

To: Planning Commission Staff

From: Tyler J. Hudson, Esq.
Alex V. Schaler, P.E.

Date: February 1, 2023

Re: Submittal Memorandum – 110 E. Oak Ave. Assemblage (Comprehensive Plan Map Amendment)

Application Parcels

Address	Folio	Acreage	Adopted	Requested
110 E. Oak Avenue Tampa, FL 33602	192260-0000	1.49	CC-35	UMU-60
2005 N. Tampa Street Tampa, FL 33602	192256-0000	0.17	CC-35	UMU-60
1813 N. Franklin Street Tampa, FL 33602	191142-0000	0.39	CC-35	UMU-60
1708 N. Florida Avenue Tampa, FL 33602	192337-0000	0.07	CC-35	UMU-60
N. Florida Avenue (TBA) Tampa, FL 33602	192338-0000	0.07	CC-35	UMU-60
106 E. Palm Avenue Tampa, FL 33602	192247-0000	2.21	CC-35	UMU-60
1905 N. Florida Avenue Tampa, FL 33602	191451-0000	0.65	CC-35	UMU-60
1909 N. Florida Avenue Tampa, FL 33602	191450-0000	0.17	CC-35	UMU-60
Encompassed ROW	N/A	0.71	CC-35	UMU-60

Development Trend in the Surrounding Area

The subject property is located within four blocks of the Central Business District, within walking distance to the newly generated employment centers located in the Heights District, the curated, growing mixed-use development Armature Works, and other public and private amenities in the urban core. The area has seen an assortment of recent development approvals that contain high-density mixed-use projects, namely the approximately 330-unit proposed new mixed-use multi-family construction immediately southeast of the subject property along Florida Avenue. Additionally, the N. Tampa Street corridor is a bus rapid transit corridor that could potentially provide rail service and Palm Avenue is included in a future planned expansion of the street car. The subject properties are located in the Tampa Heights Urban Village.

Justification

The confluence of the factors described above makes the subject property a prime candidate for an increase in density. The existing Community Commercial-35 (CC-35) future land use category of the Tampa Comprehensive Plan is increasingly incompatible with the medium/high density development pattern in the vicinity of the subject parcels. This development pattern is evolving towards mixed-use development that demands a higher density in light of Tampa's population growth and increasing consumer preferences for urban housing opportunities that accommodate live/work/play neighborhoods. Due to the properties' strategic location near existing and planned transit investment, the property has significant redevelopment potential as part of a mixed-use corridor and higher-density mixed-use center.

Given the specific location of this property, its inclusion within an Urban Village and its placement along a mixed-use corridor, there are a host of policies, goals, and objectives in the Comprehensive Plan that support a densification.

Urban Villages

LU Objective 9.4 encourages the accommodation of the greatest concentration of housing in desirable, pedestrian-oriented urban areas with convenient access to transit, and includes a specific policy, LU Policy 9.4.1 that promotes high-density residential development in Urban Villages.

Urban Neighborhoods

LU Objective 9.1 encourages the location of higher density housing in or near the downtown core; the location of the property is considered near the downtown core. There are an additional set of policies within the Urban Neighborhoods section (Objective 9.1) that elaborate upon the objective and provide supporting evidence for the densification.

Mixed-Use Corridors

LU Objective 6.1 encourages the transformation of major corridors, such as where the property is located, to include a broader mix of uses, both horizontal and vertical, that provide opportunities for medium and higher density housing with a mixed-use component. There are an additional set of policies within this section that elaborate upon the objective and provide supporting evidence for the densification.

Precedential Comprehensive Plan Amendments

Unanimously approved by City Council in January 2023 upon first reading, TA/CPA 22-22 included a similar request as proposed within the subject application. The property includes an assemblage located at the Columbus Drive/Tampa Street intersection (four blocks northwest of the subject application) that is also located wholly within the Tampa Heights Urban Village. This application was found consistent by staff, and Planning Commission also issued a unanimous recommendation of approval. TA/CPA 22-22 included a request to densify the site by amending the previously designated CMU-35 and CC-35 parcels to UMU-60 as proposed herein.

Accompanying Applications

The subject parcels will be included in a rezoning application that will seek to obtain a Planned Development (PD) zoning designation for the intended development. It is the intent of this application to change the future land use designations of the rezoning parcels so that a higher quality mixed-use development is achievable.



Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission ("Planning Commission") Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:
2023-01-03

Property Owner Information

Tampa Metropolitan Area YMCA, Inc.
110 E Oak Avenue Tampa, FL 33602

landuse@gardnerbrewer.com
8132219600

Agent/Representative Information

Tyler Hudson & Gardner Brewer Hudson, P.A.
400 N Ashley Drive Suite 1100 Tampa, FL 33602

landuse@gardnerbrewer.com
8132219600

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

City of Tampa

Type of request:

Small Scale Map Amendment (<50 acres)

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)
Goal/Objective/Policy No. _____

Description of Property (for map amendments only):

192260-0000, 192247-0000, more
110 E Oak Ave, more

Adopted FLUE:

["TA:COMMUNITY COMMERCIAL-35 (2.0 FAR)"]

Requested FLU:

["TA:URBAN MIXED USE-60 (3.25 FAR)"]

Total acres:

5.93

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

No

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

Yes

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

PD planned to be filed in near future.

Memorandum of Understanding
Between
Hillsborough County City-County Planning Commission
and

Tampa Metropolitan Area YMCA, Inc.

Tyler Hudson & Gardner Brewer Hudson, P.A.

1. Purpose. The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.
2. Responsibilities of the Applicant.
 - a. The applicant and/or their authorized representative (“Applicant”) shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.
 - b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.
 - c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an “Adequate Facilities Analysis”, upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.
 - d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.
 - e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.
 - f. The Applicant understands the procedures for a “Continuation of Plan Amendment Requests” and “Withdrawal, Denial, and Resubmittal of a Plan Amendment Application” set forth in the Plan Amendment Procedures Manual.
3. City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination.

After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

Tampa Metropolitan Area YMCA, Inc.

Tyler Hudson & Gardner Brewer Hudson, P.A.

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Tampa Metropolitan Area YMCA, Inc.

(NAME OF ALL PROPERTY OWNERS- Attach list if more than one), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS(ES) OR GENERAL LOCATIONS: See attached.

