

SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

DESCRIPTION

PARCEL A:  
BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST AND RUN THENCE NORTH 00°19'33"W, ALONG THE 40' ACRE LINE AND THE CENTERLINE OF PATRICIA AVENUE 808.00 FEET; RUN THENCE N.64°12'39" W., 270.45 FEET TO THE CENTERLINE OF STATE ROAD 580; RUN THENCE S.65°18'19" E., 340.65 FEET TO THE EXTENSION OF THE CENTERLINE OF PATRICIA AVENUE; RUN THENCE ALONG SAID CENTERLINE, 340.65 FEET TO THE EXTENSION OF THE CENTERLINE OF PATRICIA AVENUE; RUN THENCE ALONG THE EASTERLY BOUNDARY OF KIBBEY GROVES, AS RECORDED IN PLAT BOOK 21, PAGE 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY BOUNDARY OF SAID KIBBEY GROVES THE FOLLOWING (3) THREE, CALLS: (1) S.00°18'33"E, 246.77 FEET; (2) S.39°47'13"E, 119.52 FEET AND (3) S.00°19'33"E, 528.00 FEET; RUN THENCE S.89°05'52"E, 433.89 FEET TO THE POINT OF BEGINNING. LESS THE EAST 40.00 FEET FOR RIGHT-OF-WAY PURPOSES, ALSO LESS THAT PART VESTED IN THE STATE OF FLORIDA DEPARTMENT BY ORDER OF TAKING IN OFFICIAL RECORDS BOOK 8104, PAGE 620.

PARCEL B:  
LOT 1, IN BLOCK A, OF PLEASANT GROVE PARK, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
LESS THAT PART CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY SAIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6146, PAGE 409 AND OFFICIAL RECORDS BOOK 8170, PAGE 1225.

ALSO BEING DESCRIBED AS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA; THENCE N.89°05'52"W, 40.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE WESTERLY LINE OF PATRICIA AVENUE AND EXTENDING THENCE N.00°19'33"W, ALONG SAID CENTERLINE, 826.75 FEET; THENCE N.64°12'39"W, 11.14 FEET TO THE POINT OF BEGINNING, N.64°12'39"W, 130.42 FEET TO A POINT IN THE SOUTHERLY LINE OF S.R. 580; THENCE N.65°18'19" E. ALONG SAID CENTERLINE, 32.57 FEET; THENCE S.24°43'41"E, ALONG THE SOUTHERLY LINE OF S.R. 580 AS WIDENED, 3.21 FEET TO A POINT IN THE WESTERLY END OF A CURVE; THENCE EASTWARDLY ALONG SAID CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 2351.83 FEET, AN ARC DISTANCE OF 110.52 FEET, CHORD 110.51 FEET, CHORD BEARING S.89°05'52"E, 433.89 FEET TO A POINT IN THE EASTERLY LINE OF KIBBEY GROVES SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 92; THENCE S.89°05'52"E, 433.89 FEET; THENCE S.89°47'13"E, STILL ALONG SAID CENTERLINE, 119.52 FEET; THENCE S.00°19'33"E, 528.00 FEET; THENCE S.89°05'52"E, 393.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA; THENCE N.89°05'52"W, 40.01 FEET; THENCE N.00°19'33"W, ALONG SAID CENTERLINE, 826.75 FEET; THENCE N.64°12'39"W, 11.14 FEET TO THE POINT OF BEGINNING, N.64°12'39"W, 130.42 FEET TO A POINT IN THE SOUTHERLY LINE OF S.R. 580; THENCE N.65°18'19" E. ALONG SAID CENTERLINE, 32.57 FEET; THENCE S.24°43'41"E, ALONG THE SOUTHERLY LINE OF S.R. 580 AS WIDENED, 3.21 FEET TO A POINT IN THE WESTERLY END OF A CURVE; THENCE EASTWARDLY ALONG SAID CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 2351.83 FEET, AN ARC DISTANCE OF 110.52 FEET, CHORD 110.51 FEET, CHORD BEARING S.89°05'52"E, 433.89 FEET TO A POINT IN THE EASTERLY LINE OF KIBBEY GROVES SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 92; THENCE S.89°05'52"E, 433.89 FEET; THENCE S.89°47'13"E, STILL ALONG SAID CENTERLINE, 119.52 FEET; THENCE S.00°19'33"E, 528.00 FEET; THENCE S.89°05'52"E, 393.68 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

