

Rutilio Court Industrial
7716, 7721, 7734 & 7753 Rutilio Court
New Port Richey, FL 34653
Confidential Information Memorandum

Berkshire Hathaway HomeServices
Florida Properties Group - Commercial Division
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This Confidential Information Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway HomeServices Florida Properties Group - Commercial Division ("BHFPC") solely for informational purposes from materials supplied to BHFPC by The Alliance Group of Tampa Bay V LLC ("Owner"). This Memorandum relates to the possible sale of 7716, 7721, 7734 & 7753 Rutillio Court, New Port Richey, FL 34653 ("Investment"). This Memorandum is being furnished through BHFPC as the Owner's exclusive advisor, solely for use by prospective purchasers in considering an acquisition of the Investment.

This Memorandum has been prepared to assist interested parties in making their own evaluation of the Investment and does not purport to contain all of the information that a prospective purchaser may desire. In all cases, interested parties should conduct their own investigation and analysis of the Investment and the data set forth in this Memorandum.

BHFPC has not independently verified the accuracy and completeness of any of the information, contained in this Memorandum. Neither BHFPC, the Owners, nor their respective affiliates, directors, officers, employees, representatives or agents makes any representation or warranty as to the accuracy or completeness of this Memorandum, or any supplemental information furnished in connection herewith, and none of the foregoing shall have any liability for any representations (express or implied) contained in, or for any omissions from, this Memorandum, any supplemental information furnished in connection herewith or any other written or oral communication transmitted to the recipient in the course of the recipient's evaluation of Investment.

Neither BHFPC, the Owners or their respective affiliates, directors, officers, employees, representatives or agents, undertakes any obligation to provide additional information or to correct or update any of the information set forth in this Memorandum.

By accepting this Memorandum, the recipient acknowledges and agrees that all information contained herein and all other information provided by BHFPC, or the Owners related thereto is subject to the terms of the confidentiality agreement previously executed by the recipient regarding this Memorandum. Without limiting the generality of the foregoing, (i) the recipient will not reproduce this Memorandum, or such other information, in whole or in part, and will use this Memorandum and such other information solely for purposes of evaluating the recipient's interest in acquiring Investment and (ii) if the recipient does not wish to pursue this matter, the recipient will promptly return this Memorandum and such other information, if any, to BHFPC, together with any other materials relating to Investment which the recipient may have received from either BHFPC, the Owners, or their respective affiliates, directors, officers, employees, representatives or agents, as well as any notes or written materials prepared by the recipient.

The Owners reserve the right to negotiate with one or more prospective buyers at any time and to enter into a definitive agreement for the sale of the Investment or any components thereof without prior notice to the recipient of this Memorandum or other prospective purchasers.

The Owners also reserve the right to terminate, at any time, solicitation of indications of interest for the acquisition of the Investment or the further participation in the investigation and proposal process by any party. Finally, the Owners reserve the right to modify, at any time, any procedures relating to such process without assigning any reason thereto. The Owners intend to conduct business in the ordinary manner during the evaluation period; however, the Owners reserve the right to take any action, whether or not in the ordinary course of business, including but not limited to the sale of any assets of the Investment, which it deems necessary or prudent in the conduct of such business.

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I. Executive Summary

The subject property is located at the south end of Rutillio Court in New Port Richey, Pasco County, Florida. This area is an industrial node known commonly as Oreto Industrial Park, located on the west side of Pasco County. The site is located just over 0.5 miles east of US Highway 19, a major north/south artery connecting Florida's counties along the Gulf Coast. The site is located just south of Ridge Road, a six lane major travel route running east/west through west Pasco County. The Ridge Road expansion project recently approved and underway, will create a much needed extended travel route from West Pasco through to Central Pasco County.

This industrial investment opportunity consists of four office/warehouse buildings of various sizes totaling 55,160± square feet. All four of the buildings are situated on 6.91± acres located in the City of New Port Richey, Florida. All buildings were constructed between 2000 and 2003. The improvements to the exteriors consist of concrete block up to 8 feet high, with a remaining exterior of steel frame with steel joist roof system. The site is generally level and at road grade. All buildings have an eave height of 20± feet. There are six points of access from Rutillio Court to the respective buildings. All buildings have 3 phase power. Brief building descriptions are below:

Building 1, (7753 Rutillio Ct.) was constructed in 2001 and comprises 6,000± square feet. The office is 1440± square feet, while the warehouse area is 4,560± square feet. This is a single-tenant building.

