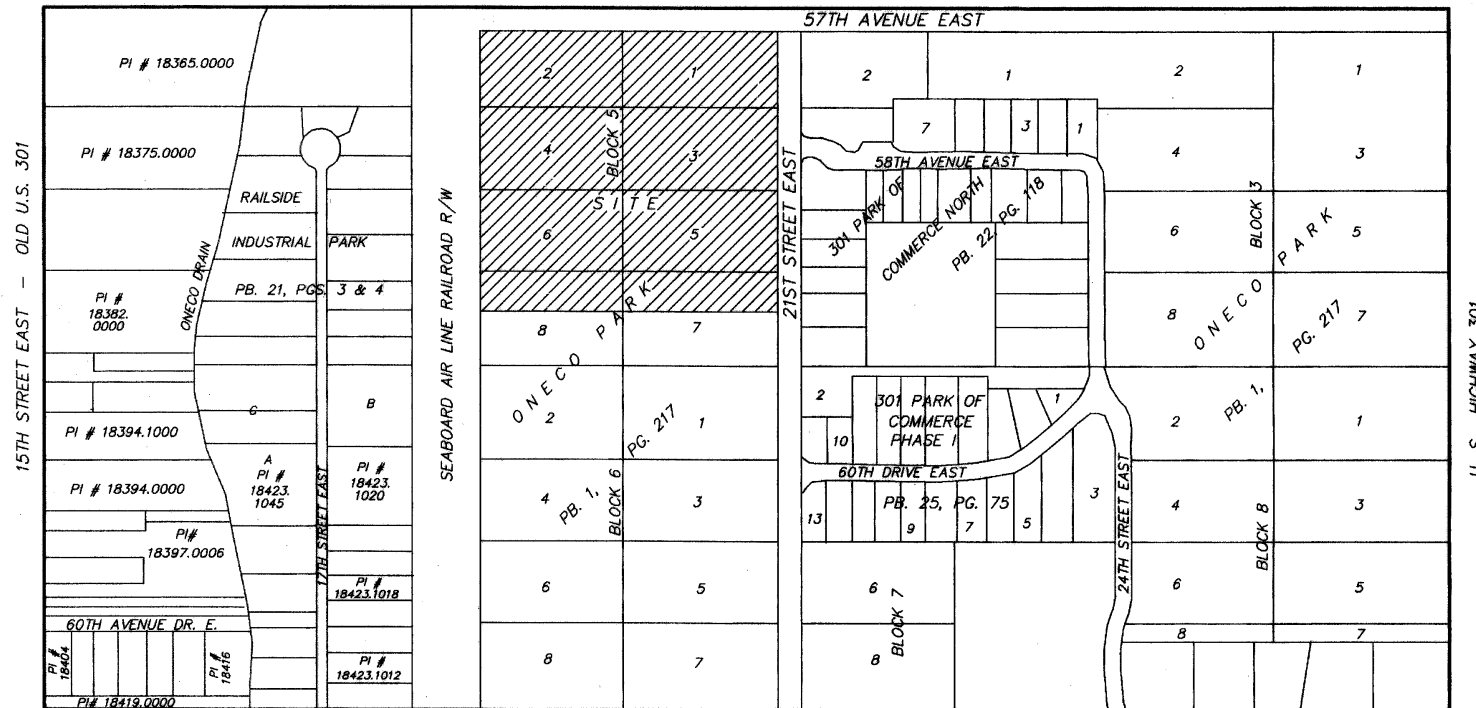


PINES II INDUSTRIAL PARK
A LAND CONDOMINIUM
LYING AND BEING IN
SECTION 18, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."



GENERAL NOTES

1. THE DEFINITIONS SET FORTH IN THE DECLARATION OF CONDOMINIUM ARE INCORPORATED HEREIN BY REFERENCE.
2. THIS PLAT IS A CORRECT REPRESENTATION OF A BOUNDARY SURVEY OF LANDS DESCRIBED HEREON AS PINES II INDUSTRIAL PARK, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
3. L.C.E. DESIGNATES LIMITED COMMON ELEMENTS.
4. THE DIMENSIONS, ELEVATIONS AND LOCATIONS AS SHOWN HEREON ARE SUBJECT TO DESIGN CHANGES OR CONSTRUCTION REQUIREMENTS IN THE FIELD.
5. ONLY THE LANDS DESCRIBED HEREIN AS PINES II INDUSTRIAL PARK, A LAND CONDOMINIUM, ARE BEING SUBMITTED HEREBY TO THE CONDOMINIUM FORM OF OWNERSHIP. THE ATTACHED SURVEY IDENTIFIES CONDOMINIUM PROPERTY AND THE IMPROVEMENTS LOCATED THEREON.
6. THIS IS A LAND CONDOMINIUM, ALL THE PERMITTED IMPROVEMENTS AND STRUCTURES WITHIN THE UNIT BOUNDARIES HAVE NOT BEEN CONSTRUCTED OR LOCATED.
7. THIS LAND CONDOMINIUM INCLUDES A BLANKET NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION, INSTALLATION, MAINTENANCE AND READING OF WATER METERS, AS RECORDED IN OFFICIAL RECORDS BOOK 2166, PAGE 2042, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