Certified to:  
HILLOREST INVESTORS, LTD, A FLORIDA LIMITED PARTNERSHIP; and THE BEN TOBIN COMPANIES, LTD A FLORIDA LIMITED PARTNERSHIP; and WELLS FARGO BANK, NATIONAL ASSOCIATION; and FIRST AMERICAN TITLE INSURANCE COMPANY; and KUBICKI DRAPER; and SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.

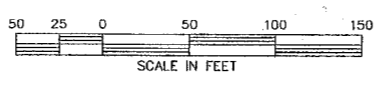
I hereby certify that:  
(a) this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ASCM and NSPS in 1999 and includes items 1 through 4, 6 through 11 and 13 through 15 of Table A thereof.  
(b) this survey which was established by a field survey actually made on the ground pursuant to the subject property and the location and number of parking spaces, size, location and type of buildings and visible improvements thereon (if any), and as to the other matters shown hereon, it shows the location of the improvements, rights-of-way, easements and any other matters affecting the subject property.  
(c) there are no party walls or encroachments on adjoining premises, streets or alleys by any buildings, structures, or other improvements located on the property and there are no encroachments on the property by buildings, structures or other improvements situated on adjoining property, except as shown on the survey.  
(d) the subject property is bounded and egress from the subject property is provided by State Road 580 adequate ingress to and egress from the subject property, dedicated public right-of-way maintained by Florida Department of transportation and Pinellas County.  
(e) the subject property does not appear to serve any adjoining property for drainage, ingress and egress or any other purpose except as shown on the survey and set forth as a Field Note.  
(f) all required building setback lines known to the surveyor are on the subject property are located as shown hereon.  
(g) the undersigned has received and examined a copy of Title Insurance Commitment No. NCS141423-FTL, issued by First American Title Insurance Company, and of each instrument listed therein; the location of each such easement, right-of-way, servitude and other matter affecting title, to the extent it can be located, has been shown on the survey with appropriate recording reference; and all matters that cannot be located have been listed hereon as Field Note;  
(h) I have consulted the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 12103C, Sheet Number 069G, revised 9-03-2003, and found that the subject property is not located in a special flood hazard area according to the map.  
(i) The Surveyor expressly understand and agrees that both Lender and Title Company are entitled to rely upon this plat of survey as being true and accurate in all respects and upon this Certificate as being true and accurate.

FOR CUMBEY & FAIR, INC.  
KATHLEEN C. LANZNER, P.L.R.  
FLA. REGISTERED SURVEYOR

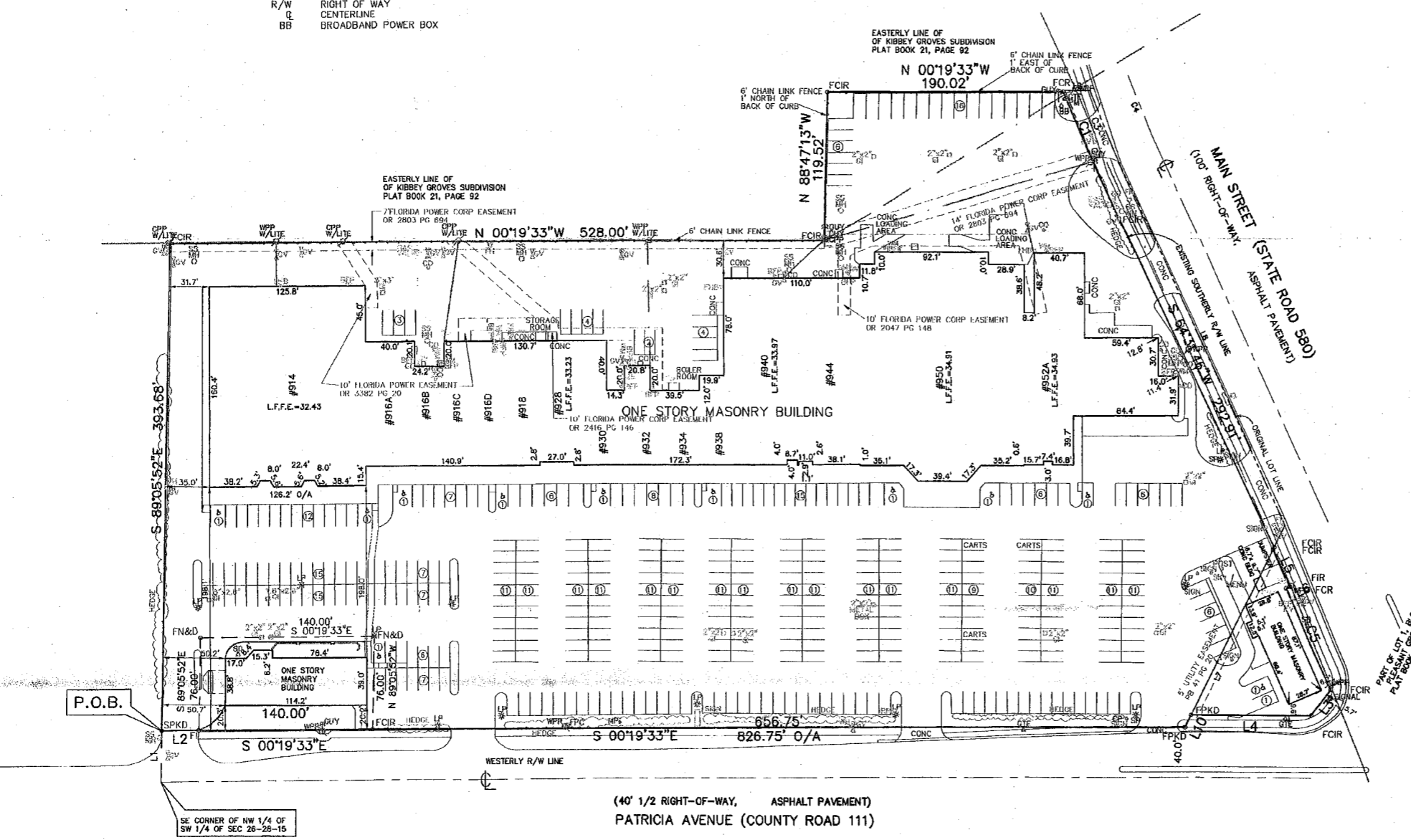
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	BY	REVISIONS
PREPARED FOR	THE BEN TOBIN COMPANIES, LTD 1101 BEN TOBIN DRIVE HOLLYWOOD, FL 33021 (954)989-3000	
PROJECT	DUNEDIN PLAZA SHOPPING CENTER PARCELS 1 & 2	
PLAN	BOUNDARY SURVEY	
PREPARED BY	CUMBEY & FAIR, INC. CONSULTING CIVIL ENGINEERS ENGINEERING PLANNING LAND SURVEYS 2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763 (727) 797-8982	

LINE	BEARING	DISTANCE
1	N 89°05'52"W	40.01'
2	S 00°19'33"E	30.00'
3	S 52°53'18"E	26.81'
4	S 00°18'19"E	96.21'
5	N 65°18'19"E	32.87'
6	S 24°43'41"E	3.21'
7	S 64°12'39"E	163.50'
8	N 65°18'19"E	330.62'
9	N 00°29'46"W	20.34'
10	S 64°12'39"E	11.14'



- NOTES
- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
  - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 1, BLOCK A, PLEASANT GROVE PARK, AS RECORDED IN PLAT BOOK 41, PAGES 20 AND 21 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID LINE BEARS N.64°12'39"W.
  - ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - SUBJECT TO A FLORIDA POWER CORPORATION EASEMENT AS DEPICTED ON FLORIDA POWER CORPORATION DRAWING NO. Q-201-S DATED SEPTEMBER 14, 1984 AS RECORDED IN O.R. 2047, PAGE 148 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS SHOWN.
  - SUBJECT TO A 10-FOOT WIDE FLORIDA POWER CORPORATION UNDERGROUND EASEMENT AS DEPICTED ON FLORIDA POWER CORPORATION DRAWING NO. S-165-S DATED APRIL 25, 1986 AS RECORDED IN O.R. 2416, PAGE 148 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS SHOWN.
  - SUBJECT TO A FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN O.R. 2803, PAGE 894 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS SHOWN.
  - SUBJECT TO A 10-FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AS DEPICTED ON FLORIDA POWER CORPORATION DRAWING NO. W-272-B AS RECORDED IN O.R. 3392, PAGE 20 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS SHOWN.
  - SUBJECT TO A UTILITY EASEMENT OVER THE SOUTHWESTERLY 5 FEET OF LOT 1, BLOCK A, PLEASANT GROVE PARK, AS RECORDED IN PLAT BOOK 41, PAGES 20-21 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS SHOWN.
  - EASEMENTS NOTED HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS 141423-FTL DATED 02/04/2003 PREPARED BY SOLOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.
  - THE PROPERTY IS ZONED SC (SHOPPING CENTER). SETBACKS ARE 30 FOOT ON ALL FRONTS AND 20 FOOT ON ALL OTHER SIDES.
  - ORDINANCE 89-10 RECORDED IN OR 8977, PAGE 1315 AND ORDINANCE 92-5 RECORDED IN OR 7889, PAGE 1687, BOTH REDEFINE THE CORPORATE LIMITS OF THE CITY OF DUNEDIN AND INCLUDE THIS SITE.



LEGEND

OR	OFFICIAL RECORDS BOOK
PC	PAGE
P.O.B.	POINT OF BEGINNING
FCIR	FOUND 1/2" CAPPED IRON ROD LB#2168
FCR	FOUND 1/2" CAPPED IRON ROD #2653
FIR	FOUND 1/2" CAPPED IRON ROD #2141
FI	FOUND 1/2" IRON ROD (NO CAP)
FPK	FOUND PK NAIL & DISK LB #2168
SPKD	SET PK NAIL & DISK LB #2168
FN&D	FOUND PK NAIL & DISK #2652
BLDG	BUILDING
CONC	CONCRETE
CV	GATE VALVE
FHB	FIRE HOSE BIB
BFP	BACK FLOW PREVENTER
GI	GRATE INLET
CO	CLEAN OUT
FH	FIRE HYDRANT
SS	SANITARY SEWER MANHOLE
GM	GAS METER
VG	GAS VALVE
PM	POWER METER
SP	STEEL POLE
CP	CONCRETE POLE
IRR	IRRIGATION BOX
MP	METER POLE
CPP	CONCRETE POWER POLE
WPP	WOOD POWER POLE
GTE	GTE MARKER
FPC	FLORIDA POWER CORPORATION PEDESTAL
L.F.F.E.	LOWEST FINISHED FLOOR ELEVATION
RV	RELIEF VALVE
SB	SIGNAL BOX
SK	SPEAKER
SD	SATELLITE DISK
LP	HANDICAPPED PARKING
LP	LIGHT POLE
WM	WATER METER
SEC	SECTION
R/W	RIGHT OF WAY
C	CENTERLINE
BB	BROADBAND POWER BOX

P.O.B.  
SE CORNER OF NW 1/4 OF SW 1/4 OF SEC 26-28-15