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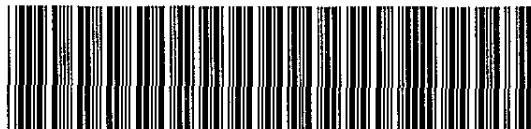
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DIVISION OF CORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CT CORPORATION

February 13, 2004

Secretary of State, Florida
409 East Gaines Street
Tallahassee FL 32399

Re: Order #: 6038546 SO
Customer Reference 1:
Customer Reference 2:

Dear Secretary of State, Florida:

Please file the attached:

Cross Creek Commons Association, Inc. (FL)
Incorporation
Florida

Cross Creek Commons Association, Inc. (FL)
Cert Copy of Articles of Inc & All Amend/Mrgr
Florida

Cross Creek Commons Association, Inc. (FL)
Certificate of Status/Authorization-Domestic
Florida

Enclosed please find a check for the requisite fees. Please return evidence of filing(s) to my attention.

If for any reason the enclosed cannot be filed upon receipt, please contact me immediately at
(850) 222-1092. Thank you very much for your help.

660 East Jefferson Street
Tallahassee, FL 32301
Tel. 850 222 1092
Fax 850 222 7615

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CT CORPORATION

Sincerely,

Ashley A Mitchell
Fulfillment Specialist
Ashley_Mitchell@cch-lis.com

660 East Jefferson Street
Tallahassee, FL 32301
Tel. 850 222 1092
Fax 850 222 7615

**ARTICLES OF INCORPORATION OF
CROSS CREEK COMMONS ASSOCIATION, INC.
(A Corporation Not For Profit)**

In order to form a corporation not for profit, under and in accordance with Chapter 617 of the Florida Statutes, the undersigned hereby incorporates this corporation not for profit, for the purposes and with the powers hereinafter set forth, and to that end does, by these Articles of Incorporation, certify as follows:

I. NAME AND ADDRESS

The name of this corporation shall be Cross Creek Commons Association, Inc. (sometimes hereinafter referred to as the "Association"). The address of the Association shall be, c/o Buckley Shuler Properties, Inc., 8875 Hidden River Parkway, Suite 300, Tampa, FL 33637, or such other address as the Association may hereafter select.

II. DEFINITIONS

When used herein, the following terms shall have the meanings set forth below.

- A. "Articles of Incorporation" shall mean the Articles of Incorporation of the Association, together with all modifications and amendment thereto.
- B. "Association" shall mean Cross Creek Commons Association, Inc., a not for profit corporation organized under the laws of the State of Florida.
- C. "Board" shall mean the duly elected or appointed Board of Directors of the Association.
- D. "By-Laws" shall mean the duly adopted By-Laws of the Association, together with all modifications and amendments thereto.
- E. "Commercial Property" shall mean the real property described in Exhibit "B" hereto.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

F. "Cross Creek Commons" shall mean all or any portion of the Property.

G. "Declarants" shall mean Buckley Shuler Real Estate, LLC, a Georgia limited liability company, Star 107 Development, Inc., a Florida corporation, Furud, LLC, a Florida limited liability company, and their respective successors and assigns, unless the context indicates otherwise.

H. "Declaration" shall mean the Declaration of Drainage Easements and Assessments for Cross Creek Commons recorded by the Declarants in Official Records Book 11968 at Page 808 in the public records of Hillsborough County, Florida, and all of the conditions, covenants, restrictions, easements, reservations, assessments, liens, standards and criteria set forth therein or adopted pursuant to the Declaration, together with all modifications and amendments thereto.

I. "Director" shall mean a duly elected or appointed member of the Board

J. "Drainage Areas" shall mean the real property described in Exhibit "C" hereto.

K. "Drainage Improvements" shall mean any surface water management facilities serving the Property, including, but not limited to, all inlets, ditches, swales, culverts, creek beds, streams, water control structures, retention and detention ponds, lakes floodplain compensation areas, wetlands and any associated buffer areas, wetland mitigation areas, underground lines or pipes, manholes, lakes, headwall, or similar facilities.

L. "Member" shall mean any person or entity meeting the criteria and qualifications necessary to become a member of the Association, as set forth in the Declaration and herein.

M. "Owner" shall mean the record owner, and if there is more than one (1) record owner, then all such record owners collectively, of fee simple title to any Site as disclosed by the Public Records maintained by the Clerk of the Circuit Court of Hillsborough County, Florida.

N. "Person" shall mean any individual, profit or nonprofit corporation, partnership, limited partnership, association, estate, trust or other entity. It shall not include the City of Tampa or any other governmental agencies.

O. "Plat" shall mean any subdivision plat of all or any portion of the Property, which has been or shall be prepared by the Declarants, or either of them, and recorded in the Public Records of Hillsborough County, Florida, together with all alterations, additions or changes thereto or any replar of all or any portion of the Property by the Declarants or any successor Declarant.

P. "Property" shall mean the real property described in Exhibit "A" hereto (comprised of the Commercial Property and the Drainage Areas, collectively).

Q. "Site" shall mean any subdivided lot or parcel of land within the Commercial Property, whether improved or unimproved.

III. PURPOSES

The general nature, objects and purposes for which the Association has been organized are as follows:

A. To perform all the functions, duties and obligations contemplated of the Association in the Declaration.

B. To operate the Association without profit for the benefit of its Members and Cross Creek Commons.

C. To do, perform or provide any other acts, services or matters whatsoever that are not in conflict with these Articles or the By-Laws and that may be allowed by Chapter 617, Florida Statutes or any successor thereto.

