

#113

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May 10, 2007

Ms. Susan L. Johnson
DRI/Subdivision Coordinator
Land Development Coordination
Department of Business & Housing
City of Tampa
306 E. Jackson St. - 3E
Tampa, FL 33602

Re: One Metro Center

Dear Mr. Johnson:

In accordance with Section 4(T) of the Westshore Areawide DRI Development Order, let this letter serve as confirmation that the owner of the property comprising the expired One Metro Center DRI (DRI #113) elects to opt in to said Westshore Areawide DRI. All relevant parties have been copied hereto, and I would ask that each recipient of this letter acknowledge their receipt by mail or e-mail.

Please feel free to contact me should you have any questions or require additional information.

Yours truly,

BRICKLEMYER SMOLKER & BOLVES, P.A.



By: K. Clayton Brickleyer

KCB/pet

cc: John Meyer
Ron Rotella
Brenda Winningham

OFFICE OF CITY CLERK THIRD FLOOR, CITY HALL, TAMPA, FLORIDA 33602 • 813/223-8396

FRANCES HENRIQUEZ
City Clerk

March 20, 1986

Tampa Bay Regional Planning Council
9455 Koger Blvd.
St. Petersburg, Florida 33702

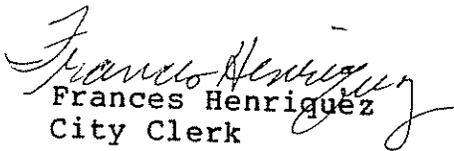
RE: Petition No: DZ84-60 (Ord. No.:9215-A)
Petitioner: Metropolitan Life Insurance Co.

Dear Sir:

The enclosed document is being transmitted for your information and record keeping process.

If further information is needed, please contact Susan Swift, Manager, Land Development Coordination, 223-8405.

Sincerely,


Frances Henriquez
City Clerk

FH/nt

Enclosure:

CERTIFIED MAIL

cc: Susan Swift, Land Development Coordination

ORDINANCE NO. 9215 -A

TRACED
3/15/86

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, AMENDING ORDINANCE NO. 9154-A, WHICH RENDERED A DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY METROPOLITAN LIFE INSURANCE COMPANY FOR LAKE TOWER PLACE; TO MAKE CERTAIN MINOR CHANGES REQUIRED BY THE DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Council of the City of Tampa adopted Ordinance No. 9154-A on January 2, 1986, which Ordinance constituted a development order rendered pursuant to Chapter 380, Florida Statutes, on an application for development approval filed by Metropolitan Life Insurance Company for Lake Tower Place, a development of regional impact; and

WHEREAS, the Florida Department of Community Affairs has requested several minor changes to the language of the development order, none of which constitute a substantial change to the development order; and

WHEREAS, the City Council has determined that it is in the best interest of all parties to make the requested changes;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA:

Section 1. That Section 4.D.1. is hereby amended by adding the following sentences at the end of the paragraph:

"Certificates of Occupancy will not be issued for the project until construction of the proposed improvements to the above intersection have been commenced. The design of the improvements to the intersections, along with the road link improvements, will insure that LOS D peak hour will be attained on the affected road segments of Boy Scout Boulevard."

Section 2. Section 4, Paragraph D.4., is hereby amended to correct the typographical error by changing Section 370.06, Florida Statutes, 1985, to "\$380.06, Florida Statutes, 1985."

Section 3. That Section 4, Paragraph V, is hereby amended by changing the last sentence to read as follows:

"However, in no event shall Developer be entitled to a refund of contributions paid pursuant to this Order."

Section 4. That this Ordinance shall take effect immediately upon becoming a law.

