LEGAL DESCRIPTION

PARCEL 1

LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT LOTS 4A AND 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION OF LOTS 3 AND 4, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID LOT 4B AND ALONG THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 4 RUN N69°24'48"W, 21.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S20°33'38"W, PARALLEL WITH THE WEST LINE OF AFORESAID LOT 4B A DISTANCE OF 157.92 FEET; THENCE N69°26'21"W, 155.65 FEET; THENCE N20°33'38"E, 7.05 FEET; THENCE N64°27'49"W, 31.97 FEET; THENCE N49°53'37"W, 15.41 FEET; THENCE N69°26'22"W, 44.83 FEET; THENCE N20°33'38"E, 143.06 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 3; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY BOUNDARY LINE OF LOT 3 AND AFORESAID NORTHERLY BOUNDARY LINE OF LOT 4 RUN S69°24'48"E, 246.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF LOTS 3 AND 5, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINE OF SAID BUSINESS PARK 44 LOT 4 REPLAT; RUN S20°33'38"W, 277.98 FEET; THENCE S69°29'09"E, 231.31 FEET TO THE MOST EASTERLY CORNER OF AFORESAID LOT 5; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE BOUNDARY LINE OF SAID LOT 5 AND AFORESAID LOT 3, RESPECTIVELY: RUN S20°35'12"W, 236.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N69°24'48"W, 56.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'41", AN ARC DISTANCE OF 170.09 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MONACO WAY PER SAID PLAT OF BUSINESS PARK 44; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'04", A DISTANCE OF 180.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND BOUNDARY LINE OF LOT 3 RUN N20°35'12"E, 191.94 FEET; THENCE S69°09'16"E, 16.04 FEET; THENCE N20°29'50"E, 18.03 FEET; THENCE S69°09'16"E, 158.99 FEET; THENCE S20°35'12"W, 163.94 FEET TO THE POINT OF BEGINNING.

AND

OUTPARCEL A

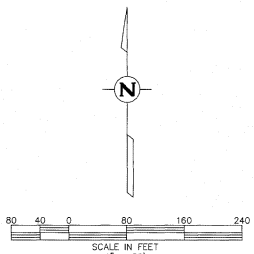
THAT PORTION OF LOTS 3 AND 4, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

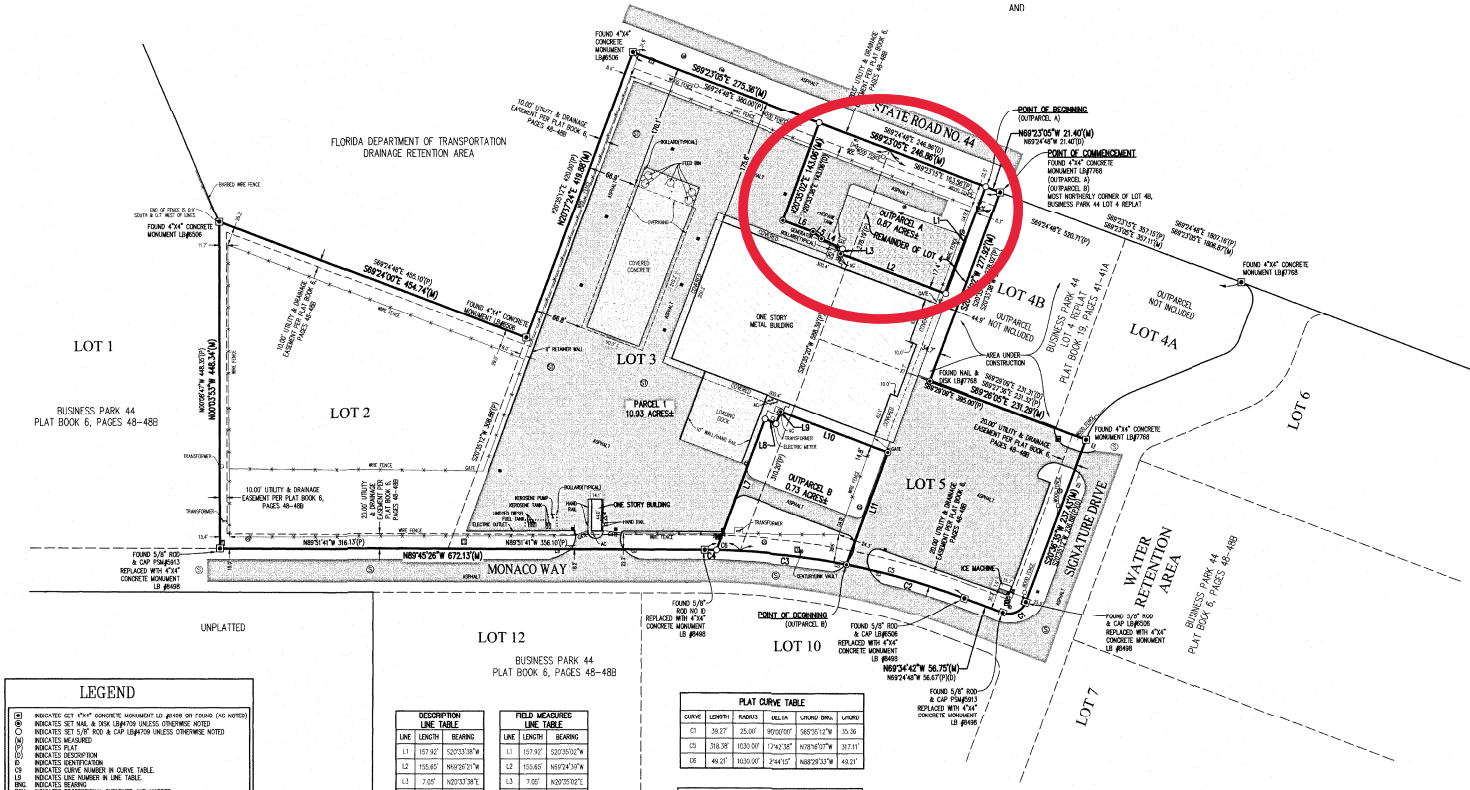
COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID LOT 4B AND ALONG THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 4 RUN N69°24'48"W, 21.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S20°33'38"W, PARALLEL WITH THE WEST LINE OF AFORESAID LOT 4B A DISTANCE OF 157.92 FEET; THENCE N69°26'21"W, 155.65 FEET; THENCE N20°33'38"E, 7.05 FEET; THENCE N64°27'49"W, 31.97 FEET; THENCE N49°53'37"W, 15.41 FEET; THENCE N69°26'22"W, 44.83 FEET; THENCE N20°33'38"E, 143.06 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 3; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY BOUNDARY LINE OF LOT 3 AND AFORESAID NORTHERLY BOUNDARY LINE OF LOT 4 RUN S69°24'48"E, 246.86 FEET TO THE POINT OF BEGINNING.