IV. GENERAL POWERS

The general powers that the Association shall have are as follows:

- A. To own and convey real and personal property or interests therein.
- B. To hold funds for the benefit of the Members for purposes set forth in these Articles of Incorporation and in the By-Laws and Declaration.
- C. To promulgate and enforce rules, regulations, by-laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized and to further the interests of the Owners.
- D. To establish procedures and policies relating to the governance and operation of the Association and the Drainage Improvements.
- E. To enter into contracts with such Persons as the Board deems necessary or appropriate to provide for the administration, operation and/or management of the Association.
- F. To delegate power or powers where such is deemed in the interest of the Association.
- G. To operate, manage, repair, maintain, reconstruct, restore, renovate, rebuild, replace, improve and alter the Drainage Improvements.
- H. To enter into, make, perform or carry out contracts and agreements of every kind with any Person to provide for operation and maintenance of the Drainage Improvements.
- I. To fix regular or special assessments to be levied upon the Owners of Sites and against such Sites to defray the costs, fees, and capital and non-capital expenditures of the Association and to effectuate the objectives and purposes of the Association, and to fix fines and other charges for the nonpayment of such dues, charges, fees or assessments or for the violation of the Articles of Incorporation, By-Laws, or Declaration, and to authorize the Board, in its

discretion, to enter into, perform and carry out contracts or agreements with such Persons as are selected by the Board from time to time to provide for the collection of such dues, charges, fees and assessments.

J. To (i) commence actions, suits or proceedings to restrain, prevent, terminate or enjoin any breach or threatened breach of the Declaration, the Articles of Incorporation or By-Laws of the Association, (ii) enforce, by mandatory injunction or otherwise, the provisions of the Declaration or the Articles of Incorporation or By-Laws of the Association, and (iii) to collect any assessment charge or other amount due to the Association from any Owner of a Site in Cross Creek Commons or any person or entity claiming by or through such Owner.

K. To enter into agreements with Persons to provide the following services on behalf of the Association: legal, accounting, engineering, managerial, appraisal, landscape design and such other services as the Board deems necessary or desirable.

L. To create reserves to provide for the deferred maintenance, renovation, rebuilding, reconstruction, replacement, improvement or alteration of any portion of the Drainage Improvements.

M. To enter upon any portion of the Property for the purpose of ascertaining whether the Owner thereof is in compliance with the Declaration, these Articles of Incorporation and the By-Laws and to undertake such actions as the Association in its discretion determines are necessary or appropriate to insure full, complete and continuing compliance with the Declaration, these Articles of Incorporation and the By-Laws.

N. To separately charge any Owner of a Site within the Property when such separate charge is deemed appropriate by the Board and authorized by the Declaration.

O. To pay taxes, assessments, utilities and other charges, if any, levied or assessed on or against property owned, leased or maintained by the Association.

P. To do any and all acts necessary or expedient for carrying on or accomplishing any and all of the purposes for which the Association has been formed and for effectuating all of the powers and objectives set forth in these Articles of Incorporation and in the Declaration which are not forbidden by the laws of the State of Florida.

Q. To have, in general, all powers conferred upon a not for profit corporation by the laws of the State of Florida, except, as prohibited herein, which are necessary or convenient to accomplish any of the objects and purposes for which the Association is organized.

V. MEMBERS

A. Each Owner, including the Declarants, of fee simple title to a Site within Cross Creek Commons shall automatically become a Member of the Association for so long as such ownership continues. Association membership shall be an interest which is appurtenant to fee simple title of a Site within Cross Creek Commons and shall not be divisible or transferable separate and apart from ownership of any such Site; provided, however, that in the event an Owner of a Site executes a ground lease relating to such parcel with any other Person for an initial term of twenty (20) years or more, the Owner and such Person may, upon written notice to the Association, enter into a written agreement pursuant to which the Owner assigns to such Person all or any part of the rights and privileges the Owner is entitled to exercise under these Articles of incorporation or under the Declaration of By-Laws, including the Owner's right to vote. Such assignment of the Owner's rights and privileges shall automatically terminate upon the termination of the lease with such Person. In no event shall the assignment of all or any part

of the Owner's rights and privileges relieve the Owner of any of the duties or obligations set forth herein or in the Declaration or By-Laws.

B. The voting rights of Members shall be set forth in the By-Laws.

C. The rights, duties, privileges and obligations of each Member of the Association shall be those set forth herein and in the Declaration and By-Laws, and all such rights, duties, privileges and obligations shall be exercised in accordance with the terms, provisions, covenants, restrictions and conditions set forth herein and in the Declaration and By-Laws of the Association.

VI. BOARD OF DIRECTORS

A. The affairs of the Association shall be managed and directed by a Board of Directors which shall include at least two (2) Directors. Only individuals may serve as Directors. The Board shall consist of an even number of Directors. So long as Star 107 Development, Inc., a Florida corporation ("Star"), or FURUD, LLC, a Florida limited liability company ("FURUD") owns any portion of the Commercial Property, then Star and FURUD shall have the right to designate one-half (1/2) of the total number of Directors serving on the Board. Subject to the foregoing, the By-Laws shall provide (i) the manner in which Directors are to be appointed or elected, (ii) the manner in which vacancies on the Board are to be filled, (iii) the manner in which Directors may be removed from office, and (iv) that each Member shall be entitled to one (1) vote for each acre of the Site which is owned by such Member computed as follows:

(1) for each partial acre of the Site, if any, which is included within a Site, fractional voting corresponding to the fraction of the acre owned by such Member shall

be permitted; provided, however, that all such fractions shall be rounded off to the nearest one-tenth of an acre,

(2) in the event title to any Site is held in the name of more than one (1) Person, the Owners of such Site shall jointly determine the manner in which the vote for such Site is to be cast and in no event may the vote relating to any Site be split or divided among the persons owning such Site and, instead must be voted as a whole by such persons or entities,

(3) if the Owners of any Site cannot agree among themselves as to the manner in which their vote is to be cast on the issue submitted to the Members, then no vote shall be counted in respect to such Site in connection with such issue,

(4) in no event shall more than one (1) vote per acre included within a Site be cast regardless of the number of Persons which own such Site, and

(5) in the event the Owners of any Site cannot agree among themselves as to the manner in which their vote is to be cast on the issues submitted to the Members, such Owners shall not be deemed "Members" for purposes of determining a quorum or majority vote of the Members.

(The aforesaid rights shall collectively be referred to as the "Voting Rights").