Section 5. That the City Clerk is hereby directed to send copies of this Ordinance, within five (5) days of the effective date of this Ordinance, to the Developer, the Florida Department of Community Affairs, and the Tampa Bay Regional Planning Council.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, NUNC PRO TUNC. MAR 13 1986

ATTEST:

Francis Henriquez

CITY CLERK

Sandra W. Friedman

CHAIRMAN, CITY COUNCIL

APPROVED by me on 3-14-86

Bob Martinez

MAYOR

Prepared and Approved by:

Pamela K. Akin

PAMELA K. AKIN
ASSISTANT CITY ATTORNEY

ORDINANCE NO. 9154 -A

TBRPC
certified
mail

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, RENDERING A DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY METROPOLITAN LIFE INSURANCE COMPANY, FOR LAKE TOWER PLACE, A DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, on July 3, 1984, Metropolitan Life Insurance Company ("the Developer") filed an Application for Development Approval (which, together with later filed sufficiency responses, is hereafter referred to as the "ADA") for a Development of Regional Impact ("DRI") with the City of Tampa ("the City"), Hillsborough County City-County Planning Commission, Hillsborough County Environmental Protection Commission, Florida Department of Community Affairs ("DCA") and the Tampa Bay Regional Planning Council ("TBRPC"), pursuant to the provisions of Section 380.06, Florida Statutes pursuant to the provisions of Section 380.06, Florida Statutes (1985), as amended ("Chapter 380"), and Section 43-96.2, City of Tampa Code; and

WHEREAS, The ADA proposes the development of Lake Tower Place, an office park, located on a 17.99 acre site located southwest of Boy Scout Boulevard and Dale Mabry Highway intersection; and

WHEREAS, the City Council as the governing body of the local government having jurisdiction pursuant to Chapter 380 is authorized and empowered to consider ADA's for DRI's; and

WHEREAS, the public notice requirements of Chapter 380, and Section 43-96.2, City of Tampa Code, have been satisfied; and

WHEREAS, the City Council has on December 5, 1985, held a duly noticed public hearing on the ADA and has heard and considered testimony and documents received thereon; and

WHEREAS, the City Council has received and considered the report and recommendations of the TBRPC; and

WHEREAS, all interested parties and members of the public were afforded the opportunity to participate in the application hearing on the subject DRI, before the City Council; and

WHEREAS, the City Council has reviewed the above referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:

Section 1. That this Ordinance shall constitute the Development Order ("Order") of the City Council issued in response to the ADA filed by the Developer, for development of Lake Tower Place, a DRI. The scope of development to be permitted pursuant to this Order includes the land uses and activities described in the ADA and the supporting documents, to the extent not in conflict with this Order, which by reference are made a part hereof as composite Exhibit A.

Section 2. That City Council, having received the above referenced documents, and having received all related comments, testimony and evidence submitted by each party and members of the general public, finds there is substantial competent evidence to support the following findings of fact:

- A. That the real property which is the subject of the ADA is legally described as set forth in Exhibit B, attached hereto and by reference made a part hereof.
- B. That the Developer submitted to the City an ADA which is attached hereto as part of composite Exhibit A.
- C. That the Developer proposes to develop Lake Tower Place, an office park, with a total site area of approximately 17.99 acres, located southwest of Boy Scout Boulevard and Dale Mabry Highway intersection.
- D. That the proposed development is not located in an area of critical state concern as designated pursuant to Section 380.05, Florida Statutes (1985), as amended.
- E. That the project is consistent with all local land development regulations and the adopted local comprehensive plan.
- F. That this Order is consistent with the report and recommendations of the TBRPC, and satisfies the provisions of Section 380.06(15), Florida Statutes (1985), as amended.
- G. That the development will not unreasonably interfere with the achievement or objectives of the adopted State Land Development Plan applicable to the area.
- H. That a comprehensive review of the impacts generated by the development has been conducted by the City's departments and the TBRPC.

Section 3. That the City Council having made the above findings of fact, reaches the following conclusions of law:

- A. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in this proceeding, the various departments of the City and the Developer are authorized to approve/conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.
- B. That the review by the City, the TBRPC and other participating agencies and interested citizens reveals that impacts are adequately addressed pursuant to the requirements of Chapter 380, within the terms and conditions of this Order and the ADA. To the extent that the ADA is inconsistent with the terms and conditions of this Order, the terms and conditions of this Order shall prevail.

