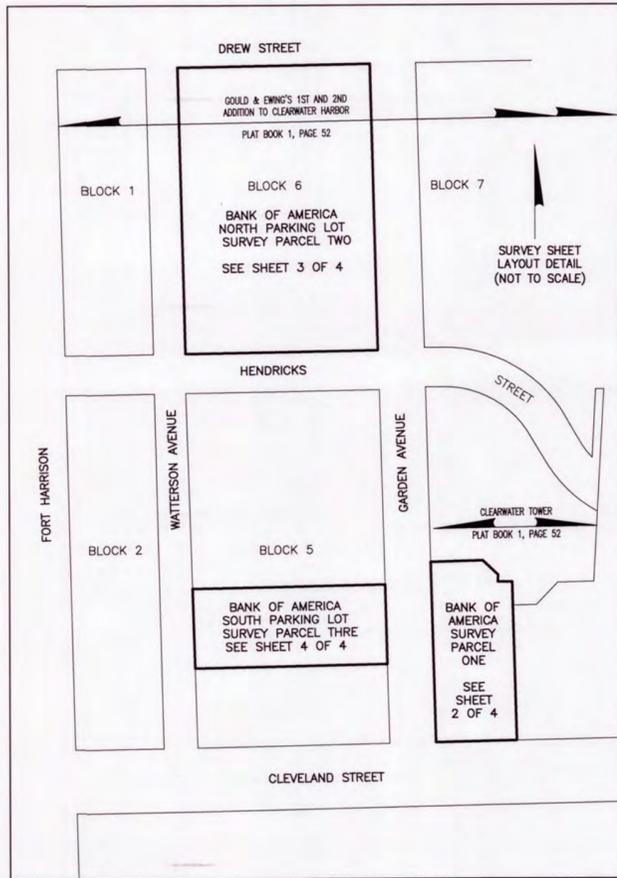


PROJECT KEY MAP - NOT TO SCALE



LEGAL DESCRIPTION

AS PER EXHIBIT "A" OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FUND NUMBER 408762, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2017 @ 11:00 PM:

Lot 1, of CLEARWATER TOWER, according to the map or plat thereof, as recorded in Plat Book 104, Pages 81 and 82, Public Records of Pinellas County, Florida.

PARCEL ONE of survey - Contains 0.51 acres, more or less.

AND

Lots 1 through 10, inclusive, Block 6, GOULD & EWING'S 1ST AND 2ND ADDITION TO CLEARWATER HARBOR FLA, according to the map or plat thereof recorded in Plat Book 1, Page 52, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part. LESS and except road right of way.

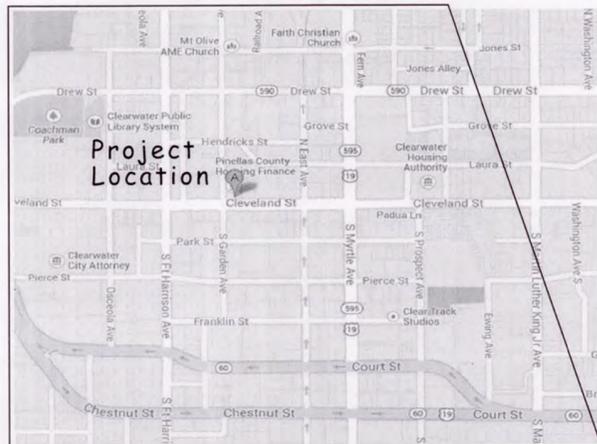
PARCEL TWO of survey - Contains 1.99 acres, more or less.

AND

Lots 3 and 6, Block 5, GOULD & EWING'S 1ST AND 2ND ADDITION TO CLEARWATER HARBOR FLA, according to the map or plat thereof recorded in Plat Book 1, Page 52, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

PARCEL THREE of survey - Contains 0.56 acres, more or less.

VICINITY MAP - NOT TO SCALE



SURVEYOR GENERAL NOTES

To the best of my professional knowledge, information and belief, based on field observation and legal description provided per Old Republic National Title Insurance Company, File Fund Number 408762, with an effective date of February 1, 2017 @ 11:00 pm:

- Bearings shown hereon are based on the East line CLEARWATER TOWER, as recorded in Plat Book 104, Pages 81 and 82, of the Public Records of Pinellas County, Florida. Said line bears N 01°30'25" W.
- Legal description per Exhibit "A" of herein referenced Title Commitment.
- Easements shown hereon reflect Old Republic National Title Insurance Company File Fund Number 408762, with an effective date of February 1, 2017 @ 11:00 pm.
- Current Zoning information was not provided to surveyor.
- The property lies in Flood Zone X as shown on FEMA Flood Insurance Rate Map Number 12103C-0108H, effective date May 17, 2005 and lies within Community Number 125096, City of Clearwater, Pinellas County, Florida.
- There may be additional easements and/or restrictions affecting this property that may be found in the Public Records of this county.
- Parking spaces for the properties are as follows:
Parcel One: No striped parking spaces; (7 Parallel in adjacent roadway, one of which is reserved for Handicap Parking)
Parcel Two: 184 total striped spaces, 6 of which are for Handicap;
Parcel Three: 62 total striped spaces, 2 of which are for Handicap;
- Visible above ground utilities shown were located in the field February 9, 2017. Below ground facilities have not been determined.
- The survey represents the property described hereon and otherwise represents all facts found at the time of survey and meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Surveyors and Mappers pursuant to Florida Administrative Code, Chapter 5J-17.
- There are no discrepancies among the boundary lines of actual possession of the subject property as shown on the plat of survey, and as described in the legal description of record, and all physical evidence of boundary lines and lines of possession or occupancy have been shown.
- The boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record unless specifically noted otherwise hereon.
- All utility services required for operation of the property enter the property through adjoining public streets and/or easements unless shown or noted otherwise.
- The property does not constitute an illegal subdivision of land under any applicable county ordinance known to the surveyor.
- All improvements are located as shown and there are no encroachments by such improvements onto adjoining property, or by improvements on adjoining property onto the subject property unless noted otherwise hereon.
- There are no easements, encroachments, streets, roadways, paths, rights-of-way or uses affecting the subject property apparent from a careful inspection of the subject property other than as shown or noted hereon.
- The relative positional accuracy (as defined in the accuracy standards described herein) of this survey does not exceed that which is specified in the accuracy standards.
- Survey includes Items 1, 2, 3, 4, 6(a), 7(a)(b)(1), 8, 9, 11, 14, 16 and 21 of Table A, Optional Survey Responsibilities and Specifications, as specifically defined therein.
- There is no observed evidence of current earth moving, building construction or building additions.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site used as a solid waste dump, sump or sanitary landfill.
- There is no observed evidence of site used as a cemetery or burial ground of any type.
- There is no observed evidence of wetlands of any type on subject parcels.
- Beneficial offsite easements affecting the property are shown hereon as identified in SCHEDULE B-SECTION II of referenced Title Commitment.
- All roadways shown hereon are Public Rights-of-Way.
- Underground vacuum line running between drive-in teller structure and main building were located 03 April 2017. Vacuum lines are bundled together and were located as one line. Vacuum line located at clients request.

SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

TITLE NOTES

THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 408762, DATED FEBRUARY 1, 2017 @ 11:00 PM AND THE FOLLOWING MATTERS SET FORTH ON SCHEDULE B-II THEREOF AFFECT THE PROPERTY:

- Standard exception items Not Applicable to Survey.
- All matters contained on the Plat of Clearwater Tower, as recorded in Plat Book 104, Page 81 and 82, Public Records of Pinellas County, Florida. (Parcel 1) - Platted easements have been plotted hereon.
- Terms and conditions as set forth in that certain Ingress, Egress, Parking and Utility Easement Agreement recorded in O.R. Book 7161, Page 693, Public Records of Pinellas County, Florida. (Parcel 1), blanket in nature providing direct and beneficial benefits. Not mathematically defined therefore not plotted hereon.
- Short Form of Lease Agreement recorded in O.R. Book 7161, Page 713, Public Records of Pinellas County, Florida. (Parcel 1), blanket in nature providing direct and beneficial benefits. Not mathematically defined therefore not plotted hereon.
- Distribution Easement in favor of Florida Power Corporation contained in instrument recorded June 20, 1990, under O.R. Book 7307, Page 664, Public Records of Pinellas County, Florida. (Parcel 1), specific location of distribution facilities not defined, therefore not plotted hereon.
- Memorandum of Lease recorded in O.R. Book 8867, Page 1047, together with Amended Memorandum of Lease recorded in O.R. Book 18787, Page 844, Public Records of Pinellas County, Florida. (Parcel 1), providing direct and beneficial benefits. Not mathematically defined therefore not plotted hereon.
- Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 5, 2016, under O.R. Book 19435, Page 1645, Public Records of Pinellas County, Florida. Not a survey matter.
- Matters as set forth on the survey prepared by Cumbey & Fair, Inc., dated October 24, 2012, updated August 16, 2013 and last revised August 29, 2013, Job No. 162C, as follows:
 - Encroachments, if any, lying in the Easement recorded in O.R. Book 7307, Page 664, which has not been located on the survey, as to Parcel 1
 - Covered entry along the West line lies in the right of way of Garden Avenue, as to Parcel 1
 - Concrete wall with 4' iron rail fence lies on and off the East line of Parcel 1
 - Covered walkway and columns in the Northeastly most corner line on adjacent property to the East to Parcel 1
 - Covered walkway lies North of the North property line onto adjacent property as to Parcel 1
 - Telephone pedestal lies inside the Northwest corner of Parcel 1
 - Wood power poles with lights lie inside the West line and Northeast and southeast corner of Parcel 2
 - Telephone pedestal lies inside the Northwest corner of Parcel 2
 - Pullboxes lie inside the Northeast corner
 - Asphalt, parking spaces and signs lie outside the East line into the right of way of Garden Avenue, as to Parcel 2
 - Street light/pole lies inside and outside the West line of Parcel 3
- The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to the Company as set forth in Title Notes 25.03.06 and 25.03.07.
- Rights of the lessees under unrecorded leases. Not a survey matter.
- This policy insures a first mortgage in the amount of \$4,400,000 and a second mortgage in the amount of \$2,000,000. Not a survey matter.

