

Prepared by and Return to:
Joseph W. Gaynor, Esquire
Johnson Pope Bokor Ruppel
& Burns, LLP
911 Chestnut Street
Clearwater, FL 33756

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
HARBOR PLACE AT SAFETY HARBOR, A CONDOMINIUM**

The undersigned agent of Harbor Place, LLC, a Florida limited liability company (the "Developer"), which has filed the Declaration of Condominium for Harbor Place at Safety Harbor, a Condominium, as recorded in the Official Records of Pinellas County, Florida, at Official Records Book 20496, Page 2449 (the "Declaration"), hereby certifies that the following amendment to the Declaration has been adopted pursuant to the requirements of Paragraph 6.2 of the Declaration. The legal description of the Land owned by the Developer is being modified to correct a scrivener's error as is set forth on the attached Exhibit "1". The undersigned further certifies that the amendment to the Declaration was adopted in accordance with the requirements of the Declaration, governing documents, and applicable Florida Law.

Attached hereto is the Amended Exhibit "1" to the Declaration of Condominium for Harbor Place at Safety Harbor, a Condominium.

IN WITNESS WHEREOF, Harbor Place, LLC, has caused this Certificate to be executed in its name on this 30th day of April, 2019.

HARBOR PLACE, LLC

Signature: _____

Print Name: Farhod M. Nikjeh, Managing Member

Witness

Print Name

Allen S. Jadhav
Allen S. JADHAV

Witness

Print Name

Jennifer Marshall
Jennifer Marshall

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me this 1st day of May, 2019, by Farhod M. Nikjeh as Managing Member of Harbor Place, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced a drivers license as identification.

Jennifer L. Marshall
Notary Public
Printed Name: Jennifer L. Marshall
My commission expires:



EXHIBIT "1"**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 16, MAP OF GREEN SPRINGS, RECORDED IN PLAT BOOK 3, PAGE 10 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART THEREOF; AND A PORTION OF LOTS 1 AND 2, WATER LOT 1 AND A PORTION OF THE VACATED 10 FOOT RIGHT-OF-WAY SHOWN ON THE REVISED MAP OF SPRING HAVEN, RECORDED IN PLAT BOOK 3, PAGE 39 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART THEREOF; AND A PORTION OF THE VACATED IRON AGE STREET; AND WATER LOTS 1, 2 AND A PORTION OF WATER LOT 3, AND RESERVED LOT 1 AND A PORTION OF RESERVED LOTS 2 AND 3, AND A PORTION OF VACATED BLUFF DRIVE, REVISED MAP OF SPRING HAVEN ADDITION TO GREEN SPRINGS, RECORDED IN PLAT BOOK 3, PAGE 39 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART THEREOF; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 (THE CENTER SECTION CORNER) OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 16 EAST, SAFETY HARBOR, PINELLAS COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE N.00°25'20"W., ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION, 28.46 FEET; THENCE, LEAVING SAID LINE S.89°34'40"W., 20.00 FEET TO A POINT ON A LINE 20 FEET WEST OF AND PARALLEL WITH THE AFOREMENTIONED NORTH/SOUTH CENTERLINE, THE SAME BEING THE WEST RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, (ALSO KNOWN AS TUCKER AVENUE AND/OR COUNTY ROAD NO. 30) FOR A POINT OF BEGINNING; THENCE S.38°55'39"W., ALONG THE NORTHERLY RIGHT-OF-WAY OF BAYSHORE DRIVE 130.49 FEET; THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF BAYSHORE DRIVE S.38°57'06"W., 51.83 FEET; THENCE S.38°59'18"W., ALONG SAID RIGHT-OF-WAY LINE, 127.16 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,829.93, AN ARC LENGTH OF 34.03 FEET, A CHORD LENGTH OF 34.03 FEET, AND A CHORD BEARING OF S.39°19'58"W.; THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY OF BAYSHORE DRIVE, N.51°16'16"W., 113.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 38.48 FEET, A CHORD LENGTH OF 37.21 FEET, AND A CHORD BEARING OF N.25°38'08"W., TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2ND AVENUE SOUTH; THENCE NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF 2ND AVENUE SOUTH, A DISTANCE OF 60.63 FEET; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, N.28°34'35"E., 41.93 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3.50 FEET, AN ARC LENGTH OF 2.17 FEET, A CHORD LENGTH OF 2.14 FEET, AND A CHORD BEARING OF S.21°24'53"E.; THENCE S.00°25'20"E., 14.07 FEET; THENCE N.89°34'40"E., 103.86 FEET; THENCE N.00°25'20"W., 17.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93 FEET, A CHORD LENGTH OF 3.54 FEET, AND A CHORD BEARING OF N.44°34'40"E.; THENCE S.89°34'40"E., 0.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 8.27 FEET, A CHORD LENGTH OF 8.11 FEET, AND A CHORD BEARING OF S.70°40'38"E.; THENCE S.50°55'56"E., 4.76 FEET; THENCE N.38°57'08"E., 57.99 FEET; THENCE N.51°02'52"W., 1.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 10.60