Section 4. That, having made the above findings of fact and drawn the above conclusions of law, it is ordered that the ADA is hereby approved, subject to the following conditions, restrictions and limitations:

- A. Substantial Deviations:

Further review pursuant to Chapter 380, may be required if a substantial deviation, as defined in Chapter 380, occurs. The Developer shall be given due notice of, and an opportunity to be heard at any hearing to determine whether or not a proposed change to the development is a substantial deviation. Substantial deviation may occur by failure to comply with the conditions herein, failure to follow the documents submitted in the ADA and supplementary information, or by activities which are not commenced until after the expiration of the period of the effectiveness of this Order. Any substantial deviation, as described above

may cause termination of all or part of development activity and shall cause a retriggering of the DRI process.

B. The Developer shall submit annual reports on the DRI to the City, the TBRPC, the State Land Planning Agency, and other agencies as may be appropriate, on January 1st, 1987 and January 1st of each year thereafter until such time as all terms and conditions of this Order are satisfied. The report shall be submitted on Form BLWM-07-85. Such report shall be submitted to the Director, Department of Housing, Inspections and Community Services (hereinafter "HICS") who shall, after appropriate review, submit it for review by the City Council. The City Council shall review the report for compliance with the terms and conditions of this Order and may issue further orders and conditions to insure compliance with the terms and conditions of this Order. The Developer shall be notified of any City Council hearing wherein such report is to be reviewed; provided, however, that receipt and review by the City Council shall not be considered a substitute or a waiver of any terms or conditions of this Order. The annual report shall contain:

1. Changes in the representations contained in the ADA or in the plan of development for the reporting year and for the next year;
2. A summary comparison of development activity proposed and actually conducted for the reporting year;
3. Undeveloped tracts of land that have been sold to a separate entity or developer;
4. Identification and intended use of lands purchased, leased or optioned by the Developer adjacent to the original DRI site since the development order was issued;
5. An assessment of the Developer's and local government's compliance with conditions of approval contained in the DRI Development Order and the commitments which are contained in the ADA;
6. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
7. An hourly traffic count for a 24-hour period taken at all established access points from public right-of-way to the development site;
8. The hurricane evacuation plan required pursuant to Section 4.T. below;
9. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Development Order was issued;
10. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
11. A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(18), Florida Statutes

(1985); and

12. A copy of any notice of the adoption of a Development order or the subsequent modification of an adopted Development Order that was recorded by the developer pursuant to Subsection 380.06(15)(f), Florida Statutes (1985).

C. Funding Commitments:

That, for the purposes of this Order, funding commitments may be either in the form of Developer contributions-in-aid-of construction, or Developer commitments for the actual construction, or the placement of the improvements in the transportation improvements work programs of the City, Hillsborough County ("County") or State of Florida ("State"), or a combination thereof.

D. The Developer shall satisfy the following conditions in order to mitigate this project's transportation impacts:

1. Prior to the issuance of Building Permits, the need for and the design of required improvements must be reviewed and approved by the City and the State as appropriate for the following access improvements: The intersections of Boy Scout and Metropolitan Boy Scout at Lake Tower Place, Columbus at Grady, and Boy Scout at Columbus. These improvements may include signalization, signing, striping and geometric improvements. In addition, the signals along Boy Scout at Columbus from West Shore to Dale Mabry need to be interconnected. The design must be reviewed and approved by the City, the County and the State as appropriate. Any improvements determined to be needed, as a result of this development's traffic, at the above locations will be totally the Developer's responsibility.
2. In order to offset the development's transportation impacts at Dale Mabry and Columbus, the Developer will be required to contribute a maximum of \$565,800.00 at the time of construction of the required Interchange. This dollar amount may be reduced, depending upon the results of the proposed Westshore DRI. If the construction of the Interchange is not begun within ten (10) years of the date of this Development Order, the Developer's contribution to this location will no longer be required. The City agrees to segregate Developer's contribution in Account Number 302-201-223072-0000. The City of Tampa shall give Developer advance notice of its intention to construct the Interchange at the intersection of Dale Mabry and Columbus set forth in Section 4 (D) (2) of this Order. If Developer has not commenced construction, Developer shall have thirty (30) days from the date of receipt of said notice within which it may give notice to the City of Tampa of its decision to abandon the development. If the Developer gives such notice within the required time frame, then Developer shall not be liable to make payment required pursuant to Section 4 (D) (2) of this Order, and the City of Tampa and Developer shall jointly request the City Council to repeal this Ordinance.
3. In order to offset the development's transportation impacts on Boy Scout/Columbus from Westshore to Dale Mabry, there is a need to