B. The names and address of members of the initial Board who, subject to these Articles of Incorporation and the By-Laws of the Association, shall hold office for the first year of the existence of the Association, or until an election is held by the Members for the election of Directors, or until their successors are elected or appointed and have qualified in accordance with the By-Laws, are as follows:

NAME

ADDRESS

Richard E. Buckley

270 Carpenter Drive
Suite 200
Atlanta, Georgia 30328

Tracy J. Harris, Jr.

P. O. Box 1323
Palm Harbor, Florida 34682**VII. OFFICERS**

A. The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. One (1) person may concurrently hold two (2) or more offices. Officers shall be elected by a majority vote of the Board in accordance with the procedures set forth in the By-Laws. The By-Laws shall provide the manner in which (i) the duties of each officer are to be determined, (ii) officers are to be appointed or elected, (iii) vacancies in any position are to be filled, and (iv) the manner in which officers may be removed from office.

B. The names of the officers who, subject to these Articles of Incorporation and the By-Laws, shall hold office for the first year of the existence of the Corporation, or until an election is held by the Directors for the appointment of other officers, or until their successors are duly elected and have qualified are:

President
Vice President
Treasurer
SecretaryRichard E. Buckley
Tracy J. Harris, Jr.
Richard E. Buckley
Tracy J. Harris, Jr.

VIII. REGISTERED OFFICE AND REGISTERED AGENT

The name of the Association's initial registered agent is Jim Dunphy and the street address of the corporation's initial registered office is 8875 Hidden River Parkway, Suite 300, Tampa, FL 33637. The Association shall keep the Department of State and the State of Florida informed of the current city, town, or village and street address of said registered office together with the name of the registered agent.

IX. CORPORATE EXISTENCE

The Association shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida; provided, however, if the Association is dissolved, the control or right of access to the easement areas containing the Drainage Improvements shall be conveyed or dedicated to an appropriate governmental unit or public utility or, if such conveyance or dedication is not accepted, then the Association's rights, duties, and obligations with respect to the Drainage Improvements shall be conveyed to a non-profit corporation similar to the Association.

X. BY-LAWS

A. The Board shall adopt By-Laws consistent with these Articles. The Association reserves to the Board the right to modify, amend or rescind the By-Laws from time to time in whole or in part only by a majority vote of the Directors present at any duly called and convened meeting of the Board at which a quorum is present.

B. All rights, interests and privileges conferred upon any Member of the Association by the By-Laws shall be subject to and subordinate to the reservation set forth above in Paragraph X.A.

XI. AMENDMENT TO ARTICLES OF INCORPORATION

A. These Articles may be altered, amended or rescinded only, and not otherwise, after a majority of the Directors present at a duly called and convened meeting has adopted a resolution approving the proposed alteration, amendment or rescission, and the proposed alteration, amendment or rescission is submitted to a vote of the Members at either an annual or special meeting and is approved by a majority of the Members present at the duly called and convened meeting at which a quorum of the Members is present, as provided in the Declaration.

B. The rights, interests and privileges conferred upon any Member of the Association by these Articles of Incorporation are subject to the right of the Association to alter, amend or rescind these Articles of Incorporation.

XII. INCORPORATOR

The name of the Association's Incorporator is Richard E. Buckely and the street address of the Incorporator's office is 270 Carpenter Drive, Suite 200, Atlanta, Georgia 30328. The rights and interest of the Incorporator shall automatically terminate when these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

IN WITNESS WHEREOF, these Articles of Incorporation are hereby executed on behalf of Cross Creek Commons, Inc., this 9th day of ~~January~~ ^{February}, 2004.

CROSS CREEK COMMONS ASSOCIATION, INC.

By:

Richard E. Buckley
Richard E. Buckley, Incorporator

STATE OF FLORIDA)
SS.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledge before me this 9th day of ~~January~~ ^{February}, 2004, by Richard E. Buckley, the incorporator of Cross Creek Commons Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

(Notarial Seal)



Yiting S. Lin
Notary Public
State of Florida at large
GA

My Commission Expires: 5/27/2007

The undersigned hereby accepts the designation of Registered Agent of Cross Creek Commons Association, Inc. as set forth in Article VIII of these Articles of Incorporation and acknowledges that he is familiar with, and accepts the obligations imposed upon, registered agents under the Florida Not For Profit Corporation Act.

