



FLORIDA DEPARTMENT OF Environmental Protection

Marjory and Archie Carr Building
3800 Commonwealth Boulevard
Tallahassee, FL 32399

*KM
NPR*
Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

01/13/2026

Lake Tarpon Sail and Tennis Club Common Elements Association, Inc.
c/o Ameri-Tech Community Management, Inc.
24701 US Highway 19, Suite 102
Clearwater, Florida 33763

Re: Renewal for Lease Agreement No. 520029814

Located By: 90 S Highland Ave, Tarpon Springs, Florida 34689
Waterbody: Lake Tarpon

Dear Lake Tarpon Sail and Tennis Club Common Elements Association, Inc,

Enclosed is a fully executed original Renewal for Lease Agreement No. 520029814 for your records. The original instrument, at your discretion, may be recorded in the official records of the county where the site is located.

Attached is Invoice No. 147511 for \$803.02 covering the fees due for the instrument. The check should be made payable to the Department of Environmental Protection. Please include Instrument No. 520029814 on the check to ensure proper deposit. The invoice can be paid online at <https://www.fldeportal.com/go/pay-invoices/>. Payment is due within 30 days after receipt of this letter.

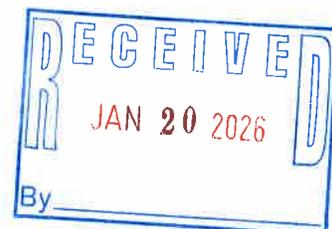
If the billing agent, phone number, or fax number changes, or there is a change in tax status, please notify the Division of State Lands, Revenue Section in writing within 30 days of the date of any change.

Thank you for your assistance and cooperation in this matter. Should you have any questions, please contact me at (850) 245-2117 or Chace.Wise@FloridaDEP.gov.

Sincerely,

Chace Wise

Government Operations Consultant II
Bureau of Public Land Administration
Division of State Lands
State of Florida Department of Environmental Protection



Action # 50956

This Instrument Prepared By:
Makenna Patton
Action No. 50956
Bureau of Public Land Administration
3800 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL

BOT FILE NO. 520029814

THIS LEASE is hereby issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Lessor.

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to Lake Tarpon Sail and Tennis Club Common Elements Association, Inc., a Florida nonprofit corporation, hereinafter referred to as the Lessee, the sovereignty lands as defined in 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Section 08 and 17, Township 27 South, Range 16 East, in Lake Tarpon, Pinellas County, Florida, containing 8,028 square feet, more or less, as is more particularly described and shown on Attachment A, dated December 31, 2016.

TO HAVE THE USE OF the hereinabove described premises from July 1, 2025, the effective date of this lease renewal, through July 1, 2035, the expiration date of this lease renewal. The terms and conditions on and for which this lease is granted are as follows:

1. USE OF PROPERTY: The Lessee is hereby authorized to operate a 18-slip private residential multi-family docking facility boat ramp, to be used exclusively for mooring of recreational vessels in conjunction with an upland residential multiple condominium development, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and without liveaboards as defined in paragraph 27, as shown and conditioned in Attachment A. All of the foregoing subject to the remaining conditions of this lease.

2. **LEASE FEES:** The Lessee hereby agrees to pay to the Lessor an initial annual lease fee of \$0.00, which includes the discounts authorized pursuant to Section 253.0347(2)(f), Florida Statutes, plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of receipt of this fully executed lease. The annual fee for the remaining years of this lease shall be adjusted pursuant to provisions of Rule 18-21.011, Florida Administrative Code. The State of Florida Department of Environmental Protection, Division of State Lands (the "Division") will notify the Lessee in writing of the amount and the due date of each subsequent annual lease payment during the remaining term of this lease. All lease fees due hereunder shall be remitted to the Division, as agent for the Lessor.

3. **WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT:** (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(32), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder. (C) The Lessee shall submit to the Lessor each instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party annually at the same time the Lessee submits the required Annual Wet Slip Revenue Report to the Lessor. Any breach of this lease condition shall constitute a default under this lease.