FOLIO(S) No. See attached.

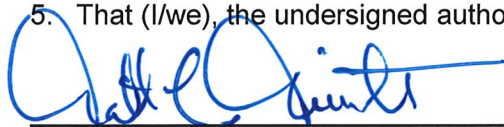
2. That this property constitutes the property for which a request for a:
Comprehensive Plan Amendment

(NATURE OF REQUEST)

3. That the undersigned (has/have) appointed Tyler Hudson and Gardner Brewer Hudson, P.A. as (his/her/their) agent(s) to execute any permits or other documents necessary to affect such application.

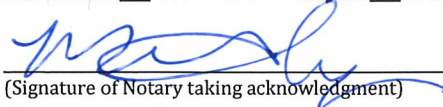
4. That this affidavit has been executed to induce Hillsborough County, Florida to consider and act on the above-described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.



SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

<p>STATE OF FLORIDA COUNTY OF HILLSBOROUGH This foregoing instrument was acknowledged before me this (DATE) <u>January 30, 2023</u> by <u>Matthew Mitchell</u> (Property Owner)</p> <p>Personally known to me <input checked="" type="checkbox"/> Florida Driver's License _____</p> <p>And who did <input checked="" type="checkbox"/> did not <input type="checkbox"/> take an oath.</p> <p> (Signature of Notary taking acknowledgment)</p> <div style="border: 2px solid black; padding: 5px; text-align: center;"><p>MELIA HEALY MY COMMISSION # HH 172711 EXPIRES: September 6, 2025 Bonded Thru Notary Public Underwriters</p></div> <p>_____ (Type or Print Name of Notary Public)</p> <p>Commission Number _____ Expiration Date _____</p>	<p>STATE OF FLORIDA COUNTY OF HILLSBOROUGH This foregoing instrument was acknowledged before me this (DATE) _____ by _____ (Property Owner)</p> <p>Personally known to me _____ Florida Driver's License _____</p> <p>And who did _____ did not _____ take an oath.</p> <p>_____ (Signature of Notary taking acknowledgment)</p> <p>_____ (Type or Print Name of Notary Public)</p> <p>Commission Number _____ Expiration Date _____</p>
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Addresses:

110 E Oak Ave

2005 N Tampa Street

1813 N Franklin Street

1708 N Florida Ave

N Florida Ave (TBA)

106 E Palm Ave

1905 N Florida Ave

1909 N Florida Ave

Encompassed ROW

Folio Numbers:

192260-0000

192256-0000

191142-0000

192337-0000

192338-0000

192247-0000

191451-0000

191450-0000

Encompassed ROW

110 E Oak Ave. Assemblage

Legend

Folio 192247-0000

Folio 191450-0000

Folio 191451-0000

Folio 192256-0000

Folio 192260-0000

Folio 192260-0000

Folio 192260-0000

Folio 191142-0000

110 E Oak Ave

Folio 192337-0000

Folio 192338-0000



SHEET NO. 1 OF 3
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

DESCRIPTION: That part of the right-of-way for NORTH FRANKLIN STREET, per City of Tampa Resolution No.'s 9889-C, 136-D and 246-D, lying within Block 16, of HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida, also that part of 16.5 foot wide Alley, lying South of and adjacent to Lots 4 and 5, of the aforesaid Block 16, and lying North of and adjacent to Lots 6, 7 and 8, of said Block 16, and being more particularly described as follows:

BEGINNING at the Southwest corner of the aforesaid Lot 5, run thence along the North boundary of the aforesaid 16.5 foot wide Alley, S.89°24'41"E., a distance of 157.19 feet, to a point on the Westerly right-of-way line of the aforesaid NORTH FRANKLIN STREET; thence along said Westerly right-of-way line, N.53°29'48"W., a distance of 194.35 feet; thence N.00°28'58"E., a distance of 17.13 feet; thence S.89°20'03"E., a distance of 81.06 feet, to a point on the Northerly right-of-way line of said NORTH FRANKLIN STREET; thence along said Northerly right-of-way line, the following four (4) courses: 1) S.00°29'19"W., a distance of 23.88 feet; 2) S.53°29'48"E., a distance of 152.28 feet; 3) N.53°49'00"E., a distance of 153.37 feet; 4) N.00°30'24"E., a distance of 21.06 feet; thence S.89°20'03"E., a distance of 81.06 feet; thence S.00°30'46"W., a distance of 12.81 feet, to a point on the Easterly right-of-way line of said NORTH FRANKLIN STREET; thence along said Easterly right-of-way line, the following six (6) courses: 1) S.53°49'00"W., a distance of 196.74 feet; 2) N.89°24'41"W., a distance of 5.35 feet; 3) S.00°30'02"W., a distance of 16.50 feet; 4) N.89°24'41"W., a distance of 6.23 feet; 5) Southerly, 14.00 feet along the arc of a non-tangent curve to the left having a radius of 38.00 feet and a central angle of 21°06'32" (chord bearing S.11°04'54"W., 13.92 feet); 6) S.00°31'38"W., a distance of 117.13 feet; thence N.89°29'20"W., a distance of 64.00 feet, to a point on the aforesaid Westerly right-of-way line of NORTH FRANKLIN STREET; thence along said Westerly right-of-way line, the following two (2) courses: 1) N.00°31'38"E., a distance of 117.04 feet; 2) Northerly, 14.19 feet along the arc of a tangent curve to the left having a radius of 38.00 feet and a central angle of 21°23'22" (chord bearing N.10°10'02"W., 14.10 feet), to a point on the South boundary of the aforesaid 16.5 foot wide Alley; thence along said South boundary, N.89°24'41"W., a distance of 169.75 feet, to a point on the East right-of-way line of NORTH TAMPA STREET (5th AVENUE per plat); thence along said East right-of-way line, N.00°28'58"E., a distance of 16.50 feet, to the POINT OF BEGINNING.

Containing 0.710 acres, more or less.

