



PARCEL "C"  
COMMERCIAL PARCEL  
DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 19, run thence along the East boundary line of the Northeast 1/4 of said Section 19, 5,002'10" W., 2694.58 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the East boundary line of the Southeast 1/4 of said Section 19, 5,002'10" W., 86.41 feet; thence N.89°38'30" W., 50.00 feet to a point on the West right-of-way line of U.S. Highway No. 301, said point also being the POINT OF BEGINNING; thence along said West right-of-way line, lying 50.00 West of and parallel with the aforesaid East boundary line of the Southeast 1/4 of Section 19, 5,002'10" W., 204.90 feet; thence along the North boundary line of the South 30.00 feet of the North 1/4 of the Southeast 1/4 of said Section 19, N.87°54'50" W., 45.02 feet; thence along the West boundary line of the East 90.00 feet of said North 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 19, 5,002'10" W., 30.01 feet to a point on the South boundary line of the North 1/4 of the Northeast 1/4 of said Section 19; thence along said South boundary line, N.87°54'50" W., 886.16 feet to a point on the West boundary line of the East 3/4 of the North 1/4 of said Northeast 1/4 of the Southeast 1/4 of Section 19; thence along said West boundary line, N.00°45'10" E., 200.92 feet; thence EAST, 932.39 to the POINT OF BEGINNING.

Containing 4.635 acres, more or less.  
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:  
DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of said Section 19, run thence along the East boundary line of the Northeast 1/4 of said Section 19, 5,002'10" W., 2694.58 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the East boundary line of the Southeast 1/4 of said Section 19, 5,002'10" W., 86.41 feet; thence N.89°38'30" W., 50.00 feet to a point on the West right-of-way line of U.S. Highway No. 301, said point also being the POINT OF BEGINNING; thence along said West right-of-way line, lying 50.00 West of and parallel with the aforesaid East boundary line of the Southeast 1/4 of Section 19, 5,002'10" W., 200 feet; thence WEST, 932.41 feet to a point on the West boundary line of the East 3/4 of the North 1/4 of said Northeast 1/4 of the Southeast 1/4 of Section 19; thence along said West boundary line, N.00°45'10" E., 2.00 feet; thence EAST, 932.39 to the POINT OF BEGINNING.

Containing 0.043 acres, more or less.  
ALTOGETHER containing 4.592 acres, more or less.  
PARCEL "D"  
COMMERCIAL PARCEL  
DESCRIPTION: A parcel of land lying in Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of said Section 19, run thence along the East boundary line of the Northeast 1/4 of said Section 19, 5,002'10" W., 2694.58 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the East boundary line of the Southeast 1/4 of said Section 19, 5,002'10" W., 86.41 feet; thence N.89°38'30" W., 50.00 feet to a point on the West right-of-way line of U.S. Highway No. 301, said point also being the POINT OF BEGINNING; thence continue WEST, 900.02 feet; thence N.00°21'30" E., 350.42 feet to a point on the South boundary line of the North 1/4 of the Northeast 1/4 of said Southeast 1/4 of Section 19; thence along said South boundary line, N.87°54'50" E., 900.41 feet to a point on the aforesaid West right-of-way line of U.S. Highway No. 301; thence along said West right-of-way line, lying 50.00 West of and parallel with the aforesaid East boundary line of the Southeast 1/4 of Section 19, 5,002'10" W., 317.65 feet to the POINT OF BEGINNING.

Containing 6.902 acres, more or less.  
TOGETHER with easement rights over the property described in that certain Easement Agreement by and between Belmont, LLC, a Florida limited liability company and CRF=Panther V, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1542, of the Public Records of Hillsborough County, Florida.  
TOGETHER with easement rights over the property described in that certain Wetland Mitigation and Preservation Easement by and between Belmont, LLC, a Florida limited liability company and CRF=Panther V, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1584, of the Public Records of Hillsborough County, Florida.