Building 2, (7734 Rutillio Ct.) was constructed in 2002 and comprises 8,000± square feet. The building is divided into 2 units, each consisting of 4,000± square feet. Of the total building area, 5,125± square feet is office; or 64% of the total building area while the remaining 2,875± square feet or 36% reflects warehouse space. This is a multi-tenant building.

Building 3, (7716 Rutillio Ct.) was constructed in 2000 and comprises 21,160± square feet. This space has an office showroom of approximately 2,605± square feet. The remaining space, 18,555± square feet is warehouse. This is a single-tenant building.

Building 4, (7721 Rutillio Ct.) was constructed in 2003 and comprises 20,000± square feet. There is 2,016± square feet of office area, or 10% of the total area and the remaining 17,984± square feet reflects warehouse space or 90% of the total area. This multi-tenant property is divided into four units, each comprising 5,000± square feet.

Utilities: Water – City of New Port Richey Utility
 Sewer – City of New Port Richey Utility
 Electricity – Duke Energy, FL

II. Investment Description

Site Address:	7716, 7721, 7734 & 7753 Rutillio Court, New Port Richey, FL 34653
County:	Pasco
Parcel No.:	33-25-16-0070-00800-0040 (6.73 acres) 33-25-16-015A-00000-0231 (0.18 acres right of way)
Parcel Size:	6.912± acres (301,000± SF) Irregularly (rectangular) shaped parcel. The topography of the site is level and at above road grade.
Land Use:	4800S Warehouse - Industrial
Zoning:	Industrial – according to City of New Port Richey
Flood Zone:	Zone X (0.2% annual chance flood hazard); Zone A (1% annual chance flood) Zone X (area of minimal flood hazard)
Assessed Value (2019):	\$2,226,807 (incl. school assessed value)
Taxes & Assessments (2019):	\$46,200
Legal Description:	PORT RICHEY LAND COMPANY SUB PB 1 PG 61 POR OF TRACTS 8 9 & 13 DESC AS:COM AT SE COR OF SEC TH N00DEG40' 11"E 2651.45 FT TH N00DEG43' 36"E 1320.46 FT TH S89DEG49' 54"W 987.15 FT FOR POB TH 161.03 FT ALG ARC OF 137.50 FT RAD CURVE RT CHD S56DEG16' 55"W 151.98 FT TH S89DEG49' 54"W 230 FT TH 110.39 FT ALG ARC OF 275 FT RAD CURVE L CHD S78DEG19' 54"W 109.65 FT TH S66DEG49' 54"W 53.21 FT TH 226.68 FT ALG ARC OF 275 FT RAD CURVE RT CHD N89 DG 33' 15"W 220.31 FT TH 72.73 FT ALG ARC OF 137.50 FT RAD CURVE RT CHD N50DEG47' 11"W 71.89 FT TH N35DEG37' 57"W 110 FT TH 129.59 FT ALG ARC OF 137.50 FT RAD CURVE L CHD N62 DEG37'57"W 124.85 FT TH N89DEG 37' 57"W 63 FT TH N00DEG22' 03"E 260.83 FT TH N89DEG49' 51"E 672.12 FT TH S00DEG29' 14"W 330.08 FT TH N89DEG49' 54"E 355.70 FT TO POB SUBJECT TO A CONSERVATION WITHIN TRACT 9 AS PER OR 3041 PG 621 & OR 3074 PG 540 OR 7804 PG 1900
Asking Price:	\$3,399,000
Cap Rate	7.05 %

III. Rent Roll

BLDG. #	UNIT #	TENANT NAME	SF OCCUPIED
1	7753	Technical Support Systems Inc.	6,000
2	7734-A	The Terminix International	4,000
2	7734-B	Steve Smith	4,000
3	7716	Baker Distributing Company	21,000
4	7721-A	Brothers Powder Coating, Inc.	5,000
4	7721-B	Aire Associates HVAC (Rick Rhodes)	5,000
4	7721-C	Brothers Powder Coating, Inc.	5,000
4	7721-D	Brothers Powder Coating, Inc.	5,000

Technical Support – Established in 2002, Technical Support Systems Inc. is a locally owned business.

Terminix - More than 85 years ago, E.L. Bruce was faced with a dilemma – termites in his hardwood flooring products. Realizing that he was not alone in his fight against termites, he founded the company that would become Terminix® in 1927 and earned the first U.S. patent for a termite control procedure. From a small start-up company, Terminix grew to be the leading provider of termite and pest control services in the United States, safeguarding millions of homes and businesses against all types of pests in 47 states and in 11 countries internationally. Terminix has 864 service centers worldwide.

Steve Smith – The tenant utilizes the unit for eye equipment and storage. Smith has been a tenant since 2016.