This Survey Prepared For: **YMCA - Tampa Metropolitan Area**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE
 This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF
 FLORIDA

Jack M. Greene
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



GeoPoint
 Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JMG	Checked: SEC	P.C.:
Date: 4/11/22	Dwg: YMCA Vacate DS	Order No.: 000000

Section 13, Township 29 South, Range 18 East9

SHEET NO. 2 OF 3
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

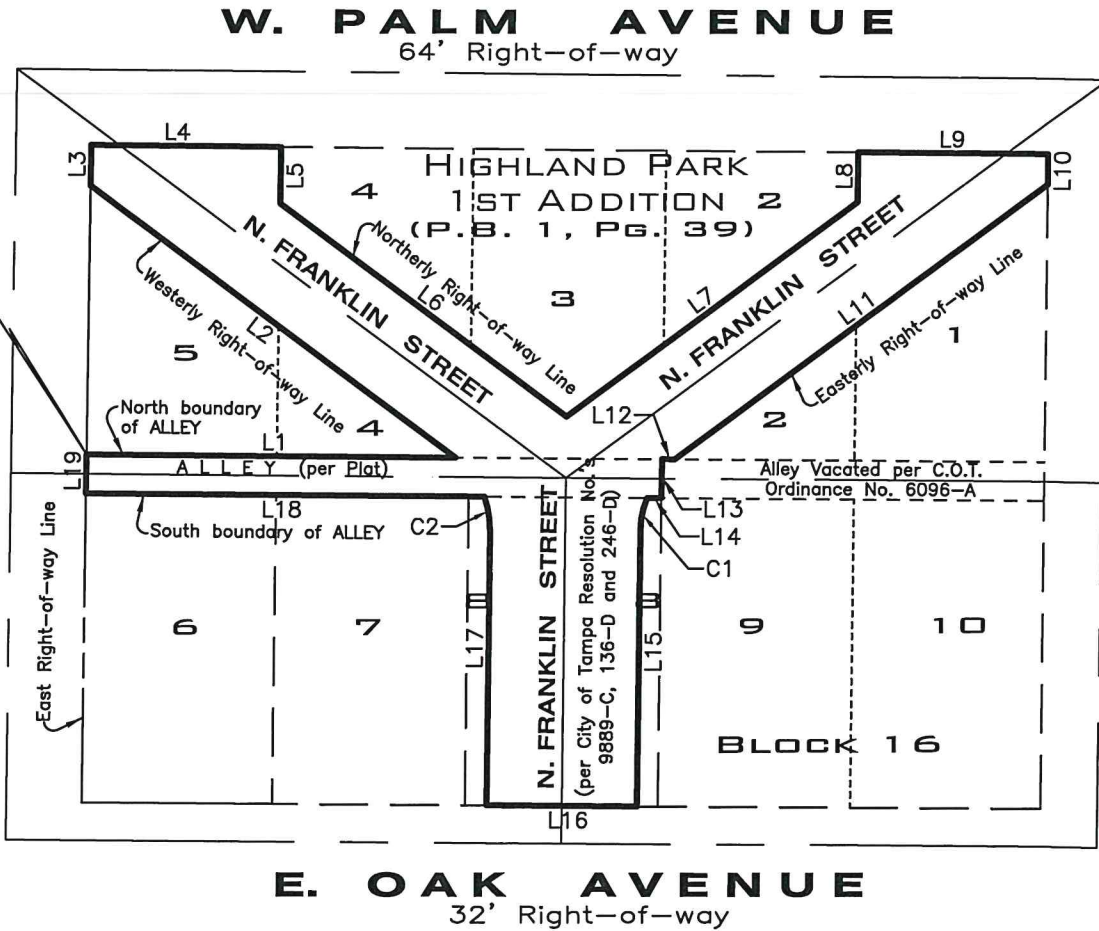
Scale: 1" = 80'

Z9

N. TAMPA STREET
64' Right-of-way

POINT OF BEGINNING
Southwest corner of Lot 5

POINT OF BEGINNING
Southwest corner of Lot 5



N. FLORIDA AVENUE
50' Right-of-way

E. OAK AVENUE
32' Right-of-way



This Survey Prepared For: **YMCA - Tampa Metropolitan Area**

Description	REVISIONS				
	Date	Dwn.	Ck'd	P.C.	Order No.

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Drawn: JMG	Checked: SEC	P.C.:
Date: 4/11/22	Dwg: YMCA Vacate DS	Order No.: NNNNNN
Section 13, Township 29 South, Range 18 East9		

SHEET NO. 3 OF 3
DESCRIPTION SKETCH
 (NOT A BOUNDARY SURVEY)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°24'41" E	157.19'
L2	N 53°29'48" W	194.35'
L3	N 00°28'58" E	17.13'
L4	S 89°20'03" E	81.06'
L5	S 00°29'19" W	23.88'
L6	S 53°29'48" E	152.28'
L7	N 53°49'00" E	153.37'
L8	N 00°30'24" E	21.06'
L9	S 89°20'03" E	81.06'
L10	S 00°30'46" W	12.81'
L11	N 53°49'00" E	196.74'
L12	N 89°24'41" W	5.35'
L13	S 00°30'02" W	16.50'
L14	N 89°24'41" W	6.23'
L15	S 00°31'38" W	117.13'
L16	N 89°29'20" W	64.00'
L17	N 00°31'38" E	117.04'
L18	N 89°24'41" W	169.75'
L19	N 00°28'58" E	16.50'

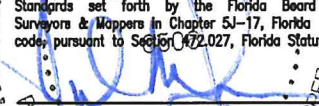
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	38.00'	21°06'32"	14.00'	13.92'	S 11°04'54" W
C2	38.00'	21°23'22"	14.19'	14.10'	N 10°10'02" W

This Survey Prepared For: *YMCA - Tampa Metropolitan Area*


REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.


 Jack M. Greene, P.E.
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Drawn: JMG	Checked: SEC	P.C.:	
Date: 4/11/22	Dwg: YMCA Vacate DS	Order No.:	

Section 13, Township 29 South, Range 18 East9

Parcel Photographs





110 E. Oak Ave. (Folio 192260-0000)



2005 N. Tampa Street (Folio 192256-0000)



1813 N. Franklin St. (Folio 191142-0000)



1708 N. Florida Ave. & N. Florida Ave. (TBA) (Folio 192337-0000 & 192338-0000)



106 E. Palm Ave. (Folio 192247-0000)





1905 N. Florida Ave. & 1909 N. Florida Ave. (Folio 191451-0000 & 191450-0000)

This instrument prepared by :
Charles M. Sanders, Jr, Attorney at Law
1485 50th Court
Vero Beach, Florida 32966

C Return To: Grantee.

