

NOTES CORRESPONDING TO SCHEDULE "B"

COMMITMENT FOR TITLE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 3280043 REV 1, CUSTOMER REFERENCE: BROOKLINE CENTRAL FLORIDA COMPANY, EFFECTIVE DATE SEPTEMBER 24, 2010 AT 5:00PM

- ① Grant of easement as set forth in instrument dated December 4, 1979, recorded in Official Records Book 1046, Page 207, Public Records of Pasco County, Florida. - UNDERGROUND UTILITY EASEMENT, PLOTTED AND SHOWN
- ② Easement in favor of Florida Power Corporation as contained in Instrument dated January 18, 1988 and recorded in Official Records Book 1680, Page 499, Public Records of Pasco County, Florida (as to appurtenant easement only). - DOES NOT AFFECT THE SUBJECT SITE, APPLIES TO PARCEL ID #11-25-16-0010-0040-0030
- ③ INTENTIONALLY DELETED
- ④ Lease by and between James E. Martin, as Landlord and Food Lion, Inc., a North Carolina corporation, as Tenant, a Memorandum of which was recorded August 30, 1988, in Official Records Book 1737, Page 1089; as affected by Subordination, Non-Disturbance and Attornment Agreement recorded February 14, 2003, in Official Records Book 5240, Page 211; and as said Subordination, Non-Disturbance and Attornment Agreement evidences a Sublease thereof by and between Delhaize America, Inc., a North Carolina corporation, formerly known as Food Lion, Inc., a Sublessor, and Kash N' Karry Food Stores, Inc., a Delaware corporation, as Sublessee, Public Records of Pasco County, Florida. - ASSUMED TO NOT BE A SURVEY MATTER, REFERENCED DOCUMENTS NOT PROVIDED

- ⑤ Access Road Easement as set forth in Instrument dated December 15, 1989, and recorded in Official Records Book 1868, Page 1721, Public Records of Pasco County, Florida. - DOES NOT AFFECT, EASEMENT TERMINATED WHEN WEST ADJOINER OBTAINED ACCESS TO STATE ROAD NO. 52.
- ⑥ Terms, provisions and obligations as set forth in that Cross Easement Agreement by and between Family Steak Houses of Florida, Inc., a Florida corporation, and V&M Associates, a North Carolina Partnership, as contained in Instrument dated December 15, 1989 and recorded in Official Records Book 1868, Page 1726, Public Records of Pasco County, Florida. - BLANKET IN NATURE, APPLIES TO ENTIRE SUBJECT PARCEL
- ⑦ Easement in favor of Florida Power Corporation, recorded November 20, 1990, in Official Records Book 1963, Page 454, Public Records of Pasco County, Florida. - BLANKET IN NATURE, APPLIES TO ENTIRE SUBJECT PARCEL, GRANTS A 10' WIDE EASEMENT LYING 5' ON EACH SIDE OF THE CENTERLINE OF FLORIDA POWER CORPORATION'S FACILITIES AS DESIGNED AND INSTALLED.
- ⑧ Tenancy in Common Agreement recorded March 12, 2003, in Official Records Book 5272, Page 861, Public Records of Pasco County, Florida. NOTE: Will not appear on the policy once lender has acquired title through a Certificate of Title. - ASSUMED TO NOT BE A SURVEY MATTER, REFERENCED DOCUMENTS NOT PROVIDED

STATEMENT OF ENCROACHMENTS

- A CONCRETE AND PAVEMENT ENCROACH INTO UTILITY EASEMENT UP TO 3.6'.
- B WALL ENCROACHES INTO UTILITY EASEMENT UP TO 1.3'.
- C 0.67' CURB AND ASPHALT DRIVEWAY ENCROACH ONTO SUBJECT PARCEL BY UP TO 2.4'.

LAND AREA

THE SUBJECT PARCEL AS PROVIDED AND AS SURVEYED CONTAINS 6.43 ACRES/280,008 SQUARE FEET, MORE OR LESS.

ZONING NOTES

PER PASCO COUNTY ONLINE GIS MAP PAGES (<http://gis.pascocountyfl.net/mappings/>) THE SUBJECT PROPERTY LIES IN ZONE C-2 (GENERAL COMMERCIAL DISTRICT).