Baker Distributing - Since 1945, Baker Distributing Company has been providing high-quality HVAC, foodservice and commercial refrigeration equipment, parts and supplies. Today, they have more than 200 sales centers in 22 states, offering a wide range of HVAC/R products for residential and commercial applications. Baker Distributing is a Watsco Business Unit. Watsco, Inc. is the largest distributor of air conditioning, heating and refrigeration equipment and related parts and supplies in the HVAC/R distribution industry.

Brothers Powder Coating – A tenant since 2006, Brothers Powder Coating Inc. is a locally owned business providing powder coating finishing services for a variety of consumer and automotive needs.

Aire HVAC – Rick Rhodes, d/b/a Aire Associates established in 1989, is a Certified Air Conditioning Contractor and a long-time tenant at the property.

IV. Market Summary - Industrial

Tampa's industrial demand has been notably consistent with no negative net absorption quarters since 2012. The strong demand has been fueled by robust job growth, particularly in the wholesale trade and transportation sectors, which have grown by approximately 11% and 17%, respectively, during this timeframe. The market has also seen a surge in retail and last-mile demand over recent quarters, further increasing demand in specialized and flex space.

Industrial development has markedly picked up, with over three million square feet delivering in the past two years and nearly that much under construction. Additionally, speculative starts are on the rise, after nearly all build-to-suits this cycle. Thus far, demand has been largely able to continue outpacing the increased deliveries. However, the amount of space set to deliver over the near future is the largest in over a decade and could begin to strain industrial demand.

Tampa's geographic location is also key to driving demand. In addition to being located roughly in the center of the peninsula's Gulf Coast along I-75, Tampa is also the western termination of the state's primary east-west artery, the I-4 Corridor. Additionally, Tampa benefits from access to all forms of transportation, such as Port Tampa Bay, the largest port in Florida for both tonnage and acreage, two international airports, three main road arteries (I-4, I-75, and I-275), and the CSX terminal in Winter Haven.

This creates stiff competition from the other I-4 industrial hubs in Lakeland and Orlando. Interestingly, these three metro's labor pools often draw from one another and the job growth numbers tend to have an inverse correlation. For example, from 2013 to 2014, Tampa was the beneficiary of a new Amazon facility in Ruskin, which provided a significant employment boost at the apparent expense of both Lakeland and Orlando. Subsequently, the inverse happened as Lakeland received both an Amazon and Walmart distribution center from 2015 to 2016 and with Orlando's completion of its own Amazon distribution center in 2018.

Annual rent growth has generally fallen over the past two years, sharply down from the prior decade's peak levels. Despite the cooling trend, annual gains still remain a bit above the long-term average. Landlords are consistently able to aggressively push rents thanks to tightened vacancies due to surging demand and a muted pipeline over the last decade.

Tampa's elevated rent growth, though not quite up to the levels seen in other industrial hubs across the nation, has been substantial enough to significantly increase the overall asking rents. Tampa's average asking rates now command over a 10% premium above prerecession peak market rents.

Pasco County

One of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

Located at the apex of the greater Tampa Bay metropolitan area, businesses of all sizes are taking notice of the tremendous benefits that come with locating in Pasco County including ready access to major interstate highways, rail lines, air transportation, and a deep sea port as well as a the diverse, skilled workforce that powers businesses throughout the region. High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county.

New Port Richey, Florida

New Port Richey is a city in Pasco County, Florida. New Port Richey is a residential community with a strong local government and an attractive historical downtown and Main Street. The City has a broad array of business and retail services. Since its incorporation in 1924, the city is most recognized for its cultural heritage and unique riverfront landscape. Located in western Pasco County, New Port Richey is approximately 30 miles northwest of greater Tampa. New Port Richey's geography blends nature, beaches, and great shopping with restaurants, culture and business - all with a small-town feel. Located in west-central Pasco County, New Port Richey encompasses a total area of 4.6 miles. The Gulf of Mexico coastline borders the west side of the city, and the Pithlachascotee River runs through the city's heart. New Port Richey is considered part of the Tampa-St. Petersburg-Clearwater, FL MSA. **