FEET, A CHORD LENGTH OF 10.26 FEET, AND A CHORD BEARING OF N.25°44'06"W.; THENCE N.00°25'20"W., 8.59 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93, A CHORD LENGTH OF 3.54 FEET, AND A CHORD BEARING OF N.44°34'40"E.; THENCE N.89°34'40"E., 17.00 FEET; THENCE N.00°25'20"W., 94.59 FEET; THENCE N.89°34'40"E., 5.91 FEET; THENCE N.38°57'08"E., 6.98 FEET; THENCE N.51°03'19"W., 1.36 FEET; THENCE N.38°57'08"E., 23.84 FEET; THENCE N.89°18'42"E., 66.12 FEET; THENCE S.51°04'34"E., 30.52 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 24.92 FEET, AN ARC LENGTH OF 17.11 FEET, A CHORD LENGTH OF 16.78 FEET, AND A CHORD BEARING OF S.70°44'57"E.; THENCE N.89°34'40"E., 1.68 FEET; THENCE S.00°25'20"E., 96.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.2521 ACRES MORE OR LESS

Prepared by and Return to:
Joseph W. Gaynor, Esquire
Johnson, Pope, Bokor,
Ruppel & Burns, LLP
911 Chestnut Street
Clearwater, FL 33756

FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR HARBOR PLACE AT SAFETY HARBOR, A CONDOMINIUM
[O.R. Book 20496, Page 2449]

This First Amendment to that certain Declaration of Condominium for Harbor Place at Safety Harbor, a Condominium is made as of this 30th day of April, 2019 (the "Amendment") by HARBOR PLACE, LLC, a Florida limited liability company (the "Developer"), whose mailing address is 101 Bayshore Blvd, Safety Harbor, FL.

WITNESSETH:

WHEREAS, Developer filed for record the Declaration of Condominium for Harbor Place at Safety Harbor, a Condominium in O.R. Book 20496, Page 2449 of the Public Records of Pinellas County, Florida (the "Declaration"); and

WHEREAS, the Developer desires to amend the Declaration pursuant to Paragraph 6.2 of the Declaration to correct a scrivener's error set forth in the Exhibit "1" legal description of the Land owned by Developer as defined in the Declaration; and

WHEREAS, the Developer has the right to so amend the Declaration pursuant to Paragraph 6.2 of the Declaration; and

WHEREAS, the Developer has deemed it proper to amend the Declaration in accordance with the terms and conditions as hereinafter set forth.

NOW THEREFORE, the Developer hereby amends the Declaration as follows:

1. **Recitals.** The above recitals are true and correct and incorporated herein by reference.
2. **Amendment.** Exhibit "1" is hereby deleted and is replaced with the attached Exhibit "1".
3. **Ratification and Confirmation.** Except as herein modified and amended, the terms and conditions of the Declaration are hereby ratified and confirmed and in full force and effect.

Signatures on the following page.

IN WITNESS WHEREOF, the undersigned, being the Developer, has caused this Amendment to be executed by its duly authorized agent as of this 30th day of April 2019.

Signed, sealed and delivered
in the presence of:

HARBOR PLACE, LLC, a
Florida limited liability company

Allen S. Javidian
Printed Name: Allen S. JAVIDIAN

By: Farhod M. Nikjeh
Farhod M. Nikjeh
Managing Member

Jennifer Marshall
Printed Name: Jennifer Marshall "DEVELOPER"

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 1st day of May, 2019, by Farhod M. Nikjeh as Managing Member of Harbor Place, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced a drivers license as identification.

Jennifer L. Marshall
Notary Public
Printed Name: Jennifer L. Marshall
My commission expires:



#5516440

JOINDER BY MORTGAGEE

CENTENNIAL BANK as the holder of a Mortgage dated December 30, 2016, recorded in O.R. Book 19471, Page 2660 of the Public Records of Pinellas County, Florida, encumbering the lands described in the First Amendment to Declaration of Harbor Place at Safety Harbor, a Condominium (the "Declaration"), joins in the filing of the Amendment as Mortgagee for the limited and sole purpose of consenting to execution and recording of the Amendment.

Signed, sealed and delivered
in the presence of:

CENTENNIAL BANK

Patty Sadiku
Printed Name: Patty Sadiku

By: Jeffrey A. Hackett
Name: Jeffrey A. Hackett
Title: Senior Vice President

Jim Soiles
Printed Name: Jim Soiles

STATE OF Florida
COUNTY OF Pinellas

The foregoing joinder was acknowledged before me this 1st day of May, 2019 by Jeffrey A. Hackett, as Senior Vice President of Centennial Bank. He/She is personally known to me or has produced _____ as identification.

Patricia C. Renwick
Printed Name: Patricia C. Renwick
Notary Public - State of Florida
My Commission Expires: July 20, 2019
My Commission Number: 245336

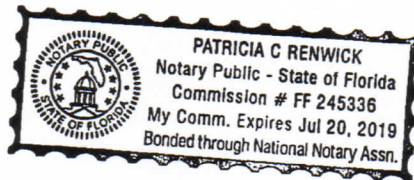


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CONTAINING 1.2521 ACRES MORE OR LESS

STATE OF FLORIDA-PINELLAS COUNTY

I hereby certify that the foregoing is a true copy as recorded in the official records of Pinellas County.

This 1 day of May, 2019

AKEN BURKE
Clerk of the Circuit Court & Comptroller

By: [Signature]
Deputy Clerk

