

RECORDING REQUESTED BY, AND
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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
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**SUPPLEMENTAL DECLARATION
TO
DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
RENAISSANCE TOWNE CENTRE D
(a Commercial Mixed Use Planned Unit Development)**

03-291-0011, 0012, 0013

THIS SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR RENAISSANCE TOWNE CENTRE (a Commercial Mixed Use Planned Unit Development) (this "Supplemental Declaration") is executed pursuant to the provisions of that certain Master Declaration described in Recital A below by TOWN CENTER, LLC, a Utah limited liability company (in its capacity as both "Declarant" and as Owner (defined below)).

RECITALS:

A. On March 28, 2003, Declarant recorded with the Recorder of Davis County, Utah, a Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre (a Commercial Mixed Use Planned Unit Development) as Entry No. 1847201 at Book 3257, Page No. 1255 ("Master Declaration"), covering the initial real property and improvements situated in Davis County, Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Project"). On March 28, 2003, in connection with the recording of the Master Declaration, Declarant also recorded that certain Master Plat for the Project entitled Renaissance Towne Centre, a Commercial Mixed-Use Planned Unit Development, Phase 1, Plat 1, as Entry No. 1847200 at Book 3257, Page 1254 in the Davis County Recorder's Office ("Master Plat").

B. Pursuant to Section 2.5 of the Master Declaration, Declarant reserved the right to expand the Project by recordation of this Supplemental Declaration and without the prior consent of any other Owner, except for the Owner of all or any portion of the Additional Land as described in the Master Declaration and Master Plat, as amended by those certain Supplemental Declarations recorded from time to time ("Additional Land"). Declarant now desires to exercise its right to expand the Project by adding to the Project a portion of the Additional Land Parcel #4, less and excepting certain remainder portions of Additional Land Parcel #4 as more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference ("Dedicated Property").

C. Brian Knowlton, Susan Knowlton, Michael D. Roberts, Towne Center L.L.C. a Utah limited liability company, and Broadhead & Associates, a Utah limited liability company (collectively the "Owner") hold fee title to and are the Owner of the Dedicated Property. Owner desires to consent to this Supplemental Declaration.

D. In connection with Declarant's exercise of its right to expand the Project, two (2) new Lots will be added to the Project as Lots 11 and 12, together with additional Common Elements as may be designated by Declarant, as such Lots are identified in that certain supplemental plat entitled Renaissance Towne Centre, a Commercial Mixed-Use Planned Unit Development, Phase 3, Plat 1 ("Supplemental Plat"). Consequently, Additional Land as defined in the Master Declaration is amended to reflect removal of the Dedicated Property. The Supplemental Plat will be simultaneously recorded with the Davis County Recorder's Office in connection with the recording of this Supplemental Declaration.

E. Declarant anticipates that Lot 11 will consist of a new residential apartment complex to include: (i) twenty-six (26) apartment units and (ii) thirty-five (35) parking stalls to be assigned to the apartment units.

F. Declarant anticipates that Lot 12 will consist of a new residential apartment complex to include: (i) thirty (30) apartment units and (ii) forty-three (43) parking stalls to be assigned to the apartment units.

G. Pursuant to Section 2.5 of the Master Declaration, the Supplemental Declaration may modify any of the covenants, conditions and restrictions otherwise applicable to the Additional Land in the Supplemental Declaration where such changes are deemed necessary in the discretion of the Declarant to address a unique condition affecting or relating to the Additional Land that is the subject of the Supplemental Declaration or to more fairly allocate the benefits and obligations of membership within the Master Association.

H. In the exercise of its discretion, Declarant has deemed it necessary and equitable to provide for a lower allocation of Assessment Units per Square Foot of Net Building Area for Lot 11 and Lot 12 on the terms and conditions set forth in this Supplemental Declaration to address unique conditions affecting or relating to the Additional Land and to more fairly allocate the benefits and obligations of membership within the Master Association because, among other reasons, (i) the City mandated parking ratio for a residential apartment building is significantly lower than the corresponding parking ratio required for office and retail use; (ii) the parking requirements for the Dedicated Property are being met primarily by the construction of parking spaces to be constructed on Lot 11 and Lot 12, respectively; and (iii) currently, approximately half of the Assessments by the Master Association go toward payment of the expenses related to the operation of the Parking Structure.