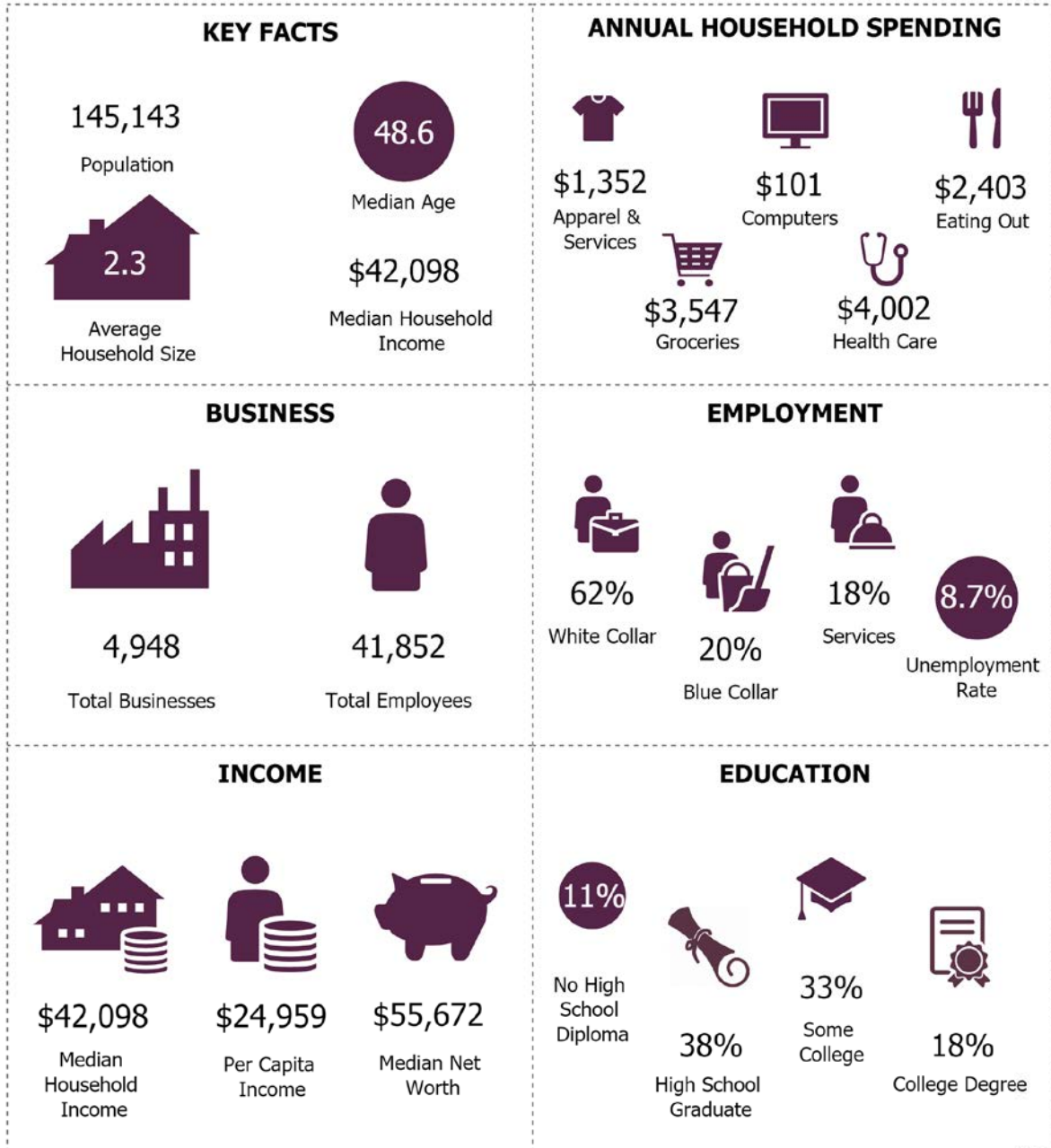
Key Demographic Indicators	Pasco County	Zip Code 34653
2020 Total Population	547,403	32,049
2020-2025 Population: Annual Growth Rate	1.51%	0.39%
2020 Median Age	46.0	49.5
2020 Total Households	219,259	14,369
2025 Total Households	234,406	14,619
2020 Median Home Value	\$190,945	\$125,390
2019 Total Daytime Population	502,609	29,633
2019 Daytime Population: Residents	329,043	20,215
2019 Unemployment Rate	7.9%	9.2%
2019 Education: High School Diploma	112,327	7,730
2019 Education: Bachelor's Degree	66,023	2,814