Date: _____

Jim Dunphy

EXHIBIT "A"**Property****Developer Property**

A parcel of land lying in Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the southwest corner of Section 11, Township 27 South, Range 20 East; thence N00°35'42"W for 814.93 feet to the northerly Right-of-Way of Cross Creek Boulevard as recorded in Official Record Book 11284, Page 1666 of the Public Records of Hillsborough County, Florida; thence along said Northerly Right-of-Way the following five (5) courses and distances: 1) along a curve concave Southerly, said curve having a radius of 5589.00 feet, a delta angle of 2°03'32", and arc length of 200.85 feet and a chord bearing and distance of S88°56'46"E for 200.84 feet, 2) thence S87°55'00"E for 204.67 feet to a point of curvature, 3) thence along a curve concave Northerly, said curve having a radius of 5411.00 feet, a delta angle of 2°15'15", an arc length of 212.88 feet and a chord bearing and distance of S89°02'37"E for 212.87 feet to a point of tangency, 4) thence N89°49'45"E for 200.00 feet to a point of curvature and 5) along a curve concave Northerly, said curve having a radius of 1411.00 feet, a delta angle of 4°07'14", an arc length of 101.48 feet and a chord bearing and distance of N87°46'08"E for 101.46 feet to the Point of Beginning; thence N00°00'18"W for 244.35 feet to a point of curvature; thence along a curve concave Southwesterly, said curve having a radius of 325.00 feet; a delta angle of 32°17'04", an arc length of 183.13 feet and a chord bearing and distance of N16°08'50"W for 180.71 feet; thence N57°43'45"E for 8.55 feet; thence N00°00'00"E for 152.43 feet; thence S90°00'00"E for 18.00 feet; thence N00°00'00"E for 3.35 feet to a point of curvature; thence along a curve concave Southeasterly, said curve having a radius of 80.00 feet, a delta angle of 90°00'00", an arc length of 125.66 feet and a chord bearing and distance of N45°00'00"E for 113.14 feet; thence S90°00'00"E for 301.05 feet to a point of curvature; thence along a curve concave to the Southwest, said curve having a radius of 80.00 feet, a delta angle of 83°10'25", an arc length of 116.13 feet and a chord bearing and distance of S48°24'48" E for 106.20 feet to a point of reverse curvature; thence along a curve concave Northeasterly, said curve having a radius of 70.00 feet, a delta angle of 83°10'25", an arc length of 101.62 feet and a chord bearing and distance of S48°24'48"E for 92.93 feet; thence S90°00'00"E for 431.57 feet to the Westerly Right-of-Way of Morris Bridge Road (State Road 579); thence along said Westerly Right-of-Way line S16°47'59"W for 4.54 feet; thence S23°06'56"W for 524.50 feet to the said northerly Right-of-Way of Cross Creek Boulevard; thence along said Right-of-Way the following four (4) courses and distances: (1) along a curve concave Northwesterly, said curve having a radius of 25.00 feet, a delta angle of 76°09'44", and arc length of 33.23 feet and a chord bearing and distance of S61°12'58"W for 30.84 feet to a point of reverse curvature, (2) thence along a curve concave Southerly, said curve having a radius of 1589.00 feet, a delta angle of 17°58'05", and arc length of 498.31 feet and a chord bearing and distance of N89°41'13"W for 496.27 feet, (3) thence S81°19'45"W for 100.00 feet to a point of curvature, (4) thence along a curve concave Northerly, said curve having a radius of 1411.00 feet, a delta angle of 04°22'46", an arc length of 107.85 feet and a chord bearing and distance of S83°31'08"W for 107.82 feet to the Point of Beginning.

The foregoing property containing approximately 11.001 acres as shown on that certain ALTA/ASCM Land Title Survey for Buckley Shuler Real Estate, LLC, prepared by John D. Weigle, Florida Registered Land Surveyor No. 5246, dated September, 2000, last revised September 12, 2002, such Survey being incorporated herein by reference.

TOGETHER WITH

Drainage Easement Area

A parcel of land lying in Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 11, Township 27, South, Range 20 East; thence N00°35'42"W for 814.93 feet to the northerly Right-of-Way of Cross Creek Boulevard as recorded in Official Record Book 11284, Page 1666 of the Public Records of Hillsborough County, Florida; thence along said northerly Right-of-Way the following five (5) courses and distances: (1) along a curve concave southerly, said curve having a radius of 5589.00 feet, a delta angle of 2°03'32", an arc length of 200.85 feet and a chord bearing and distance of S88°56'46"E for 200.84 feet, (2) thence S87°55'00"E for 204.67 feet to a point of curvature, (3) thence along a curve concave northerly, said curve having a radius of 5411.00 feet, a delta angle of 2°15'15", an arc length of 212.88 feet and a chord bearing and distance of S89°02'37"E for 212.87 feet to a point of tangency, (4) thence N89°49'45"E for 200.00 feet to a point of curvature and (5) along a curve concave northerly, said curve having a radius of 1411.00 feet, a delta angle of 4°07'14", an arc length of 101.48 feet and a chord bearing and distance of N87°46'08"E for 101.46 feet; thence N00°00'18"W for 244.35 feet to a point of curvature; thence along a curve concave southwesterly, said curve having a radius of 325.00 feet, a delta angle of 32°17'04", and arc length of 183.13 feet and a chord bearing and distance of N16°08'50"W for 180.71 feet to the Point of Beginning; thence continue along said curve concave southwesterly, said curve having a radius of 325.00 feet, a delta angle of 22°08'20", an arc length of 125.58 feet and a chord bearing and distance of N43°21'32"W for 124.80 feet; thence along a non-tangent line, N00°35'11"W for 52.78 feet; thence N25°41'35"E for 125.29 feet; thence N00°00'00"E for 393.16 feet; thence N89°24'48"E for 10.62 feet; thence N00°35'12"W for 206.38 feet; thence S63°43'09"E for 794.62 feet; thence S44°29'06"W for 42.73 feet; thence N48°42'44"W for 8.56 feet; thence S53°43'10"W for 80.90 feet to a point of curvature; thence along a curve concave southeasterly, said curve having a radius of 30.00 feet, a delta angle of 06°24'32", an arc length of 3.36 feet and a chord bearing and distance of S50°30'54"W for 3.35 feet; thence S47°18'38"W for 56.83 feet to a point of curvature; thence along a curve concave Southeasterly, said curve having a radius of 30.00 feet; a delta angle of 14°06'26", an arc length of 7.39 feet and a chord bearing and distance of S40°15'25"W for 7.37 feet; thence S33°12'12"W for 61.70 feet to a point of curvature; thence along a curve concave Easterly, said curve having a radius of 30.00 feet, a delta angle of 49°31'06", an arc distance of 25.93 feet and a chord bearing and distance of S08°26'39"W for 25.13 feet; thence S16°18'54"E for 26.79 feet; thence S66°58'43"W for 6.31 feet to a point of curvature; thence along a curve concave Southeasterly, said curve having a radius of 30.00 feet, a delta angle of 58°44'31", an arc length of 30.76 feet and a chord bearing and distance of S37°36'27"W for 29.43 feet; thence S08°14'12"W for 58.74 feet to a point curvature; thence along a non-tangent curve concave southwesterly, said curve having a radius of 80.00 feet, a delta angle of 61°00'27", an arc

distance of 85.18 feet and a chord bearing and distance of N59°29'47"W for 81.22 feet; thence N90°00'00"W for 301.05 feet to a point of curvature; thence along a curve concave southeasterly, said curve having a radius of 80.00 feet, a delta angle of 90°00'00", an arc length of 125.66 feet and a chord bearing and distance of S45°00'00"W for 113.14 feet; thence S00°00'00"W for 3.35 feet; thence N90°00'00"W for 18.00 feet; thence S00°00'00"W for 152.43 feet; thence S57°43'45"W for 8.55 feet to the Point of Beginning.