construct additional East and Westbound lanes for a total of six (6). The Developer will be required to contribute \$135,375.00 to the City prior to the first Building Permit being issued for this project, or prior to December 31, 1986, whichever comes first. The City shall segregate this contribution in Account Number 302-201-223071-0000. If the Developer has not been issued the first Building Permit and decides to abandon the development and gives notice of such decision to the City of Tampa on or before December 1, 1986, then Developer shall not be liable to make the payment required pursuant to Section 4 (D) (3) of this Order, and the City of Tampa and Developer shall jointly request the City Council to repeal this Ordinance.

The City agrees to utilize the Developer's contribution to complete the improvement by such date as the improvement will be needed to accommodate the project's traffic, with such date being established utilizing generally accepted traffic engineering practices. Notwithstanding the foregoing, in the event that the performance by the City of this commitment shall be interrupted or delayed by any occurrence, and not occasioned by its conduct, whether such occurrence be an act of God or the result of war, riot, or civil commotion, then it shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof.

4. If the hourly traffic count referred to in Section 4 B 7. reflects that the total actual development traffic exceeds the total trips estimated in the ADA for the development at the end of the development by more than ten percent (10%), such increase shall be subject to a substantial deviation determination pursuant to §370.06, Florida Statutes, 1985.
- E. That the City shall ensure the adequacy and availability of the following public services for this development: energy, police, emergency medical and fire.
- F. That the Developer shall receive assurance of availability and commitments for water, waste water treatment, solid waste disposal, energy, police, protection, emergency medical services, and fire protection, prior to the issuance of construction permits.
- G. That the average daily flows of wastewater from commencement of construction through build-out and operation of the project as referenced in the ADA will be accepted by the City at the standard charge for wastewater service. Connection fees, installation charges and, if applicable, grants-in-aid-of-construction for off-site improvements to the wastewater system necessitated by this development, shall be assumed by the Developer, when assessed by the City, as project plans become final, all in accordance with established City policies and regulations.
- H. That the total daily water requirements from commencement of construction through build-out and operation of the project as referenced in the ADA will be supplied by the City at the standard charge for water service. Connection fees, installation charges and, if applicable, grants-in-aid-of-construction for off-site improvements to the water system necessitated by this

development, shall be assumed by the Developer, when assessed by the City, as project plans become final, all in accordance with established City policies and regulations. Further, that the Developer shall be responsible for the cost of any water distribution capital improvements necessitated by the development to ensure adequate fire protection.

- I. Developer shall be responsible for the maintenance of the internal water supply system and all portions of the system leading from the building up to but not including the water meter.
- J. The Developer shall provide separate hazardous waste storage containers/areas within the project. These containers/areas shall be accessible to all project businesses and shall be clearly marked and/or colored so as to clearly distinguish the containers/areas intended for hazardous wastes and materials.

The Developer shall provide to all Lake Tower Place businesses information that:

- 1. Indicates types of waste and materials that are considered to be hazardous and are to be stored or disposed of only in the specially-designated containers.
- 2. Indicates the location of the specially-designated hazardous waste and material containers; and
- 3. Advises of applicable statutes and regulations regarding hazardous wastes and materials.

The Developer shall ensure that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations.

- K. The Developer shall be the responsible entity for the maintenance of all open space areas on the project site.
- L. The Developer shall institute the wind and soil erosion control measures referenced in the ADA for minimizing adverse water and air quality impacts.
- M. The Developer shall implement measures to reduce fugitive dust and air emissions as referenced on page 13-1 and 13-2 of the ADA.
- N. That, if archeological resources are located during project construction, the Developer shall ensure that the ultimate disposition of such resources shall be determined in cooperation with the Florida Division of Archives.
- O. The Developer shall remove all construction and other debris from the area. Burning shall be prohibited due to proximity to Tampa International Airport.
- P. That the Developer shall implement economically feasible structural and management procedures for energy conservation such as:
 - 1. Building orientation to minimize heat loading on East-West facing walls.
 - 2. Separation or buffering of buildings from heat-absorbing paved surfaces.
 - 3. Use of landscaping materials, including natural vegetation, to provide shading for building walls.

