

**NINTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GATEWAY CENTRE**

**made effective Jan., 3, 2018*

THIS NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GATEWAY CENTRE (this "**Ninth Amendment**") is made and executed effective as of this 14th day of December, 2017 by HUNTLEY PROPERTIES, LLC, a Florida limited liability company, successor in interest to Hardy Huntley Gateway, LLC (together with its successors and assigns, the "**Declarant**").

A. By virtue of that certain Declaration of Covenants, Conditions, and Restrictions for Gateway Centre (the "**Original Declaration**") dated December 24, 1986, recorded in O.R. Book 6391, Page 411, of the Public Records of Pinellas County, Florida, by Gateway Centre Joint Venture, a Florida general partnership (the "**Previous Declarant**"), as predecessor in interest to Declarant with respect to Gateway Centre, placed upon that certain real property located in Pinellas County, Florida ("**Gateway Centre**") described in the Original Declaration, certain covenants, conditions and restrictions as described in the Original Declaration.

B. The Original Declaration was amended by that certain (i) Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**First Amendment**") dated May 18, 1989, recorded in O.R. 7005, Page 355 of the Public Records of Pinellas County, Florida, by Previous Declarant, and (ii) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Second Amendment**") dated March 13, 2002, recorded in O.R. Book 11887, Page 1132 of the Public Records of Pinellas County, Florida, by Previous Declarant, and (iii) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Third Amendment**") dated March 18, 2002, recorded in O.R. 11896, Page 1994 of the Public Records of Pinellas County, Florida, by Previous Declarant, and (iv) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Fourth Amendment**") dated July 15, 2003, recorded in O.R. Book 12899, Page 1 of the Public Records of Pinellas County, Florida, by Previous Declarant, and (v) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Fifth Amendment**") dated March 17, 2009, recorded in O.R. Book 16524, Page 2355 of the Public Records of Pinellas County, Florida, by Declarant and (vi) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Sixth Amendment**") dated January 27, 2011, recorded in O.R. Book 17276, Page 966 of the Public Records of Pinellas County, Florida, by Previous Declarant, and (vii) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Seventh Amendment**") dated August 26, 2011, recorded in O.R. Book 17358, Page 1126 of the Public Records of Pinellas County, Florida, by Previous Declarant, and (viii) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Gateway Centre (the "**Eighth Amendment**") dated October 15, 2012, recorded in O.R. Book 17753, Page 1144 of the Public Records of Pinellas County, Florida, by Previous Declarant (the Original Declaration, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and the Eighth Amendment hereinafter referred to as the "**Declaration**").

C. Declarant who is entitled to cast at least seventy-five (75%) of the outstanding voting rights of the Gateway Centre Property Owners' Association, Inc. ("**Association**"), desires to amend the Declaration as it applies only to (i) the property described in Attachment "A" of this Ninth Amendment (herein referred to as the "**the Subject Tract**") and (ii) the property described in Attachment "C" of this Ninth Amendment (herein referred to as the "**the Parent Tract**"), as provided herein.

D. The Board of Directors of Gateway Centre Property Owners' Association, Inc. desires to consent to and approve the terms and provisions of this Ninth Amendment.

AGREEMENT

NOW, THEREFORE, for and in consideration of \$10.00 in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declaration is hereby amended and modified as follows:

1. **Section 7.1: Permitted Uses.**—Declarant hereby amends this section by adding the following sentence to the end of Section 7.1:

A free standing emergency medical center, ambulatory surgery center, in-patient hospital, radiation, imaging services (including, without limitation magnetic resonance imaging), medical office space and related ancillary uses shall be permitted on a portion of the Property, as described on Attachment "A" (the Subject Tract), of this 9th Amendment to the Declaration.

However, use of the Subject Tract and the improvements constructed thereon must otherwise comply with all other requirements, limitations, restrictions and provisions of the Declaration (such as, without limitation, the requirements of Article V of the Declaration regarding the review and approval of the plans, specifications, and architectural drawings for the construction on and development and improvement of the Subject Tract). Additionally, this Ninth Amendment shall in no way relieve any owner of any applicable property from obtaining all necessary governmental permits and approvals and complying with all governmental regulations and requirements including, but not limited to those of the City of Pinellas Park.