4. **LATE FEE ASSESSMENTS:** The Lessee shall pay a late payment assessment for lease fees or other charges due under this lease which are not paid within 30 days after the due date. This assessment shall be computed at the rate of twelve percent (12%) per annum, calculated on a daily basis for every day the payment is late.

5. **EXAMINATION OF LESSEE'S RECORDS:** For purposes of this lease, the Lessor is hereby specifically authorized and empowered to examine, for the term of this lease including any extensions thereto plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

6. **MAINTENANCE OF LESSEE'S RECORDS:** The Lessee shall maintain separate accounting records for: (i) the gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the entire term of this lease plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

7. **AGREEMENT TO EXTENT OF USE:** This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the type of use of the riparian uplands or as permitted by the Lessee's interest in the riparian upland property that is more particularly described in Attachment B without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease.

8. **PROPERTY RIGHTS:** The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

9. **INTEREST IN RIPARIAN UPLAND PROPERTY:** During the term of this lease, the Lessee shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code, in the riparian upland property that is more particularly described in Attachment B and by reference made a part hereof together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to affect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

10. **ASSIGNMENT OF LEASE:** This lease shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of this lease, current management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

11. **INDEMNIFICATION/INVESTIGATION OF ALL CLAIMS:** The Lessee shall investigate all claims of every nature arising out of this lease at its expense, and shall indemnify, defend and save and hold harmless the Lessor and the State of Florida from all claims, actions, lawsuits and demands arising out of this lease.

12. **NOTICES/COMPLIANCE/TERMINATION:** The Lessee binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth and said provisions and conditions shall be deemed covenants of the Lessee, its successors and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein set forth, and the Lessee fails or refuses to comply with any of said provisions or conditions within twenty (20) days of receipt of the Lessor's notice to correct, this lease may be terminated by the Lessor upon thirty (30) days written notice to the Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All notices required to be given to the Lessee by this lease or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Lake Tarpon Sail and Tennis Club Common Elements Association, Inc.
c/o Association Data Management
36434 US 19
Palm Harbor, Florida 34684

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

13. **TAXES AND ASSESSMENTS:** The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

14. **NUISANCES OR ILLEGAL OPERATIONS:** The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

15. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. No dock or pier shall be constructed in any manner that would cause harm to wildlife. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

16. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease or upon lands adjacent to and used as an adjunct of the leased area.

17. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

18. PERMISSION GRANTED: Upon expiration or cancellation of this lease all permission granted hereunder shall cease and terminate.

19. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the Lessee's interest in the riparian upland property more particularly described in Attachment B which shall run with the title to the Lessee's interest in said riparian upland property and shall be binding upon the Lessee and the Lessee's successors in title or successors in interest.

20. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 12 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

21. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 20 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the Lessee's interest in the riparian upland property that is more particularly described in Attachment B. This lien on the Lessee's interest in the riparian upland property shall be enforceable in summary proceedings as provided by law.

22. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease agreement and shall be grounds for immediate termination of this lease agreement at the option of the Lessor.

23. AMENDMENTS/MODIFICATIONS: This lease is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the docking facility.

24. ADVERTISEMENT/SIGNS/NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty, submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this lease.

25. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Lessee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Lessor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

26. COMPLIANCE WITH FLORIDA LAWS: On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

27. LIVEBOARDS: The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveaboards are authorized by paragraph one (1) of this lease, in no event shall such "liveaboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

28. GAMBLING VESSELS: During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

29. FINANCIAL CAPABILITY: To assure the Lessor that the Lessee has the financial capability to undertake and operate the project authorized by this lease, the Lessee certifies to the Lessor as follows: (i) the Lessee is not the subject of a pending bankruptcy proceeding that would prohibit the Lessee from paying its lease fees, on or before the due date, with or without, as applicable, approval from the bankruptcy court or, if appointed, the bankruptcy trustee; (ii) the Lessee has no unsatisfied judgments entered against it that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease; (iii) the Lessee has no delinquent state and local taxes for which it is responsible and that remain outstanding and not in dispute; and (iv) to the best of the Lessee's knowledge, there are no other matters pending or threatened or affecting the Lessee or the Lessee's interest in the riparian upland property that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease. Any breach of this lease condition shall constitute a default under this lease.