NOW, THEREFORE, Declarant hereby unilaterally exercises its right to expand the Project to include the Dedicated Property comprising a portion of the Additional Land and unilaterally amends the Master Declaration as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Supplemental Declaration shall have the meaning or meanings given to them in

the Master Declaration. The Recitals set forth above shall constitute a portion of the terms of this Supplemental Declaration.

2. Exercise of Option to Expand. Declarant hereby exercises its option to expand the Project pursuant to Section 2.5 of the Master Declaration, and adds to the Project the Dedicated Property, to become part of the Project as Lots as more particularly set forth in the Supplemental Plat recorded simultaneously herewith. Declarant and Non-Declarant Owners (defined below) declare that from and after the date set forth below, the Dedicated Property is now subject to, and governed by, the provisions of the Master Declaration and any amendments or supplements thereto.

3. Reservation of Declarant Rights. Pursuant to the Master Declaration, all Declarant rights concerning the Project reserved to the Declarant in the Master Declaration are hereby incorporated and reserved solely to Declarant with respect to the Dedicated Property hereby added to the Project. The exercise of Declarant rights concerning such Dedicated Property shall be governed by the same terms, provisions and limitations set forth in the Master Declaration regarding the exercise of Declarant rights. Brian Knowlton, Susan Knowlton, Michael D. Roberts, and Broadhead & Associates (the "Non-Declarant Owners") hereby acknowledge and agree that consent to this Supplemental Declaration in no way constitutes a transfer or assignment in whole or in part of Declarant's rights as reserved in the Master Declaration, and the Non-Declarant Owners expressly waive any claim whatsoever to the Declarant rights.

4. Assessment Units; Assessment Percentage and Votes. Pursuant to Section 2.5 and Section 5.6 of the Master Declaration, to address the unique uses and improvements on Lots 11 and 12, and to more fairly allocate the benefits and obligations of membership within the Master Association, the number of Assessment Units attributable to each new Lot created pursuant to this Supplemental Declaration and the Supplemental Plat will be as follows: (i) with respect to Lot 11 and Lot 12, with respect to each floor on which apartment units are located, and with respect to the parking area within the Building, the number of Assessment Units shall be equal to 0.25 per Square Foot of Net Building Area, rounded up to the nearest whole number. Provided, however, that pursuant to Section 2.5 of the Master Declaration, Declarant hereby reserves the right to unilaterally amend this Supplemental Declaration to modify any of the covenants, conditions and restrictions with respect to the Assessment Units attributable to Lot 11 or Lot 12 in the event a change is deemed necessary in the discretion of the Declarant to address a unique condition affecting or relating to Lot 11 or Lot 12 or to more fairly allocate the benefits and obligations of membership within the Master Association. Each Owner shall be a Member of the Master Association pursuant to Section 4.1 of the Master Declaration and shall have the number of votes in the Master Association as set forth in Section 4.2 of the Master Declaration, subject to the authority of the Board to suspend the voting rights of the Member for violations of the Master Declaration in accordance with the provisions thereof.

5. Improvements to Dedicated Property. Owner, on behalf of itself and its successors and assigns, reserves the right to construct improvements on the Dedicated Property in accordance with the Master Declaration and applicable laws, rules, and ordinances. Owner or its successors and assigns shall be responsible to pay all costs and expenses associated with construction and maintenance of such improvements.

6. Master Declaration Remains in Effect. This Supplemental Declaration and the Supplemental Plat shall be considered supplemental to the Master Declaration and to the Master Plat. Except as expressly amended by the foregoing, the Master Declaration and the Master Plat shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this Supplemental Declaration and the Supplemental Plat.

7. Authority. Except for the signature of the Owner set forth below, Declarant hereby certifies that Declarant may execute this Supplemental Declaration without the consent or signature of any other party or Owner as provided in Section 2.5 of the Master Declaration.

8. Owner's Consent. By placing its signature below, Owner hereby declares that the Dedicated Property shall constitute a portion of the Project and hereby agrees and acknowledges that by the recordation of this Supplemental Declaration and the Supplemental Plat, the Dedicated Property is and shall be owned, conveyed, mortgaged, encumbered, leased, developed, improved, used and occupied subject to the Master Declaration and the limitations, covenants, conditions, restrictions, easements, liens and charges set forth therein, all of which are equitable servitudes and shall run with the title to the Dedicated Property and shall be binding on and inure to the benefit of all parties having or acquiring any right, title or interest in the Dedicated Property or any portion thereof and their respective heirs, successors and assigns.