FROM THE S.E. CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 18 EAST, RUN N89°18'56"W, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 246.80 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. 301 AS RECORDED IN O.R.B. 1005, PAGE 1295 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N00°00'28"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1321.99 FEET TO THE CENTERLINE OF A VACATED STREET LYING BETWEEN BLOCKS 3 AND 8 AND BETWEEN BLOCKS 4 AND 7 OF ONECO PARK SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 217 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°14'45"W, ALONG SAID CENTERLINE, A DISTANCE OF 2436.24 TO THE CENTERLINE OF 21ST STREET EAST; THENCE N89°22'02"W, A DISTANCE OF 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF 21ST STREET EAST FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°22'02"W, ALONG THE CENTERLINE OF A VACATED STREET LYING BETWEEN BLOCK 5 AND 6 OF SAID ONECO PARK SUBDIVISION, A DISTANCE OF 1283.70 FEET TO THE EAST RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE N00°02'42"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1309.33 FEET TO THE NORTH LINE OF BLOCK 5 OF SAID ONECO PARK SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 57TH AVENUE EAST; THENCE S89°23'37"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1281.29 FEET TO THE N.E. CORNER OF SAID BLOCK 5; THENCE S00°09'01"E, ALONG THE EAST LINE OF SAID BLOCK 5 AND THE AFORESAID WEST RIGHT OF WAY LINE OF 21ST STREET EAST, A DISTANCE OF 1309.95 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS THE SOUTHERLY 200 FEET THEREOF, ALSO BEING KNOWN AS THE SOUTHERLY 185 FEET OF LOTS 7 AND 8, BLOCK 5, OF SAID ONECO PARK SUBDIVISION AND THE NORTH 15.00 FEET OF SAID VACATED 59TH AVENUE EAST.
CONTAINING 32.66 ACRES MORE OR LESS.

EASEMENT EXISTING, CREATED OR RESERVED

1. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLOT PLAN IS ATTACHED CREATES, GRANTS, AND RESERVES CERTAIN EASEMENTS THAT ARE NOT GRAPHICALLY DEPICTED HEREON, AND WHICH EASEMENTS ARE INCORPORATED HEREIN BY REFERENCE, REFER TO THE APPLICABLE PARAGRAPHS OF THE DECLARATION OF CONDOMINIUM WITH REGARD TO THE EASEMENTS CREATED, GRANTED AND RESERVED HEREIN, WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