THE FOLLOWING ARE THE SETBACK AND BUILDING HEIGHT REQUIREMENTS OF THE SUBJECT PROPERTY PER PASCO COUNTY LAND DEVELOPMENT CODE, ARTICLE 500, SECTION 526. AVAILABLE ONLINE FROM MUNICODOM.COM (<http://library.municodom.com/index.aspx?clientid=14292&stated=9&stateName=Florida>)

MAXIMUM BUILDING HEIGHT - 60'

MINIMUM FRONT YARD SETBACK - 25'

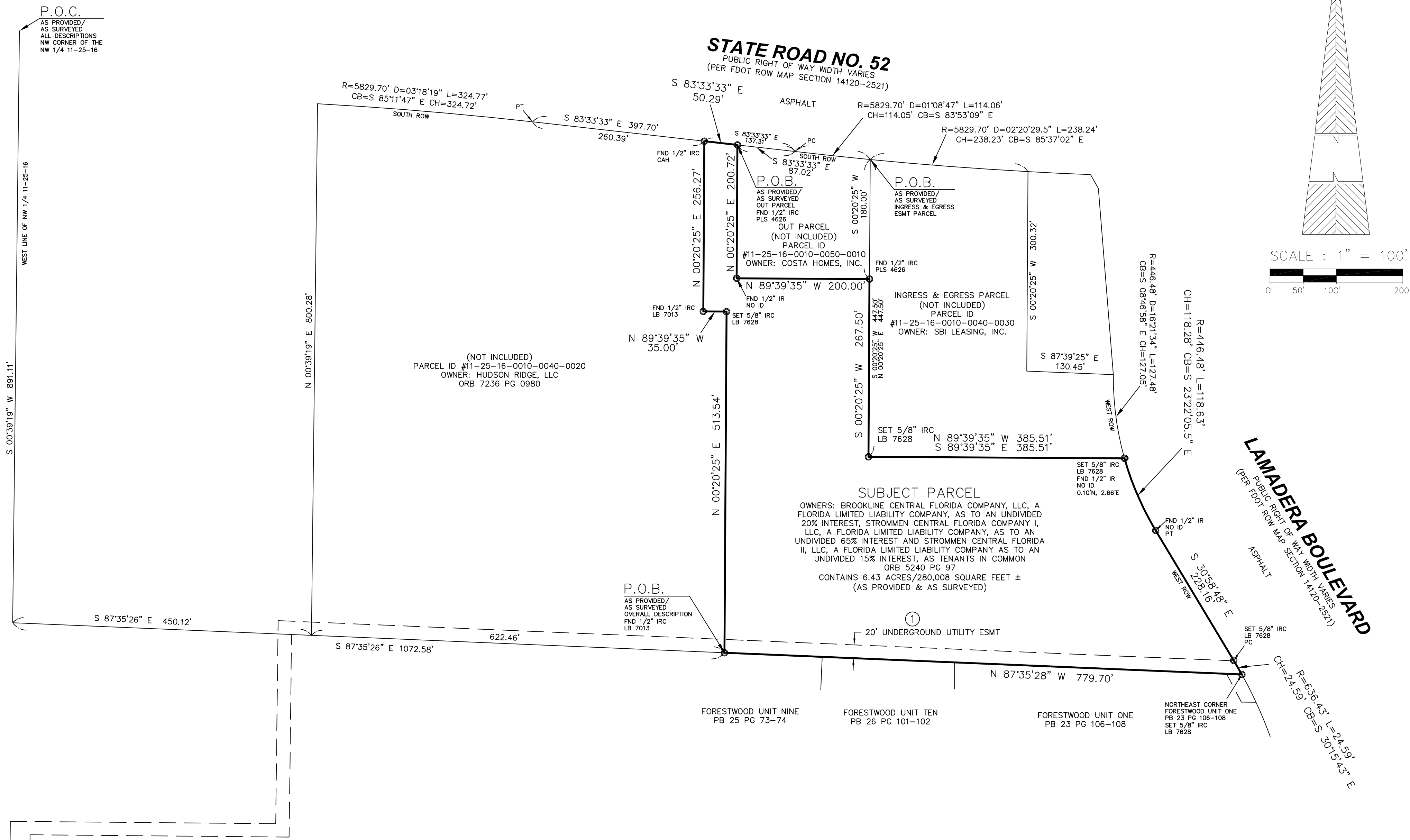
MINIMUM SIDE YARD SETBACK - 30' WHEN ADJACENT TO RESIDENTIAL DISTRICTS, NONE WHEN ADJACENT TO COMMERCIAL OR INDUSTRIAL DISTRICTS.

