



TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON OLD REPUBLIC NATIONAL INSURANCE COMPANY COMMITMENT #10071189 NCI, DATED SEPTEMBER 20, 2010.



LEGAL DESCRIPTION

PARCEL 1

PORTION OF LOTS 1, 2 AND 13, BLOCK 2, TWIN LAKE TERRACE, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 19, PAGE 46, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT AREA IN SAID SUBDIVISION DESIGNATED AS LITTLE TWIN LAKE, LYING INSIDE THE CITY LIMITS OF TAMPA AND TOGETHER WITH THAT PART OF LAKEVIEW AVENUE VACATED, ABUTTING SAID PORTIONS: ALL OF SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE NORTH (ASSUMED) ALONG THE EAST BOUNDARY OF SAID LOT 13, 25.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EAST BOUNDARY OF SAID LOTS 13 AND 1, 116.00 FEET; THENCE NORTH 56°56'00" WEST, TO A POINT ON THE CENTERLINE OF VACATED LAKEVIEW AVENUE, (HAVING A 50.00 FOOT RIGHT-OF-WAY); THENCE NORTH 61°28'30" WEST, 111.45 FEET TO THE WEST BOUNDARY OF THAT AREA DESIGNATED AS LITTLE TWIN LAKE LYING WITHIN THE CITY LIMITS OF TAMPA; SAID POINT BEING 170.00 FEET WEST OF THE INTERSECTION OF THE CENTERLINE OF VACATED LAKEVIEW AVENUE WITH THE EAST BOUNDARY OF SAID BLOCK 2; THENCE SOUTH 67.13 FEET ALONG THE WEST BOUNDARY OF SAID CITY LIMITS, TO THAT AREA DESIGNATED LITTLE TWIN LAKE; THENCE SOUTH 47°00'08" EAST, 57.64 FEET TO A POINT ON THE CENTERLINE OF VACATED LAKEVIEW AVENUE; THENCE CONTINUE SOUTH 47°00'08" EAST, 200.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE SOUTH 49°46'37" EAST, OVER AND ABOVE SAID LOTS 2 AND 13, A DISTANCE OF 143.49 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF LOT 1, BLOCK 2, TWIN LAKE TERRACE ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 46, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT AREA IN SAID SUBDIVISION DESIGNATED AS LITTLE TWIN LAKE, LYING INSIDE THE CITY LIMITS OF TAMPA, AND TOGETHER WITH THAT PART OF LAKEVIEW AVENUE VACATED, ABUTTING SAID PORTIONS; ALL OF SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH (ASSUMED) ALONG THE EAST BOUNDARY OF SAID LOT 1, 57.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°56'00" WEST, 86.01 FEET TO A POINT ON THE CENTERLINE OF VACATED LAKEVIEW AVENUE (HAVING A 50.0 FOOT RIGHT-OF-WAY); THENCE NORTH 61°28'30" WEST, 111.45 FEET TO THE WEST BOUNDARY OF THAT AREA DESIGNATED AS LITTLE TWIN LAKE LYING WITHIN THE CITY LIMITS OF TAMPA; THENCE EAST 170.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF VACATED LAKEVIEW AVENUE WITH THE NORTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID LOT 1; THENCE SOUTH 100.15 FEET TO THE POINT OF BEGINNING.

NOTE: PARCELS 1 AND 2 ARE CONTIGUOUS AND THERE ARE NO GORES, GAPS OR HIATUSES BETWEEN THE PARCELS AS DESCRIBED.



SCHEDULE 'B-II' ITEMS