9. Counterparts. This Supplemental Declaration may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[The rest of this page intentionally left blank.]

IN WITNESS WHEREOF, this Supplemental Declaration is hereby executed this 11th day of October, 2021.

DECLARANT AND OWNER: TOWN CENTER, LLC, a Utah limited liability company

By: Bruce V Broadhead

Bruce V. Broadhead, its Manager

OWNER: SUSAN KNOWLTON, an individual residing in Bountiful, Utah

By: Susan Knowlton

OWNER: MICHAEL D. ROBERTS, an individual residing in Highland, Utah

By: Michael D Roberts

OWNER: BROADHEAD & ASSOCIATES, a Utah limited liability company

By: Bruce V Broadhead

Bruce V. Broadhead, its Manager

OWNER: BRIAN KNOWLTON, an individual residing in Bountiful, Utah

By: Brian Knowlton

STATE OF UTAH }
COUNTY OF DAVIS }
ss.

On this 11 day of October, in the year 2021, personally appeared before me Bruce V. Broadhead, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of Town Center, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said company by Authority of its operating agreement, and said Bruce V. Broadhead acknowledged to me that said company executed the same.

Witness my hand and official seal.



(notary signature)

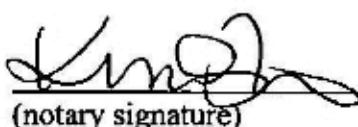


(seal)

STATE OF UTAH }
COUNTY OF DAVIS }
ss.

On this 11 day of October, in the year 2021, personally appeared before me Bruce V. Broadhead, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of Broadhead & Associates, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said company by Authority of its operating agreement, and said Bruce V. Broadhead acknowledged to me that said company executed the same.

Witness my hand and official seal.



(notary signature)



(seal)

STATE OF UTAH }
COUNTY OF DAVIS }
ss.

On this 11 day of October, in the year 2021, before me Kim Scott, a notary public, personally appeared Susan Knowlton, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)
(seal)



(seal)

STATE OF UTAH }
COUNTY OF DAVIS }
ss.

On this 11 day of October, in the year 2021, before me Kim Scott, a notary public, personally appeared Brian Knowlton, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)



(seal)

STATE OF UTAH }
COUNTY OF Utah }
ss. }

On this 6th day of October, in the year 2021, before me Ryan Dooley, a notary public, personally appeared Michael D. Roberts, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

(seal)

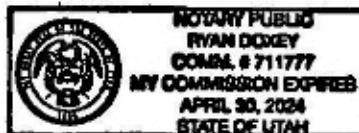


EXHIBIT "A"

Project Legal Description

BEGINNING AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY 68 (FORMERLY KNOWN AS HIGHWAY 106) WHICH POINT IS N 89°53'57"E 267.30 FT. ALONG THE SECTION LINE AND N 26°51'21"E 831.06 FT. ALONG THE CENTERLINE OF SAID HIGHWAY 68 AND S 63°08'39"E 46.00 FT. FROM THE SOUTHWEST CORNER OF SECTION 30, T.2N., R.1E., S.L.B.& M. AND RUNNING THENCE N 26°51'21"E 95.00 FT. ALONG SAID HIGHWAY 68 RIGHT-OF-WAY LINE; THENCE S 63°08'39"E 147.74 FT.; THENCE NORTHEASTERLY 235.96 FT. ALONG THE ARC OF A 1,133.50 FT. RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°55'37" (CHORD BEARS N 25°11'40"E 235.53 FT.); THENCE N 31°09'28"E 223.85 FT.; THENCE NORTHEASTERLY 33.21 FT. ALONG THE ARC OF A 25.00 FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76°06'48" (CHORD BEARS N 69°12'53"E 30.82 FT.); THENCE N 31°09'28"E 78.53 FT.; THENCE NORTHWESTERLY 32.40 FT. ALONG THE ARC OF A 25.00 FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 74°14'37" (CHORD BEARS N 5°57'51"W 30.18 FT.); THENCE S 89°45'21"W 188.73 FT. TO A POINT WHICH IS N 26°51'21"E 594.13 FT. ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF HIGHWAY 68 FROM THE POINT OF BEGINNING; THENCE N 26°51'21"E 4.49 FT. ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF HIGHWAY 68; THENCE N 89°45'21"E 463.45 FT.; ALONG THE SOUTH BOUNDARY OF 1500 SOUTH STREET (A 66 FT. WIDE ROAD); THENCE S 31°09'28"W 4.69 FT.; THENCE S 89°45'21"W 180.93 FT.; THENCE S 31°09'28"W 90.87 FT.; THENCE S 58°50'32"E 92.00 FT.; THENCE N 31°09'28"E 69.50 FT.; THENCE S 58°50'32"E 62.44 FT.; THENCE S 31°09'28"W 8.00 FT.; THENCE S 58°50'32"E 136.56 FT.; THENCE S 31°09'28"W 321.00 FT. ALONG THE NORTHWEST BOUNDARY OF MAIN STREET; THENCE N 58°50'32"W 191.00 FT.; THENCE S 31°09'28"W 48.000 FT.; THENCE N 58°50'32"W 113.50 FT.; THENCE SOUTHWESTERLY 297.97 FT. ALONG THE ARC OF A 1,066.50 FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°00'29" (CHORD BEARS S 23°12'27"W 297.00 FT.); THENCE N 63°08'39"W 216.70 FT.; THENCE SOUTHWESTERLY 32.18 FT. ALONG THE ARC OF A 50.00 FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°52'11" (CHORD BEARS S 45°17'27"W 31.62 FT.) TO THE POINT OF BEGINNING.