The foregoing property containing approximately 6.891 acres as shown on that certain ALTA/ASCM Land Title Survey for Buckley Shuler Real Estate, LLC, prepared by John D. Weigle, Florida Registered Land Surveyor No. 5246, dated September, 2000, last revised September 12, 2002, such Survey being incorporated herein by reference.

AND TOGETHER WITH

EPC Wetland C

A parcel of land located within the Southwest ¼ of Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows: Commence at the southwest corner of said Section 11; thence along the west line of the Southwest ¼ of said Section 11, N00°35'42"W, 2538.89 feet to the southwest corner of Lot 1 Cornerstone Ranch Platted Subdivision, no improvements as recorded in Plat Book 83, Page 51 of the Public Records of Hillsborough County, Florida; thence along the south line of Lot 1 of said Cornerstone Ranch Platted Subdivision, no improvements, S63°43'09"E, 1772.82 feet; thence leaving said south line S26°16'51"W, 30.00 feet to the Point of Beginning. Said point being located on the southerly line of a 30 foot wide Tampa Electric Company Easement, as recorded in Official Record Book 10767, Page 159 of the Public Records of Hillsborough County, Florida; thence along the Southerly line of said 30 foot wide Tampa Electric Company Easement S63°43'09"E, 443.40 feet to the westerly maintained Right-of-Way line of Morris Bridge Road; thence along the westerly maintained Right-of-Way line the following five (5) courses: (1) S31°32'42"W, 19.88 feet; (2) S29°34'45"W, 50.00 feet; (3) S29°25'07"W, 50 feet; (4) S29°19'51"W, 50 feet; (5) S16°47'53"W, 54.48 feet; thence leaving said Right-of-Way line, N90°00'00"W, 431.57 feet to a curve concave to the northeast and having a radius of 70.00 feet; thence 101.62 feet northwesterly along the arc of said curve, through a central angle of 83°10'25" (chord bearing and distance N48°24'48"W, 92.93 feet) to a point of reverse curvature concave to the southwest and having a radius of 80.00 feet; thence northwesterly 30.95 feet along the arc of said curve through a central angle of 22°09'58" (chord bearing and distance N17°54'34"W, 30.76 feet); thence along a non-tangent line, N08°14'12"E, 58.74 feet to a curve concave to the southeast and having a radius of 30.00 feet; thence 30.76 feet northeasterly along the arc of said curve through a central angle of 58°44'31" (chord bearing and distance N37°36'27"E, 29.43 feet); thence N66°58'43"E, 6.31 feet; thence N16°18'54"W, 26.79 feet to a curve concave to the east and having a radius of 30.00 feet; thence 25.93 feet northeasterly along the arc of said curve through a central angle of 49°31'06" (chord bearing and distance N08°26'39"E, 25.13 feet); thence N33°12'12"E, 61.70 feet to a curve concave to the southeast and having a radius of 30.00 feet; thence 7.39 feet northeasterly along the arc of said curve through a central angle of 14°06'26" (chord bearing and distance N40°15'25"E, 7.37 feet); thence N47°18'38"E, 56.83 feet to a curve concave to the southeast and having a radius of 30.00 feet; thence 3.36 feet northeasterly along the arc of said curve through a central angle of

06°24'32" (chord bearing and distance N50°30'54"E, 3.35 feet; thence N53°43'10"E, 80.90 feet; thence S48°42'44"E, 8.56 feet; thence N44°29'06"E, 42.73 feet to the Point of Beginning.

The foregoing property containing approximately 3.8952 acres as shown on that certain Sketch & Description for Buckley Shuler Real Estate, LLC, prepared by John D. Weigle, Florida Registered Land Surveyor No. 5246, dated September 12, 2002, such Sketch & Description being incorporated herein by reference.

AND TOGETHER WITH Parcel G and Parcel H, as more particularly described on the following two pages.

LEGAL DESCRIPTION

PARCEL G

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST; THENCE N00°35'42"W FOR 636.92 FEET; THENCE N00°35'42"W FOR 178.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSS CREEK BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) ALONG A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 5589.00 FEET, A DELTA ANGLE OF 2°03'32", AN ARC LENGTH OF 200.85 FEET AND A CHORD BEARING AND DISTANCE OF S88°56'46"E FOR 200.84 FEET, 2) THENCE S87°55'00"E FOR 204.67 FEET TO A POINT OF CURVATURE, 3) THENCE ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5411.00 FEET, A DELTA ANGLE OF 2°15'15", AN ARC LENGTH OF 212.88 FEET AND A CHORD BEARING AND DISTANCE OF S89°02'38"E FOR 212.87 TO A POINT OF TANGENCY, 4) THENCE N89°49'45"E FOR 128.61 FEET TO THE **POINT OF BEGINNING; THENCE N44°04'18"W FOR 721.10 FEET; THENCE N89°54'29"E FOR 368.35 FEET; THENCE N00°35'12"W FOR 4.14 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 72°56'46", AN ARC LENGTH OF 350.12 FEET AND A CHORD BEARING AND DISTANCE OF S49°34'00"E FOR 326.94 FEET; THENCE S76°54'23"W FOR 10.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 13°05'19", AN ARC LENGTH OF 60.54 FEET AND A CHORD BEARING AND DISTANCE OF S03°32'58"E FOR 60.41 FEET TO A POINT OF TANGENCY; THENCE S00°00'18"E FOR 247.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSS CREEK BOULEVARD; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: 1) ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1411.00 FEET, A DELTA ANGLE OF 01°40'50", AN ARC LENGTH OF 41.39 FEET AND A CHORD BEARING AND DISTANCE OF S88°59'20"W FOR 41.38 FEET TO A POINT OF TANGENCY; THENCE S89°49'45"W FOR 71.39 FEET TO THE **POINT OF BEGINNING**.**

CONTAINS 4.0327 ACRES, MORE OR LESS.