30. SPECIAL LEASE CONDITIONS:

A. The Lessee shall prohibit mooring, on either a temporary or permanent basis, along the sides of the access dock and along the perimeter of the associated "T" dock terminus as depicted on Attachment A. To ensure compliance, the Lessee shall place and maintain: (1) a 3-foot high railing along both sides of the access dock area and around the perimeter of the "T" dock terminus, and (2) signs advising boaters that mooring at the above described locations, on either a temporary or permanent basis, is prohibited.

B. Any vessel moored at the docking facility, on either a temporary or permanent basis, shall be wholly located within its designated wet slip as depicted on Attachment A and no portion of a vessel may extend beyond the leased premises. Vessel length shall be measured as overall length including all parts and accessories such as outboard motors, bow pulpits, and swim platforms.

C. Use of the wet slips shall be restricted to persons who have a real property interest in a dwelling unit in a condominium that is part of the Lake Tarpon Sail and Tennis Club residential development.

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this instrument on the day and year first above written.

WITNESSES:

Signature: Celeda A. Wallace

Printed Name: Celeda A. Wallace

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

Signature: CJW

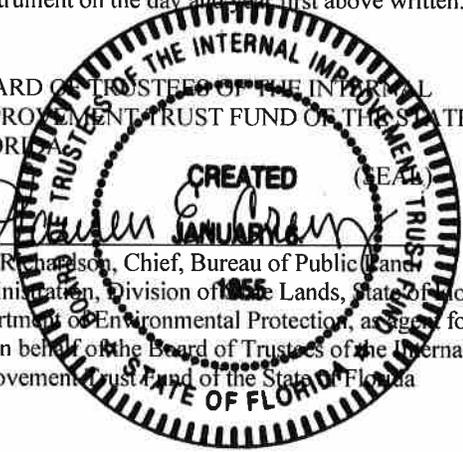
Printed Name: Chace J. Wise

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

BY: Brad Richardson
FOR: Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida



"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 9th day of Jan. 2026, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Lois La Seur Digitally signed by Lois La Seur
DEP Attorney Date: 2025.10.27 15:06:44 -04'00' Date

Celeda A Wallace
Notary Public, State of Florida
CELEDA A. WALLACE
Commission # HH 504171
Expires March 13, 2028

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No. _____

WITNESSES:

Signature: Brett T Newby
Printed Name: Brett T Newby

Address: 11837 Castina St.
NPR FL 34654

Signature: Erika White
Printed Name: Erika White

Address: 5734 Grand Blvd
New Port Richey 34652

Lake Tarpon Sail and Tennis Club
Common Elements Association, Inc.,
a Florida nonprofit corporation (SEAL)

BY: [Signature]
Original Signature of Executing Authority

Richard Troxell, Club I
Typed/Printed Name of Executing Authority

President
Title of Executing Authority

"LESSEE"

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of December, 2025, by Richard Troxell, Club I as President of Lake Tarpon Sail and Tennis Club Common Elements Association, Inc., a Florida nonprofit corporation, for and on behalf of the corporation. He/she is personally known to me or who has produced _____, as identification.

My Commission Expires:

10/19/2028

Commission/Serial No. #HH 516838

[Signature]
Signature of Notary Public

Notary Public, State of FLORIDA

Kristen Marchese
Printed, Typed or Stamped Name



90 SOUTH HIGHLAND AVENUE
TARPON SPRINGS, FLORIDA 34689

PAGE 1
SITE LOCATION

LAKE TARPON SAIL AND TENNIS CLUB
COMMON ELEMENTS ASSOCIATION, INC.
LAKE TARPON SAIL AND TENNIS CLUB I
CONDOMINIUM ASSOCIATION, INC.