NOTE: All recording references in this commitment/policy shall refer to the public records of Pinellas County, Florida, unless otherwise noted.

CERTIFICATION

CERTIFIED TO: Valley National Bank, a National Banking Association
Old Republic National Title Insurance Company
Attorneys Title Insurance Fund, LLC
600 Cleveland LLC
Trask Daigneault, LLP
Adams and Reese LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a)(b)(1), 8, 9, 11, 14, 16, and 21 of TABLE A thereof. The field work was completed on February 9, 2017.

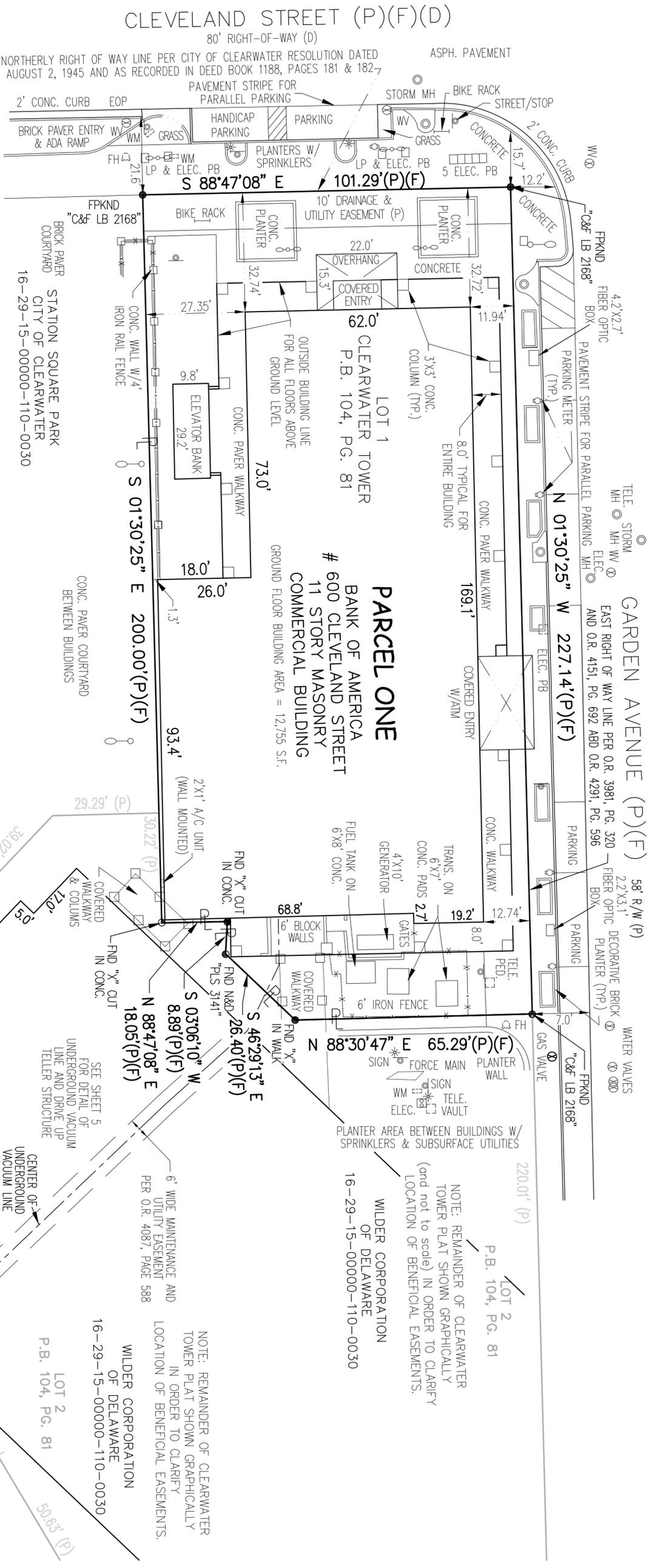
FOR CUMBEY & FAIR, LB 2168

09 February 2017
DATE OF SURVEY

MARK ALAN QUINN, PLS 5850
FLORIDA REGISTERED SURVEYOR
mquinn@cumbeyfair.com

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR	600 CLEVELAND LLC
PROJECT	ALTA/ACSM LAND TITLE SURVEY
PLAN	BANK OF AMERICA 600 CLEVELAND STREET, CLEARWATER, FLORIDA 33755
PREPARED BY	CUMBEY & FAIR, INC. CONSULTING CIVIL ENGINEERS ENGINEERING PLANNING LAND SURVEYS 2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763 PHONE: (727) 797-8982 OR (813) 797-8982
SCALE: Not Applicable this sheet	DATE: 02/10/17
DRWN/CHK: PLK/TO	FB NO: 0146 PINCO MISC.
JOB NO: 17010	SHEET: 1 OF 5

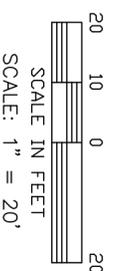