** Source Cityofnewportrichey.org

V. Area Demographics

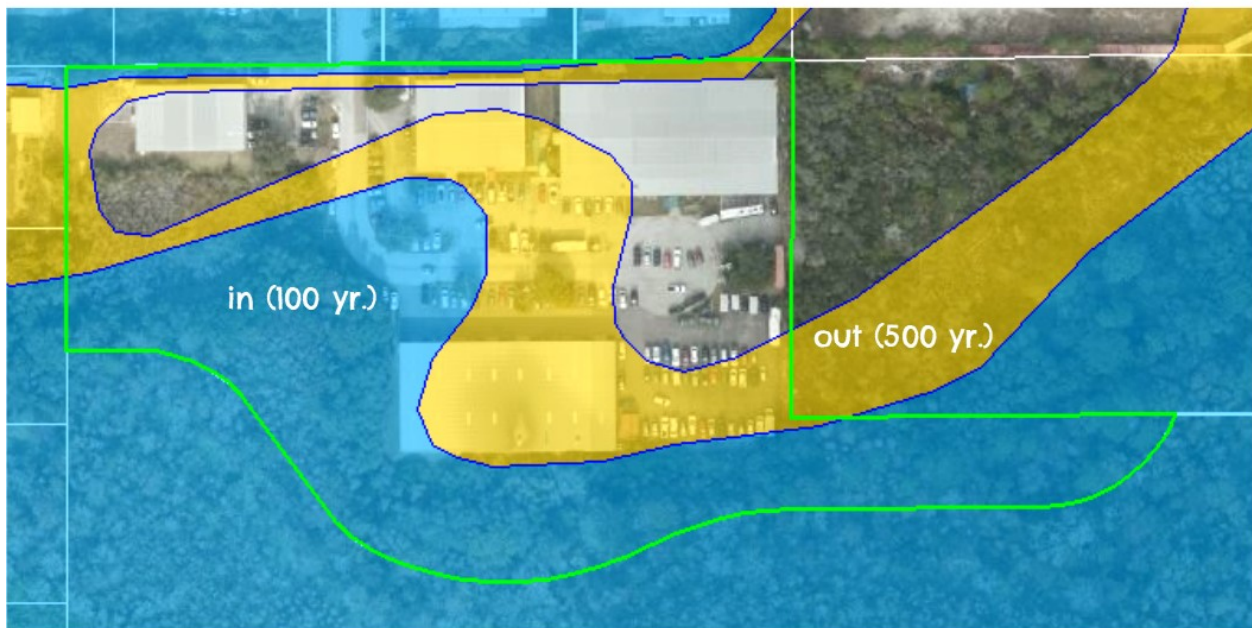
* Demographics are for a 5 mile radius of the Subject.

** Source: ESRI



Key Demographic Indicators	5 mile radius
2020-2025 Population: Annual Growth Rate	0.64%
2020 Total Households	63,541
2025 Total Households	65,355
2020 Median Home Value	\$134,876
2020 Total Daytime Population	136,611
2020 Daytime Population: Residents	91,039
2020 Education: High School Diploma	35,605
2020 Education: Bachelor's Degree	13,059
2020 Education: Graduate/Professional Degree	6,473

VI. Parcel Dimension & Flood Zone



VII. Investment Photos



Investment Photos



Investment Photos



LEGEND

- SET 1/2" IRON ROD (NO. LB. 5789)
- ⊕ SET DISK (SIZE AND NO. AS NOTED)
- ⊙ FOUND IRON ROD (SIZE AND NO. AS NOTED)
- ⊗ FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⊕ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- ⊖ FOUND CONC. MONUMENT (4"x4" UNLESS OTHERWISE NOTED)
- ⊙ FOUND NAIL
- ⊕ FOUND "X" CUT
- ⊙ SET WOODEN HUB
- ⊖ NOT TO SCALE

ASSUMED

- NOTES**
- NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
 - THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PREPARED BY ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT NO. C-3010653, EFFECTIVE DATE, 09/16/07.
 - PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.
 - UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.
 - ANGLES, BEARINGS AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.
 - PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.
 - ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
 - THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - BEARING MERIDIAN ESTABLISHED FROM THE NORTHERLY TRACT B BOUNDARY LINE IN REFERENCE TO DATA SHOWN IN DESCRIPTION AS N89°48'51"E.