PART OF SECTIONS 8 AND 17
TOWNSHIP 27 SOUTH
RANGE 16 EAST
PINELLAS COUNTY, FLORIDA
ON LAKE TARPON
(PER OR BOOK 14779, PAGE 957)

BOUNDARY SURVEY OF A PORTION OF LAKE TARPON, LOCATED IN TARPON SPRINGS, FLORIDA
BEING A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
LYING EASTERLY OF LAKE TARPON SAIL AND TENNIS CLUB COMMON ELEMENTS ASSOCIATION, INC. AND
LYING EASTERLY OF LAKE TARPON SAIL AND TENNIS CLUB I CONDOMINIUM ASSOCIATION, INC. BOTH PARCELS
ARE CONTIGUOUS WITH EACH OTHER WITH NO GAP OR OVERLAP:
ALSO BEING A PORTION OF LAKE TARPON AND DESCRIBED MORE PARTICULARLY ON PAGE 4 ATTACHED HERewith AND
MADE A PART OF THIS SURVEY.

20.51' TOTAL LENGTH OF SHORELINE (SUL) IN COMBINED PARCEL 1 AND 2
8027.6' SQUARE FEET TOTAL PREEMPTION IN COMBINED PARCEL 1 AND 2

NOTE: THE 1000' SHORE LINE
NORTH OF BOAT RAMP, LEASE
AREA PART 2, IS VEGETATION
AREA, THE 1000' SOUTH OF
LEASE AREA PART 1, IS SEAWALL

LOCATION MAP



SEE NEXT
PAGE FOR
DETAIL OF
UPLAND AND
SUBMERGED
LAND LINES

NOTE: NO OTHER DOCK OR
WATERWARD STRUCTURE
WITHIN 100 FEET

NOTE: SUL ELEV. OF 3.0 NGVD
1929 PROVIDED BY STEVE
KELLOGG (FDEP-BUREAU OF
SURVEY & MAPPING)

- 1 MOST NORTHERLY CORNER OF
UPLAND PARCEL PER OR BOOK 5598
PAGE 891
- 2 POINT OF BEGINNING PARCEL 1
MOST NORTHWEST CORNER OF
PARCEL 1
x=421484.53 Y=1386042.81
- 3 POINT OF BEGINNING PARCEL 2
MOST NORTHERN CORNER OF
PARCEL 2
x=421507.919 Y=1386129.478
- 4 MOST NORTHERLY CORNER OF
PLAT BOOK 22, PAGE 84
UPLAND PARCEL PER CONDOMINIUM
POINT OF BEGINNING PARCEL 1
LAT 28.1447° LONG -82.7282°

PAGES	
1	SITE MAP
1-A	QUAD MAP
2	UPLAND BOUNDARY
3	LEGAL DESCRIPTION
4	SURVEY

GREEN = LAKE TARPON SAIL AND TENNIS CLUB
COMMON ELEMENTS ASSOCIATION, INC.
YELLOW = LAKE TARPON SAIL AND TENNIS CLUB I
CONDOMINIUM ASSOCIATION, INC.

SEE PAGE 1-A FOR 7.5 MINUTE QUAD VICINITY MAP

Know It Now, Inc.

Florida Business Certificate Of LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
Authorization Number LB 6912 VOICE 727-415-8305 FAX 727-736-2455

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

BOARD OF TRUSTEES
OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA
LAKE TARPON SAIL AND TENNIS CLUB
COMMON ELEMENTS ASSOCIATION, INC.
LAKE TARPON SAIL AND TENNIS CLUB I
CONDOMINIUM ASSOCIATION, INC.



I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER
MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND
BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS
IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER THIS
DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO
SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER
5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636