4. Use of computerized climate-control systems.
 5. Use of energy-efficient design, building materials, and high efficiency lighting.
- Q. The Developer shall ensure that the final stormwater drainage plan shall be prepared in accordance with the Master Drainage Plan set forth in the ADA, and where applicable and economically feasible, TBRPC's approved Stormwater and Lakes System Maintenance and Design Guidelines (TBRPC, 1978) and shall ensure that the system is appropriate for treatment of the first one-half inch of runoff from the site. Further, the Developer shall ensure that the final drainage plan shall be prepared in accordance with the latest City policies and standards for stormwater management. Storm sewer trunklines and laterals should be designed based on a 5-year recurrence interval storm, or so that flood volumes associated with events between the 3 and 5 year recurrence interval will be contained on-site, and will not impact any adjacent properties or rights-of-way.

In addition, the design criteria of this system shall include the following elements:

1. Incorporate, where feasible, a vegetated littoral shelf into the pond banks, to provide a final polishing treatment for the stormwater.
 2. A sediment sump should be provided at all influent pipes to accumulate sediment and to provide easy access for sediment removal.
 3. The littoral shelf should be vegetated with a diverse group of native species which can include Sagittaria, pickerelweed, Juncus, water lilies, cypress, etc. These species aid in nutrient and heavy metal uptake as well as to enhance the pond by providing blooming flowers and presenting a more natural appearance.
 4. A copy of an operation and maintenance (O & M) schedule should be provided by the Developer, and should be submitted to TBRPC with the annual report. The O & M schedule should include an estimation of the frequency of sediment removal operations and should mention the periodic need for removing dead vegetation.
- R. That the Developer shall be the responsible entity for the maintenance of on-site stormwater management systems.
- S. The Developer shall develop a plan for use of non-potable water for landscape and open space irrigation uses.
- T. That the Developer shall promote awareness of and shall cooperate with local and regional authorities having jurisdiction to issue hurricane evacuation orders. The Developer shall prepare a plan to ensure the safe and orderly evacuation of those employees who, for security or administrative reasons, are in the project buildings after an evacuation order is issued, by:
1. Ordering all project buildings closed for the duration of a hurricane evacuation order;
 2. Informing all employees of evacuation routes out of any flood prone areas and evacuation procedures; and

3. Coordinating with and informing appropriate public authorities of building closings, security and safety measures implemented and evacuation plans.

This project evacuation plan shall be included in the first annual report submitted after occupancy of any portion of the project.

- U. That all development pursuant to this Order shall be in accordance with applicable local building codes, ordinances, and other laws, except as otherwise specifically provided herein.
- V. Notwithstanding this Order, the Developer, at its option, may resubmit this project for review and approval under any subsequently filed area-wide Application for Development Approval, pursuant to Florida Statutes, 380.06(25), 1985, as amended, if such application encompasses the subject development site. Any impacts assessed and satisfied pursuant to this Order, shall be considered and credited in any area-wide Development Order. However, in no event shall Developer be entitled to a refund of impacts paid pursuant to this Order.
- W. That a minimum of 3.3 parking spaces per 1000 gross square feet of office must be provided on-site in compliance with City design standards.

Section 5. That the definitions contained in Chapter 380 shall control the interpretation and construction of any terms of this Order.

Section 6. That physical development shall commence on or before December 31, 1986, and, except as otherwise provided in this Order, the Developer shall have complied with all conditions of approval prior to or on the date of issuance of the last Certificate of Occupancy for the Development.

Section 7. That this Order shall remain in effect for a period of ten (10) years from the effective date of this Order. Any development activity for which plans have been submitted to the City for its review and approval prior to the expiration date of this Order, may be completed, if approved. This Order may be extended by City Council on the finding of excusable delay in any proposed development activity.

Section 8. That this Order shall be binding upon the Developer, assigns or successors-in-interests.

Section 9. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successor-in-interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Order.