LEGAL DESCRIPTION**PARCEL H**

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST; THENCE N00°35'42"W FOR 636.92 FEET; THENCE N00°35'42"W FOR 178.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSS CREEK BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) ALONG A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 5589.00 FEET, A DELTA ANGLE OF 2°03'32", AN ARC LENGTH OF 200.85 FEET AND A CHORD BEARING AND DISTANCE OF S88°56'46"E FOR 200.84 FEET, 2) THENCE S87°55'00"E FOR 204.67 FEET TO A POINT OF CURVATURE, 3) THENCE ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5411.00 FEET, A DELTA ANGLE OF 2°15'15", AN ARC LENGTH OF 212.88 FEET AND A CHORD BEARING AND DISTANCE OF S89°02'38"E FOR 212.87 TO A POINT OF TANGENCY, 4) THENCE N89°49'45"E FOR 200.00 FEET TO A POINT OF CURVATURE AND 5) ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1411.00 FEET, A DELTA ANGLE OF 4°07'15", AN ARC LENGTH OF 101.48 FEET AND A CHORD BEARING AND DISTANCE OF N87°46'09"E FOR 101.45 FEET; THENCE LEAVING SAID ROAD RIGHT-OF-WAY N00°00'18"W FOR 244.35 FEET; THENCE ALONG A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 54°25'12", AN ARC LENGTH OF 308.69 FEET AND A CHORD BEARING AND DISTANCE OF N27°12'54"W FOR 297.25 FEET TO THE **POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 32°18'33", AN ARC LENGTH OF 183.27 FEET AND A CHORD BEARING AND DISTANCE OF N70°34'59"W FOR 180.85 FEET; THENCE N00°35'18"W FOR 496.42 FEET; THENCE N89°24'48"E FOR 229.45 FEET; THENCE S00°00'00"W FOR 393.16 FEET; THENCE S25°41'35"W FOR 125.29 FEET; THENCE S00°35'11"W FOR 52.78 FEET TO THE **POINT OF BEGINNING**.**

CONTAINS 2.6121 ACRES, MORE OR LESS.

EXHIBIT "B"**Commercial Property**

A parcel of land lying in Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the southwest corner of Section 11, Township 27 South, Range 20 East; thence N00°35'42"W for 814.93 feet to the northerly Right-of-Way of Cross Creek Boulevard as recorded in Official Record Book 11284, Page 1666 of the Public Records of Hillsborough County, Florida; thence along said Northerly Right-of-Way the following five (5) courses and distances: 1) along a curve concave Southerly, said curve having a radius of 5589.00 feet, a delta angle of 2°03'32", and arc length of 200.85 feet and a chord bearing and distance of S88°56'46"E for 200.84 feet, 2) thence S87°55'00"E for 204.67 feet to a point of curvature, 3) thence along a curve concave Northerly, said curve having a radius of 5411.00 feet, a delta angle of 2°15'15", an arc length of 212.88 feet and a chord bearing and distance of S89°02'37"E for 212.87 feet to a point of tangency, 4) thence N89°49'45"E for 200.00 feet to a point of curvature and 5) along a curve concave Northerly, said curve having a radius of 1411.00 feet, a delta angle of 4°07'14", an arc length of 101.48 feet and a chord bearing and distance of N87°46'08"E for 101.46 feet to the Point of Beginning; thence N00°00'18"W for 244.35 feet to a point of curvature; thence along a curve concave Southwesterly, said curve having a radius of 325.00 feet; a delta angle of 32°17'04", an arc length of 183.13 feet and a chord bearing and distance of N16°08'50"W for 180.71 feet; thence N57°43'45"E for 8.55 feet; thence N00°00'00"E for 152.43 feet; thence S90°00'00"E for 18.00 feet; thence N00°00'00"E for 3.35 feet to a point of curvature; thence along a curve concave Southeasterly, said curve having a radius of 80.00 feet, a delta angle of 90°00'00", an arc length of 125.66 feet and a chord bearing and distance of N45°00'00"E for 113.14 feet; thence S90°00'00"E for 301.05 feet to a point of curvature; thence along a curve concave to the Southwest, said curve having a radius of 80.00 feet, a delta angle of 83°10'25", an arc length of 116.13 feet and a chord bearing and distance of S48°24'48"E for 106.20 feet to a point of reverse curvature; thence along a curve concave Northeasterly, said curve having a radius of 70.00 feet, a delta angle of 83°10'25", an arc length of 101.62 feet and a chord bearing and distance of S48°24'48"E for 92.93 feet; thence S90°00'00"E for 431.57 feet to the Westerly Right-of-Way of Morris Bridge Road (State Road 579); thence along said Westerly Right-of-Way line S16°47'59"W for 4.54 feet; thence S23°06'56"W for 524.50 feet to the said northerly Right-of-Way of Cross Creek Boulevard; thence along said Right-of-Way the following four (4) courses and distances: (1) along a curve concave Northwesterly, said curve having a radius of 25.00 feet, a delta angle of 76°09'44", and arc length of 33.23 feet and a chord bearing and distance of S61°12'58"W for 30.84 feet to a point of reverse curvature, (2) thence along a curve concave Southerly, said curve having a radius of 1589.00 feet, a delta angle of 17°58'05", and arc length of 498.31 feet and a chord bearing and distance of N89°41'13"W for 496.27 feet, (3) thence S81°19'45"W for 100.00 feet to a point of curvature, (4) thence along a curve concave Northerly, said curve having a radius of 1411.00 feet, a delta angle of 04°22'46", an arc length of 107.85 feet and a chord bearing and distance of S83°31'08"W for 107.82 feet to the Point of Beginning.

The foregoing property containing approximately 11.001 acres as shown on that certain ALTA/ASCM Land Title Survey for Buckley Shuler Real Estate, LLC, prepared by John D. Weigle, Florida Registered Land Surveyor No. 5246, dated September, 2000, last revised September 12, 2002, such Survey being incorporated herein by reference.