DATE OF FIELD WORK: 6-16-16
DATE SIGNED 7-10-16

THIS IS A FIELD SURVEY

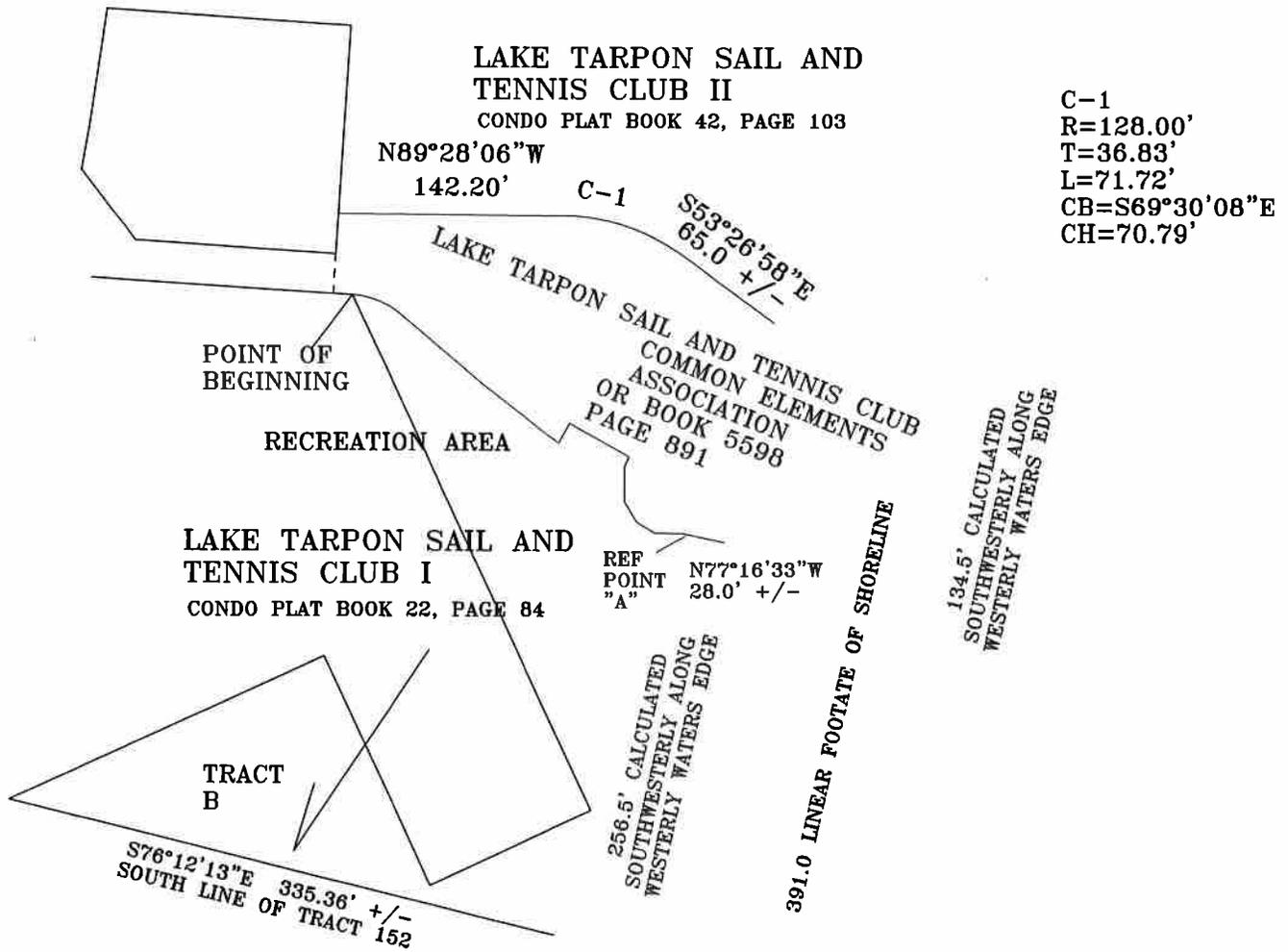
FLORIDASURVEYOR@AOL.COM

REV 12-26-16
BILL HYATT

90 SOUTH HIGHLAND AVENUE
 TARPON SPRINGS, FLORIDA 34689

PAGE 2
 SITE LOCATION

SCALE 1"=100'



PAGE 2
 SITE LOCATION

ALL THOSE SOVEREIGN SUBMERGED LANDS LYING WITHIN THE FOLLOWING DESCRIBED PARCELS; BEING A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 27 SOUTH, RANGE 16 EAST, TARPON SPRINGS, PINELLAS COUNTY, FLORIDA.