\*To Century Realty Funds, CenterState Bank West FL, N.A. and Lawyers Title Insurance Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 2, 3, 4, 7a, 8, 9 and 10, of Table A, thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: Jack M. Greene  
Florida Professional Surveyor  
& Mapper No. 6506

# ALTA / ACSM LAND TITLE SURVEY BOUNDARY SURVEY

Last Date of Field Survey: 06/07/06  
This Survey Prepared for: CENTURY REALTY FUNDS  
REVISIONS table with columns: Description, Date, Drawn, Ck'd, P.C., Order No.  
\*SURVEYOR'S CERTIFICATE  
This certifies that a survey of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth in the Florida Board of Professional Surveyors and Mappers in Chapter 6307-6, Florida Administrative Code, pursuant to Section 473.027, Florida Statutes.  
PREPARED BY: HEIDT & ASSOCIATES, INC. CIVIL ENGINEERING  
PLANNING SURVEYING ENVIRONMENTAL/PERMITTING LANDSCAPE ARCHITECTURE  
Jack M. Greene  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506  
Date: 06/07/06  
DRAWN: J.M.G. CHECKED: J.M.G. P.C.: J.M.G.  
DATE: 06/07/06 Dwg: DEN-CENTURY-ALTA Order No: 102-06-298  
SECTION 19, TWP 31 S., RNG 20 E.

- NOTES:  
1) The bearings shown herein are grid bearings based on the Florida State Plane Coordinate System, North American Datum of 1983 (1980 adjustment) or taken from Hillsborough County Horizontal Control Monuments "DIXON" and "BALM". The East boundary of the Northeast 1/4 of Section 19, Township 31 South, Range 20 East having a bearing of N.00°21'07"W.  
2) This property lies in Flood Zone "C", according to Flood Insurance Rate Maps for Hillsborough County, Florida, Community Plan No. 120112 0515 B, dated June 18, 1980 and issued by the Federal Emergency Management Agency.  
3) Wetlands are not shown herein. See SPECIFIC PURPOSE SURVEY - WETLAND DELINEATION SURVEY, prepared by Heidt & Associates, Inc., Prepared for: BEAZER HOMES CORPORATION, dated: 05/04/04, (Last Revised Date: 04/20/05), Order No.: BHC-05-007.  
4) Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from Lawyers Title Insurance Corporation Commitment for Title Insurance, Order No. 40327682A, dated May 31, 2006.

- TITLE COMMITMENT SCHEDULE B - GENERAL EXCEPTIONS  
Items 1 through 5 - Not a matter of survey.  
Item 6 - Refer to Development Agreement for the Design, Permitting and Construction of a Segment of U.S. Highway 301, recorded in Official Records Book 14791, Page 593. (not plottable)  
Item 7 - Refer to Notice of Establishment of the Belmont Community Development District, recorded in Official Records Book 16185, Page 1596. (not plottable)  
Item 8 - Refer to terms and conditions of that certain Easement Agreement by and between Belmont, LLC, a Florida limited liability company and CRF=Panther V, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1542. (plotted hereon)  
Item 9 - Refer to terms and conditions of that certain Wetlands Mitigation and Preservation Easement by and between Belmont, LLC, a Florida limited liability company and CRF=Panther V, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1584. (portions affecting subject parcels plotted hereon)  
Item 10 - Refer to terms and conditions of that certain Drainage Easement by and between Belmont, LLC, a Florida limited liability company and CRF=Panther V, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1564. (portions affecting subject parcels plotted hereon)  
Item 11 - Refer to Drainage Easement by and between CRF= Panther V, a Florida limited liability company and Belmont, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1564. (plotted hereon)  
Item 12 - Refer to Drainage Easement by and between CRF= Panther V, a Florida limited liability company and the State of Florida Department of Transportation, recorded in Official Records Book 16382, Page 1537. (plotted hereon)  
Item 13 - Refer to Belmont Community Development District Notice of Imposition of Special Assessments, recorded in Official Records Book 16364, Page 1324. (not plottable)  
Item 14 - Refer to Utility Easement by and between CRF= Panther V, a Florida limited liability company and Belmont, LLC, a Florida limited liability company, recorded in Official Records Book 16382, Page 1574. (plotted hereon)  
Item 15 - Refer to Reservations and Restrictions as set forth in Warranty Deed, recorded in Official Records Book 16382, Page 1501. (not plottable)  
Item 16 - Not a matter of survey.

LEGEND

SP	1/2" Iron Pipe with cap
RK	Barbed Iron Rail
MS	Mixed End Section
MS	Burnt Fiber Optic Cable Warning Marker
MS	Well Location and Size
RCP	Reinforced Concrete Pipe
CP	Corrugated Metal Pipe
UP	Utility Pole
AW	Anchor Guy Wire
T	Overhead Telephone Line(s)
P	Overhead Power Line(s)

LINE DATA TABLE

LLC1	N.87°54'50"W.	45.02
LLC1	S.00°21'30"E.	317.65
LLC1	S.87°54'50"E.	45.02
LLC1	N.00°45'10"E.	200.92