MINIMUM REAR YARD SETBACKS - 30' WHEN ADJACENT TO RESIDENTIAL DISTRICTS, NONE WHEN ADJACENT TO COMMERCIAL OR INDUSTRIAL DISTRICTS.

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO STATE ROAD NO. 52 AND LAMADERA BOULEVARD, WHICH ARE PAVED PUBLIC RIGHT-OF-WAYS.
2. THE SURVEYOR OBSERVED A POSTED ADDRESS ON SITE OF SUBJECT PROPERTY.
3. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
4. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. HERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES OR FOUNDATIONS. ONLY OBSERVABLE ABOVE GROUND EVIDENCE OF UTILITIES IS SHOWN ON THIS SURVEY.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETARIES ON THE SUBJECT PARCEL AT TIME OF SURVEY.
9. ELEVATIONS NOT SHOWN.

OVERALL BOUNDARY & EASEMENTS



LEGAL DESCRIPTION

(AS SURVEYED & AS DESCRIBED BY COMMITMENT FOR TITLE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 3280043 REV 1, CUSTOMER REFERENCE: BROOKLINE CENTRAL FLORIDA COMPANY, EFFECTIVE DATE SEPTEMBER 24, 2010 AT 5:00PM)

A portion of the Northwest Quarter of Section 11, Township 25 South, Range 16 East, Pasco County, Florida, also being a portion of Tracts 4, 5, 12, 13 and 14 of PORT RICHEY LAND COMPANY'S SUBDIVISION, as shown on Plat recorded in Plat Book, 1, Pages 60 and 61 of the Public Records of said Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest Quarter of said Section 11; thence run along the West boundary line of said Northwest Quarter of Section 11, South 00 degrees 39 minutes 19 seconds West, 891.11 feet; thence South 87 degrees 35 minutes 26 seconds East, 1072.58 feet; thence North 00 degrees 20 minutes 25 seconds East, 513.54 feet; thence North 89 degrees 39 minutes 35 seconds West, 256.27 feet; thence North 00 degrees 20 minutes 25 seconds East, 256.27 feet to the Southerly right of way line of State Road No. 52, as now established; thence along said Southerly right of way line South 83 degrees 33 minutes 33 seconds East, 137.31 feet; thence continue along said Southerly right of way line, 114.06 feet along the arc of a 5829.70 foot radius curve concave to the Northeast, subtended by a chord distance of 114.05 feet which bears South 83 degrees 53 minutes 09 seconds East; thence South 00 degrees 20 minutes 25 seconds West, 447.50 feet; thence South 89 degrees 39 minutes 35 seconds East, 385.51 feet to the Westerly right of way line of La Madera Boulevard as now established; thence along said Westerly right of way line, 118.63 feet along the arc of a 446.48 foot radius curve concave to the Northeast, subtended by a chord distance of 118.28 feet which bears South 23 degrees 22 minutes 03 seconds East; thence continue along said Westerly right of way line, South 30 degrees 58 minutes 48 seconds East, 228.16 feet; thence continue along said Westerly right of way line 24.59 feet along the arc of a 636.43 foot radius curve concave to the Northeast, subtended by a chord distance of 24.59 feet which bears South 30 degrees 15 minutes 43 seconds East to the Northeast corner of Forestwood Unit One as shown on Plat recorded in Plat Book 23, Page 106, of the Public Records of Pasco County, Florida, thence along the Northerly boundary of said Forestwood Unit One and the Westerly extension thereof, North 87 degrees 35 minutes 28 seconds West 779.70 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for ingress and egress for parking areas, including all entrances, exists, driveways and walks in common with others over and across the following described property:

A parcel of land lying in the Northwest One Quarter of Section 11, Township 25 South, Range 16 East, Pasco County, Florida; the same being a portion of Tract 4 of PORT RICHEY LAND COMPANY, as shown on Plat recorded in Plat Book 1, Pages 60 and 61 of the Public Records of Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest One Quarter of said Section 11; thence run South 00 degrees 39 minutes 19 seconds West 891.11 feet along the West boundary line of said Section 11; thence South 87 degrees 35 minutes 26 seconds East 450.12 feet; thence North 00 degrees 39 minutes 19 seconds East, 800.28 feet to point on the Southerly right of way line of State Road 52; thence along said Southerly right of way line 324.77 feet along the arc of a 5829.70 foot radius curve concave to the right, having central angle of 03 degrees 18 minutes 19 seconds East; thence continue along said Southerly right of way line South 83 degrees 33 minutes 33 seconds East 397.70 feet; thence 114.06 feet along the arc of a 5829.70 foot radius curve concave to the left, having a central angle of 01 degree 08 minutes 47 seconds, subtended by a chord distance of 114.05 feet, which bears South 83 degrees 53 minutes 09 seconds East to the POINT OF BEGINNING; thence continue along said Southerly right of way line, 238.24 feet along the arc of a 5829.70 foot radius curve concave to the left, having a central angle of 02 degrees 20 minutes 29.5 seconds, subtended by a chord distance of 238.23 feet, which bears South 85 degrees 37 minutes 02 seconds East; thence South 00 degrees 20 minutes 25 seconds West, 300.32 feet; thence South 87 degrees 39 minutes 25 seconds East, 130.45 feet; thence 127.48 feet along the arc of a 446.48 foot radius curve concave to the left having a central angle of 16 degrees 21 minutes 34 seconds, subtended by a chord distance of 127.05 feet which bears South 08 degrees 46 minutes 58 seconds East along the Westerly right of way line of La Madera Boulevard; thence North 89 degrees 39 minutes 35 seconds West 385.51 feet; thence North 00 degrees 20 minutes 25 seconds East, 447.51 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING OUT PARCEL:

A portion of Tract 5, PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 11, 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, being more particularly described as follows:

Commence at the Northwest corner of the Northwest Quarter of said Section 11; thence run along the West boundary line of said northwest Quarter of Section 11, South 00 degrees 39 minutes 19 seconds West, 891.11 feet; thence South 87 degrees 35 minutes 26 seconds East 1072.58 feet; thence run North 00 degrees 20 minutes 25 seconds East 513.54 feet; thence North 89 degrees 39 minutes 35 seconds West 35.00 feet; thence North 00 degrees 20 minutes 25 seconds East, 256.27 feet to the Southerly right of way line of State Road No. 52, as now established; thence along said Southerly right of way line South 83 degrees 33 minutes 33 seconds East 50.29 feet to the POINT OF BEGINNING; thence continue along said Southerly right of way line South 83 degrees 33 minutes 33 seconds East, 87.02 feet; thence 114.06 feet along the arc of a 5829.70 foot radius curve concave to the Northeast, subtended by a chord distance of 114.05 feet which bears South 83 degrees 53 minutes 09 seconds East; thence departing from said Southerly right of way line South 00 degrees 20 minutes 25 seconds West 180.00 feet; thence North 89 degrees 39 minutes 35 seconds West, 200.00 feet; thence North 00 degrees 20 minutes 25 seconds East, 200.72 feet to the POINT OF BEGINNING.

The property shown and described hereon is the same property as described by Commitment for Title by Commonwealth Land Title Insurance Company, Order No. 3280043 Rev 1, Customer Reference: Brookline Central Florida Company, Bearing an effective date of September 24, 2010 at 5:00PM

DRAWN BY: CAH  
CHECKED BY: JSB

NO.	DATE	REVISION
1.	12/22/10	FIRST DRAFT COMMENTS
2.		
3.		
4.		
5.		

SHEET TITLE  
ALTA/ACSM Land Title Survey

PROJECT  
LaMadera Marketplace  
8200 State Road 52  
Hudson, FL 34667

OLD REPUBLIC  
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

17330 Preston Road, Suite 150A  
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SHEET  
1 OF 2

PROJECT NUMBER  
103833

