholas Lupinacci, as President of Leanni Development Corporation, a Florida corporation, who is personally known to me and who executed the foregoing on behalf of said corporation.

Kristine M. Wolfe

Kristine M. Wolfe

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 11 day of March, 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.

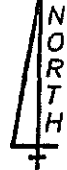


EILEEN L. LINEHAN  
My Commission CC560476  
Expires Jun. 10, 2000

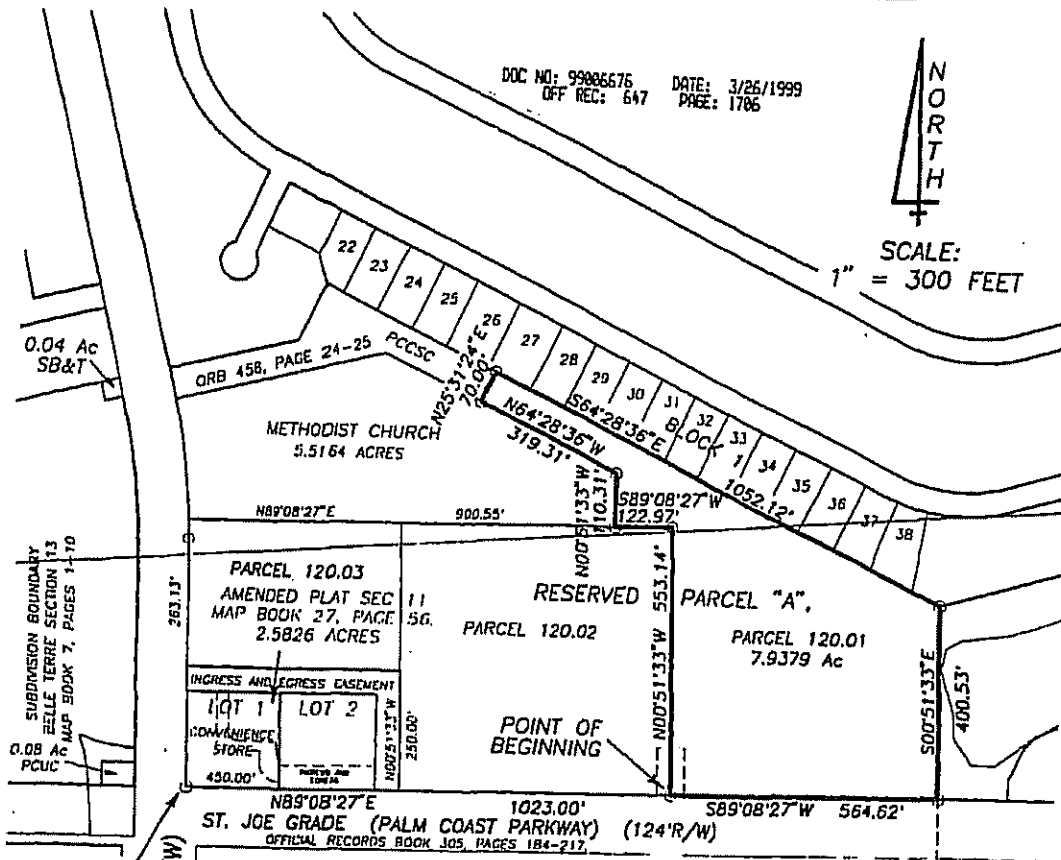
Eileen L. Linahan

My Commission No. Is:

Notary Public, State of Florida  
My Commission Expires:



SCALE:  
 1" = 300 FEET



POINT OF REFERENCE  
 SW CORNER OF  
 AMENDED PLAT



The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 1 Corporate Drive, Palm Coast, Florida.  
 Date; October 27, 1997.

Parcel 120.01

DESCRIPTION:

A parcel of land lying within Reserved Parcel "A" of the Subdivision Plat of Belle Terre Section-11 Palm Coast, recorded in Map Book 6, Pages 59 through 67, of the Public Records of Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the southwest corner of the Amended Plat Section-11 recorded in Map Book 27, Page 56, of the Public Records of Flagler County, Florida, said southwest corner being common as the intersection point of the East right-of-way line of Belle Terre Parkway (104'R/W) with the North right-of-way line of Palm Coast Parkway all according to said Plat Belle Terre Section-11, thence North 89°08'27" East along the North right-of-way line of Palm Coast Parkway a distance of 1023.00 feet to the POINT OF BEGINNING of this description, thence departing Palm Coast Parkway North 00°51'33" West a distance of 553.14 feet, thence South 89°08'27" West a distance of 122.97 feet to the southeast corner of Methodist Church lands, thence North 00°51'33" West along said church lands a distance of 110.31 feet, thence North 64°28'36" West a distance of 319.31 feet, thence departing said church lands North 25°11'24" East a distance of 70.00 feet, thence South 64°28'36" East along the South line of Block 1, of said Plat Belle Terre Section-11 a distance of 1052.12 feet, thence departing Block 1 South 00°51'33" East a distance of 400.53 feet to a point on the North right-of-way line of Palm Coast Parkway, thence South 89°08'27" West along said right-of-way line a distance of 564.62 feet to the POINT OF BEGINNING.

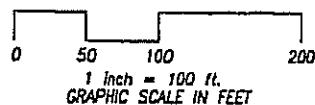
The above description being accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcel containing 7.9379 acres more or less.

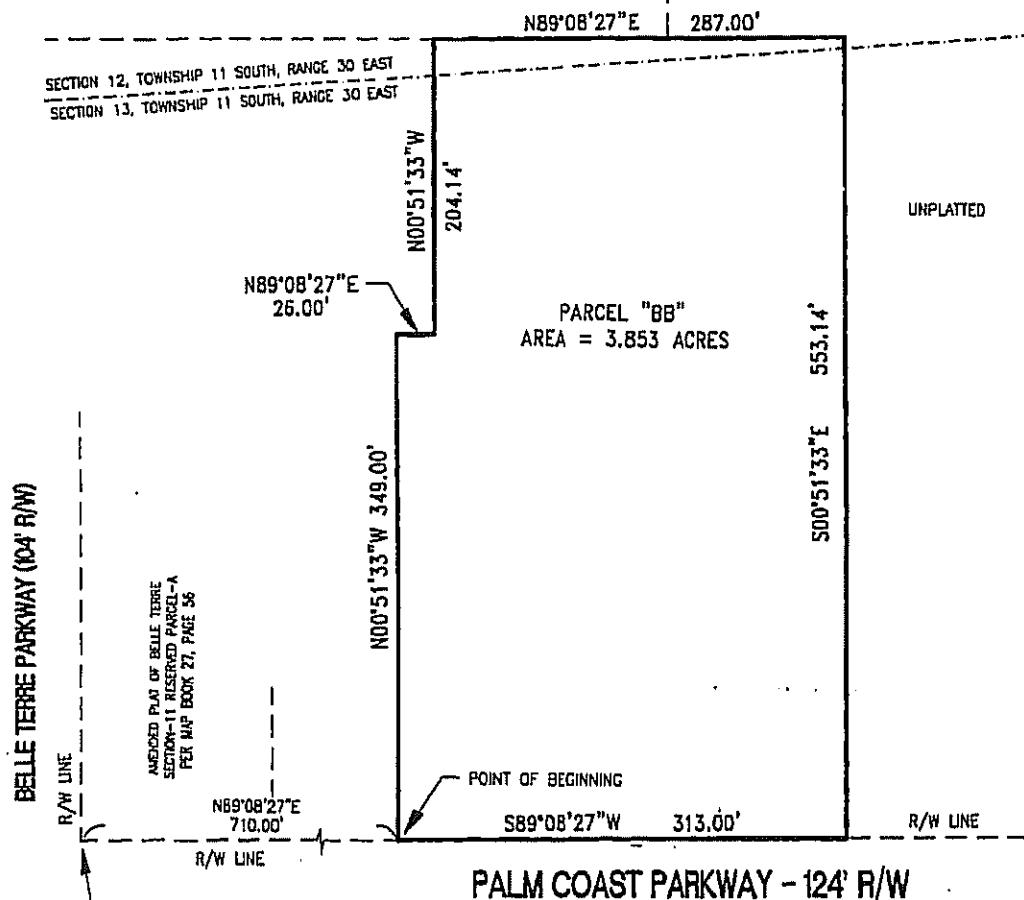
Bearings refer to the Mercator Grid System of the East zone of Florida and locally referenced to the North line of Palm Coast Parkway according to the Subdivision Plat of Belle Terre Section-11 Palm Coast, recorded in Map Book 6, Pages 59 through 67, of the Public Records of Flagler County, Florida, being North 89°08'27" East.