TOGETHER WITH Parcel G and Parcel H, as more particularly described on the following two pages:

LEGAL DESCRIPTION

PARCEL G

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST; THENCE N00°35'42"W FOR 636.92 FEET; THENCE N00°35'42"W FOR 178.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSS CREEK BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) ALONG A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 5589.00 FEET, A DELTA ANGLE OF 2°03'32", AN ARC LENGTH OF 200.85 FEET AND A CHORD BEARING AND DISTANCE OF S88°56'46"E FOR 200.84 FEET, 2) THENCE S87°55'00"E FOR 204.67 FEET TO A POINT OF CURVATURE, 3) THENCE ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5411.00 FEET, A DELTA ANGLE OF 2°15'15", AN ARC LENGTH OF 212.88 FEET AND A CHORD BEARING AND DISTANCE OF S89°02'38"E FOR 212.87 TO A POINT OF TANGENCY, 4) THENCE N89°49'45"E FOR 128.61 FEET TO THE **POINT OF BEGINNING; THENCE N44°04'18"W FOR 721.10 FEET; THENCE N89°54'29"E FOR 368.35 FEET; THENCE N00°35'12"W FOR 4.14 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 72°56'46", AN ARC LENGTH OF 350.12 FEET AND A CHORD BEARING AND DISTANCE OF S49°34'00"E FOR 326.94 FEET; THENCE S76°54'23"W FOR 10.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 13°05'19", AN ARC LENGTH OF 60.54 FEET AND A CHORD BEARING AND DISTANCE OF S03°32'58"E FOR 60.41 FEET TO A POINT OF TANGENCY; THENCE S00°00'18"E FOR 247.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSS CREEK BOULEVARD; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: 1) ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1411.00 FEET, A DELTA ANGLE OF 01°40'50", AN ARC LENGTH OF 41.39 FEET AND A CHORD BEARING AND DISTANCE OF S88°59'20"W FOR 41.38 FEET TO A POINT OF TANGENCY; THENCE S89°49'45"W FOR 71.39 FEET TO THE **POINT OF BEGINNING**.**

CONTAINS 4.0327 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PARCEL H

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 20 EAST; THENCE N00°35'42"W FOR 636.92 FEET; THENCE N00°35'42"W FOR 178.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSS CREEK BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) ALONG A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 5589.00 FEET, A DELTA ANGLE OF 2°03'32", AN ARC LENGTH OF 200.85 FEET AND A CHORD BEARING AND DISTANCE OF S88°56'46"E FOR 200.84 FEET, 2) THENCE S87°55'00"E FOR 204.67 FEET TO A POINT OF CURVATURE, 3) THENCE ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5411.00 FEET, A DELTA ANGLE OF 2°15'15", AN ARC LENGTH OF 212.88 FEET AND A CHORD BEARING AND DISTANCE OF S89°02'38"E FOR 212.87 TO A POINT OF TANGENCY, 4) THENCE N89°49'45"E FOR 200.00 FEET TO A POINT OF CURVATURE AND 5) ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1411.00 FEET, A DELTA ANGLE OF 4°07'15", AN ARC LENGTH OF 101.48 FEET AND A CHORD BEARING AND DISTANCE OF N87°46'09"E FOR 101.45 FEET; THENCE LEAVING SAID ROAD RIGHT-OF-WAY N00°00'18"W FOR 244.35 FEET; THENCE ALONG A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 54°25'12", AN ARC LENGTH OF 308.69 FEET AND A CHORD BEARING AND DISTANCE OF N27°12'54"W FOR 297.25 FEET TO THE **POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 32°18'33", AN ARC LENGTH OF 183.27 FEET AND A CHORD BEARING AND DISTANCE OF N70°34'59"W FOR 180.85 FEET; THENCE N00°35'18"W FOR 496.42 FEET; THENCE N89°24'48"E FOR 229.45 FEET; THENCE S00°00'00"W FOR 393.16 FEET; THENCE S25°41'35"W FOR 125.29 FEET; THENCE S00°35'11"W FOR 52.78 FEET TO THE **POINT OF BEGINNING**.**

CONTAINS 2.6121 ACRES, MORE OR LESS.

EXHIBIT "C"**Drainage Area**

A parcel of land lying in Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 11, Township 27, South, Range 20 East; thence N00°35'42"W for 814.93 feet to the northerly Right-of-Way of Cross Creek Boulevard as recorded in Official Record Book 11284, Page 1666 of the Public Records of Hillsborough County, Florida; thence along said northerly Right-of-Way the following five (5) courses and distances: (1) along a curve concave southerly, said curve having a radius of 5589.00 feet, a delta angle of 2°03'32", an arc length of 200.85 feet and a chord bearing and distance of S88°56'46"E for 200.84 feet, (2) thence S87°55'00"E for 204.67 feet to a point of curvature, (3) thence along a curve concave northerly, said curve having a radius of 5411.00 feet, a delta angle of 2°15'15", an arc length of 212.88 feet and a chord bearing and distance of S89°02'37"E for 212.87 feet to a point of tangency, (4) thence N89°49'45"E for 200.00 feet to a point of curvature and (5) along a curve concave northerly, said curve having a radius of 1411.00 feet, a delta angle of 4°07'14", an arc length of 101.48 feet and a chord bearing and distance of N87°46'08"E for 101.46 feet; thence N00°00'18"W for 244.35 feet to a point of curvature; thence along a curve concave southwesterly, said curve having a radius of 325.00 feet, a delta angle of 32°17'04", and arc length of 183.13 feet and a chord bearing and distance of N16°08'50"W for 180.71 feet to the Point of Beginning; thence continue along said curve concave southwesterly, said curve having a radius of 325.00 feet, a delta angle of 22°08'20", an arc length of 125.58 feet and a chord bearing and distance of N43°21'32"W for 124.80 feet; thence along a non-tangent line, N00°35'11"W for 52.78 feet; thence N25°41'35"E for 125.29 feet; thence N00°00'00"E for 393.16 feet; thence N89°24'48"E for 10.62 feet; thence N00°35'12"W for 206.38 feet; thence S63°43'09"E for 794.62 feet; thence S44°29'06"W for 42.73 feet; thence N48°42'44"W for 8.56 feet; thence S53°43'10"W for 80.90 feet to a point of curvature; thence along a curve concave southeasterly, said curve having a radius of 30.00 feet, a delta angle of 06°24'32", an arc length of 3.36 feet and a chord bearing and distance of S50°30'54"W for 3.35 feet; thence S47°18'38"W for 56.83 feet to a point of curvature; thence along a curve concave Southeasterly, said curve having a radius of 30.00 feet; a delta angle of 14°06'26", an arc length of 7.39 feet and a chord bearing and distance of S40°15'25"W for 7.37 feet; thence S33°12'12"W for 61.70 feet to a point of curvature; thence along a curve concave Easterly, said curve having a radius of 30.00 feet, a delta angle of 49°31'06", an arc distance of 25.93 feet and a chord bearing and distance of S08°26'39"W for 25.13 feet; thence S16°18'54"E for 26.79 feet; thence S66°58'43"W for 6.31 feet to a point of curvature; thence along a curve concave Southeasterly, said curve having a radius of 30.00 feet, a delta angle of 58°44'31", an arc length of 30.76 feet and a chord bearing and distance of S37°36'27"W for 29.43 feet; thence S08°14'12"W for 58.74 feet to a point curvature; thence along a non-tangent curve concave southwesterly, said curve having a radius of 80.00 feet, a delta angle of 61°00'27", an arc distance of 85.18 feet and a chord bearing and distance of N59°29'47"W for 81.22 feet; thence N90°00'00"W for 301.05 feet to a point of curvature; thence along a curve concave southeasterly, said curve having a radius of 80.00 feet, a delta angle of 90°00'00", an arc length of 125.66 feet and a chord bearing and distance of S45°00'00"W for 113.14 feet; thence