AS PER EXHIBIT "A" OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FUND FILE NUMBER 408762, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2017 @ 11:00 PM:
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LEGEND OF ABBREVIATIONS AND SYMBOLS

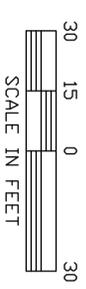
ASPH.	ASPHALT	P.B.	PLAT BOOK
EOP	EDGE OF PAVEMENT	PEO.	PEDESTAL
ELEC.	ELECTRIC	SA.	SANITARY
SEC.	SECTION	CO.	CLEANOUT
O.R.	OFFICIAL RECORDS BOOK	UE	UNDERGROUND ELECTRIC
P.G.	PAGE	BLDG.	BUILDING
CONC.	CONCRETE	R.L.S.	REGISTERED LAND SURVEYOR
(TYP.)	TYPICAL	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
(D)	DEED MEASUREMENT	FH	FIRE HYDRANT
(F)	FIELD MEASUREMENT	WM	WATER METER
(P)	PLAT MEASUREMENT	FH	FIRE HYDRANT
N&D	NAIL & DISK	BPP	BACKFLOW PREVENTOR
FOR	FOUND CAPPED IRON ROD	WV	WATER VALVE
SKR	SET 1/2" CAPPED IRON ROD LB 2168	MH	MANHOLE
SPKND	FOUND PARKER-KYLON PK NAIL & DISK	LP	LIGHT POLE
C&F	FOUND PARKER-KYLON PK NAIL & DISK	R	PROPERTY LINE
FND	FOUND FAIR, INC.	A/C	AIR CONDITIONER
SPKND	FOUND PARKER-KYLON PK NAIL & DISK	TELE.	TELEPHONE
ADA	AMERICANS WITH DISABILITIES ACT	PB	PULLBOX
		W/	WITH
		GV	GAS VALVE

NOTE
 UNDERGROUND VACUUM
 LINE LOCATED AT CLIENTS
 REQUEST. THERE MAY BE
 ADDITIONAL UTILITIES LINES
 THAT EXIST THAT WERE
 NOT LOCATED.