- TITLE COMMITMENT NOTES:**
- SUBJECT TO RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN O.R. BOOK 1475, PAGE 1796 AND O.R. BOOK 1477, PAGE 567 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (NOT SHOWN ON SURVEY)
 - SUBJECT TO REGULATIONS, CONDITIONS AND FUTURE ASSESSMENTS, IF ANY, BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT BY CERTIFICATE OF ESTABLISHING WATER BASIN BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AS RECORDED IN O.R. BOOK 190, PAGE 91. (NOT SHOWN ON SURVEY)
 - SUBJECT TO EASEMENTS AS RECORDED IN PLAT BOOK 23, PAGES 131 THRU 134 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN ON SURVEY)
 - SUBJECT TO AN ANNEXATION AGREEMENT RECORDED IN O.R. BOOK 1173, PAGE 1185 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (NOT SHOWN ON SURVEY)
 - SUBJECT TO CONSERVATION EASEMENTS RECORDED IN O.R. BOOK 1550, PAGE 1920 AND REFERRED TO IN QUIT CLAIM DEED IN O.R. BOOK 2012, PAGE 961, O.R. BOOK 3041, PAGE 621, O.R. BOOK 3074, PAGE 540 AND O.R. BOOK 4308, PAGE 1844 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN ON SURVEY)
 - SUBJECT TO A BLANKET DISTRIBUTION FLORIDA POWER CORPORATION EASEMENT RECORDED IN O.R. BOOK 3735, PAGE 1325 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (NOT SHOWN ON SURVEY)
 - SUBJECT TO SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PERMITS IN DEED RECORDED IN O.R. BOOK 3924, PAGE 164 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (NOT SHOWN ON SURVEY)
 - SUBJECT TO A UTILITY AND ACCESS EASEMENT RECORDED IN O.R. BOOK 4574, PAGE 1404 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN ON SURVEY) THIS EASEMENT APPEARS TO BE IN AN IMPROPER LOCATION AND HAS A CLOSURE ERROR OF 2.28 FEET. A CORRECTED EASEMENT RECORDED IN O.R. BOOK 4687, PAGE 1981 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, APPEARS TO BE IN THE PROPER LOCATION AND SHOULD REPLACE THE PREVIOUS EASEMENT (ALSO SHOWN ON SURVEY). WE FEEL THE EASEMENT RECORDED IN O.R. BOOK 4574, PAGE 1404 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SHOULD BE VACATED.

DESCRIPTION:

THE WEST 25.0 FEET OF LOT 30 AND THE EAST 25.0 FEET OF LOT 23, ORETO AND FRANCINE COMMERCIAL CENTER, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 131 THRU 134 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

A PORTION OF THE EAST 1/2 OF TRACTS 8 AND 13, AND A PORTION OF THE NORTH 1/2 OF TRACT 9, PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