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd. - F.S. 201.02 \$ 700.00
Documentary Tax Pd. - F.S. 201.08 \$ 2
Intangible Tax Pd - F.S. 199 \$ 2
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

Grantee(s) I.D.#
FILE NO: 97040040

WARRANTY DEED

This Warranty Deed Made this 9th day of May, 1997, by Seald-Sweet Growers, Inc. a corporation existing under the laws of the State of Florida and having its place of business at 1991 74th Avenue, Vero Beach, Florida 32966, hereinafter

called the grantor, to Tampa Metropolitan Area YMCA, Inc., a Florida corporation, whose address is:
P.O. Box 172428, Tampa FL 33612, hereinafter called the grantee.

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Hillsborough County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms 'grantor' and 'grantee' included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seat to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Seald-Sweet Growers, Inc.

[Signature]
Witness Signature

MARY McHALL
Witness Printed Name

[Signature]
Witness Signature

JANIS EDWARDS
Witness Printed Name

By: [Signature]
Frank M. Hunt, III
President

ATTEST: [Signature]
Charles M. Sanders, Jr.
Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 9th day of May, 1997, by Frank M. Hunt, III as President of Seald-Sweet Growers, Inc., on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

[Signature]
Printed Name: Priscilla Ann Patton
Notary Public
PRISCILLA ANN PATTON
My Commission C0406988
Expires Sep. 14, 1998
Bonded by ANB
800-852-8978

ST# 97-04-0040

1997 MAY 13 PM 3:57

0097121314

EXHIBIT "A"

Lot 1 and the North 18.5 feet of Lot 2, and the interest of Seald-Sweet Growers, Inc., in that part of the alley lying North of Lot 1 and that part of the alley lying West of Lot 1 and West of the North 18.5 feet of Lot 2 vacated by the City of Tampa under Ordinance No. 8621-A on July 26, 1984, Block 1, LIVONIA DODDS CLINE SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 35, Public Records of Hillsborough County, Florida.

ALSO

The North one hundred and eleven feet (111 feet N) of Block One (1) of LIVONIA DODDS CLINE SUBDIVISION, according to map or plat thereof as the same is duly recorded in Plat Book Two (2), Page thirty-five (35) of the Public Records of Hillsborough County, Florida, said property being also described as: Beginning at the Southwest (SW) corner of the intersection of Florida Avenue and 8th Avenue, in the City of Tampa, Florida, thence run West along the Southern boundary line of 8th Avenue (otherwise known as Oak Avenue) one hundred seventy-two feet (172') to the Eastern boundary line of Franklin Street, then run South along the Eastern boundary line of Franklin Street one hundred eleven feet (111') to the Northern boundary line of an alley, thence run East along the Northern boundary line of said alley one hundred seventy-two feet (172') to the Western boundary line of Florida Avenue, thence North one hundred eleven feet (111') along the Western boundary line of Florida Avenue to the point of beginning. LESS that North 11 feet conveyed to The City of Tampa in Deed Book 1795 Page 516 for road right of way And that certain alley abutting aforesaid property which was closed pursuant to Ordinance No. 8621-A by the City of Tampa Florida on July 26, 1984.

Folio # 191142.0000
Folio # 192337.0000
Folio # 192338.0000

PREPARED BY/RETURN TO: S. Steele

American Home Title of Tampa Bay, Inc.

6703 North Himes Avenue

Tampa, Florida 33614

FILE NO.: AHT130415

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 31st day of December, 2013

by: Tampa Street Triangle, Inc., a Florida corporation having its principal place of business at 9707 Hidden Cove Court Tampa, FL 33618 hereafter called the Grantor, to Tampa Metropolitan Area Young Men's Christian Association, Inc., a Florida non profit corporation, whose mailing address is: 110 E. Oak Avenue Tampa, FL 33602, hereinafter called the Grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 (TEN)

Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

See Attached Exhibit "A" for a more complete and accurate legal description.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

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

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land.; that it hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name and its corporate seal to be hereunto afixed by its proper offices thereunto duly authorized, the day and year above first written.

Name: *S Steele*
Sherry Steele

Tampa Street Triangle, Inc., a Florida corporation

BY: *Patricia Giglio*
Patricia Giglio, as President

Name: *JH*
Robin Hodgson

STATE OF: Florida

COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 12/31/13 by Patricia Giglio, as President of Tampa Street Triangle, Inc., a Florida corporation, who is personally known to me or who has produced FL D.L. as identification.

WITNESS my signature and official seal.

My Commission Expires: *S Steele*

NOTARY PUBLIC-State of: Florida



File Number: AHT130415

EXHIBIT "A" - LEGAL DESCRIPTION

That part of Lots 4 and 5, Block 16, Highland Park, 1st Addition, according to the map or plat thereof, as recorded in Plat Book 1, Page 39, Public Records of Hillsborough County, Florida, lying South and West of the West extension of Franklin Street Y.

Parcel Number: 192255.5000 (part of Lot 4)

Parcel Number: 192256.0000 (part of Lot 5)

10.50
55
11.05
2
11

Grantee SS#
Property Appraisers ID#

SEE SIMPLE DEED

THIS INDENTURE, made this 27th day of December, 1990, between NCNB NATIONAL BANK OF FLORIDA, a national banking association authorized to do business in Florida, Grantor, ("NCNB"), County of Hillsborough, State of Florida, party of the first part, and YOUNG MEN'S CHRISTIAN ASSOCIATION AND YOUNG WOMEN'S CHRISTIAN ORGANIZATION OF TAMPA AND HILLSBOROUGH COUNTY, FLORIDA, INC., a Florida corporation, ("YMCA"), of the County of Hillsborough, State of Florida, whose permanent post office address is 102 Franklin Street, Tampa, Florida 33602, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the said party of the second part, and its successors and assigns forever, all that certain parcel of land situate, lying and being in the County of Hillsborough and State of Florida, and more particularly described as follows, to-wit:

Parcel 1: Lots 3 through 10, inclusive, in Block 15 of HIGHLAND PARK 1st ADDITION according to the map or plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida, and

