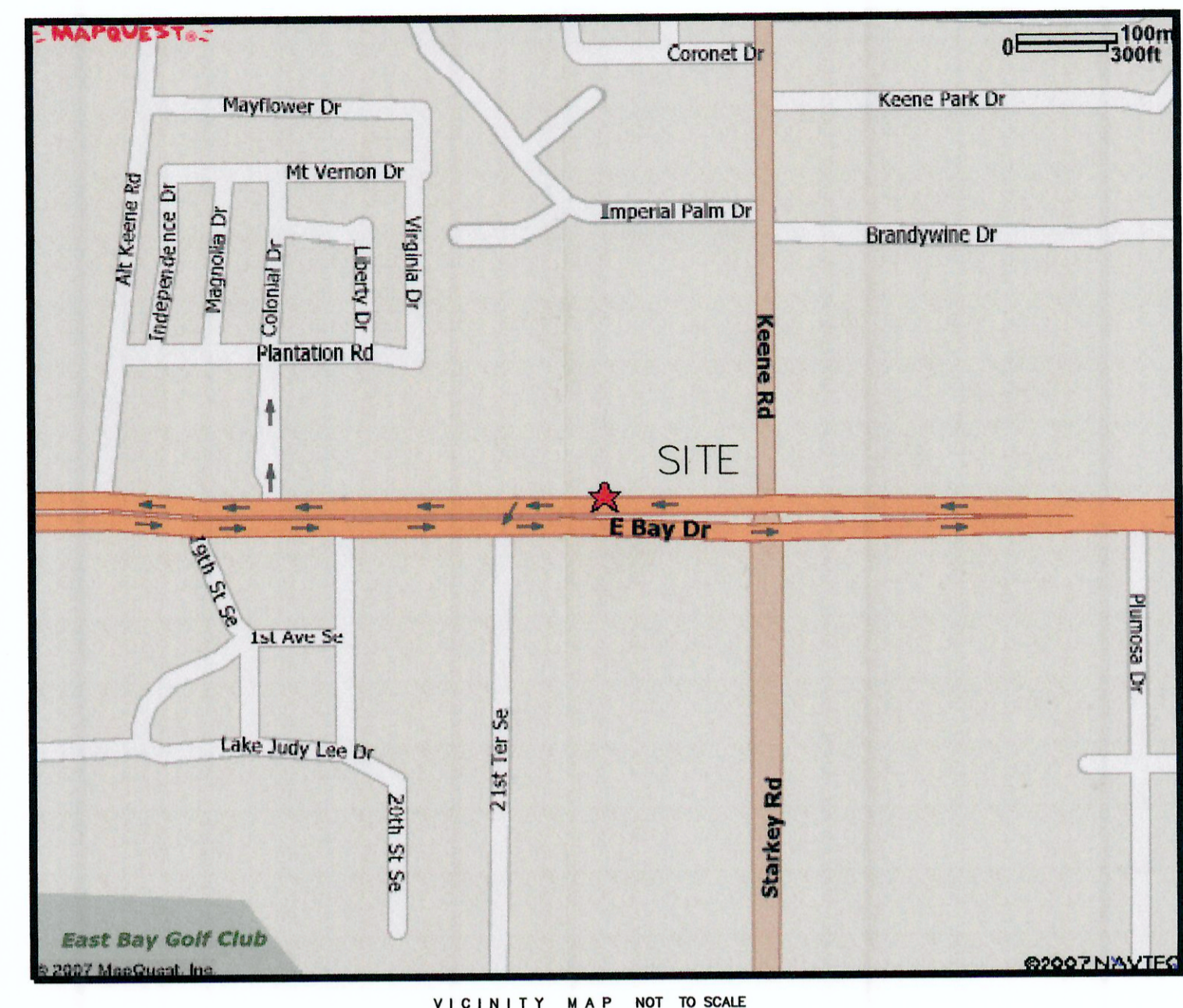
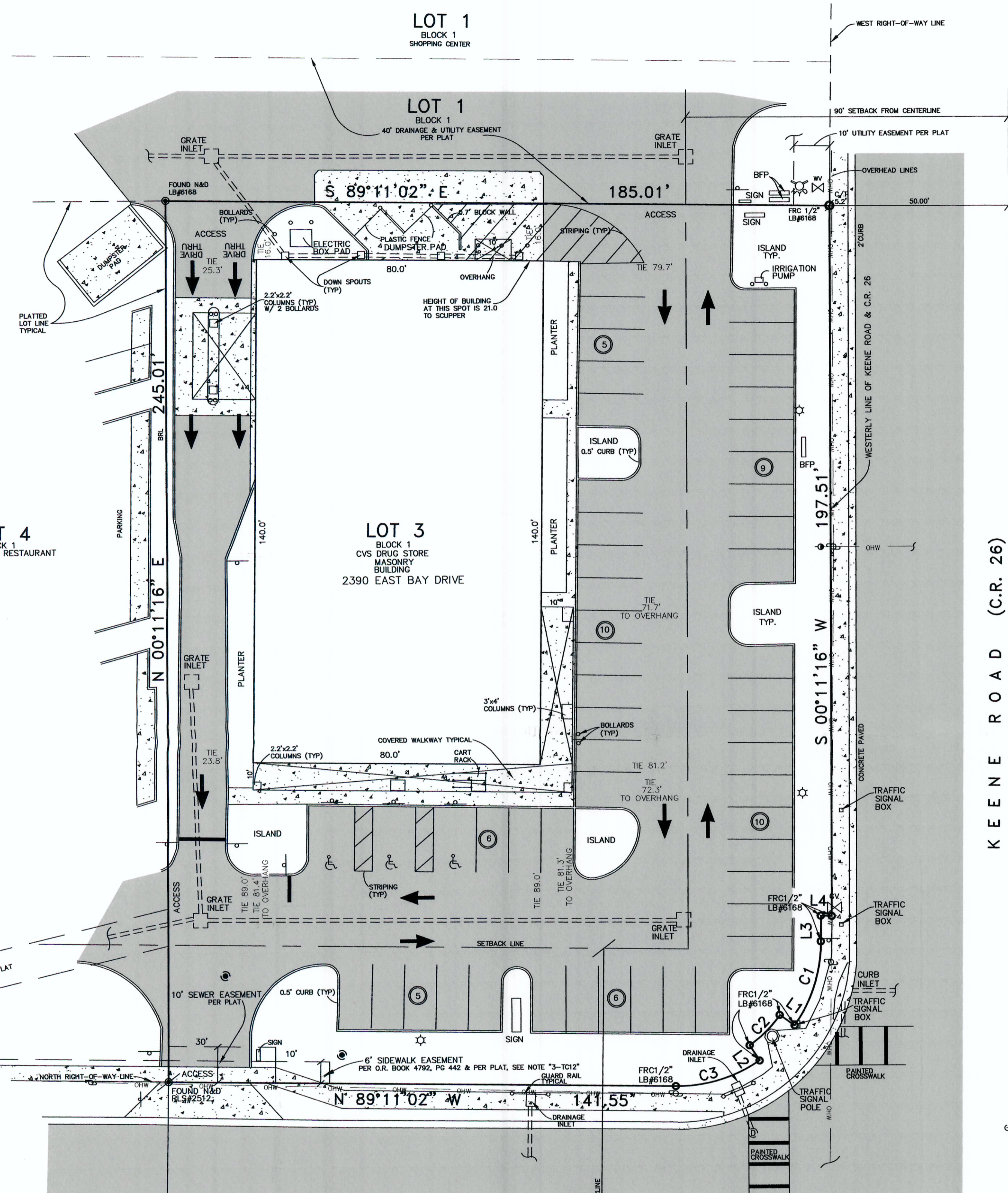
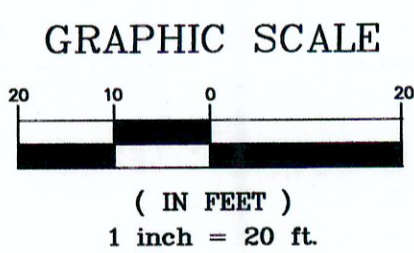