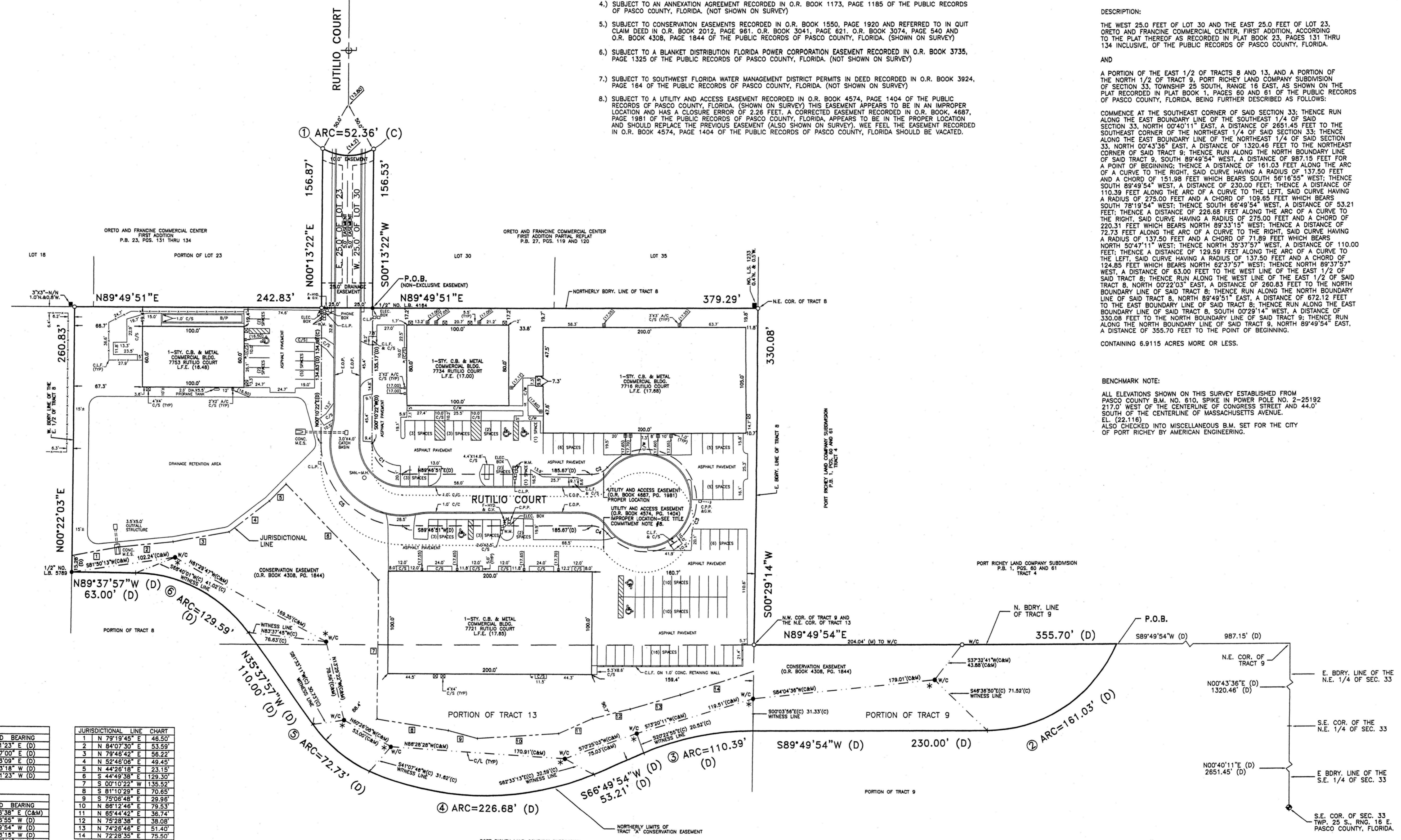
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, NORTH 00°40'11" EAST, A DISTANCE OF 2651.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, NORTH 00°43'36" EAST, A DISTANCE OF 1320.46 FEET TO THE NORTHEAST CORNER OF SAID TRACT 9; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 9, SOUTH 89°49'54" WEST, A DISTANCE OF 987.15 FEET FOR A POINT OF BEGINNING; THENCE A DISTANCE OF 161.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 137.50 FEET AND A CHORD OF 151.98 FEET WHICH BEARS SOUTH 56°16'55" WEST; THENCE SOUTH 89°49'54" WEST, A DISTANCE OF 230.00 FEET; THENCE A DISTANCE OF 110.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CHORD OF 109.65 FEET WHICH BEARS SOUTH 78°19'54" WEST; THENCE SOUTH 66°49'54" WEST, A DISTANCE OF 53.21 FEET; THENCE A DISTANCE OF 226.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CHORD OF 72.73 FEET WHICH BEARS SOUTH 78°19'54" WEST; THENCE SOUTH 66°49'54" WEST, A DISTANCE OF 53.21 FEET; THENCE A DISTANCE OF 226.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 137.50 FEET AND A CHORD OF 71.89 FEET WHICH BEARS NORTH 50°47'11" WEST; THENCE NORTH 35°37'57" WEST, A DISTANCE OF 110.00 FEET; THENCE A DISTANCE OF 129.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 137.50 FEET AND A CHORD OF 124.85 FEET WHICH BEARS NORTH 62°37'57" WEST; THENCE NORTH 89°37'57" WEST, A DISTANCE OF 63.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 8; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 8, NORTH 00°22'03" EAST, A DISTANCE OF 260.83 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 8; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 8, NORTH 89°49'51" EAST, A DISTANCE OF 672.12 FEET TO THE EAST BOUNDARY LINE OF SAID TRACT 8; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID TRACT 8, SOUTH 00°29'14" WEST, A DISTANCE OF 330.08 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 9; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 9, NORTH 89°49'54" EAST, A DISTANCE OF 355.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.9115 ACRES MORE OR LESS.

BENCHMARK NOTE:

ALL ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED FROM PASCO COUNTY B.M. NO. 610, SPIKE IN POWER POLE NO. 2-25192 217.0' WEST OF THE CENTERLINE OF CONGRESS STREET AND 44.0' SOUTH OF THE CENTERLINE OF MASSACHUSETTS AVENUE. EL. (22.116)

ALSO CHECKED INTO MISCELLANEOUS B.M. SET FOR THE CITY OF PORT RICHEY BY AMERICAN ENGINEERING.



NON-EXCLUSIVE EASEMENT CURVE DATA

NO.	RADIUS	ARC	CHORD	BEARING
C1	30.00 (D)	47.33' (D)	42.57' (D)	S 45°01'23" E (D)
C2	20.00 (D)	17.45' (D)	16.90' (D)	N 64°47'00" E (D)
C3	50.00 (D)	244.34' (D)	64.29' (D)	S 00°13'09" E (D)
C4	20.00 (D)	17.45' (D)	16.90' (D)	N 65°13'18" W (D)
C5	80.00 (D)	128.21' (D)	113.52' (D)	N 45°01'23" W (D)