Parcel 2: Lots 4, 5, 6, 7, 8, and 9, Block 3, of MAP OF KENNEDY'S SUBDIVISION OF TAMPA HEIGHTS, as recorded in Plat Book 1, Page 40, of the Public Records of Hillsborough County, Florida, together with a portion of closed alley described as: Beginning at the Northeast corner of Lot 5, Block 3, MAP OF KENNEDY'S SUBDIVISION OF TAMPA HEIGHTS as recorded in Plat Book 1, Page 40, of the Public Records of Hillsborough County, Florida, and going due East a distance of 16 feet to the Northwest corner of Lot 4, Block 3, said subdivision, then going due South along the West side of said Lot 4, a distance of 131 feet to the South Lot line of Lot 4, Block 3, said subdivision, then going due West a distance of 16 feet to the East Lot line of Lot 7, Block 3, said subdivision, thence due North a distance of 131 feet to a Point of Beginning, LESS and EXCEPT the West 1/2 of said closed alley adjacent to and abutting Lot 5.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining, subject to taxes for the year 1990 and subsequent years, easements, restrictions and reservations of record and to the following restrictions as covenants running with the land:

1. The aforesaid property shall be used solely for non-profit charitable purposes for the good of the Tampa Bay community for a period of twenty (20) years from the date hereof. This restriction and covenant to be enforceable by either injunctive relief or an action for damages. It is agreed that irreparable harm will have been suffered by the first party and the Tampa Bay community if this restrictive covenant is broken.
2. The YMCA agrees to begin construction of a YMCA facility on or before July 1, 1993. The YMCA facility shall have obtained

THIS INSTRUMENT WAS PREPARED BY:
Ralph C. Dell, Esquire
of Allen, Dell, Frank & Trinkle
Post Office Box 2111
Tampa, Florida 33601

FRANCIS J. LAKE
CLERK OF DISTRICT COURT
HILLSBOROUGH COUNTY

Deputy Clerk
J.A. Boly
Deputy Clerk

Return To:
CHICAGO TITLE INSURANCE CO.
4890 W. Kennedy Blvd., Ste. 250
Tampa, FL 33609
90-01-1193

REC'D DEC 28 PM 5:23
90272764

a Certificate of Occupancy for the facility on or before July 1, 1995.

3. In the event the construction of the YMCA facility is not timely begun (as set forth above), or the Certificate of Occupancy is not timely obtained (as set forth above), and NCNB has recorded an Affidavit indicating that one of these requirements has not been met, NCNB shall have the right to re-enter the property and take possession, and ownership of the property (including the partially completed facility or other improvements) and the estate of the YMCA shall terminate. NCNB shall have six (6) months from the date of each of the time periods set forth above (January 1, 1994 for beginning construction and January 1, 1996 for obtaining Certificate of Occupancy) to record such Affidavit, and if such Affidavits have not been filed by NCNB within the six (6) months time periods, NCNB will have expressly waived its right to file such Affidavits. The property will not automatically revert without the affirmative action of re-entry by NCNB.

4. The official name of the YMCA facility (at the discretion of the YMCA) shall be either "The NCNB Central City YMCA" or "The Central City YMCA" while it is owned or operated by the YMCA. While the facility is owned by the YMCA, the YMCA shall display a sign on the front of the building at least two (2) feet by twelve (12) feet, which provides the official name.

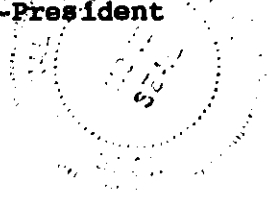
TO HAVE AND TO HOLD the same in fee simple forever. The property is accepted in an "as-is" condition.

IN WITNESS WHEREOF, the said party of the first part have caused these presents to be executed by their proper officers and their corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered NCNB NATIONAL BANK OF FLORIDA in the presence

[Signature]
[Signature]
As to NCNB National Bank of Florida

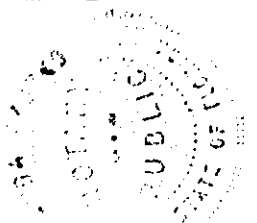
By: [Signature] (SEAL)
Ann Leavengood Giles, Vice-President



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27th day of December, 1990, by Ann Leavengood Giles, Vice-President, of NCNB National Bank of Florida, on behalf of said corporation.

[Signature]
Notary Public
State of Florida at Large
My Commission Expires:



10.50
55
11.05
2
11

Grantee SS#
Property Appraisers ID#

SEE SIMPLE DEED

THIS INDENTURE, made this 27th day of December, 1990, between NCNB NATIONAL BANK OF FLORIDA, a national banking association authorized to do business in Florida, Grantor, ("NCNB"), County of Hillsborough, State of Florida, party of the first part, and YOUNG MEN'S CHRISTIAN ASSOCIATION AND YOUNG WOMEN'S CHRISTIAN ORGANIZATION OF TAMPA AND HILLSBOROUGH COUNTY, FLORIDA, INC., a Florida corporation, ("YMCA"), of the County of Hillsborough, State of Florida, whose permanent post office address is 102 Franklin Street, Tampa, Florida 33602, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the said party of the second part, and its successors and assigns forever, all that certain parcel of land situate, lying and being in the County of Hillsborough and State of Florida, and more particularly described as follows, to-wit:

Parcel 1: Lots 3 through 10, inclusive, in Block 15 of HIGHLAND PARK 1st ADDITION according to the map or plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida, and

Parcel 2: Lots 4, 5, 6, 7, 8, and 9, Block 3, of MAP OF KENNEDY'S SUBDIVISION OF TAMPA HEIGHTS, as recorded in Plat Book 1, Page 40, of the Public Records of Hillsborough County, Florida, together with a portion of closed alley described as: Beginning at the Northeast corner of Lot 5, Block 3, MAP OF KENNEDY'S SUBDIVISION OF TAMPA HEIGHTS as recorded in Plat Book 1, Page 40, of the Public Records of Hillsborough County, Florida, and going due East a distance of 16 feet to the Northwest corner of Lot 4, Block 3, said subdivision, then going due South along the West side of said Lot 4, a distance of 131 feet to the South Lot line of Lot 4, Block 3, said subdivision, then going due West a distance of 16 feet to the East Lot line of Lot 7, Block 3, said subdivision, thence due North a distance of 131 feet to a Point of Beginning, LESS and EXCEPT the West 1/2 of said closed alley adjacent to and abutting Lot 5.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining, subject to taxes for the year 1990 and subsequent years, easements, restrictions and reservations of record and to the following restrictions as covenants running with the land:

1. The aforesaid property shall be used solely for non-profit charitable purposes for the good of the Tampa Bay community for a period of twenty (20) years from the date hereof. This restriction and covenant to be enforceable by either injunctive relief or an action for damages. It is agreed that irreparable harm will have been suffered by the first party and the Tampa Bay community if this restrictive covenant is broken.
2. The YMCA agrees to begin construction of a YMCA facility on or before July 1, 1993. The YMCA facility shall have obtained

THIS INSTRUMENT WAS PREPARED BY:
Ralph C. Dell, Esquire
of Allen, Dell, Frank & Trinkle
Post Office Box 2111
Tampa, Florida 33601

FRANCIS J. LAKE
CLERK OF DISTRICT COURT
HILLSBOROUGH COUNTY

Deputy Clerk
J.A. Boby
Deputy Clerk

Return To:
CHICAGO TITLE INSURANCE CO.
4890 W. Kennedy Blvd., Ste. 250
Tampa, FL 33609
90-01-1193

REC'D DEC 28 PM 5:23

90272764

a Certificate of Occupancy for the facility on or before July 1, 1995.

3. In the event the construction of the YMCA facility is not timely begun (as set forth above), or the Certificate of Occupancy is not timely obtained (as set forth above), and NCNB has recorded an Affidavit indicating that one of these requirements has not been met, NCNB shall have the right to re-enter the property and take possession, and ownership of the property (including the partially completed facility or other improvements) and the estate of the YMCA shall terminate. NCNB shall have six (6) months from the date of each of the time periods set forth above (January 1, 1994 for beginning construction and January 1, 1996 for obtaining Certificate of Occupancy) to record such Affidavit, and if such Affidavits have not been filed by NCNB within the six (6) months time periods, NCNB will have expressly waived its right to file such Affidavits. The property will not automatically revert without the affirmative action of re-entry by NCNB.

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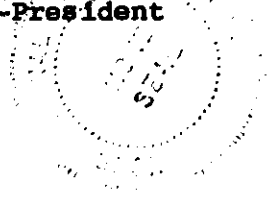
TO HAVE AND TO HOLD the same in fee simple forever. The property is accepted in an "as-is" condition.

IN WITNESS WHEREOF, the said party of the first part have caused these presents to be executed by their proper officers and their corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered NCNB NATIONAL BANK OF FLORIDA in the presence

[Signature]
[Signature]
As to NCNB National Bank of Florida

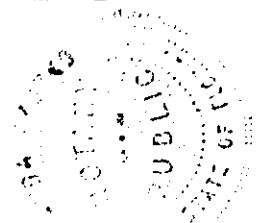
By: [Signature] (SEAL)
Ann Leavengood Giles, Vice-President



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27th day of December, 1990, by Ann Leavengood Giles, Vice-President, of NCNB National Bank of Florida, on behalf of said corporation.

[Signature]
Notary Public
State of Florida at Large
My Commission Expires:



This instrument prepared by :
Charles M. Sanders, Jr, Attorney at Law
1485 50th Court
Vero Beach, Florida 32966

Return To: Grantee.

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd. - F.S. 201.02 \$ 700.00
Documentary Tax Pd. - F.S. 201.08 \$ 2
Intangible Tax Pd - F.S. 199 \$ 2
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

Grantee(s) I.D.#
FILE NO: 97040040

WARRANTY DEED

This Warranty Deed Made this 9th day of May, 1997, by Seald-Sweet Growers, Inc. a corporation existing under the laws of the State of Florida and having its place of business at 1991 74th Avenue, Vero Beach, Florida 32966, hereinafter

called the grantor, to Tampa Metropolitan Area YMCA, Inc., a Florida corporation, whose address is:
P.O. Box 172428, Tampa FL 33612, hereinafter called the grantee.

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Hillsborough County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms 'grantor' and 'grantee' included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seat to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Seald-Sweet Growers, Inc.

[Signature]
Witness Signature

MARY McHALL
Witness Printed Name

[Signature]
Witness Signature

JANIS EDWARDS
Witness Printed Name

By: [Signature]
Frank M. Hunt, III
President

ATTEST: [Signature]
Charles M. Sanders, Jr.
Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 9th day of May, 1997, by Frank M. Hunt, III as President of Seald-Sweet Growers, Inc., on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

[Signature]
Printed Name: Priscilla Ann Patton
Notary Public
PRISCILLA ANN PATTON
My Commission C0406988
Expires Sep. 14, 1998
Bonded by ANB
800-852-8978

ST# 97-04-0040

1997 MAY 13 PM 3:57

0097121314

EXHIBIT "A"

Lot 1 and the North 18.5 feet of Lot 2, and the interest of Seald-Sweet Growers, Inc., in that part of the alley lying North of Lot 1 and that part of the alley lying West of Lot 1 and West of the North 18.5 feet of Lot 2 vacated by the City of Tampa under Ordinance No. 8621-A on July 26, 1984, Block 1, LIVONIA DODDS CLINE SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 35, Public Records of Hillsborough County, Florida.

ALSO

The North one hundred and eleven feet (111 feet N) of Block One (1) of LIVONIA DODDS CLINE SUBDIVISION, according to map or plat thereof as the same is duly recorded in Plat Book Two (2), Page thirty-five (35) of the Public Records of Hillsborough County, Florida, said property being also described as: Beginning at the Southwest (SW) corner of the intersection of Florida Avenue and 8th Avenue, in the City of Tampa, Florida, thence run West along the Southern boundary line of 8th Avenue (otherwise known as Oak Avenue) one hundred seventy-two feet (172') to the Eastern boundary line of Franklin Street, then run South along the Eastern boundary line of Franklin Street one hundred eleven feet (111') to the Northern boundary line of an alley, thence run East along the Northern boundary line of said alley one hundred seventy-two feet (172') to the Western boundary line of Florida Avenue, thence North one hundred eleven feet (111') along the Western boundary line of Florida Avenue to the point of beginning. LESS that North 11 feet conveyed to The City of Tampa in Deed Book 1795 Page 516 for road right of way And that certain alley abutting aforesaid property which was closed pursuant to Ordinance No. 8621-A by the City of Tampa Florida on July 26, 1984.

