

By acceptance and recording of this deed, Grantee herein assumes and agrees to pay according to its tenor that certain Mortgage, given by NORTH PORT S.C., LTD, a Florida limited partnership in favor of THE CHASE MANHATTAN BANK, N.A., dated 4/3/87 and recorded 4/14/87 in Official Records Book 1936, Page 2102, Public Records of Sarasota County, Florida, and assigned to THE FIDELITY MUTUAL LIFE INSURANCE COMPANY by virtue of Transfer and Assignment recorded 8/26/87 in Official Records Book 1971, Page 673, of said records, and modified by that certain Future Advance, Extension and Mortgage Modification Agreement dated 8/5/87 and recorded 8/26/87 in Official Records Book 1971, Page 678, of the Public Records of Sarasota County, Florida, which has a present unpaid principal balance of \$1,489,933.79.

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PARCEL 1:

A portion of Tract D of the Third Addition to PORT CHARLOTTE SUBDIVISION, according to the plat thereof in Plat Book 11, Pages 31, 31A through 31D, in the office of the Clerk of the Circuit Court of Sarasota County, Florida, being a portion of Section 32, Township 39 South, Range 21 East, Sarasota County, Florida and being more particularly described as follows:

Beginning at a point which is the Northeasterly corner of said Tract D, said point is marked by an iron rod and is located on the Westerly edge of the right-of-way line of North Port Boulevard (an 80 foot right-of-way) a distance of 550 feet Northerly, as measured along said Westerly right-of-way line of North Port Boulevard and along a course N 20°40'21" East, from the point on intersection of said Westerly right-of-way line of North Port Boulevard and the Northerly edge of the right-of-way line of U.S. Highway 41 (a 210 feet wide right-of-way which is also known as the Tamiami Trail); thence from the Point of Beginning, run South 20°40'21" West along the Easterly line of said Tract D, which Easterly line is also the Westerly right-of-way line of North Port Boulevard a distance of 390 feet to a point; thence N 69°19'39" West a distance of 4.11 feet to a point; thence Westerly along the arc of a curve to the left (said arc having a central angle of 1°28'26.7" and as radius of 6024.58 feet) a distance of 155 feet to a point; thence South 20°40'21" West a distance of 160.05 feet to a point on the Northerly right-of-way line of U.S. Highway 41; thence Westerly along the Northerly right-of-way line of U.S. Highway 41 and along the arc of a curve to the left (said arc having a central angle of 2°59'47.5" and a radius of 5864.58 feet) a distance of 306.71 feet to a point; thence leaving said right-of-way run North 14°27'07" East a distance of 160.07 feet to a point; thence Westerly along the arc of a curve to the left (said arc having a central angle of 1°39'51.5" and a radius of 6024.58 feet) a distance of 175.00 feet to a point; thence N 14°27'07" East a distance of 173.88 feet to a point; thence N 76°32'08" West a distance of 121.98 feet to a point; thence N 13°27'52" East a distance of 175 feet to a point on the Northerly boundary line of Tract D; thence along said Northerly line of Tract D, S 76°32'08" East, a distance of 125 feet to an iron rod; thence along said Northerly line of Tract D, S 76°32'8" East, a distance of 189.72 feet to an iron rod; thence N 16°9'21" East a distance of 35 feet to a point on the Northerly line of said Tract D; thence continuing along said Northerly line of Tract D along the arc of a curve to the right (said arc having a central angle of 4°31' and a radius of 6414.58 feet) a distance of 505.67 feet to an iron rod; thence S 69°19'39" East a distance of 4.11 feet to the POINT OF BEGINNING.

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RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

EXHIBIT A

EXHIBIT A

PARCEL 2:

A portion of Tract D of the Third Addition to PORT CHARLOTTE SUBDIVISION, according to the plat thereof in Plat Book 11, Pages 31, 31A through 31D, in the Office of the Clerk of the Circuit Court of Sarasota County, Florida, being a portion of Section 32, Township 39 South, Range 21 East, Sarasota County, Florida and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, Commence at a point which is the Northeasterly corner of said Tract D, said point is marked by an iron rod and is located on the Westerly edge of the right-of-way line of North Port Boulevard (an 80 foot right-of-way) a distance of 550 feet Northerly, as measured along said Westerly right-of-way line of North Port Boulevard and along a course N 20°40'21" East, from the point of intersection of said Westerly right-of-way line of North Port Boulevard and the Northerly edge of the right-of-way line of U.S. Highway 41 (a 210 foot wide right-of-way which is also known as the Tamiami Trail) thence continuing along said Northerly line of Tract D N 69°19'39" West, a distance of 4.11 feet to a point; thence continuing along the Northerly line of Tract D along an arc of a curve (said arc having a central angle of 4°31' and a radius of 6414.58 feet) a distance of 505.67 feet to a point; thence S 16°09'21" West a distance of 35 feet to a point; thence continuing along said Northerly line of Tract D N 76°32'08" West a distance of 189.72 feet to a point; thence S 14°27'07" West a distance of 175.03 feet to the POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, running thence S 14°27'07" West a distance of 97.5 feet to a point; running thence N 76°32'08" West, a distance of 5.0 feet to a point; running thence N 14°27'07" East a distance of 97.5 feet to a point; running thence S 76°32'08" East a distance of 5.0 feet to the POINT OF BEGINNING.

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AREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

FEB 26 11 27 AM '90

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