OVERALL BOUNDARY CURVE DATA

NO.	RADIUS	ARC	CHORD	BEARING
1	50.00 (P)	52.36' (C)	50.00' (C&M)	S 89°46'38" E (C&M)
2	137.50 (D)	161.03' (D)	151.98' (D)	S 58°15'55" W (D)
3	275.00 (D)	110.39' (D)	109.65' (D)	S 78°19'54" W (D)
4	275.00 (D)	226.68' (D)	220.31' (D)	N 89°33'15" W (D)
5	137.50 (D)	72.73' (D)	71.89' (D)	N 50°47'11" W (D)
6	137.50 (D)	129.59' (D)	124.85' (D)	N 62°37'57" W (D)

JURISDICTIONAL LINE CHART

NO.	BEARING	DISTANCE
1	N 79°15'45" E	49.50'
2	N 84°07'30" E	53.58'
3	N 78°48'42" E	56.22'
4	N 52°46'08" E	49.45'
5	N 44°26'18" E	23.15'
6	S 44°49'38" E	129.30'
7	S 00°10'22" W	135.52'
8	S 81°10'29" E	70.65'
9	S 75°08'48" E	29.96'
10	N 66°12'46" E	79.53'
11	N 65°44'42" E	36.74'
12	N 75°28'38" E	38.08'
13	N 74°29'46" E	51.40'
14	N 72°28'35" E	75.50'

ALL BEARINGS AND DISTANCES ARE CALCULATED AND MEASURED

- ABBREVIATIONS**
- EC. = SECTION
 - WP. = TOWNSHIP
 - NG. = RANGE
 - = FIELD
 - ⊙ = PLATED
 - ⊖ = DESCRIBED
 - ⊕ = MEASURED
 - ⊙ = ELEVATION
 - NO. = NUMBER
 - W. = TYPICAL
 - CL. = CENTERLINE
 - ST. = STREET
 - DR. = DRIVE
 - RD. = ROAD
 - LA. = LANE
 - CR. = CURVE
 - CT. = COURT
 - AVE. = AVENUE
 - BLVD. = BOULEVARD
 - RES. = RESIDENCE
 - COV. = COVERED
 - BLDG. = BUILDING
 - BRNG. = BEARING
 - POR. = PORTION
 - ENC. = ENCROACHMENT
 - T.O.B. = TOP OF BANK
 - WD.F.M. = WOOD FRAME
 - S/P. = SCREEN PORCH
 - C/C. = CONC. CURB
 - CONC. = CONCRETE
 - RES. = RESIDENCE
 - W/F. = WOOD FENCE
 - CONC. = CONCRETE
 - C/D. = CONCRETE DRIVE
 - CHD. = CHORD
 - DIA. = DIAMETER
 - COL. = COLUMN
 - STY. = STORY
 - FL. = FLOOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - BDRY. = BOUNDARY
 - COR. = CORNER
 - CONC. = CONCRETE
 - B.M. = BENCHMARK
 - APP. = APPROXIMATE
 - R/W. = RIGHT-OF-WAY
 - W/C. = WITNESS CORNER
 - P.C. = PERMANENT CONTROL POINT
 - P.P. = REFERENCE POINT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - C.L.F. = CHAIN LINK FENCE
 - C/L. = CLOSURE LINE
 - A/C. = AIR CONDITIONING
 - E.O.P. = EDGE OF PAVEMENT
 - C.B. = CONCRETE BLOCK
 - O.R. BK. = OFFICIAL RECORD BOOK
 - L.F.E. = LOWEST FLOOR ELEVATION
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - L.U.B.M. = LINE USED FOR BEARING MERIDIAN
 - L.S. = LAND SURVEYOR
 - L.B. = LAND SURVEYOR BUSINESS
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - L.H.S.M. = LOWEST HORIZONTAL STRUCTURAL MEMBER

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN AN "A&B" FLOOD ZONE ON THE NATIONAL FLOOD MAP COMMUNITY PANEL NO. 120230 0189 C DATED 3/15/84 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

DJI SURVEYING COMPANY INC. (L.B. 5789)
 PHONE: (727) 848-8084 / (727) 848-8000 FAX: (727) 845-5486
 8324 CORPORATE WAY (P.O. BOX 791) NEW PORT RICHEY, FL 34653

SENT TO AND CERTIFIED FOR:
 DAVID C. GILMORE, ESQUIRE
 7820 MASSACHUSETTS AVENUE
 NEW PORT RICHEY, FL 34653

THE ALLIANCE GROUP OF TAMPA BAY V, LLC
 ATTORNEYS' TITLE INSURANCE FUND, INC.

CREW CHIEF: D.J.T. SUB-FILE NOTES FILED: F.B. 662, PG. 62

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DENNIS J. LEEK P.S.M. NO. 2689
 NOT VALID WITHOUT EMBOSSED SEAL