CONTAINING 3.5043 ACRES

Exhibit B

Dedicated Property Legal Description

A PART OF "ADDITIONAL LAND PARCEL #4", RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED, RECORDED AS ENTRY #2096953 WITH THE DAVIS COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF RENAISSANCE WAY, A PRIVATE STREET, SAID POINT BEING LOCATED NORTH $89^{\circ}53'57''$ EAST ALONG THE SECTION LINE 267.30 FEET TO THE CENTERLINE OF STATE HIGHWAY 68, AND NORTH $26^{\circ}51'21''$ EAST 861.06 FEET ALONG SAID CENTERLINE, AND SOUTH $63^{\circ}08'39''$ EAST 56.00 FEET TO THE EAST LINE OF SAID STATE HIGHWAY AND THE SOUTH LINE OF SAID RENAISSANCE WAY AND SOUTH $63^{\circ}08'39''$ EAST 147.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH $63^{\circ}08'39''$ EAST 68.86 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF RENAISSANCE TOWNE DRIVE; THENCE SOUTH $20^{\circ}21'23''$ WEST 64.70 FEET ALONG SAID EAST LINE TO A POINT OF TANGENCY WITH A 1922.17-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 280.63 FEET ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF $8^{\circ}21'54''$, CHORD BEARS SOUTH $24^{\circ}32'20''$ WEST 280.38 FEET; THENCE SOUTH $58^{\circ}50'32''$ EAST 210.72 FEET TO THE WEST LINE OF MAIN STREET; THENCE SOUTH $31^{\circ}09'28''$ WEST 214.14 FEET ALONG SAID WEST LINE TO A POINT OF TANGENCY WITH A 30.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 30.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $57^{\circ}28'30''$, CHORD BEARS SOUTH $59^{\circ}53'43''$ WEST 28.85 FEET, TO A POINT OF TANGENCY AND TO THE NORTHERLY LINE OF 1800 SOUTH STREET; THENCE SOUTH $88^{\circ}37'58''$ WEST 267.24 FEET ALONG SAID NORTHERLY LINE, TO A POINT OF NON-TANGENCY WITH A 27.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 33.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $72^{\circ}06'59''$, CHORD BEARS NORTH $53^{\circ}01'14''$ EAST 1.78 FEET TO A POINT OF REVERSE CURVATURE WITH A 1685.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 350.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}54'29''$, CHORD BEARS NORTH $22^{\circ}54'59''$ EAST 349.58 FEET TO A POINT OF REVERSE CURVATURE WITH A 1855.17-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 348.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}45'12''$, CHORD BEARS NORTH $23^{\circ}29'38''$ EAST 347.67 FEET TO THE SOUTH LINE OF RENAISSANCE WAY AND TO THE POINT OF BEGINNING.