ALSO BEING A PORTION OF LAKE TARPON, LYING CONTIGUOUS TO 90 SOUTH HIGHLAND AVENUE, TARPON SPRINGS, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 5598, PAGE 891 AND ALSO SHOWN ON THE MAP OR PLAT OF LAKE TARPON SAIL AND TENNIS CLUB I, AS RECORDED IN PLAT BOOK 22, PAGE 84, BOTH DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1:

COMMENCING AT A POINT, SAID POINT BEING ON A NORTHERLY LINE OF AFOREMENTIONED PROPERTY AS DESCRIBED IN REFERENCED DOCUMENTS; THENCE RUNNING ALONG A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 128.00 FEET, ARC OF 71.72' AND SUBTENDED BY A CHORD BEARING S69°30'08"E, FOR A DISTANCE OF 70.79 FEET; THENCE RUNNING S53°26'58"E, 65.00 FEET, MORE OR LESS TO THE WEST SHORE OF LAKE BUTLER (LAKE TARPON) AND BEING A POINT ON THE SAFE UPLAND LINE OF LAKE TARPON; THENCE RUNNING SOUTHERLY ALONG THE SAFE UPLAND LINE OF LAKE TARPON 9.00 FEET; THENCE CONTINUE WITH SAFE UPLAND LINE, S38°22'26"W, 16.00 FEET TO REFERENCE POINT POB2; THENCE RUNNING S22°20'06"W, 89.77 FEET TO THE POINT OF BEGINNING, BEING AT THE FACE OF EXISTING SEAWALL AT THE SAFE UPLAND LINE AND NORTH LINE OF EXISTING PIER; THENCE DEPARTING SAID WALL AND LINE AND RUNNING WITH THE NORTHERLY LINE OF EXISTING PIER, S77°19'59"E, A DISTANCE OF 31.31 FEET; THENCE RUNNING WITH THE NORTHWESTERLY PORTION OF EXISTING MOORING AREA AND EXTENSION THEREOF, N12°40'01"E, A DISTANCE OF 27.00 FEET; THENCE RUNNING S77°19'59"E, A DISTANCE OF 109.21 FEET; THENCE RUNNING S13°20'31"W, A DISTANCE OF 6.70 FEET TO THE EXISTING PIER, THENCE WITH SAME AND LINE EXTENDED TO INCLUDE THE EASTERLY FACE OF EXISTING PILINGS, S77°55'06"E, A DISTANCE OF 11.30 FEET; THENCE RUNNING WITH EAST FACE OF SAID PILINGS, S13°20'31"W, A DISTANCE OF 48.57 FEET; THENCE RUNNING N77°46'24"W, A DISTANCE OF 11.30 FEET; THENCE CONTINUING WITH EXISTING PIER S13°20'31"W, 7.27 FEET; THENCE RUNNING N77°19'59"W, A DISTANCE OF 108.61 FEET; THENCE RUNNING N12°40'01"E, A DISTANCE OF 31.00 FEET ALONG THE SOUTHWESTERLY PORTION OF EXISTING MOORING AREA AND EXTENSION THEREOF; THENCE RUNNING WITH THE SOUTHERLY LINE OF EXISTING PIER, N77°19'59"W, A DISTANCE OF 31.97 FEET TO THE SEAWALL AND EXISTING SAFE UPLAND LINE; THENCE WITH SAME N22°37'19"E, A DISTANCE OF 4.58 FEET TO POINT OF BEGINNING. CONTAINING 7499.6 SQUARE FEET.

TOGETHER WITH PART 2;

BEGINNING AT A POINT, SAID POINT BEING REFERENCED AS POB2 ABOVE, ALSO BEING AT THE FACE OF SEAWALL AND ON THE SAFE UPLAND LINE OF LAKE TARPON; THENCE DEPARTING SEAWALL AND RUNNING WITH THE SAFE UPLAND LINE, N38°22'26"E, A DISTANCE OF 16.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S51°37'36"E, A DISTANCE OF 33.00 FEET; THENCE RUNNING S38°22'26"W, A DISTANCE OF 16.00 FEET; THENCE RUNNING N51°37'36"W, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 528.0 SQUARE FEET.

BOTH TOTAL 8027.6 SQUARE FEET.

BSM APPROVED

By: *J.A.* Date: 1/31/17

Know It Now, Inc.