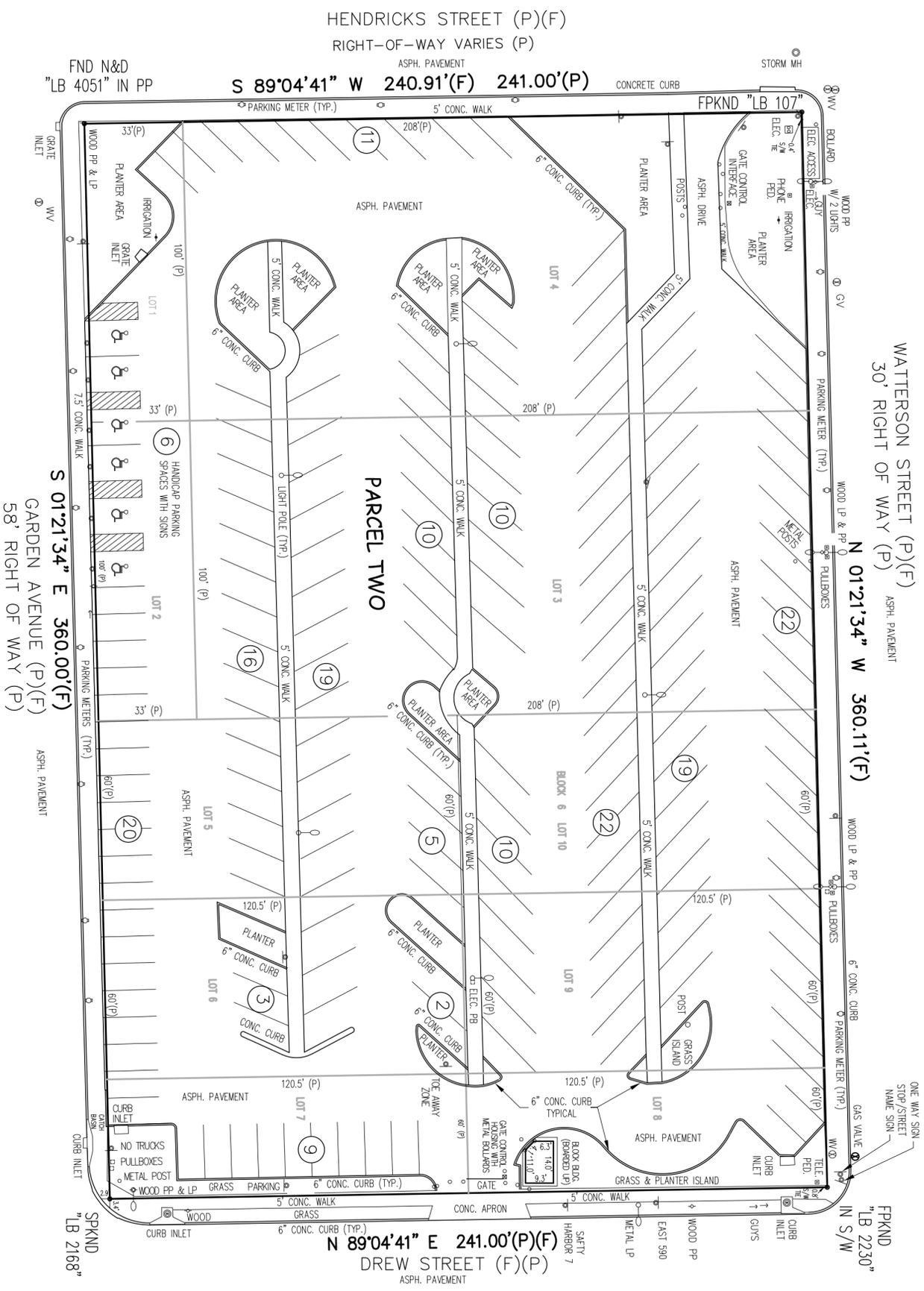


SEE SHEET ONE FOR SURVEY GENERAL NOTES AND TITLE NOTES

PREPARED FOR	600 CLEVELAND LLC
PROJECT	ALTA/ACSM LAND TITLE SURVEY
PLAN	BANK OF AMERICA PROPERTY 600 CLEVELAND STREET, CLEARWATER, FLORIDA 33755
PREPARED BY	CUMBELEY & FAIR, INC. ENGINEERING PLANNING LAND SURVEYS 2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763 (727) 797-8982
SCALE: 1" = 20'	DATE: 02/10/17
DRWN/CHK: PLK/TO	FB NO.: 0146
	PHCO MISC.
	JOB NO.: 17010
	SHEET: 2 OF 5



AS PER EXHIBIT "A" OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FUND FILE NUMBER 408762, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2017 @ 11:00 PM:
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PARCEL TWO of survey — Contains 1.99 acres, more or less.