2. **Section 5.1: Subdivision Approval.** Declarant and the Association hereby consent to the subdivision of the Subject Tract and Parent Tract from the larger tract of which they are included, pursuant to the proposed plat titled "Gateway Centre Business Park Parcels 5 and 6 Partial Replat" prepared by Catherin A. Bosco, LS # 6257, of George F. Young, Inc., dated January 26, 2017, attached hereto as Attachment "B" and made a part hereof for all purposes (the "**Subdivision Plat**"), which is to be recorded in the Public Records of Pinellas County, Florida.

3. **Section 7.2 Prohibited Operations and Uses.** Declarant hereby amends this section by adding the following sentence to the end of Section 7.2:

Notwithstanding any prohibition against noise, sound or disturbance which is perceived outside of the boundary of the lot from which it is emitted set forth in Section 7.2 of the

Declaration, any sounds emitted by an ambulance siren when traveling to or from the Subject Tract shall not be deemed a violation of the Declaration.

4. **Section 2.4 and 2.5: Termination of Developer and Association Easement.**

Declarant hereby relinquishes and terminates all respective rights under the Section 2.4 and 2.5 of the Declaration to convey or to utilize any certain "blanket easements" as well as any "easements for access" affecting the Subject Tract or Parent Tract. Easements for utilities and drainage shall be expressly limited to those areas where such easements currently exist, as depicted in that certain ALTA survey dated December 22, 2016, prepared by Nicholas M. Circello, LS# 4898, of George F. Young, Inc., bearing Job No. 16027300SS, last revised December ____, 2017 (the "**Survey**") attached as **Attachment "D"** hereto and any additional areas upon the Subject Tract or the Parent Tract as the owner of such tract may agree to by recorded document from time to time hereafter. Declarant and the Association hereby acknowledge and affirm that no easements other than those shown on the Survey have been conveyed or utilized prior to the date hereof. Accordingly, all current or future right, title and interest of the Declarant and the Association or those claiming through such parties in and to any "blanket easements" as well as any recorded or unrecorded "easement for access" affecting the Subject Tract or the Parent Tract are hereby forever waived, terminated, abandoned and relinquished by the Declarant and the Association. Furthermore, the Declarant and the Association collectively agree that they shall not attempt to create or enforce any additional easement areas other than those current easement shown on the Survey. The foregoing language does not waive or terminate the access rights granted to the Association under the Declaration for maintenance.

5. **Termination of Drainage Easement.** Declarant hereby relinquishes and terminates all respective rights under that certain Temporary Drainage and Maintenance Easement, dated August 30, 1990, recorded in O.R. Book 7591, Page 739, of the Public Records of Pinellas County, Florida.

6. **Capitalized Terms.** All capitalized terms used but not specifically defined in this Ninth Amendment will have the meaning set forth in the Declaration for such term.

- Signatures to Follow on Next Page -

EXECUTED to be effective as of the date set forth above.

Signed sealed and delivered in the presence of:

Witness signature:

Printed name: Brandi E. Ewell

Witness signature:

Printed name: Chris Cheatham

DECLARANT:

HUNTLEY PROPERTIES, LLC,
a Florida limited liability company

By:

Name: Dawn Huntley Mattox

Title: Manager

STATE OF Texas)
COUNTY OF Collin)

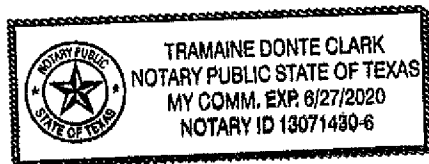
The foregoing instrument was acknowledged before me this 21 day of December, 2017, by Dawn Huntley Mattox, Manager of HUNTLEY PROPERTIES, LLC, on behalf of said company. Said Manager is personally known to me or produced a valid driver's license as identification.

NOTARY PUBLIC - STATE OF Texas

Printed Name:

Commission No. 13071430-6

Expiration Date: 6/27/2020



Attachment "A"

Legal Description of the Subject Tract

A parcel of land, lying in Section 26, Township 30 South, Range 16 East, Pinellas County, Florida, being Lot 1 on that certain subdivision plat entitled Gateway Centre Business Park Parcels 5 and 6 Partial Replat, as recorded in Plat Book 142, Pages 31 through 33, Public Records of Pinellas County, Florida.