OUTPARCEL B

THAT PORTION OF LOTS 3 AND 5, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINE OF SAID BUSINESS PARK 44 LOT 4 REPLAT; RUN S20°33'38"W, 277.98 FEET; THENCE S69°29'09"E, 231.31 FEET TO THE MOST EASTERLY CORNER OF AFORESAID LOT 5; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE BOUNDARY LINE OF SAID LOT 5 AND AFORESAID LOT 3, RESPECTIVELY: RUN S20°35'12"W, 236.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N69°24'48"W, 56.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'41", AN ARC DISTANCE OF 170.09 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MONACO WAY PER SAID PLAT OF BUSINESS PARK 44; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'04", A DISTANCE OF 180.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND BOUNDARY LINE OF LOT 3 RUN N20°35'12"E, 191.94 FEET; THENCE S69°09'16"E, 16.04 FEET; THENCE N20°29'50"E, 18.03 FEET; THENCE S69°09'16"E, 158.99 FEET; THENCE S20°35'12"W, 163.94 FEET TO THE POINT OF BEGINNING.




STATE ROAD NO. 44
FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE RETENTION AREA
LOT 1
BUSINESS PARK 44 PLAT BOOK 6, PAGES 48-48B
LOT 2
LOT 3
PARCEL 1 10.93 ACRES±
LOT 4B
LOT 4A
BUSINESS PARK 44 LOT 4 REPLAT PLAT BOOK 19, PAGES 41-41A
OUTPARCEL A 0.87 ACRES±
REMAINDER OF LOT 4
OUTPARCEL B 0.73 ACRES±
LOT 5
LOT 6
LOT 7
LOT 10
LOT 12
BUSINESS PARK 44 PLAT BOOK 6, PAGES 48-48B
UNPLATTED
MONACO WAY
SIGNATURE DRIVE
WATER RETENTION AREA
ONE STORY BUILDING
ONE STORY METAL BUILDING
COVERED CONCRETE
POINT OF BEGINNING (OUTPARCEL A)
N69°24'48"W 21.40'(M)
POINT OF COMMENCEMENT
FOUND 4"x4" CONCRETE MONUMENT LB#7768 (OUTPARCEL A) (OUTPARCEL B) MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT
POINT OF BEGINNING (OUTPARCEL B)
S69°23'05"E 273.36'(M)
S69°24'48"E 246.86'(M)
N69°34'42"W 56.75'(M)
N89°45'26"W 672.13'(M)
N89°51'41"W 316.13'(P)
N89°51'41"W 356.10'(P)
N00°15'37"W 448.83'(M)
N00°37'24"E 416.80'(M)
S69°24'00"E 604.74'(M)
S20°35'12"W 163.94'(M)
S20°33'38"W 277.98'(M)
S69°29'05"E 231.29'(M)
S20°35'12"W 236.88'(M)
S69°24'48"E 246.86'(P)
S69°24'48"E 56.67'(P)(B)
S69°24'48"E 56.67'(P)(A)
S69°24'48"E 56.67'(M)
S69°23'05"E 273.36'(P)
S69°23'05"E 231.29'(P)
S69°23'05"E 231.31'(P)
S69°23'05"E 356.10'(P)
S69°23'05"E 604.74'(P)
S69°24'48"E 1080.16'(P)
S69°24'48"E 1080.87'(M)
S69°24'48"E 906.42'(P)
S69°23'05"E 906.42'(M)
S20°35'12"W 163.94'(P)
S20°35'12"W 191.94'(P)
S20°35'12"W 191.94'(M)
S20°35'12"W 236.88'(P)
S20°35'12"W 277.98'(P)
S20°33'38"W 277.98'(P)
S20°33'38"W 448.83'(P)
S20°33'38"W 448.83'(M)
N20°33'38"E 416.80'(P)
N20°33'38"E 416.80'(M)
N20°29'50"E 18.03'(M)
N20°29'50"E 18.03'(P)
S69°09'16"E 158.99'(M)
S69°09'16"E 158.99'(P)
S69°09'16"E 16.04'(M)
S69°09'16"E 16.04'(P)
N69°11'14"E 180.99'(M)
N69°11'14"E 180.99'(P)
N69°11'14"E 180.99'(P)
N69°11'14"E 180.99'(M