LEGEND OF ABBREVIATIONS AND SYMBOLS

ASPH.	ASPHALT	P.B.	PLAT BOOK
EOP	EDGE OF PAVEMENT	PEO.	PEDESTAL
ELEC.	ELECTRIC	SAN.	SANITARY
SEC.	SECTION	CO.	CLEANOUT
O.R.	OFFICIAL RECORDS BOOK	UE	UNDERGROUND ELECTRIC
PG.	PAGE	BLDG.	BUILDING
CONC.	CONCRETE	R.L.S.	REGISTERED LAND SURVEYOR
(TRP.)	LICENSED SURVEY BUSINESS	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
(F)	TYPICAL	FH	FIRE HYDRANT
(O)	DEED MEASUREMENT	WM	WATER METER
(P)	FIELD MEASUREMENT	FW	FIRE HYDRANT
N&D	PLAT MEASUREMENT	BPP	BACKFLOW PREVENTOR
FOR	NAIL & DISK	WV	WATER VALVE
SPKND	FOUND CAPPED IRON ROD	MH	MANHOLE
C&F	SET 1/2" CAPPED IRON ROD LB 2168	LP	LIGHT POLE
FND	FOUND PARKER-KYTON PK NAIL & DISK	R	PROPERTY LINE
SPKND	SET PARKER-KYTON PK NAIL & DISK	A/C	AIR CONDITIONER
ADA	FOUND PARKER-KYTON PK NAIL & DISK	TELE.	TELEPHONE
	AMERICANS WITH DISABILITIES ACT	PB	PULLEX
		W/	WITH
		GV	GAS VALVE

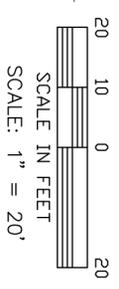
SEE SHEET ONE FOR SURVEY GENERAL NOTES AND TITLE NOTES

PREPARED FOR	600 CLEVELAND LLC
PROJECT	ALTA/ACSM LAND TITLE SURVEY
PREPARED BY	BANK OF AMERICA PROPERTY CONSULTING CIVIL ENGINEERS CUMBEY & FAIR, INC. 2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763
SCALE:	1" = 30'
DATE:	02/10/17
DRWN/CHK:	PLK/TO
FB NO.:	0146
PLNO:	MISC.
JOB NO.:	17010
SHEET:	3 OF 5

CITY OF CLEARWATER
GARDEN AVENUE PARKING GARAGE
16-29-15-32274-005-0040

COULD & EWING'S 1ST AND 2ND ADDITION TO CLEARWATER HARBOR P.B. 1, PAGE 52
LOT 2

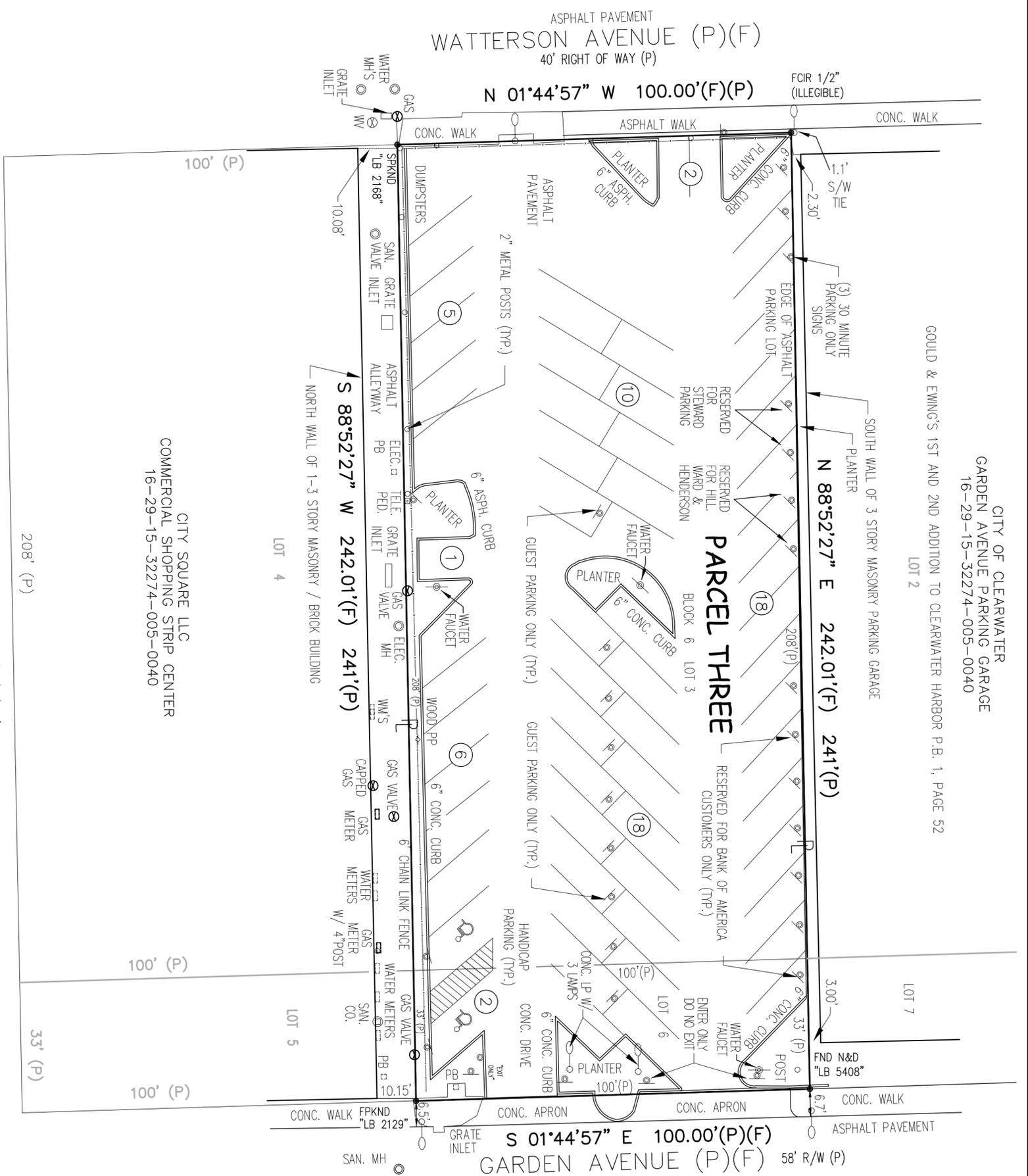
SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