Attachment "B"
Subdivision Plat

UNOFFICIAL COPY

SHEET 1 OF 3

GATEWAY CENTRE BUSINESS PARK PARCELS 5 AND 6 PARTIAL REPLAT

BEING A REPLAT OF A PORTION OF PARCELS 5 AND 6, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA



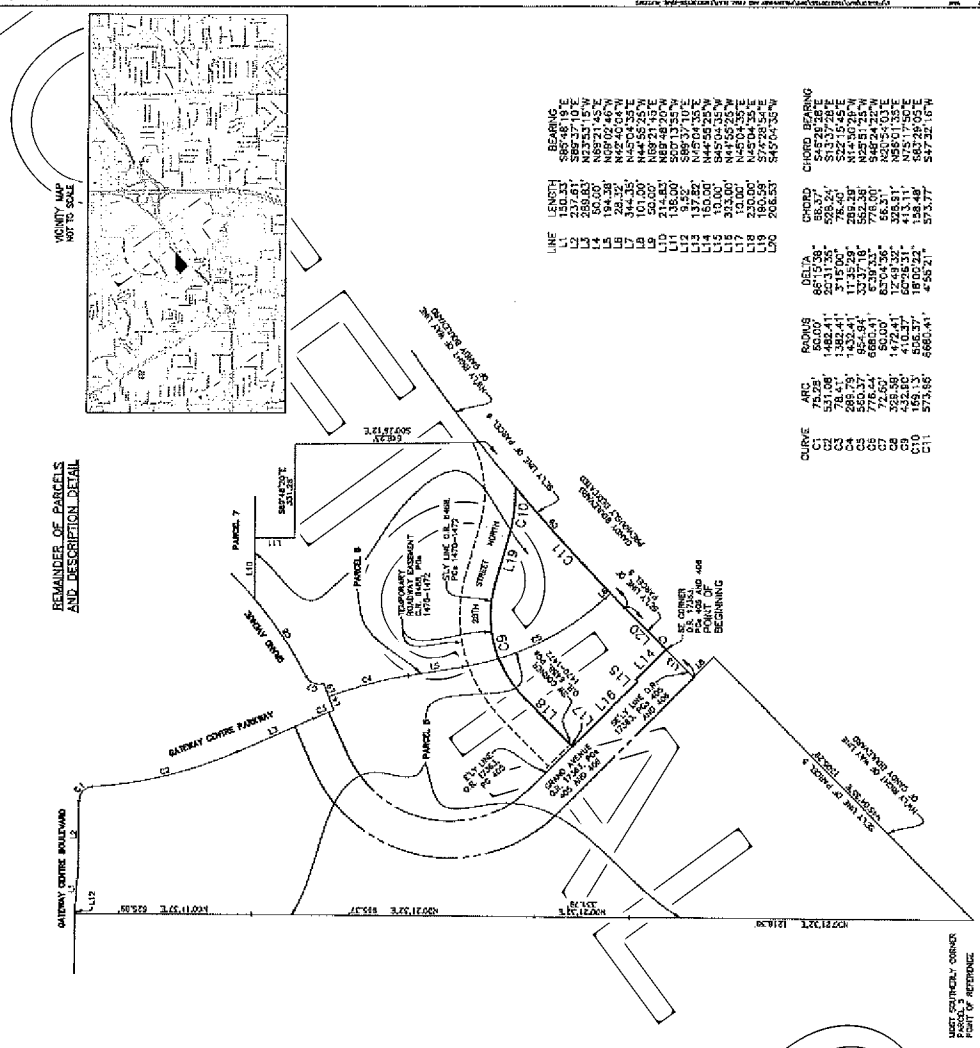
INDEX

- SHEET 1 OF 3: LEGAL DESCRIPTION, DEDICATIONS, CERTIFICATIONS
- SHEET 2 OF 3: REMAINDER OF PARCELS AND DESCRIPTION DETAIL
- SHEET 3 OF 3: PLATTED LOTS

- NOTES:**
1. Plans of Landmarks (Amended March 20, 2014) shown for Gateway Center.
 2. Notice of Completion is hereby given to all persons interested in the subject property that the same has been recorded in the Public Records of Pinellas County, Florida, and that the same is subject to the provisions of the Florida Statutes, Chapter 193, F.S., relating to the recording of plats.
 3. Easement recorded in Official Record Book 18973, Page 1813, dated 03/20/14, is hereby acknowledged and accepted by the undersigned as a valid and enforceable easement for the purposes stated therein.