CONTAINING 2.366 ACRES

LESS AND EXCEPTING THOSE CERTAIN REMAINDER PORTIONS OF ADDITIONAL LAND PARCEL #4 AS DESCRIBED BELOW:

PART OF ADDITIONAL LAND PARCEL #4 RENAISSANCE TOWNE CENTRE PHASE 1, PLAT 1 (PARCEL A) BEGINNING AT A POINT ON THE WEST LINE OF MAIN STREET, SAID POINT BEING THE EAST LINE OF THE ADDITIONAL LAND PARCEL #4, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED (ENTRY #2096953, DAVIS COUNTY RECORDER), SAID POINT BEING NORTH 89°53'57" EAST 941.32 FEET ALONG THE SECTION LINE AND NORTH 00°06'03" WEST 219.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 58°50'32" WEST 210.72 FEET TO A POINT ON A 1922.17-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE EASTERLY LINES OF RENAISSANCE TOWNE DRIVE AND THE EASTERLY LINES OF RENAISSANCE TOWNE DRIVE THE FOLLOWING THREE (3) COURSES: NORTHEASTERLY 280.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°21'54", CHORD BEARING NORTH 24°32'20" EAST 280.38 FEET, TO A POINT OF TANGENCY; (2) NORTH 20°21'23" EAST 64.70 FEET TO A 1,066.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (3) NORTHEASTERLY 297.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'29", CHORD BEARING NORTH 23°12'01" EAST 297.00 FEET TO A CORNER OF SAID PARCEL #4; THENCE SOUTH 58°50'32" EAST 113.53 FEET (113.50 FEET BY RECORD) TO A CORNER OF SAID PARCEL #4; THENCE NORTH 31°09'28" EAST 44.50 FEET TO A CORNER OF SAID PARCEL #4; THENCE SOUTH 58°50'32" EAST 191.00 FEET TO SAID WEST LINE OF MAIN STREET; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 31°09'28" WEST 253.23 FEET; (2) SOUTH 88°45'57" WEST 9.77 FEET; (3) SOUTH 31°09'28" WEST 422.25 FEET TO THE POINT OF BEGINNING, CONTAINING 3.473 ACRES.

PART OF ADDITIONAL LAND PARCEL #4 RENAISSANCE TOWNE CENTRE PHASE 1, PLAT 1 (PARCEL B) BEGINNING AT A POINT ON THE EASTERLY LINE OF STATE ROAD 68, SAID POINT BEING NORTH 89°53'57" EAST 267.30 FEET ALONG THE SECTION LINE AND NORTH 26°51'21" EAST 93.77 FEET ALONG THE CENTER OF SAID STATE ROAD 68 AND SOUTH 63°08'39" EAST 46.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AS SHOWN ON THE RENAISSANCE TOWNE CENTER PLAT SHEET 2 OF 2, ADDITIONAL LAND, PARCEL #4 (ENTRY #2096953, DAVIS COUNTY RECORDER), AND RUNNING THENCE NORTH 26°51'21" EAST 737.29 FEET ALONG SAID EASTERLY LINE TO A POINT OF TANGENCY WITH A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 32.18 FEET ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'11", CHORD BEARING NORTH 45°17'27" EAST 31.62 FEET, TO THE SOUTHERLY LINE OF RENAISSANCE WAY; THENCE SOUTH 63°08'39" EAST 147.84 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE RENAISSANCE TOWNE DRIVE AT THE BEGINNING OF A 1,855.17-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTHWESTERLY 348.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'12", CHORD BEARS SOUTH 23°29'38" WEST 347.67 FEET, TO A 1,685.00-

FOOT RADIUS REVERSE CURVE TO THE LEFT; (2) SOUTHWESTERLY 350.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}54'29''$, CHORD BEARS SOUTH $22^{\circ}54'59''$ WEST 349.58 FEET, TO A 27.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT; (3) SOUTHWESTERLY 33.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $72^{\circ}06'59''$, CHORD BEARS SOUTH $53^{\circ}01'14''$ WEST 31.78 FEET, TO THE NORTHERLY LINE OF 1800 SOUTH STREET; THENCE SOUTH $88^{\circ}37'47''$ WEST 14.65 FEET ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A 460.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE WESTERLY 167.29 FEET (167.24 FEET BY RECORD) ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}50'13''$, CHORD BEARS NORTH $80^{\circ}57'18''$ WEST 166.37 FEET, TO A 15.00-FOOT, RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 25.49 FEET ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $97^{\circ}23'34''$, CHORD BEARS NORTH $21^{\circ}50'26''$ WEST 22.54 FEET, TO THE EASTERLY LINE OF STATE ROAD 68 AND TO THE POINT OF BEGINNING, CONTAINING 3.144 ACRES.