

DESCRIPTION:

A parcel of land lying in Section 13, Township 32 South, Range 10 East and Section 18, Township 32 South, Range 20 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the Southeast corner of said Section 13, thence on the east boundary thereof N01°43'26"W, a distance of 1678.86 feet; thence departing said east boundary S88°16'34"W, a distance of 177.90 feet to a point on the boundary of SUN CITY CENTER UNIT 253, PHASE II as recorded in Plat Book 71, Page 74 of the Public Records of Hillsborough County, Florida; thence on said boundary S53°39'04"W, a distance of 140.53 feet to the POINT OF BEGINNING, said point being the beginning of a curve concave northeasterly having a radius of 2205.00 feet and a central angle of 02°13'03"; thence on the arc of said curve a distance of 85.34 feet, said arc subtended by a chord which bears S37°27'27"E a distance of 85.33 feet to the curve's end and the beginning of a curve concave northeasterly having a radius of 400.00 feet and a central angle of 31°03'22"; thence on the arc of said curve a distance of 216.81 feet, said arc subtended by a chord which bears S54°05'40"E a distance of 214.17 feet to the curve's end; thence S69°37'20"E, a distance of 87.44 feet; thence S20°22'40"W, a distance of 77.86 feet to the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears S65°22'40"W a distance of 35.38 feet to the curve's end; thence S20°22'40"W, a distance of 55.28 feet to the beginning of a curve concave northwesterly having a radius of 125.00 feet and a central angle of 30°43'47"; thence on the arc of said curve a distance of 67.04 feet, said arc subtended by a chord which bears S35°44'33"W a distance of 66.24 feet to the curve's end and the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 72°29'08"; thence on the arc of said curve a distance of 31.63 feet, said arc subtended by a chord which bears S14°51'54"W a distance of 29.56 feet to the curve's end; thence S21°22'38"E, a distance of 6.95 feet; thence S68°37'22"W, a distance of 56.00 feet to the beginning of a curve concave southwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears N66°22'39"W a distance of 35.36 feet to the curve's end; thence S68°37'22"W, a distance of 66.39 feet to the beginning of a curve concave northwesterly having a radius of 225.00 feet and a central angle of 16°09'11"; thence on the arc of said curve a distance of 63.43 feet, said arc subtended by a chord which bears S76°41'57"W a distance of 63.22 feet to the curve's end; thence S84°46'32"W, a distance of 85.91 feet; to the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears S39°46'32"W a distance of 35.36 feet to the curve's end; thence S05°13'28"E, a distance of 33.72 feet; to the beginning of a curve concave northwesterly having a radius of 175.00 feet and a central angle of 20°29'50"; thence on the arc of said curve a distance of 62.61 feet, said arc subtended by a chord which bears S05°01'27"W a distance of 62.27 feet to the curve's end; thence S84°46'32"W, a distance of 63.92 feet; to the beginning of a curve concave northeasterly having a radius of 545.00 feet and a central angle of 38°21'39"; thence on the arc of said curve a distance of 364.89 feet, said arc subtended by a chord which bears N76°02'38"W a distance of 358.11 feet to the curve's end; thence N56°51'48"W, a distance of 222.47 feet; to the beginning of a curve concave southwesterly having a radius of 555.00 feet and a central angle of 19°03'34"; thence on the arc of said curve a distance of 184.82 feet, said arc subtended by a chord which bears N68°23'35"W a distance of 183.77 feet to the curve's end; thence N75°55'22"W, a distance of 94.06 feet; thence N88°49'59"W, a distance of 50.00 feet; thence S80°08'46"W, a distance of 253.64 feet; thence S89°50'32"W, a distance of 122.47 feet; thence N87°13'34"W, a distance of 50.04 feet; thence N82°36'43"W, a distance of 291.78 feet; thence S80°34'26"W, a distance of 43.56 feet; thence N17°04'46"W, a distance of 128.42 feet; thence N07°25'22"W, a distance of 50.56 feet; thence N14°55'10"W, a distance of 127.01 feet; thence N63°37'37"E, a distance of 16.14 feet; thence N18°12'42"E, a distance of 114.00 feet to the beginning of a curve concave southeasterly having a radius of 190.00 feet and a central angle of 133°21'35"; thence on the arc of said curve a distance of 442.24 feet, said arc subtended by a chord which bears N84°53'29"E a distance of 348.96 feet to the curve's end; thence S28°25'43"E, a distance of 63.09 feet; thence S01°50'15"W, a distance of 126.55 feet; thence S82°36'43"E, a distance of 44.95 feet; thence N89°47'42"E, a distance of 71.96 feet; thence N80°08'46"E, a distance of 340.28 feet to the beginning of a curve concave southwesterly having a radius of 865.00 feet and a central angle of 30°38'44"; thence on the arc of said curve a distance of 462.66 feet, said arc subtended by a chord which bears S72°11'10"E a distance of 457.18 feet to the curve's end; thence S56°51'48"E, a distance of 222.47 feet to the beginning of a curve concave northeasterly having a radius of 235.00 feet and a central angle of 38°21'39"; thence on the arc of said curve a distance of 157.34 feet, said arc subtended by a chord which bears S76°02'38"E a distance of 154.42 feet; thence N84°46'32"E, a distance of 98.01 feet; thence S19°50'17"E, a distance of 144.68 feet; thence N84°46'32"E, a distance of 51.39 feet to the beginning of a curve concave northwesterly having a radius of 175.00 feet and a central angle of 04°54'49"; thence on the arc of said curve a distance of 15.01 feet, said arc subtended by a chord which bears N82°19'08"E a distance of 15.00 feet to the curve's end; thence N21°22'38"W, a distance of 139.87 feet to the beginning of a curve concave southwesterly having a radius of 260.50 feet and a central angle of 13°44'47"; thence on the arc of said curve a distance of 62.50 feet, said arc subtended by a chord which bears N28°15'02"W a distance of 62.35 feet to the curve's end; thence N35°07'25"W, a distance of 204.27 feet; thence on a line 2.0 feet south of and parallel to the southerly boundary of SUN CITY CENTER UNIT 253, PHASE II as recorded in Plat Book 71, Page 74 of the Public Records of Hillsborough County, Florida, N54°52'35"E, a distance of 125.50 feet to a point on the westerly right-of-way line of Pebble Beach Boulevard; thence continue on the boundary of said SUN CITY CENTER UNIT 253, PHASE II and the westerly right-of-way line of Pebble Beach Boulevard, S35°07'25"E, a distance of 47.30 feet; thence continue on said boundary of SUN CITY CENTER UNIT 253, PHASE II, N53°39'04"E, a distance of 100.00 feet to the POINT OF BEGINNING.