Folio # 191142.0000
Folio # 192337.0000
Folio # 192338.0000

This instrument prepared by :
Charles M. Sanders, Jr, Attorney at Law
1485 50th Court
Vero Beach, Florida 32966

C Return To: Grantee.

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd. - F.S. 201.02 \$ 700.00
Documentary Tax Pd. - F.S. 201.08 \$ 2
Intangible Tax Pd - F.S. 199 \$ 2
Richard Ake, Clerk Hillsborough County
By: [Signature] Deputy Clerk

2
F

Grantee(s) I.D.#
FILE NO: 97040040

WARRANTY DEED

This Warranty Deed Made this 9th day of May, 1997, by Seald-Sweet Growers, Inc. a corporation existing under the laws of the State of Florida and having its place of business at 1991 74th Avenue, Vero Beach, Florida 32966, hereinafter called the grantor, to Tampa Metropolitan Area YMCA, Inc., a Florida corporation, whose address is:

✓ P.O. Box 172428, Tampa FL 33612, hereinafter called the grantee.

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Hillsborough County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms 'grantor' and 'grantee' included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seat to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Seald-Sweet Growers, Inc.

[Signature]
Witness Signature

MARY McHALL
Witness Printed Name

[Signature]
Witness Signature

JANIS EDWARDS
Witness Printed Name

By: [Signature]
Frank M. Hunt, III
President

ATTEST: [Signature]
Charles M. Sanders, Jr.
Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 9th day of May, 1997, by Frank M. Hunt, III as President of Seald-Sweet Growers, Inc., on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

[Signature]
Printed Name: Priscilla Ann Patton
Notary Public
PRISCILLA ANN PATTON
My Commission C0406988
Expires Sep. 14, 1998
Bonded by ANB
800-852-8978

ST# 97-04-0040

1997 MAY 13 PM 3:57 0097121314

EXHIBIT "A"

Lot 1 and the North 18.5 feet of Lot 2, and the interest of Seald-Sweet Growers, Inc., in that part of the alley lying North of Lot 1 and that part of the alley lying West of Lot 1 and West of the North 18.5 feet of Lot 2 vacated by the City of Tampa under Ordinance No. 8621-A on July 26, 1984, Block 1, LIVONIA DODDS CLINE SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 35, Public Records of Hillsborough County, Florida.

ALSO

The North one hundred and eleven feet (111 feet N) of Block One (1) of LIVONIA DODDS CLINE SUBDIVISION, according to map or plat thereof as the same is duly recorded in Plat Book Two (2), Page thirty-five (35) of the Public Records of Hillsborough County, Florida, said property being also described as: Beginning at the Southwest (SW) corner of the intersection of Florida Avenue and 8th Avenue, in the City of Tampa, Florida, thence run West along the Southern boundary line of 8th Avenue (otherwise known as Oak Avenue) one hundred seventy-two feet (172') to the Eastern boundary line of Franklin Street, then run South along the Eastern boundary line of Franklin Street one hundred eleven feet (111') to the Northern boundary line of an alley, thence run East along the Northern boundary line of said alley one hundred seventy-two feet (172') to the Western boundary line of Florida Avenue, thence North one hundred eleven feet (111') along the Western boundary line of Florida Avenue to the point of beginning. LESS that North 11 feet conveyed to The City of Tampa in Deed Book 1795 Page 516 for road right of way And that certain alley abutting aforesaid property which was closed pursuant to Ordinance No. 8621-A by the City of Tampa Florida on July 26, 1984.

Folio # 191142.0000
Folio # 192337.0000
Folio # 192338.0000

258

Property Appraiser ID#

Grantee Social Security #

WARRANTY DEED

1991 JUN -7 PM 4:38

91114050

THIS INDENTURE, made this 6th day of June, 1991, between SEALD-SWEET GROWERS, INC., a Florida corporation, of the County of Indian River, State of Florida, grantor, and YOUNG MEN'S CHRISTIAN ASSOCIATION AND YOUNG WOMEN'S CHRISTIAN ORGANIZATION OF TAMPA AND HILLSBOROUGH COUNTY, FLORIDA, INC., a Florida non-profit corporation, whose post office address is 102 South Franklin Street, Tampa, Florida 33602, of the County of Hillsborough, State of Florida, grantee,

WITNESSETH that said grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

PARCEL "A"

That part of Lots 2 and 3 lying north of Franklin Street Extension, Block 16, HIGHLAND PARK 1st ADDITION, according to the plat thereof recorded in Plat Book 1, page 39, public records of Hillsborough County, Florida.

PARCEL "B"

That part of Lots 1 and 2 lying south of Franklin Street Extension, all of Lots 9 and 10, and that part of the alley lying south of Lots 1 and 2 and north of Lots 9 and 10 vacated by the City of Tampa under Ordinance No. 6096-A on January 7, 1975, Block 16, HIGHLAND PARK 1st ADDITION, according to the plat thereof recorded in Plat Book 1, page 39, public records of Hillsborough County, Florida.

PARCEL "C"

Lot 7, Block 16, HIGHLAND PARK 1st ADDITION, according to the plat thereof recorded in Plat Book 1, page 39, public records of Hillsborough County, Florida.

PARCEL "D"

Lot 8, Block 16, HIGHLAND PARK 1st ADDITION, according to the plat thereof recorded in Plat Book 1, page 39, public records of Hillsborough County, Florida, LESS beginning at a point on the south boundary of Lot 8 lying 9 feet east of the southwest corner of Lot 8, run thence north along a line 9 feet east of and parallel to the west boundary of Lot 8 a distance of 117.06 feet, thence northwesterly along the arc of a curve to the left, whose radius is 38 feet, a distance of 14.27 feet through a central angle of 21 degrees 31 minutes 16 seconds to a point on the north boundary of Lot 8 lying 6.12 feet east of the northwest corner of Lot 8, thence east along the north boundary of Lot 8 a distance of 69.49 feet to a point lying 6.39 feet west of the northeast corner of Lot 8, thence southwesterly along the arc of a curve to the left, whose radius is 38 feet,

THIS INSTRUMENT WAS PREPARED BY:
RALPH C. DELL, ESQUIRE
of Allen, Dell, Frank & Trinkle
Post Office Box 2111
Tampa, Florida 33601

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd - F.S. 201.02 \$ 4,200.00
Documentary Tax Pd - F.S. 201.03 \$ 0
Intangible Tax Pd - F.S. 199 \$ 0
Richard Ake, Clerk Hillsborough County
By: *[Signature]* Deputy Clerk

lfe
Record and return to:
RICHARD M. LEECHER
Hillsborough County
Tampa, Florida 33601

a distance of 14.18 feet through a central angle of 21 degrees 22 minutes 30 seconds, thence south along a line 9 feet west of and parallel to the east boundary of Lot 8 a distance of 117.15 feet to a point on the south boundary of Lot 8, thence west along the south boundary of Lot 8 a distance of 64 feet to the Point of Beginning, and that part of the alley lying north of Lot 8 and east of Franklin Street Extension vacated by the City of Tampa, Florida, under ordinance no. 6096-A on January 7, 1975.