Florida Business Certificate Of LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
Authorization Number LB 6912 VOICE 727-415-8305 FAX 727-736-2455

REVISED 12-31-16

90 SOUTH HIGHLAND AVENUE
TARPON SPRINGS, FLORIDA 34689

ADJACENT PROPERTY OWNED BY
LAKE TARPON SAIL AND TENNIS CLUB II

PAGE 4
SKETCH OF SURVEY

R=128.00'
T=36.83'
L=71.72'
CB=N69°30'08"W
CH=70.79'

ALL STRUCTURES
ARE EXISTING

SHORELINE CONDITION:
1000' NORTH OF RAMP IS
NATURAL VEGETATION,
AREA SOUTH OF RAMP
AND SOUTH OF LEASE
AREA PART ONE IS
SEAWALL FOR 1000 FEET
PAST AREA PART ONE.

NO STRUCTURES WITHIN
100' NORTH OF PROJECT

LEASE AREA PART 2
L1 N38°22'26"E 16.00'
L2 S51°37'36"E 33.00'
L3 S38°22'26"W 16.00'
L4 N51°37'36"W 33.00'

SUL TOTAL 20.51'
L-1 = 16.00'
L-12 = 4.51'

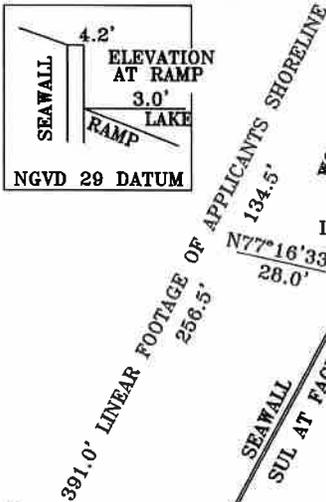
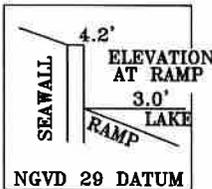
POB2
X 421507.919
Y 1386129.478

POB1
X 421484.53
Y 1386042.81

LEASE AREA PART 1
L1 S77°19'59"E 31.31'
L2 N12°40'01"E 27.00'
L3 S77°19'59"E 109.21'
L4 S13°20'31"W 6.70'
L5 S77°55'06"E 11.30'
L6 S13°20'31"W 48.57'
L7 N77°46'24"W 11.30'
L8 S13°20'31"W 7.27'
L9 N77°19'59"W 108.61'
L10 N12°40'01"E 31.00'
L11 N77°19'59"W 31.97'
L12 N22°37'19"E 4.58'

COMBINED LEASE AREA
= 8027.6 SQ. FT.

UPLAND PROPERTY
90 SOUTH HIGHLAND AVENUE
TARPON SPRINGS, FLORIDA 34689



DEED LINE
N76°12'13"W 335.36' +/-

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
ON A NORTH LINE OF UPLAND DEED

(DA) = POINT OF COMMENCEMENT
OF THE RECORDED UPLAND DEED

P.O.B. = POINT OF BEGINNING

SUL = SAFE UPLAND LINE

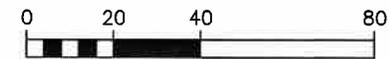
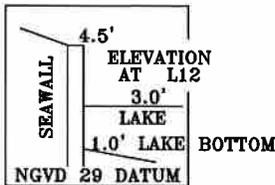
L1 = DESCRIBED LINE REFERENCE NUMBER

OR = OFFICIAL RECORD BOOK

PG = PAGE SQ. FT. = SQUARE FEET

SLIP LENGTH AND WIDTH
#2,4,6,8,10,12,14,16,18
12' WIDE AND 31' LONG
#1,3,5,7,9,11,13,15,17
12' WIDE AND 27' LONG

REV 12-31-16



SCALE: 1" = 40'

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Attachment A

Page 12 of 12 Pages

Sovereignty Submerged Lands Lease No. 520029814

EXISTING
10' PIER
WATER
LAKE TARPON
FORMERLY KNOWN
AS LAKE BUTLER

NO STRUCTURES WITHIN
100' SOUTH OF PROJECT