- LEGEND:**
- a. DELTA (CENTRAL ANGLE)
 - b. EXISTING EASEMENT
 - c. EXISTING EASEMENT
 - d. EXISTING EASEMENT
 - e. EXISTING EASEMENT
 - f. EXISTING EASEMENT
 - g. EXISTING EASEMENT
 - h. EXISTING EASEMENT
 - i. EXISTING EASEMENT
 - j. EXISTING EASEMENT
 - k. EXISTING EASEMENT
 - l. EXISTING EASEMENT
 - m. EXISTING EASEMENT
 - n. EXISTING EASEMENT
 - o. EXISTING EASEMENT
 - p. EXISTING EASEMENT
 - q. EXISTING EASEMENT
 - r. EXISTING EASEMENT
 - s. EXISTING EASEMENT
 - t. EXISTING EASEMENT
 - u. EXISTING EASEMENT
 - v. EXISTING EASEMENT
 - w. EXISTING EASEMENT
 - x. EXISTING EASEMENT
 - y. EXISTING EASEMENT
 - z. EXISTING EASEMENT

George F. Young, Inc. 18 021
200 St. Martin Luther King Jr. Street North
Tampa, Florida 33601
(813) 633-4337



LINE	LENGTH	BEARING
L1	150.33	S85°48'19"E
L2	239.81	S85°23'10"E
L3	194.38	N89°21'45"E
L4	194.38	N89°02'46"W
L5	194.38	N89°02'46"W
L6	194.38	N89°02'46"W
L7	194.38	N89°02'46"W
L8	194.38	N89°02'46"W
L9	50.00	N69°21'45"E
L10	101.30	N89°48'20"W
L11	218.80	S89°37'10"E
L12	9.82	N5°04'35"E
L13	137.80	N5°04'35"E
L14	11.10	N4°55'35"W
L15	33.00	N5°04'35"E
L16	11.10	N5°04'35"E
L17	230.00	S72°28'54"E
L18	180.58	S72°28'54"E
L19	208.33	S45°24'30"W