S00°00'00"W for 3.35 feet; thence N90°00'00"W for 18.00 feet; thence S00°00'00"W for 152.43 feet; thence S57°43'45"W for 8.55 feet to the Point of Beginning.

The foregoing property containing approximately 6.891 acres as shown on that certain ALTA/ASCM Land Title Survey for Buckley Shuler Real Estate, LLC, prepared by John D. Weigle, Florida Registered Land Surveyor No. 5246, dated September, 2000, last revised September 12, 2002, such Survey being incorporated herein by reference.

TOGETHER WITH

A parcel of land located within the Southwest ¼ of Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows: Commence at the southwest corner of said Section 11; thence along the west line of the Southwest ¼ of said Section 11, N00°35'42"W, 2538.89 feet to the southwest corner of Lot 1 Cornerstone Ranch Platted Subdivision, no improvements as recorded in Plat Book 83, Page 51 of the Public Records of Hillsborough County, Florida; thence along the south line of Lot 1 of said Cornerstone Ranch Platted Subdivision, no improvements, S63°43'09"E, 1772.82 feet; thence leaving said south line S26°16'51"W, 30.00 feet to the Point of Beginning. Said point being located on the southerly line of a 30 foot wide Tampa Electric Company Easement, as recorded in Official Record Book 10767, Page 159 of the Public Records of Hillsborough County, Florida; thence along the Southerly line of said 30 foot wide Tampa Electric Company Easement S63°43'09"E, 443.40 feet to the westerly maintained Right-of-Way line of Morris Bridge Road; thence along the westerly maintained Right-of-Way line the following five (5) courses: (1) S31°32'42"W, 19.88 feet; (2) S29°34'45"W, 50.00 feet; (3) S29°25'07"W, 50 feet; (4) S29°19'51"W, 50 feet; (5) S16°47'53"W, 54.48 feet; thence leaving said Right-of-Way line, N90°00'00"W, 431.57 feet to a curve concave to the northeast and having a radius of 70.00 feet; thence 101.62 feet northwesterly along the arc of said curve, through a central angle of 83°10'25" (chord bearing and distance N48°24'48"W, 92.93 feet) to a point of reverse curvature concave to the southwest and having a radius of 80.00 feet; thence northwesterly 30.95 feet along the arc of said curve through a central angle of 22°09'58" (chord bearing and distance N17°54'34"W, 30.76 feet); thence along a non-tangent line, N08°14'12"E, 58.74 feet to a curve concave to the southeast and having a radius of 30.00 feet; thence 30.76 feet northeasterly along the arc of said curve through a central angle of 58°44'31" (chord bearing and distance N37°36'27"E, 29.43 feet); thence N66°58'43"E, 6.31 feet; thence N16°18'54"W, 26.79 feet to a curve concave to the east and having a radius of 30.00 feet; thence 25.93 feet northeasterly along the arc of said curve through a central angle of 49°31'06" (chord bearing and distance N08°26'39"E, 25.13 feet); thence N33°12'12"E, 61.70 feet to a curve concave to the southeast and having a radius of 30.00 feet; thence 7.39 feet northeasterly along the arc of said curve through a central angle of 14°06'26" (chord bearing and distance N40°15'25"E, 7.37 feet); thence N47°18'38"E, 56.83 feet to a curve concave to the southeast and having a radius of 30.00 feet; thence 3.36 feet northeasterly along the arc of said curve through a central angle of 06°24'32" (chord bearing and distance N50°30'54"E, 3.35 feet; thence N53°43'10"E, 80.90 feet; thence S48°42'44"E, 8.56 feet; thence N44°29'06"E, 42.73 feet to the Point of Beginning.

The foregoing property containing approximately 3.8952 acres as shown on that certain Sketch & Description for Buckley Shuler Real Estate, LLC, prepared by John D. Weigle, Florida

Feb-13-04 10:56am From-MORRISMANNINGMARTIN

4042330473

T-428 P 28/28 F-349

Registered Land Surveyor No. 5246, dated September 12, 2002, such Sketch & Description being incorporated herein by reference.

FILED

04 FEB 13 PM 2:08

SECRETARY OF STATE
TALLAHASSEE, FLORIDA