

DESCRIPTION

That portion of Lot 3, Tampa Bay Park of Commerce, Phase 1, according to the plat thereof recorded in Plat Book 96, Pages 14 and 15 of the Public Records of Pinellas County, Florida being further described as follows:

BEGIN at the Northeast corner of said Lot 3; thence along the boundary of said Lot the following four (4) courses: S.42°40'54"E., 233.93 feet; thence S.55°13'49"W., 241.15 feet; thence S.29°00'00"E., 366.68 feet; thence S.51°30'00"W., 430.34 feet; thence leaving said lot boundary, N.35°03'56"W., 434.96 feet to a non tangent curve concave Northwesterly, having a radius of 1330.00 feet and being the South right of way line of Commerce Boulevard (Gim Gong Road per plat); thence along the arc of said curve and right of way line, 711.98 feet through a central angle of 30°40'19", a chord bearing and distance of N.39°35'55"E., 703.51 feet to the Point of Beginning Containing 5.601 Acres, more or less.

NET BUILDABLE = 2.21 ACRES

CERTIFICATION

CERTIFIED TO:

LAWYERS TITLE INSURANCE CORPORATION
CYPRESS LAKES INDUSTRIAL PARK, LTD.
VALERIE J. NISK, AS TRUSTEE
ALICIA N. McCAULEY, AS TRUSTEE

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G176, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

UPDATE SURVEY: 3 APRIL, 1998 FOR CUMBEY & FAIR, INC.

Kathleen C. Lanzner
KATHLEEN C. LANZNER, LS 5120
FLORIDA REGISTERED SURVEYOR

NOTES

1. BEARINGS SHOWN ARE BASED ON THE NORTHERLY BOUNDARY OF SAID LOT. SAID LINE BEARS: S.42°40'54"E.
2. LEGAL DESCRIPTION WRITTEN BY CUMBEY AND FAIR, INC.
3. EASEMENTS SHOWN HEREON REFLECT LAWYERS TITLE INSURANCE COMPANY COMMITMENT CASE No. 9801742-PIN-TPC, DATED MARCH 16, 1998.
4. THIS MAP OF SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. ELEVATIONS ARE BASED ON N.G.V.D. DATUM OF 1929, MEAN SEA LEVEL = 0.00.

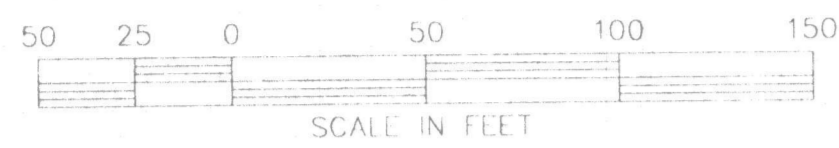
| DATE | BY | REVISIONS |
|------|----|-----------|
| | | |

PREPARED FOR
CLIP, LTD.
BY TAMPA BAY PARK OF COMMERCE INVESTORS
6015 BENJAMIN ROAD SUITE 314
TAMPA, FL. 33634
(813) 887 - 1910

PROJECT
TAMPA BAY PARK OF COMMERCE
LOT 3, NORTH OF VALIRUX
PLAN
BOUNDARY SURVEY

PREPARED BY
CUMBEY & FAIR, INC.
CONSULTING CIVIL ENGINEERS
ENGINEERING PLANNING LAND SURVEYS
2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34623 (813) 797-8982

SCALE: 1" = 50' DATE: 3/30/98 DRWN/CHK DRI/ FB/PG JOB NO. 234A SHEET 1 OF 1



LEGEND
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
OR = OFFICIAL RECORD
PB = PLAT BOOK
PG = PAGE
FCIR - FOUND CAPPED IRON ROD LB #2168
FCM = FOUND CONCRETE MONUMENT 4"x4" LS #2607
Δ = CENTRAL ANGLE
R = RADIUS
A = ARC
C = CHORD
CB = CHORD BEARING
POL = POINT ON LINE
(M) = MEASURED
(C) = CALCULATED
(P) = PLAT
x 12.70 = EXISTING GROUND ELEVATION



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 38°12'10" W | 44.02 |
| 2 | N 20°51'18" W | 62.14 |
| 3 | N 46°20'29" W | 44.03 |
| 4 | S 32°26'22" W | 58.22 |
| 5 | N 27°44'04" W | 62.03 |

-PR 07 1998