CURVE	ARC	DELTA	CHORD BEARING
C1	73.29	86°15'39"	S45°25'28"E
C2	146.58	172°31'18"	S45°25'28"E
C3	219.87	259°47'27"	S45°25'28"E
C4	293.16	345°73'36"	S45°25'28"E
C5	366.45	431°9'45"	S45°25'28"E
C6	439.74	518°15'54"	S45°25'28"E
C7	513.03	604°41'03"	S45°25'28"E
C8	586.32	690°6'12"	S45°25'28"E
C9	659.61	777°31'21"	S45°25'28"E
C10	732.90	863°56'30"	S45°25'28"E
C11	806.19	950°21'39"	S45°25'28"E
C12	879.48	1036°46'48"	S45°25'28"E
C13	952.77	1122°11'57"	S45°25'28"E
C14	1026.06	1209°37'06"	S45°25'28"E
C15	1099.35	1295°12'15"	S45°25'28"E
C16	1172.64	1381°37'24"	S45°25'28"E
C17	1245.93	1468°12'33"	S45°25'28"E
C18	1319.22	1554°37'42"	S45°25'28"E
C19	1392.51	1641°12'51"	S45°25'28"E
C20	1465.80	1727°38'00"	S45°25'28"E
C21	1539.09	1813°13'09"	S45°25'28"E
C22	1612.38	1900°38'18"	S45°25'28"E
C23	1685.67	1986°13'27"	S45°25'28"E
C24	1758.96	2072°38'36"	S45°25'28"E
C25	1832.25	2159°13'45"	S45°25'28"E
C26	1905.54	2245°38'54"	S45°25'28"E
C27	1978.83	2331°14'03"	S45°25'28"E
C28	2052.12	2418°39'12"	S45°25'28"E
C29	2125.41	2504°14'21"	S45°25'28"E
C30	2198.70	2591°39'30"	S45°25'28"E
C31	2271.99	2677°14'39"	S45°25'28"E
C32	2345.28	2763°39'48"	S45°25'28"E
C33	2418.57	2850°14'57"	S45°25'28"E
C34	2491.86	2936°39'06"	S45°25'28"E
C35	2565.15	3022°14'15"	S45°25'28"E
C36	2638.44	3109°39'24"	S45°25'28"E
C37	2711.73	3195°14'33"	S45°25'28"E
C38	2785.02	3282°39'42"	S45°25'28"E
C39	2858.31	3368°14'51"	S45°25'28"E
C40	2931.60	3454°39'60"	S45°25'28"E
C41	3004.89	3541°17'47"	S45°25'28"E
C42	3078.18	3627°42'56"	S45°25'28"E
C43	3151.47	3713°14'87"	S45°25'28"E
C44	3224.76	3800°39'96"	S45°25'28"E
C45	3298.05	3886°15'05"	S45°25'28"E
C46	3371.34	3973°40'14"	S45°25'28"E
C47	3444.63	4059°15'23"	S45°25'28"E
C48	3517.92	4145°40'32"	S45°25'28"E
C49	3591.21	4232°15'41"	S45°25'28"E
C50	3664.50	4318°40'50"	S45°25'28"E
C51	3737.79	4404°15'59"	S45°25'28"E
C52	3811.08	4491°41'08"	S45°25'28"E
C53	3884.37	4577°16'17"	S45°25'28"E
C54	3957.66	4663°41'26"	S45°25'28"E
C55	4030.95	4750°16'35"	S45°25'28"E
C56	4104.24	4836°41'44"	S45°25'28"E
C57	4177.53	4923°16'53"	S45°25'28"E
C58	4250.82	5009°42'02"	S45°25'28"E
C59	4324.11	5095°17'11"	S45°25'28"E
C60	4397.40	5182°42'20"	S45°25'28"E
C61	4470.69	5268°17'29"	S45°25'28"E
C62	4543.98	5354°42'38"	S45°25'28"E
C63	4617.27	5441°17'47"	S45°25'28"E
C64	4690.56	5527°42'56"	S45°25'28"E
C65	4763.85	5614°18'05"	S45°25'28"E
C66	4837.14	5700°43'14"	S45°25'28"E
C67	4910.43	5786°18'23"	S45°25'28"E
C68	4983.72	5873°43'32"	S45°25'28"E
C69	5057.01	5959°18'41"	S45°25'28"E
C70	5130.30	6045°43'50"	S45°25'28"E
C71	5203.59	6132°18'59"	S45°25'28"E
C72	5276.88	6218°44'08"	S45°25'28"E
C73	5350.17	6305°19'17"	S45°25'28"E
C74	5423.46	6391°44'26"	S45°25'28"E
C75	5496.75	6477°19'35"	S45°25'28"E
C76	5570.04	6564°14'44"	S45°25'28"E