AS PER EXHIBIT "A" OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FUND FILE NUMBER 408762, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2017 @ 11:00 PM.

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PARCEL THREE of survey - Contains 0.56 acres, more or less.



CLEVELAND STREET (P)(F)(D)
80' RIGHT-OF-WAY (P)

CITY SQUARE LLC
COMMERCIAL SHOPPING STRIP CENTER
16-29-15-32274-005-0040

LEGEND OF ABBREVIATIONS AND SYMBOLS

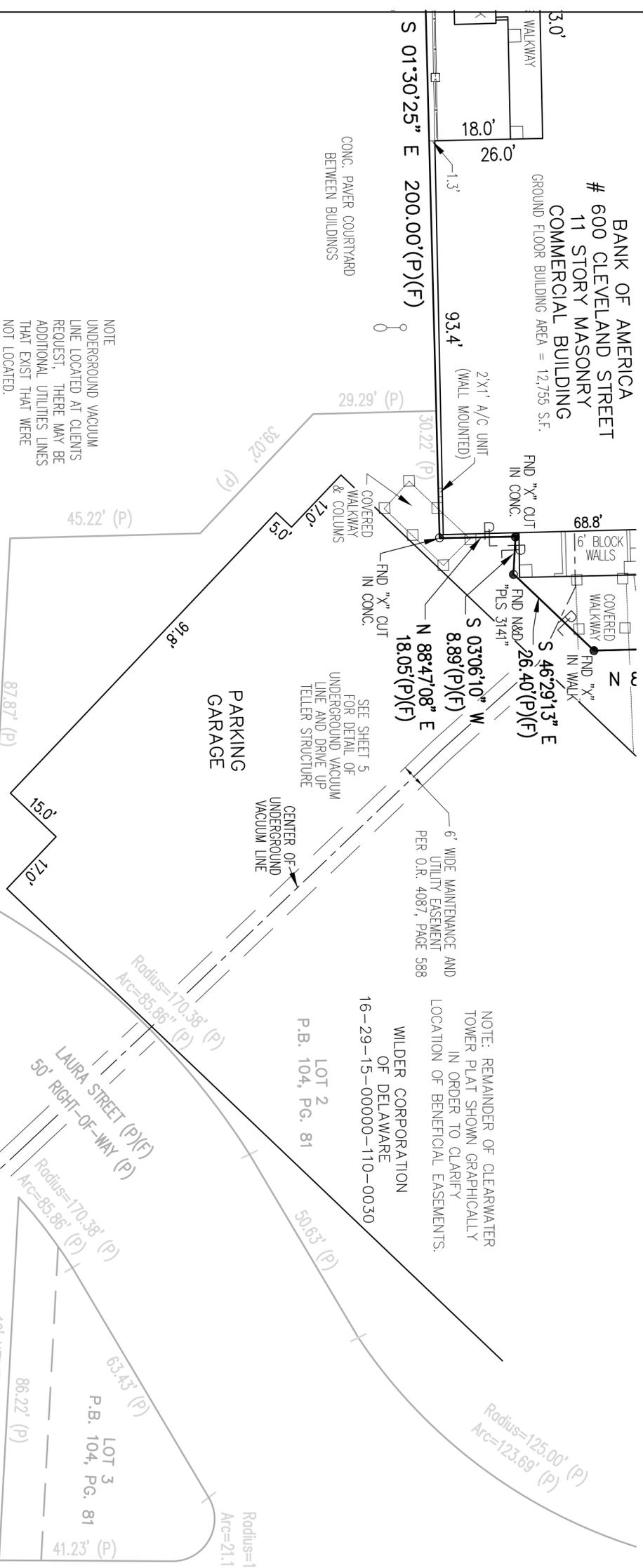
ASPH.	ASPHALT	P.B.	PLAT BOOK
EGP	EDGE OF PAVEMENT	PE.	PEDESTAL
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CONC.	CONCRETE	BLDG.	BUILDING
(TYP.)	TYPICAL	R.L.S.	REGISTERED LAND SURVEYOR
(D)	DEED MEASUREMENT	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
(F)	FIELD MEASUREMENT	FH	FIRE HYDRANT
(P)	PLAT MEASUREMENT	BPP	BACKFLOW PREVENTOR
N&D	NAIL & DISK	WW	WATER VALVE
FOR	FOUND CAPPED IRON ROD	MH	MANHOLE
SPKND	SPRINKLER	LP	LIGHT POLE
CAI	CAPPED IRON ROD	A/C	AIR CONDITIONER
FRND	FOUND PARKER-KYTON PK NAIL & DISK	TELE.	TELEPHONE
FRKND	FOUND PARKER-KYTON PK NAIL & DISK	PB	PULLBOX
ADA	AMERICANS WITH DISABILITIES ACT	W/	WITH
		GV	GAS VALVE

