

DR1160PG1783

Whereas, the undersigned are the record title holders and/or mortgage lenders of the following described real property upon which an office park known as Cross Creek Center has been developed, and

Whereas, for the mutual benefit of the undersigned it is the intent of the parties to form Cross Creek Center Association, Inc., a Florida corporation not for profit, for the orderly administration and maintenance of the office park, including but not limited to the assessment and collection of fees for maintenance of the roadways, trash collection and landscaping, and

Whereas, again for the mutual benefit of the parties and the general public, the parties shall grant perpetual ingress and egress, and utility easements each to the other and to the general public,

RECORDED IN THE PUBLIC RECORDS OF FLA. COUNTY OF GULF COUNTY NOV 20 10 18 AM 1985 PAUL F. HARTFIELD CLERK OF CIRCUIT COURT

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Now Therefore, the parties hereto for themselves, their heirs, personal representatives, successors and assigns, do hereby agree as follows:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration each paid to the other receipt of which is acknowledged, each party grants to the other a perpetual easement for purposes of ingress and egress and utilities, as their interest appear, over and upon the following described real property, limited to existing roadways and utility lines as of this date, see Exhibit "A" attached. It is expressly agreed and understood that this easement shall be and become a part of the land and a part of all future conveyances of said real property or any part thereof.

The parties hereto further agree to the creation of Cross Creek Center Association, Inc. for the purpose of organization and administration of certain items which exist for the mutual benefit of the owners of units in the Cross Creek Center. Membership in the Association shall be automatic upon becoming an owner

of a unit in the office park and said ownership and membership shall create an enforceable obligation to adhere to the By-Laws, rules and regulations of the Association as from time to time enumerated by a majority vote of the membership. This obligation shall be enforceable against present owners as well as future owners of units.

The parties hereto specifically agree for themselves, their heirs, personal representatives, successors and assigns, that one of the primary responsibilities of the Association shall be the assessment and collection of fees for the maintenance of the existing roadways and utility trenches as well as trash collection and landscaping and that the Association shall be responsible for coordinating and paying for same as needed.

Witness our hands and seals this 15th day of May, 1985.

Witnesses:

Judy M. Swartz  
Renee DePro

Parkway Investments, II, a Florida general partnership

By: Tom R. Hayward  
Tom R. Hayward, Partner

Witnesses:

Judy M. Swartz  
Renee DePro

Cross Creek Plaza Associates, a Florida general partnership

By: Leonard C. Costin  
Leonard C. Costin, Partner

Witnesses:

Harry G. Mullikin Jr  
Bernice G. Sims

James D. A. Holley & Company, a Florida general partnership

By: Robert T. Grandy  
Its Partner

## Legal Description:

Commence at the Southwest corner of Lot 23 , Block "A" ,  
 Richland Unit 3 , a subdivision as per map or plat thereof  
 recorded in Plat Book 4 , Page 21 of the Public records of  
 Leon County , Florida and run thence North 00 degree 20 min-  
 utes 15 seconds East along the West boundary of Lots 23 and 22  
 of said block "A" a distance of 110.92 feet , thence North 89  
 degrees 53 minutes 48 seconds West 892.10 feet to a concrete  
 monument marking the POINT OF BEGINNING. From said point of  
 beginning run South 00 degree 06 minutes 37 seconds West  
 266.60 feet to a concrete monument , thence North 89 degrees  
 52 minutes 10 seconds West 339.66 feet to an iron pipe ,  
 thence North 00 degree 04 minutes East , along the East boundary  
 of Cross Creek Road 212.38 feet to a concrete monument , thence  
 North-easterly along a curve to the right with a radius of  
 370 feet for an arc distance of 54.35 feet ( the chord of said  
 arc bears North 04 degrees 32 minutes East for 54.3 feet) thence  
 South 89 degrees 53 minutes 48 seconds East 335.56 feet to the  
 point of beginning , containing 2.08 acres , more or less.

W Marshall

Mar. 16, 1981