C77	5643.33	6650°19'53"	S45°25'28"E
C78	5716.62	6736°45'02"	S45°25'28"E
C79	5789.91	6823°20'11"	S45°25'28"E
C80	5863.20	6909°45'20"	S45°25'28"E
C81	5936.49	6995°20'29"	S45°25'28"E
C82	6009.78	7082°45'38"	S45°25'28"E
C83	6083.07	7168°20'47"	S45°25'28"E
C84	6156.36	7255°45'56"	S45°25'28"E
C85	6229.65	7341°21'05"	S45°25'28"E
C86	6302.94	7427°46'14"	S45°25'28"E
C87	6376.23	7514°21'23"	S45°25'28"E
C88	6449.52	7600°46'32"	S45°25'28"E
C89	6522.81	7686°21'41"	S45°25'28"E
C90	6596.10	7773°46'50"	S45°25'28"E
C91	6669.39	7859°21'59"	S45°25'28"E
C92	6742.68	7946°47'08"	S45°25'28"E
C93	6815.97	8032°22'17"	S45°25'28"E
C94	6889.26	8118°47'26"	S45°25'28"E
C95	6962.55	8205°22'35"	S45°25'28"E
C96	7035.84	8291°47'44"	S45°25'28"E
C97	7109.13	8377°22'53"	S45°25'28"E
C98	7182.42	8464°51'02"	S45°25'28"E
C99	7255.71	8550°26'11"	S45°25'28"E
C100	7329.00	8637°48'20"	S45°25'28"E
C101	7402.29	8723°23'29"	S45°25'28"E
C102	7475.58	8809°48'38"	S45°25'28"E
C103	7548.87	8896°23'47"	S45°25'28"E
C104	7622.16	8982°48'56"	S45°25'28"E
C105	7695.45	9068°24'05"	S45°25'28"E
C106	7768.74	9155°49'14"	S45°25'28"E
C107	7842.03	9241°24'23"	S45°25'28"E
C108	7915.32	9327°49'32"	S45°25'28"E
C109	7988.61	9414°24'41"	S45°25'28"E
C110	8061.90	9500°49'50"	S45°25'28"E
C111	8135.19	9587°24'59"	S45°25'28"E
C112	8208.48	9673°50'08"	S45°25'28"E
C113	8281.77	9759°25'17"	S45°25'28"E
C114	8355.06	9846°50'26"	S45°25'28"E
C115	8428.35	9932°25'35"	S45°25'28"E
C116	8501.64	10018°50'44"	S45°25'28"E
C117	8574.93	10105°25'53"	S45°25'28"E
C118	8648.22	10191°51'02"	S45°25'28"E
C119	8721.51	10278°26'11"	S45°25'28"E
C120	8794.80	10364°51'20"	S45°25'28"E
C121	8868.09	10450°26'29"	S45°25'28"E
C122	8941.38	10537°51'38"	S45°25'28"E
C123	9014.67	10623°26'47"	S45°25'28"E
C124	9087.96	10709°51'56"	S45°25'28"E
C125	9161.25	10796°27'05"	S45°25'28"E
C126	9234.54	10882°52'14"	S45°25'28"E
C127	9307.83	10968°27'23"	S45°25'28"E
C128	9381.12	11055°52'32"	S45°25'28"E
C129	9454.41	11141°27'41"	S45°25'28"E
C130	9527.70	11228°52'50"	S45°25'28"E
C131	9601.00	11314°27'59"	S45°25'28"E
C132	9674.29	11400°53'08"	S45°25'28"E
C133	9747.58	11487°28'17"	S45°25'28"E
C134	9820.87	11573°53'26"	S45°25'28"E
C135	9894.16	11659°28'35"	S45°25'28"E
C136	9967.45	11746°53'44"	S45°25'28"E
C137	10040.74	11832°28'53"	S45°25'28"E
C138	10114.03	11919°54'02"	S45°25'28"E
C139	10187.32	12005°29'11"	S45°25'28"E
C140	10260.61	12091°54'20"	S45°25'28"E
C141	10333.90	12178°29'29"	S45°25'28"E
C142	10407.19	12264°54'38"	S45°25'28"E
C143	10480.48	12350°29'47"	S45°25'28"E
C144	10553.77	12437°54'56"	S45°25'28"E
C145	10627.06	12523°29'05"	S45°25'28"E
C146	10700.35	12610°54'14"	S45°25'28"E
C147	10773.64	12696°29'23"	S45°25'28"E
C148	10846.93	12782°54'32"	S45°25'28"E
C149	10920.22	12869°29'41"	S45°25'28"E