# SKETCH AND DESCRIPTION

DOC NO: 99086676 DATE: 3/26/1999  
OFF REC: 647 PAGE: 1707



UNPLATTED  
(METHODIST CHURCH LANDS)



POINT OF REFERENCE  
THE SOUTHWEST CORNER OF THE AMENDED PLAT OF BELLE  
TERRE, SECTION-11 RESERVED PARCEL-A PER MAP BOOK 27, PAGE 56

LEGAL DESCRIPTION - PARCEL BB (PART OF PCH1 PARCEL 120)

A PARCEL OF LAND BEING A PORTION OF RESERVED PARCEL "A" ACCORDING TO THE SUBDIVISION MAP BELLE TERRE SECTION-11 PALM COAST RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF THE AMENDED PLAT OF BELLE TERRE, SECTION-11, MAP BOOK 27, PAGE 56, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY (104' R/W) WITH THE NORTH RIGHT-OF-WAY LINE OF PALM COAST PARKWAY (124' R/W WEST BOUND); THENCE NORTH 89°08'27" EAST ALONG SAID NORTH RIGHT OF WAY LINE OF PALM COAST PARKWAY FOR A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING PALM COAST PARKWAY AND RUN NORTH 00°51'33" WEST A DISTANCE OF 349.00 FEET, THENCE NORTH 89°08'27" EAST A DISTANCE OF 26.00 FEET, THENCE NORTH 00°51'33" WEST 204.14 FEET; THENCE NORTH 89°08'27" EAST A DISTANCE OF 287.00 FEET; THENCE SOUTH 00°51'33" EAST A DISTANCE OF 553.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALM COAST PARKWAY; THENCE SOUTH 89°08'27" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 313.00 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINING 3.853 ACRES MORE OR LESS.

BEARINGS REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM OF THE EAST ZONE OF FLORIDA AND LOCALLY REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF PALM COAST PARKWAY (WEST-BOUND) ACCORDING TO THE SUBDIVISION MAP BELLE TERRE SECTION-11 PALM COAST RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING SOUTH 89°08'27" WEST.

Exhibit "A", Sheet 2 of 2

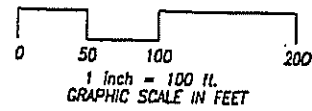
**TOMOKA ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING  
800 SO. RIDGEWOOD AVE. DAYTONA BEACH, FL 32114  
(904) 257-1800 FAX (904) 257-1801  
email: tomoka-eng@worldnet.att.net LB0002232

SKETCH AND  
DESCRIPTION

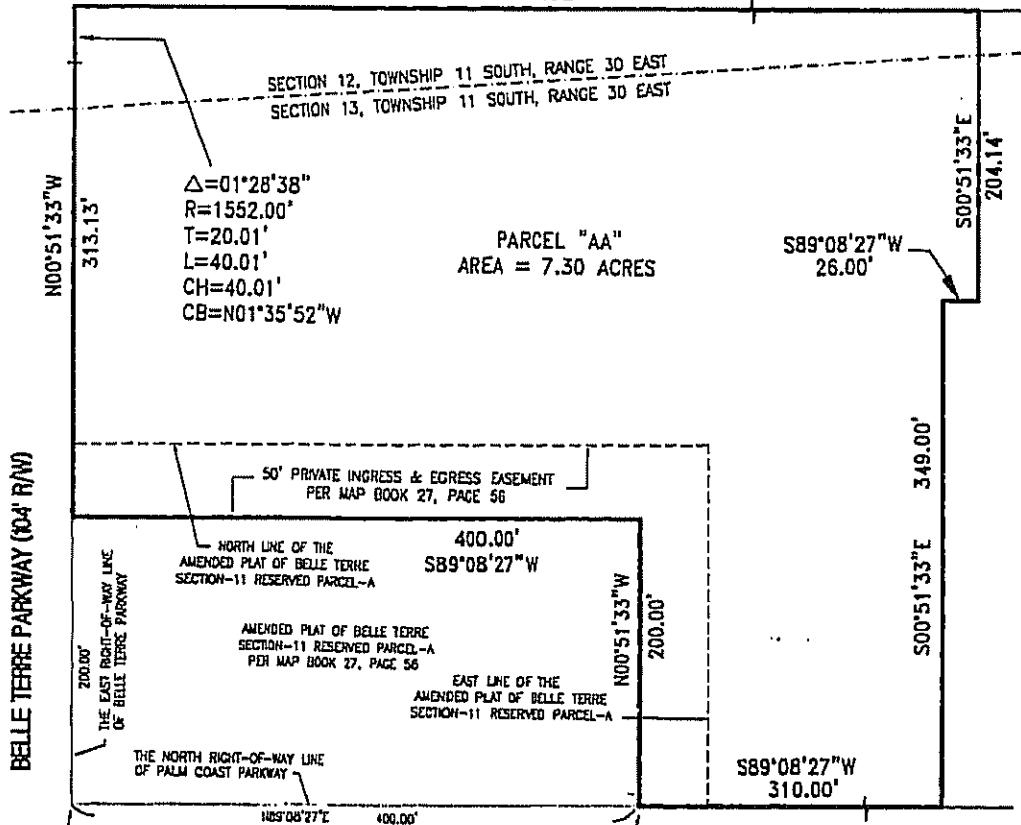
PROJECT NO.	97998
DRAWING REFERENCE NO.	998-E1
DATE:	10/27/98
SHEET NO.	1 OF 1