SECTION 35, TOWNSHIP 29 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION:
LOT 3, BLOCK 1, KEENE PLAZA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



LINE	DIRECTION	DISTANCE
L1	N54°19'01"W	5.00'
L2	S34°40'21"E	5.00'
L3	S00°11'16"W	7.05'
L4	N89°11'02"W	3.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.00'	24.79'	12.81'	24.39'	S17°55'16"W	35°30'22"
C2	35.00'	12.00'	6.06'	11.94'	S45°30'19"W	19°38'32"
C3	40.00'	24.80'	12.81'	24.41'	S73°04'45"W	35°31'35"



ALTA/ACSM SURVEYORS CERTIFICATE:
TO: SANSTAR COMPANY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, MUFFREY LLC, A DELAWARE LIMITED LIABILITY COMPANY & NATIONAL BOULEVARD ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP.

AS FOLLOWS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1-3.6A, 6B, 7A, 7B, 8-10A, 10B, 11A, 16 AND 17, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 10/30/12
VINCENT E. CORBITT
FLORIDA REGISTRATION # 4608 PSM

ALTA/ACSM LAND TITLE SURVEY

LEGEND

BR. BEARING REFERENCE LINE	FR FOUND REBAR NO CAP SIZE AS NOTED
PL. POINT ON LINE	FO FOUND OPEN PIPE SIZE AS NOTED
(D) BOUND	FP FOUND FINISHED PIPE SIZE AS NOTED
(C) COMPUTED MEASUREMENT	F "X" CUT FOUND "X" CUT IN CONCRETE
(D) DEED	FR FOUND REBAR AND CAP
(M) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED
(P) PLAT	SIR SET IRON ROD
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #168
POF POINT OF COMMENCEMENT	SHAD SET NAIL AND DISK LB #168
PCO POINT OF COMMENCEMENT	CLEANOUT
PC POINT OF CURVATURE	GV GAS VALVE
BFP BACK FLOW PREVENTOR	WV WATER VALVE
PRM PERMANENT REFERENCE MONUMENT	FX FIRE HYDRANT
TM TEMPORARY BENCHMARK	DM DRAINAGE MANHOLE
C/T CURB TIE	SM SWEETEN MANHOLE
S/W SIDEWALK	TS TOP OF SLOPE
W/W WOOD FENCE	TOB TOP OF BANK
CLF CHAIN LINK FENCE	LP LIGHT POLE
C/S CONCRETE SLAB	TP TELEPHONE PESTICIDE
E/P EDGE OF PAVEMENT	AW AIR WIRE ANCHOR
DHW OVERHEAD WIRE	EB ELECTRIC BOX
N&D NAIL AND DISK	CB CABLE BOX
	SC SPRINKLER CONTROL BOX
	WM WATER METER