C150	10993.51	12955°54'50"	S45°25'28"E
C151	11066.80	13041°29'59"	S45°25'28"E
C152	11140.09	13128°55'08"	S45°25'28"E
C153	11213.38	13214°30'17"	S45°25'28"E
C154	11286.67	13301°55'26"	S45°25'28"E
C155	11359.96	13387°30'35"	S45°25'28"E
C156	11433.25	13473°55'44"	S45°25'28"E
C157	11506.54	13560°30'53"	S45°25'28"E
C158	11579.83	13646°56'02"	S45°25'28"E
C159	11653.12	13732°31'11"	S45°25'28"E
C160	11726.41	13819°6'20"	S45°25'28"E
C161	11799.70	13905°31'29"	S45°25'28"E
C162	11873.00	13991°6'38"	S45°25'28"E
C163	11946.29	14078°31'47"	S45°25'28"E
C164	12019.58	14164°6'56"	S45°25'28"E
C165	12092.87	14251°32'05"	S45°25'28"E
C166	12166.16	14337°7'14"	S45°25'28"E
C167	12239.45	14423°32'23"	S45°25'28"E
C168	12312.74	14510°7'32"	S45°25'28"E
C169	12386.03	14596°32'41"	S45°25'28"E
C170	12459.32	14682°57'50"	S45°25'28"E
C171	12532.61	14769°32'59"	S45°25'28"E
C172	12605.90	14855°7'68"	S45°25'28"E
C173	12679.19	14942°32'77"	S45°25'28"E
C174	12752.48	15028°7'86"	S45°25'28"E
C175	12825.77	15114°32'95"	S45°25'28"E
C176	12899.06	15201°7'104"	S45°25'28"E
C177	12972.35	15287°32'19"	S45°25'28"E
C178	13045.64	15373°57'28"	S45°25'28"E
C179	13118.93	15460°32'37"	S45°25'28"E
C180	13192.22	15546°7'46"	S45°25'28"E
C181	13265.51	15633°32'55"	S45°25'28"E
C182	13338.80	15720°58'04"	S45°25'28"E
C183	13412.09	15807°13'13"	S45°25'28"E
C184	13485.38	15893°38'22"	S45°25'28"E
C185	13558.67	15980°3'31"	S45°25'28"E
C186	13631.96	16066°28'40"	S45°25'28"E
C187	13705.25	16152°53'49"	S45°25'28"E
C188	13778.54	16239°8'58"	S45°25'28"E
C189	13851.83	16325°34'07"	S45°25'28"E
C190	13925.12	16411°59'16"	S45°25'28"E
C191	14000.00	16500°14'25"	S45°25'28"E
C192	14074.88	16587°39'34"	S45°25'28"E
C193	14149.77	16674°64'43"	S45°25'28"E
C194	14224.65	16761°89'52"	S45°25'28"E
C195	14299.54	16848°15'01"	S45°25'28"E
C196	14374.42	16934°40'10"	S45°25'28"E
C197	14449.31	17020°65'19"	S45°25'28"E
C198	14524.20	17107°90'28"	S45°25'28"E
C199	14599.08	17193°15'37"	S45°25'28"E
C200	14673.97	17279°40'46"	S45°25'28"E
C201	14748.85	17365°65'55"	S45°25'28"E
C202	14823.74	17451°91'04"	S45°25'28"E
C203	14898.62	17537°16'13"	S45°25'28"E
C204	14973.51	17623°41'22"	S45°25'28"E
C205	15048.40	17709°66'31"	S45°25'28"E
C206	15123.28	17795°91'40"	S45°25'28"E
C207	15198.17	17881°16'49"	S45°25'28"E
C208	15273.05	17967°41'58"	S45°25'28"E
C209	15347.94	18053°67'07"	S45°25'28"E
C210	15422.82	18139°92'16"	S45°25'28"E
C211	15497.71	18225°17'25"	S45°25'28"E
C212	15572.60	18311°42'34"	S45°25'28"E
C213	15647.48	18397°67'43"	S45°25'28"E
C214	15722.37	18483°92'52"	S45°25'28"E
C215	15797.25	18569°18'01"	S45°25'28"E
C216	15872.14	18655°43'10"	S45°25'28"E
C217	15947.02	18741°68'19"	S45°25'28"E
C218	16021.91	18827°93'28"	S45°25'28"E
C219	16096.80	18913°18'37"	S45°25'28"E
C220			