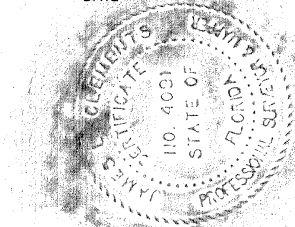
- (A) INGRESS AND EGRESS: A NON EXCLUSIVE EASEMENT FOR THE USE AND BENEFIT OF THE OWNERS, DEVELOPER, AND OCCUPANTS OF ANY UNIT, THEIR GUESTS AND INVITEES SHALL EXIST FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH, AND ACROSS SUCH PORTIONS OF THE COMMON ELEMENTS AS MAY FROM TIME TO TIME BE PAVED AND INTENDED FOR SUCH PURPOSES, WHICH EASEMENTS ALONE OR TOGETHER WITH OTHER RECORDED EASEMENTS GRANTED BY DEVELOPER SHALL PROVIDE REASONABLE ACCESS TO PUBLIC WAYS. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE OR CREATE IN ANY PERSON THE RIGHT TO PARK VEHICLES UPON ANY PORTION OF THE CONDOMINIUM PROPERTY EXCEPT IN AREAS SPECIFICALLY DESIGNATED FOR PARKING PURPOSES.
- (B) MAINTENANCE: NONEXCLUSIVE EASEMENTS SHALL EXIST IN FAVOR OF EACH OWNER FOR THE PURPOSE OF MAINTAINING IMPROVEMENTS CONSTRUCTED ON SUCH OWNER'S UNIT AND FOR THE PURPOSE OF MAINTAINING THE LIMITED COMMON ELEMENTS WHICH ARE TO BE MAINTAINED BY THE OWNER.
- (C) ENCROACHMENTS: IN THE EVENT THAT ANY IMPROVEMENT CONSTRUCTED ON A UNIT SHALL ENCROACH UPON ANY OTHER UNIT OR THE COMMON ELEMENTS FOR ANY REASON OTHER THAN THE INTENTIONAL ACT OF THE UNIT OWNER, OR IN THE EVENT THAT ANY IMPROVEMENT CONSTRUCTED ON THE COMMON ELEMENTS SHALL ENCROACH UPON ANY UNIT FOR ANY REASON, AN EXCLUSIVE EASEMENT SHALL CONTINUE TO EXIST TO THE EXTENT OF SUCH ENCROACHMENT SO LONG AS THE SAME SHALL CONTINUE.
- (D) UTILITIES: NONEXCLUSIVE EASEMENTS ACROSS THE COMMON ELEMENTS SHALL EXIST IN FAVOR OF EACH UNIT OWNER AND EACH PUBLIC AND PRIVATE UTILITIES PROVIDER AS MAY BE REQUIRED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITY SERVICES TO ADEQUATELY SERVE EACH UNIT, IT BEING EXPRESSLY AGREED THAT THE UNIT OWNER OR THE UTILITY PROVIDER MAKING THE ENTRY SHALL RESTORE THE COMMON ELEMENTS AS NEARLY AS PRACTICABLE TO THE CONDITION WHICH EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SUCH UTILITY.
- (E) RETENTION AREA: DEVELOPER HAS CONSTRUCTED A RETENTION AREA WITHIN THE CONDOMINIUM PROPERTY WHICH IS INTENDED TO MEET THE SURFACE WATER RETENTION REQUIREMENTS APPLICABLE TO THE COMMON ELEMENTS AND THE IMPROVEMENTS CONSTRUCTED ON THE UNITS. EACH UNIT OWNER SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE COMMON ELEMENTS FOR THE PURPOSE OF CONVEYING SURFACE WATER FROM THE OWNER'S UNIT TO THE RETENTION AREA; PROVIDED, HOWEVER, THE CONVEYANCE OF SUCH SURFACE WATER SHALL BE THROUGH PIPES, DRAINS, CULVERTS, SWALES, GUTTERS, AND OTHER SIMILAR STRUCTURES LOCATED UPON THE COMMON ELEMENTS FOR THE PURPOSE OF CONVEYING SURFACE WATER FROM THE UNITS TO THE RETENTION AREA.
- (F) DEVELOPER: UNTIL SUCH TIME AS DEVELOPER HAS COMPLETED ALL OF THE CONTEMPLATED IMPROVEMENTS AND CLOSED ON THE SALE OF ALL THE UNITS, NONEXCLUSIVE EASEMENTS, INCLUDING, BUT NOT LIMITED TO, INGRESS AND EGRESS, SHALL EXIST IN FAVOR OF DEVELOPER THROUGH AND OVER THE CONDOMINIUM PROPERTY AS AMY BE NECESSARY OR DESIRABLE FOR DEVELOPER TO COMPLETE THE CONTEMPLATED IMPROVEMENTS AND SELL THE UNITS. NEITHER THE UNIT OWNERS NOR THE ASSOCIATION SHALL INTERFERE IN ANY WAY WITH SUCH COMPLETION AND SALE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DEVELOPER AND ITS DESIGNEES AMY SHOW UNITS TO PERSPECTIVE PURCHASERS AND TENANTS OF UNITS, ERECT SIGNS AND OTHER PROMOTIONAL MATERIALS ON THE CONDOMINIUM PROPERTY TO ADVERTISE UNITS FOR SALE OR LEASE, MAINTAIN SALES OFFICES ON THE CONDOMINIUM PROPERTY, AND TAKE ANY AND ALL OTHER ACTION IN CONJUNCTION WITH THE SALE, LEASE AND PROMOTION OF THE CONDOMINIUM AS DEVELOPER MAY ELECT TO TAKE, IN DEVELOPER'S SOLE AND ABSOLUTE DISCRETION.

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, PURSUANT TO SECTION 718.10(4)(E), FLORIDA STATUTES, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING OF PINES II INDUSTRIAL PARK, A LAND CONDOMINIUM IS SUBSTANTIALLY COMPLETE SO THAT THE EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

James L. Clements
JAMES L. CLEMENTS, P.S.M. #4091
LICENSED BUSINESS NO. 6667

1-24-07
DATE



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