Subject to taxes for the year 1991 and subsequent years, utility easement reserved by the City of Tampa under Ordinance No. 6096-A and zoning regulations,

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set its hand and seal the day and year first above written.

ATTEST:

SEALD-SWEET GROWERS, INC.

By: Charles M. Sanders, Jr.
Secretary

By: John W. Holford (SEAL)
John W. Holford
Chief Executive Officer

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before, an officer duly qualified to take acknowledgments, personally appeared John W. Holford, as Chief Executive Officer, and Charles M. Sanders, Jr., as Secretary, of Seald-Sweet Growers, Inc., to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of June, 1991.

Barbara J. Buhre
Notary Public
State of Florida at Large
My Commission Expires:

Notary Public
State of Florida at Large
My Commission Expires:
June 17, 1994

10.50
55
11.05
2
11

Grantee SS#
Property Appraisers ID#

SEE SIMPLE DEED

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WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the said party of the second part, and its successors and assigns forever, all that certain parcel of land situate, lying and being in the County of Hillsborough and State of Florida, and more particularly described as follows, to-wit:

Parcel 1: Lots 3 through 10, inclusive, in Block 15 of HIGHLAND PARK 1st ADDITION according to the map or plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida, and

Parcel 2: Lots 4, 5, 6, 7, 8, and 9, Block 3, of MAP OF KENNEDY'S SUBDIVISION OF TAMPA HEIGHTS, as recorded in Plat Book 1, Page 40, of the Public Records of Hillsborough County, Florida, together with a portion of closed alley described as: Beginning at the Northeast corner of Lot 5, Block 3, MAP OF KENNEDY'S SUBDIVISION OF TAMPA HEIGHTS as recorded in Plat Book 1, Page 40, of the Public Records of Hillsborough County, Florida, and going due East a distance of 16 feet to the Northwest corner of Lot 4, Block 3, said subdivision, then going due South along the West side of said Lot 4, a distance of 131 feet to the South Lot line of Lot 4, Block 3, said subdivision, then going due West a distance of 16 feet to the East Lot line of Lot 7, Block 3, said subdivision, thence due North a distance of 131 feet to a Point of Beginning, LESS and EXCEPT the West 1/2 of said closed alley adjacent to and abutting Lot 5.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining, subject to taxes for the year 1990 and subsequent years, easements, restrictions and reservations of record and to the following restrictions as covenants running with the land:

1. The aforesaid property shall be used solely for non-profit charitable purposes for the good of the Tampa Bay community for a period of twenty (20) years from the date hereof. This restriction and covenant to be enforceable by either injunctive relief or an action for damages. It is agreed that irreparable harm will have been suffered by the first party and the Tampa Bay community if this restrictive covenant is broken.
2. The YMCA agrees to begin construction of a YMCA facility on or before July 1, 1993. The YMCA facility shall have obtained

THIS INSTRUMENT WAS PREPARED BY:
Ralph C. Dell, Esquire
of Allen, Dell, Frank & Trinkle
Post Office Box 2111
Tampa, Florida 33601

FRANCIS J. LAKE
CLERK OF DISTRICT COURT
HILLSBOROUGH COUNTY

Deputy Clerk
J.A. Boyle
Deputy Clerk

Return To:
CHICAGO TITLE INSURANCE CO.
4890 W. Kennedy Blvd., Ste. 250
Tampa, FL 33609
90-01-1193

REC'D DEC 28 PM 5:23

90272764

a Certificate of Occupancy for the facility on or before July 1, 1995.

3. In the event the construction of the YMCA facility is not timely begun (as set forth above), or the Certificate of Occupancy is not timely obtained (as set forth above), and NCNB has recorded an Affidavit indicating that one of these requirements has not been met, NCNB shall have the right to re-enter the property and take possession, and ownership of the property (including the partially completed facility or other improvements) and the estate of the YMCA shall terminate. NCNB shall have six (6) months from the date of each of the time periods set forth above (January 1, 1994 for beginning construction and January 1, 1996 for obtaining Certificate of Occupancy) to record such Affidavit, and if such Affidavits have not been filed by NCNB within the six (6) months time periods, NCNB will have expressly waived its right to file such Affidavits. The property will not automatically revert without the affirmative action of re-entry by NCNB.

4. The official name of the YMCA facility (at the discretion of the YMCA) shall be either "The NCNB Central City YMCA" or "The Central City YMCA" while it is owned or operated by the YMCA. While the facility is owned by the YMCA, the YMCA shall display a sign on the front of the building at least two (2) feet by twelve (12) feet, which provides the official name.

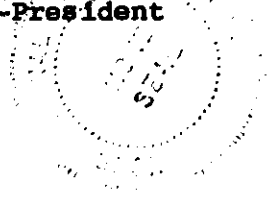
TO HAVE AND TO HOLD the same in fee simple forever. The property is accepted in an "as-is" condition.

IN WITNESS WHEREOF, the said party of the first part have caused these presents to be executed by their proper officers and their corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered NCNB NATIONAL BANK OF FLORIDA in the presence

[Signature]
[Signature]
As to NCNB National Bank of Florida

By: [Signature] Vice President (SEAL)
Ann Leavengood Giles, Vice-President



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27th day of December, 1990, by Ann Leavengood Giles, Vice-President, of NCNB National Bank of Florida, on behalf of said corporation.

[Signature]
Notary Public
State of Florida at Large
My Commission Expires:

