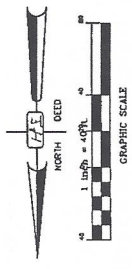


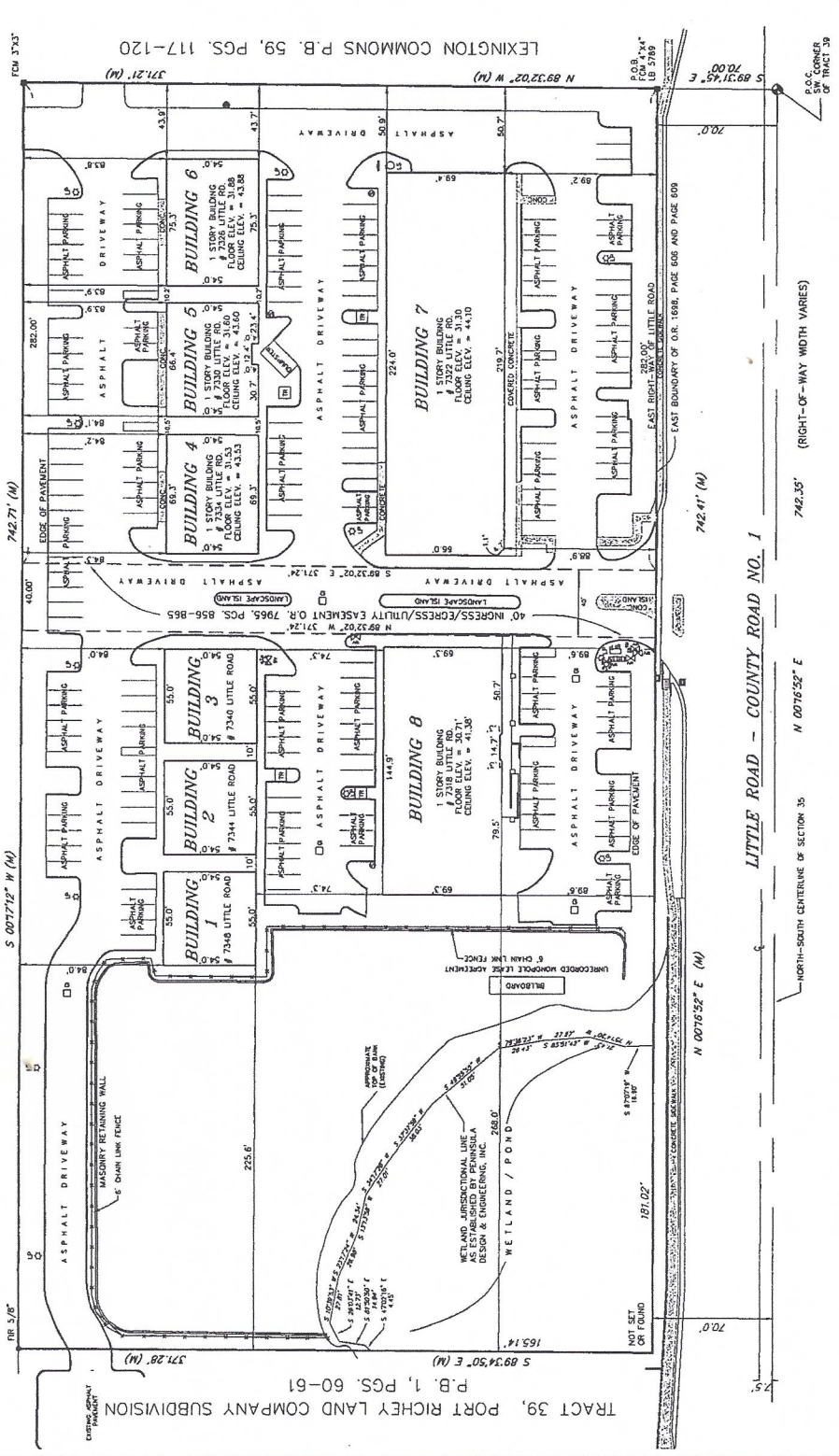
COURTSIDE COMMONS COMMERCIAL CENTER, A CONDOMINIUM

BEING A PART OF TRACT 39 OF PORT RICHEY LAND COMPANY SUBDIVISION
OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

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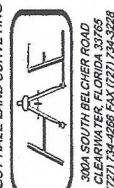


TRACT 36, PORT RICHEY LAND COMPANY SUBDIVISION
P.B. 1, PGS. 60-61



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- SYMBOL & ABBREVIATION LEGEND**
- 1" = 1" RECORD
 - 2" = 1" RECORD
 - 3" = 1" RECORD
 - 4" = 1" RECORD
 - 5" = 1" RECORD
 - 6" = 1" RECORD
 - 7" = 1" RECORD
 - 8" = 1" RECORD
 - 9" = 1" RECORD
 - 10" = 1" RECORD
 - 11" = 1" RECORD
 - 12" = 1" RECORD
 - 13" = 1" RECORD
 - 14" = 1" RECORD
 - 15" = 1" RECORD
 - 16" = 1" RECORD
 - 17" = 1" RECORD
 - 18" = 1" RECORD
 - 19" = 1" RECORD
 - 20" = 1" RECORD



GUY HALE LAND SURVEYING
1904 SOUTH RICHIEY ROAD
CLEARWATER, FLORIDA 33765
(727) 334-4266 FAX (727) 334-3228

SITE PLAN
SHEET 2 OF 4

BASIS OF BEARINGS: NORTH-SOUTH CENTRELINE OF SECTION 35-25-16 BEING N 0°15'52" E (PER DEEDS AND DESCRIPTION).

COURTSIDE COMMONS COMMERCIAL CENTER, A CONDOMINIUM
 BEING A PART OF TRACT 39 OF PORT RICHEY LAND COMPANY SUBDIVISION
 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 39, PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RUN THENCE SOUTH 89°31'45" EAST, 70.00 FEET TO THE EAST RIGHT-OF-WAY LINE FOR LITTLE ROAD, AS CONVEYED TO PASCO COUNTY IN O.R. BOOK 1698, PAGE 806, AND O.R. BOOK 1698, PAGE 809, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTH 00°16'52" EAST, ALONG SAID RIGHT-OF-WAY LINE OF LITTLE ROAD, FOR 742.41 FEET; THENCE SOUTH 89°34'50" EAST, 371.28 FEET; THENCE SOUTH 00°17'12" WEST, 742.71 FEET; THENCE NORTH 89°32'02" WEST, 371.21 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS & EGRESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 7965, PAGES 856 THROUGH 865 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

GENERAL NOTES

AS STATED IN THE DECLARATION OF CONDOMINIUM OF "COURTSIDE COMMONS COMMERCIAL CENTER, A CONDOMINIUM"

UNIT BOUNDARIES, EACH CONDOMINIUM UNIT CONSISTS OF:

- (1) THE VOLUME OF SPACE ENCLOSED BY THE FOLLOWING PERIMETRICAL BOUNDARIES: PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE OUTER SURFACE OF THE EXTERIOR WALLS OF THE UNIT, TOGETHER WITH A VERTICAL PLANE SITUATED MIDWAY BETWEEN THE COMMON INTERIOR WALL(S) FORMING A CORNER BETWEEN UNITS EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES. THE UPPER BOUNDARY OF THE UNIT IS THE UNFINISHED CONCRETE SLAB OF THE STRUCTURAL ROOF (BOTTOM OF THE UNFINISHED ROOF TRUSS AND THE LOWER BOUNDARY OF THE UNIT IS THE FINISHED FLOORING, INCLUDING BUT NOT LIMITED TO CARPETING, TILE, OR POLISHED CONCRETE FLOOR. THE FINISHED EXTERIOR SURFACES OF EXTERIOR DOORS, THE EXTERIOR FRAMEWORK FOR WINDOWS AND DOORS SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT, BUT EXTERIOR FRAMEWORK SHALL BE CONSIDERED COMMON ELEMENTS FOR PURPOSES OF PAINTING SAME TO BE CONSISTENT WITH THE REST OF THE BUILDING.
- (2) ALL INTERIOR DIVIDING WALLS AND PARTITIONS (INCLUDING THE SPACE OCCUPIED BY SUCH INTERIOR WALLS AND PARTITIONS).
- (3) THE DECORATED INNER SURFACES OF THE PERMETER AND INTERIOR WALLS (INCLUDING DECORATED INNER SURFACES OF ALL INTERIOR WALLS, FLOORS AND CEILINGS CONSISTING OF WALLPAPER, PAINT, PLASTER, CARPETING, TILES AND ALL OTHER FINISHING MATERIALS AFFIXED THERETO OR INSTALLED AS PART OF THE PHYSICAL STRUCTURE OF THE CONDOMINIUM UNIT).
- (4) WINDOWS AND WINDOW FRAMES, DOORS AND ALL SCREENS BOUNDING THE CONDOMINIUM UNIT.
- (5) ALL FIXTURES, MECHANICAL SYSTEMS AND EQUIPMENT INSTALLED FOR THE SOLE PURPOSE AND EXCLUSIVE USE OF THE CONDOMINIUM UNIT, NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, THE FOREGOING DESCRIPTION SHALL NOT INCLUDE ANY ITEMS DEFINED AS COMMON ELEMENTS UNDER SECTION 718.108(1), FLORIDA STATUTES.

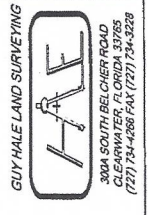
SURVEYOR NOTES:

- 1) BEARINGS ARE RELATIVE TO DEED DESCRIPTION.
- 2) COMMON ELEMENTS ARE THOSE PORTIONS OF THE CONDOMINIUM PROPERTY THAT ARE NOT CONTAINED WITHIN THE INDIVIDUAL CONDOMINIUM UNITS OR THE LIMITED COMMON ELEMENTS.
- 3) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1929.
- 4) THERE IS A WITHLACOCHEE RIVER ELECTRIC COOPERATIVE, INC. BLANKET EASEMENT RECORDED IN OFFICIAL RECORD BOOK 7639, PAGE 646 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, DESCRIBED AS BEING LOCATED WITHIN 10 FEET OF THE CENTER LINE OF ADJACENT HIGHWAY SYSTEM.



I, GUY D. HALE, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, AM NOTIFIED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISED IN BUILDINGS 4, 5, 6, 7 AND 8 ARE SUBSTANTIALLY COMPLETE AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISED IN BUILDINGS 1, 2 AND 3 ARE NOT SUBSTANTIALLY COMPLETE. THIS PLAT OF COURTSIDE COMMONS COMMERCIAL CENTER, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS IN BUILDINGS 4, 5, 6, 7 AND 8 OF THE CONDOMINIUM AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT IN BUILDINGS 4, 5, 6, 7 AND 8 OF THE CONDOMINIUM CAN BE DETERMINED THEREFROM.

GUY D. HALE, P.L.S. #14928 PROFESSIONAL LAND SURVEYOR
 DATE: 05/20/2009



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Exhibit B

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