	Sign (Single Pole Support)
	Street Light / Pole
	Boiler
	Cleanout (Sanitary Sewer)
	Electrical Outlet
	Fire Hydrant
	Manhole (Water, San., Storm)
	Valve Cover (Water, San, Gas)
	Meter (Water/Elec.)
	Power Pole
	Valve (Back Flow Preventor)
	Junction Box (Elec/Ie)
	Parking Space Count

SEE SHEET ONE FOR SURVEY GENERAL NOTES AND TITLE NOTES

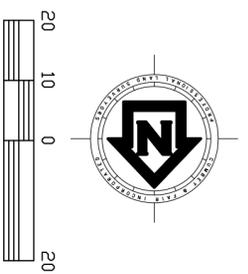
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PROJECT	ALTA/ACSM LAND TITLE SURVEY
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PREPARED BY	CUMBEY & FAIR, INC. CONSULTING CIVIL ENGINEERS ENGINEERING PLANNING LAND SURVEYS 2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763 (727) 797-8982
SCALE: 1" = 20'	DATE: 02/10/17
	DRWN/CHK: PLK/TO
	FB NO.: 0146
	PHOD MISC.
	JOB NO.: 17010
	SHEET: 4 OF 5

**BANK OF AMERICA
600 CLEVELAND STREET
11 STORY MASONRY
COMMERCIAL BUILDING**
GROUND FLOOR BUILDING AREA = 12,755 S.F.



LEGEND OF ABBREVIATIONS AND SYMBOLS

ASPH.	ASPHALT	P.B.	PLAT BOOK
EDGE OF PAVEMENT		PED.	PEDESTAL
ELEC.	ELECTRIC	SAN.	SANITARY
SEC.	SECTION	CO.	CLEANOUT
O.R.	OFFICIAL RECORDS BOOK	USE	UNDERGROUND ELECTRIC
PG.	PAGE	BLDG.	BUILDING
CONC.	CONCRETE	R.L.S.	REGISTERED LAND SURVEYOR & MAPPER
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SPKND	FOUND PARKER-KYLON PK NAIL & DISK	TELE.	TELEPHONE
ADA	AMERICANS WITH DISABILITIES ACT	PB	PULLBOX
		W/	WITH
		GV	GAS VALVE



SEE SHEET ONE FOR SURVEY GENERAL NOTES AND TITLE NOTES

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PROJECT	ALTA/ACSM LAND TITLE SURVEY
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SCALE: 1" = 20'	DATE: 02/10/17
SCALE: 1" = 20'	DRWN/CHK: PLK/TO
SCALE: 1" = 20'	FB NO.: 0146
SCALE: 1" = 20'	PINCO MISC.
SCALE: 1" = 20'	JOB NO.: 17010
SCALE: 1" = 20'	SHEET: 5 OF 5