Section 10. That prior to 5 years from the effective date of this Order, the City shall not down-zone, or reduce the permitted intensity of, the development unless the City can demonstrate that substantial changes in the conditions underlying the approval of this Order have occurred, or that this Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the City to be essential to the public health, safety, or welfare. For the purpose of this Order, the term "down-zone" shall refer only to changes in zoning regulations which decrease development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit changes in zoning regulations which do not decrease the development rights granted to the Developer by this Order. The City does intend to rezone the property to conform with Chapter 43A of the City of Tampa Code

and the Tampa 2000 Land Use Plan. The inclusion of this Section is not to be construed as evidencing any present or foreseeable intent on the part of the City to down-zone or alter the intensity of the development, but is included herein to comply with Section 380.06(15)(c)3., Florida Statutes (1985).

Section 11. That the Director of HICS is responsible for insuring compliance with this Order and the receipt of the Developer's contributions. Monitoring shall be accomplished by review of the Annual Report, building permits, certificates of occupancy, plats, if applicable, and by on-site observation.

Section 12. That the City Clerk is hereby directed to send copies of this Order, within five (5) days of the effective date of this Ordinance, to the Developer, the Florida Department of Community Affairs, and the TBRPC.

Section 13. That this Order shall be deemed rendered upon transmittal of copies of this Order to the recipients specified in Chapter 380.

Section 14. That the Developer shall record a notice of adoption of this Order as required pursuant to Chapter 380, and shall furnish the City Clerk a copy of the recorded notice.

Section 15. That this Ordinance shall take effect immediately upon becoming a law, and a copy hereof shall be posted on the bulletin board in the hall of the first floor of the City Hall in the City of Tampa, Florida, for the convenience of the public.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON JAN 2 1986

Sandra W. Freedman
CHAIRMAN, CITY COUNCIL

ATTEST:

Gene Henriquez
CITY CLERK

APPROVED by me on JAN 10 1986

Bob Martinez
MAYOR

Prepared and Approved by:

ASSISTANT CITY ATTORNEY

LEGAL DESCRIPTION

METROPOLITAN PLAZA

The South 605.0 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 29 South, Range 18 East, Hillsborough County, Florida, less the East 100.0 feet, and less the South 60.0 feet thereof:

AND

A tract in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 29 South, Range 18 East, Hillsborough County, Florida, described as follows: From the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, run North $0^{\circ}41'39''$ East along the East boundary of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16 a distance of 60.0 feet to a point-of-beginning. From said point-of-beginning, run North $89^{\circ}40'54''$ West, parallel to and 60.0 feet North of the South boundary of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, a distance of 496.75 feet to intersection with the Southeasterly right-of-way line, of State Road No. 589 (Boy Scout Boulevard); run thence North $39^{\circ}17'49''$ East along said Southeasterly right-of-way line, parallel to and 100.0 feet Southeasterly of the centerline of said State Road No. 589 a distance of 648.32 feet; continue thence Northeasterly along said Southeasterly right-of-way line of State Road No. 589, which is an arc of a curve to the right (radius - 1809.86 feet) a distance of 650.44 feet (chord - 646.95 feet, chord bearing - North $49^{\circ}35'34''$ East, central angle $20^{\circ}35'29''$); run thence South $30^{\circ}06'42''$ East along a line which is radial to said Southeasterly right-of-way line of State Road No. 589 a distance of 441.96 feet to a point 605.0 feet North of said South boundary of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, run thence North $89^{\circ}40'54''$ West parallel to and 605.0 feet North of said South boundary, a distance of 621.62 feet to a point on the East boundary of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, run thence South $0^{\circ}41'39''$ West along said East boundary a distance of 545.01 feet to the point-of-beginning.

LAKE TOWER PLACE

A tract in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 29 South, Range 18 East, Hillsborough County, Florida, described as follows: From the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, run North $0^{\circ}41'39''$ East 605.01 feet; thence South $89^{\circ}40'54''$ East 621.62 feet for a point-of-beginning; thence North $30^{\circ}06'42''$ West 441.96 feet to the Southeasterly right-of-way line of State Road No. 589; run thence Northeasterly along said right-of-way line (100.0 feet from centerline) to a point 100.0 feet West of the East boundary of the Northwest $\frac{1}{4}$ of Section 16, Township 29 South, Range 18 East; thence run South $0^{\circ}14'53''$ West, 628.65 feet; thence North $89^{\circ}49'54''$ West, 614.74 feet to the point-of-beginning.

exhibit B