SURVEYORS REPORT

- THIS IS A BOUNDARY SURVEY. ITS PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING CORNERS AND LOCATING IMPROVEMENTS.
- THIS SKETCH COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS (5-17 FLORIDA ADMINISTRATIVE CODED) FOR THIS TYPE OF SURVEY AND IS INTENDED TO MEET A NATIONAL STANDARD.
- SURVEY DONE IN CONJUNCTION WITH TITLE COMMITMENT FILE#011612-3020-570514, DATED 10/16/12, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE SURVEY IS SUBJECT TO THE FOLLOWING:
TOP9 - PROVISIONS OF THE PLAT OF KEENE PLAZA, RECORDED IN PLAT BOOK 120, PAGE 62. (EASEMENTS SHOWN HEREIN)
TOP10 - TERMS, PROVISIONS & CONDITIONS CONTAINED IN O.R. BOOK 3615, PAGE 730 (NOT PROVIDED), O.R. BOOK 3624, PAGE 264, O.R. BOOK 6197, PAGE 1162, O.R. BOOK 6197, PAGE 1209, O.R. BOOK 10373, PAGE 2803 & O.R. BOOK 10373, PAGE 2841. (NO EASEMENTS CONTAINED THEREIN OR SHOWN HEREIN)
TOP11 - DEED OF CONVEYANCE OF PIPELINES & APPURTENANCES PER O.R. BOOK 4857, PAGE 1079. (EASEMENT DOES NOT PROTRACT OVER LOT 3, KEENE PLAZA, NOT SHOWN HEREIN).
TOP12 - GRANT OF EASEMENT PER O.R. BOOK 4792, PAGE 442. (EASEMENT SHOWN HEREIN). SEE PLAT NOTE "C".
TOP13 - TERMS, PROVISIONS & CONDITIONS CONTAINED IN O.R. BOOK 6197, PAGE 1194 & O.R. BOOK 6247, PAGE 1133. (EASEMENT DOES NOT PROTRACT OVER LOT 3, KEENE PLAZA, NOT SHOWN HEREIN).
TOP14 - COVENANTS & AGREEMENTS PER O.R. BOOK 10334, PAGE 415. (NO EASEMENTS CONTAINED THEREIN OR SHOWN HEREIN).
TOP15 - TERMS, PROVISIONS & CONDITIONS PER O.R. BOOK 10094, PAGE 2406. (EASEMENT DOES NOT PROTRACT OVER LOT 3, KEENE PLAZA, NOT SHOWN HEREIN).
TOP16 - TERMS, PROVISIONS & CONDITIONS PER O.R. BOOK 12120, PAGE 130. (NO PROTRACTIBLE EASEMENTS CONTAINED THEREIN OR SHOWN HEREIN).
- THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS THE WEST LINE OF LOT 3, BEING N00°11'16"E PER PLAT. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X", IN ACCORDANCE WITH F.L.R.M. MAP #12103C0117H, PINELLAS COUNTY, FLORIDA. MAP REVISED 5/17/2005.
- CERTIFICATION IS NOT TRANSFERABLE.
- COPYRIGHT © LAND PRECISION CORPORATION, ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
- DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.
- THERE ARE NO VISIBLE CEMETERIES OR SOLID WASTE DUMPS. THERE IS NO EVIDENCE OF EARTH MOVING IN RECENT MONTHS. THERE IS NO EVIDENCE OF STREET R/W CHANGES OR RECENT SIDEWALK REPAIRS.
- ACCESS ENTRANCES OF EAST BAY DRIVE & KEENE ROAD.
- THE TOTAL NUMBER OF PARKING SPACES IS 48 OF WHICH 3 ARE HANDICAPPED.
- NO PARTY WALLS CONTAINED ON SITE BETWEEN DIFFERENT OWNERS.
- ACCORDING TO THE CITY MAP IT IS COMMERCIAL/GENERAL PER CLIENT.
- SEE PLAT NOTES A, B & C.

- PLAT NOTES:
SUBJECT TO:
A.) CROSS EASEMENT THAT IS FOR BENEFIT OF LOT 3 PER O.R. 10569, PG. 2608 - 2620, PINELLAS COUNTY.
B.) A DRAINAGE EASEMENT IN LOT 4 IS FOR BENEFIT OF LOT 3 PER O.R. BOOK 10569, PG. 2609, PINELLAS COUNTY.
C.) SIDEWALK EASEMENT IN LOT 3 IS FOR BENEFIT OF PINELLAS COUNTY.

CERTIFY TO:		LAND PRECISION CORPORATION	
SANSTAR COMPANY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, MUFFREY LLC, A DELAWARE LIMITED LIABILITY COMPANY, NATIONAL BOULEVARD ASSOCIATES, A NEW YORK GENERAL PARTNERSHIP		 2883 SUNSET POINT ROAD CLEARWATER, FL 33759 LB #6168 727-796-2732 FAX 727-746-3326 SURVEYING - MAPPING - PLANNING	
DRAWN BY: AREH	CHECKED BY: VEC	JOB NUMBER: 12086	DATE SURVEYED: 10/30/12
UPDATES/HISTORY:	SHEET 1 OF 1	VINCENT E. CORBITT, FLA. LICENSED SURVEYOR AND MAPPER NO. 4608 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.)	
RECERTIFICATION - 11/26/12			