Attachment "C"

Description of Parent Tract

A parcel of land, lying in Section 26, Township 30 South, Range 16 East, Pinellas County, Florida, being Lot 2 on that certain subdivision plat entitled Gateway Centre Business Park Parcels 5 and 6 Partial Replat, as recorded in Plat Book 142, Pages 31 through 33 Public Records of Pinellas County, Florida.

Attachment "D"

Survey

UNOFFICIAL COPY

A BOUNDARY SURVEY OF

PARCEL 4:

This map is not a survey, but a map of the Gateway Center Business Park, Pinellas County, Florida, located at Lot 1, 1st and 2nd streets, within the public right-of-way of Gateway Center Business Park, Pinellas County, Florida, as recorded in Pinellas County Public Records at Pinellas County, Florida.

TOWNSHIP WITH

PARCEL 4:

Pinellas County, Florida, and the utility easement across Lot 2, being the lots of Gateway Center Business Park, LLC, of the Southwestern and Northwestern corner of Lot 1, and along the Northern side of Lot 2, as set forth in the plat of Gateway Center Business Park, Pinellas County, Florida, as recorded in Pinellas County Public Records at Pinellas County, Florida.

Agreement dated _____ and recorded in Official Records Book _____ Page _____

NOTES

- George F. Young, Inc. and the undersigned make no representation or guarantee as to the accuracy, reliability, or completeness of the information contained herein, and the undersigned make no representation or guarantee as to the accuracy, reliability, or completeness of the information contained herein.
 - As per the Pinellas County Comprehensive Zoning Ordinance, Chapter 12C, Section 12C.01(1), the map is not a survey, but a map of the Gateway Center Business Park, Pinellas County, Florida, located at Lot 1, 1st and 2nd streets, within the public right-of-way of Gateway Center Business Park, Pinellas County, Florida, as recorded in Pinellas County Public Records at Pinellas County, Florida.
 - As per the Pinellas County Comprehensive Zoning Ordinance, Chapter 12C, Section 12C.01(1), the map is not a survey, but a map of the Gateway Center Business Park, Pinellas County, Florida, located at Lot 1, 1st and 2nd streets, within the public right-of-way of Gateway Center Business Park, Pinellas County, Florida, as recorded in Pinellas County Public Records at Pinellas County, Florida.
 - The survey is made for the exclusive use of the current owner of the property and does not constitute a warranty or guarantee of the title thereto within one (1) year from the date of the survey.
 - This survey is a graphic depiction of the current boundary in accordance with the legal description shown herein and may not reflect the actual boundary.
 - Access and Utility Easements (Articles "A" and "B") and Drainage Easements (Articles "C" and "D") as described in the Gateway Center Business Park, Pinellas County, Florida, as recorded in Pinellas County Public Records at Pinellas County, Florida.
 - Survey prepared with the benefit of Consultant For "The Insurance Company, File No. 7429-43187, Effective Date December 11, 2017 at 8:50 AM.
- Section B - Section 1
- Items 1 through 8, 12, 14, 17 through 21, 27, and 33 are not matters of survey.
 - Item 9: Easements, easements, etc. shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] are shown or added herein.
 - Item 10: Florida Power Corporation easement described in O.R. 4014, Page 1785 does not lie within subject property.
 - Item 11: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 12: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 13: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 14: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 15: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 16: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 17: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 18: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 19: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 20: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 21: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 22: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 23: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 24: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 25: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 26: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 27: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 28: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 29: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 30: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 31: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 32: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.
 - Item 33: Easement shown on the Plat of Gateway Center Business Park, [Plat Book 87, Pages 1 through 13] is shown or added herein.

REMAINDER OF PARCELS AND DESCRIPTION DETAIL

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[illegible]

UNOFFICIAL CONSENT OF BOARD OF DIRECTORS

The Board of Directors of Gateway Centre Property Owners' Association, Inc. hereby consents to and approves the terms and provisions of this Ninth Amendment, such consent and approval being granted in satisfaction of any applicable requirements of the Declaration.

BOARD OF DIRECTORS OF GATEWAY CENTRE PROPERTY OWNERS' ASSOCIATION, INC.

Executing solely in their representative capacities
and not in their individual capacities:

By: [Signature]
Dawn Huntley Mattox

By: [Signature]
David H. Huntley

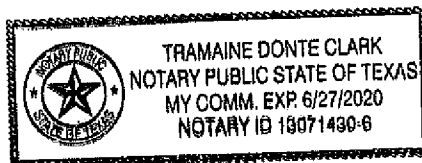
By: [Signature]
Isaac D. Huntley

STATE OF Texas)
COUNTY OF Collins)

The foregoing instrument was acknowledged before me this 21 day of December, 2017, by Dawn Huntley Mattox, as member of the Board of Directors of the GATEWAY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., on behalf of said Association. Said board member is personally known to me or produced a valid driver's license as identification.

NOTARY PUBLIC - STATE OF Texas

[Signature]
Printed Name: Tramaine Donte Clark
Commission No. 13071430-6
Expiration Date: 6/27/2020



STATE OF FLORIDA)
COUNTY OF PINELLAS)

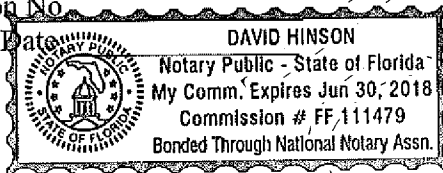
The foregoing instrument was acknowledged before me this 15 day of DECEMBER, 2017, by David H. Huntley, as member of the Board of Directors of the GATEWAY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., on behalf of said Association. Said board member is personally known to me or produced a valid driver's license as identification.

NOTARY PUBLIC - STATE OF FL

Printed Name: _____

Commission No. _____

Expiration Date _____



STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 15 day of DECEMBER, 2017, by Isaac D. Huntley, as member of the Board of Directors of the GATEWAY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., on behalf of said Association. Said board member is personally known to me or produced a valid driver's license as identification.

NOTARY PUBLIC - STATE OF FL

Printed Name: _____

Commission No. _____

Expiration Date _____