THIS IS NOT A BOUNDARY SURVEY.

SKETCH AND DESCRIPTION



N89°08'27"E  
736.52'



BELLE TERRE PARKWAY (104' R/W)

PALM COAST PARKWAY - 124' R/W

POINT OF REFERENCE  
 THE SOUTHWEST CORNER OF THE AMENDED PLAT OF BELLE TERRE, SECTION-11 RESERVED PARCEL-A PER MAP BOOK 27, PAGE 56

POINT OF BEGINNING

LEGAL DESCRIPTION - PARCEL AA (PART OF PCHI PARCEL 120)

A PARCEL OF LAND BEING A PORTION OF RESERVED PARCEL "A" ACCORDING TO THE SUBDIVISION MAP BELLE TERRE SECTION-11 PALM COAST RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, AND ALSO PART OF THE AMENDED PLAT OF BELLE TERRE SECTION - 11, RESERVED PARCEL A, RECORDED IN MAP BOOK 27, PAGE 56, ALL IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF THE AMENDED PLAT OF BELLE TERRE, SECTION-11, MAP BOOK 27, PAGE 56, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY (104'R/W) WITH THE NORTH RIGHT-OF-WAY LINE OF PALM COAST PARKWAY (124'R/W WEST BOUND) THENCE NORTH 89° 08'27" EAST ALONG THE NORTH LINE OF PALM COAST PARKWAY (124'R/W), A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING PALM COAST PARKWAY NORTH 00°51'33" WEST A DISTANCE OF 200.00 FEET, THENCE SOUTH 89°08'27" WEST A DISTANCE OF 400.00 FEET, THENCE NORTH 00°51'33" WEST ALONG THE EAST RIGHT-OF-WAY OF BELLE TERRE PARKWAY (104'R/W) A DISTANCE OF 313.13 FEET TO A POINT OF CURVATURE, CONCAVE WESTERLY, THENCE NORTHERLY A DISTANCE OF 40.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°28'38", A RADIUS OF 1552.00 FEET, A CHORD BEARING OF NORTH 01°35'52" WEST AND A CHORD DISTANCE OF 40.01 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 89°08'27" EAST A DISTANCE OF 736.52 FEET, THENCE SOUTH 00°51'33" EAST 204.14 FEET; THENCE SOUTH 89°08'27" WEST 26.00 FEET; THENCE SOUTH 00°51'33" EAST 349.00 FEET TO A POINT ON THE NORTH LINE OF PALM COAST PARKWAY (124'R/W), THENCE SOUTH 89°08'27" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 310.00 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINING 7.30 ACRES MORE OR LESS.

BEARINGS REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM OF THE EAST ZONE OF FLORIDA AND LOCALLY REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF PALM COAST PARKWAY (WEST-BOUND) ACCORDING TO THE SUBDIVISION MAP BELLE TERRE SECTION-11 PALM COAST RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING SOUTH 89°08'27" WEST.

THIS IS NOT A BOUNDARY SURVEY.

**TOMOKA ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 900 SO. RIDGEWOOD AVE. DAYTONA BEACH, FL. 32114  
 (904) 257-1800 FAX (904) 257-1801  
 email: tomoka-eng@worldnet.att.net LB000232

Exhibit "B"

SKETCH AND DESCRIPTION

PROJECT NO.	97998
DRAWING REFERENCE NO.	988-E2
DATE	10/27/98
SHEET NO.	1 OF 1