Containing 17.44 acres, more or less.

**JOINDER AND CONSENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR ROYAL DOULTON ESTATES**

THE FIRST NATIONAL BANK OF BOSTON, a national banking association, the holder of a Mortgage dated the 18th day of December, 1987, and recorded in Official Records Book 5295, Page 624, of the public records of Hillsborough County, Florida, as has been amended from time to time, which mortgage encumbers the real property described in Exhibit A to the foregoing Declaration of Covenants and Restrictions for Royal Doulton Estates, hereby consents to and subjects the lien of its mortgage to the terms and provisions of said Declaration.

DATE: February 27, 1996

WITNESSES:

**THE FIRST NATIONAL BANK OF
BOSTON, a national banking
association**

[Signature]
Name: Nicholas Whiting
[Signature]
Name: Kevin C. Hake

By: Paul F. Di Vito V.P.
Name: Paul F. Di Vito
Title: Vice President

(SEAL)

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 27th day of February, 1996, by Paul F. Di Vito as Kevin C. Hake of THE FIRST NATIONAL BANK OF BOSTON, a national banking association, on behalf of the Association. He/She is personally known to me or has produced _____ as Identification.

My Commission Expires:

[Signature]
(Signature)
Name: Cheryl Geoffrion
(Legibly Printed)
Notary Public, State of Georgia
Notary Public, DeKalb County, Georgia
My Commission Expires May 28, 1998
(Commission Number, if any)

