

Boundary description for Joe's Creek Industrial Park Master Plan Area including all those lands situate, lying, and being within the herein described boundary:

Commencing at the NE Corner of the NE 1/4 of the NW 1/4 of Section 2, Township 31, Range 16 East, thence proceed southerly 1,983.4 feet along the west right-of-way of 28th Street North to the point of beginning being the northeast corner of a parcel known as JOE'S CREEK INDUSTRIAL PARK 1ST ADD E 177.69 FT OF LOT 11 as recorded in Plat Book 54, Page 37 of the Official Records of Pinellas County, thence southerly 1,572.5 feet along the west right-of-way of 28th Street North to the southeast corner of a parcel known as PT OF NE 1/4 OF S/W 1/4 OF SEC 02-31-16 DESC FROM SE COR OF NE 1/4 OF SW 1/4 TH N00D30'29"E 416.5FT TH N89D55'31"W 33FT FOR POB TH N89D55'31"W 721.67FT TH N00D30'29"E 8.5FT TH N89D55'31"W 134.72FT TH N00D30'29"E 6.05FT TH S89D55'31"E 15FT TH N00D26'28"E 100FT TH N89D55'31"W 15FT N00D26'28"E 213.95FT TH S89D55'31"E 256.76FT TH S00D30'29"W 300FT TH S89D55'31"E 350FT TH S00D30'29"W 20FT TH S89D55'31"E 250FT TH S89D30'29"W 8.5FT TO POB CONT 2.15AC(C) as recorded in the Official Records of Pinellas County, thence west along the south side of said parcel 17.6 feet to the northeast corner of a parcel known as BEG S 1/4 COR OF SEC TH N01DE 1326.93FT TH W 594.67FT TH N01DE 30FT FOR POB TH W 160FT TH N01DE 386.5FT TH E 704.67FT TH S01DW 80FT TH W 544.67FT TH S01DW 306.5FT TO POB CONT 2.42 AC as recorded in the Official Records of Pinellas County, thence south 80 feet to a parcel known as FROM SE COR OF NE 1/4 OF SW 1/4 TH N01DE 190FT & W 40FT FOR POB TH W 223FT TH N01DE 146.5FT TH E 223FT TH S01DW 146.5FT TO POB as recorded in the Official Records of Pinellas County, thence proceed easterly 10.2 feet along said parcel to the northeast corner of said parcel, thence proceed southerly 146.5 feet along the east side of said parcel to a parcel known as N 80FT OF S 190FT OF E 263 FT OF NE 1/4 OF SW 1/4 LESS E 33FT FOR ST as recorded in the Official Records of Pinellas County, thence easterly 7.26 feet to the northeast corner of said parcel, thence proceed south 160 feet to the southeast corner of a parcel known as N 80FT OF S 110FT OF E 263 OF NE 1/4 OF SW 1/4 LESS E 33FT FOR ST as recorded in the Official Records of Pinellas County, thence proceed westerly 1,255.89 feet along the north right-of-way of 42nd Avenue North to the southwest corner of a parcel known as PART OF NE 1/4 OF SW 1/4 OF SEC 02-31-16 DESC FROM SE COR OF SD SEC TH S89D59'16"E 1317.13FT TH N00D26'28"E 1442.06FT TH S89D55'31"E 30FT FOR POB TH S89D55'41"E 170FT TH S00D26'28"W 84.05FT TH N89D55'31"W 170FT TH N00D26'28"E 84.05FT TO POB as recorded in the Official Records of Pinellas County, thence proceed southwesterly 68.8 feet to the southeast corner of a parcel known as PART OF NW 1/4 OF SW 1/4 OF SEC 02-31-16 DESC AS FR SW COR OF SW 1/4 OF SEC TH E'LY 1317.37FT TH N00D26'28"E 1329.81FT TH N89D55'31"W 30FT FOR POB TH N89D55'31"W 270FT TH N00D26'28"E 30FT TH N89D55'31"W 200FT TH N00D26'28"E 184.05FT TH S89D55'31"E 470FT TH S00D26'28"W 214FT TO POB CONT 2.17 AC(C) as recorded in the Official Records of Pinellas County, thence proceed west 803.22 feet to the southwest corner of a parcel known as PT OF NW 1/4 OF SW 1/4 OF SEC 02-31-16 DESC AS FR NW COR OF SW 1/4 OF SW 1/4 OF SD SEC TH S89D55'31"E 485.73FT TO E R/W LINE OF ACL RR SPUR TRACT FOR POB TH N00D22'29"E 65.47FT ALG E R/W LN TH N07D31'39"E 196.47FT TH CUR RT RAD 311.12FT ARC 448.2FT CB N48D48'04"E 410.46FT TH S89D55'31"E 2.29FT TH S00D26'28"W 501.05FT TH S89D55'31"E 200FT TH S00D26'28"W 30FT TH N89D55'31"W 533.22FT TO POB CONT 3.54AC(C) as recorded in the Official Records of Pinellas County, thence proceed south 30 feet to the northeast corner of a parcel known as MARINI & SALVATORE SUB BLK 1, LOTS 17 THRU 24 as recorded in Plat

Book 26, Page 114 of the Official Records of Pinellas County, thence south 634.6 feet along the west right-of-way of an alley to the southwest corner of a parcel know as MARINI & SALVATORE SUB BLK 1, LOTS 13 THRU 15 & VAC N 30FT OF 40TH AVE N LYING S OF LOTS 13 & 14 & LYING E OF W R/W LINE OF 33RD ST N (PER OR 13691 PG 2327 RES # 04-96) as recorded in Plat Book 26, Page 114 of the Official Records of Pinellas County, thence west 157 feet along the south side of said parcel to a CSX TRANSPORTATION, INC. currently owned parcel known as CENTRALLY ASSESSED ST PETERSBURG as recorded in the Official Records of Pinellas County, thence northwesterly 323.3 feet along the north side of said parcel, thence south 12.6 feet along the west side of said parcel, thence northwesterly 269.9 feet across 34th Street North to the southwest corner of a parcel currently owned by CSX TRANSPORTATION, INC. and known as CENTRALLY ASSESSED ST PETERSBURG as recorded in the Official Records of Pinellas County, thence northwest 485.9 feet along the south side of said parcel to the northeast corner of a parcel known as PART OF SE 1/4 OF SEC 03- 31-16 DESC AS FROM SE SEC COR TH N00D22'29"E 664.9FT TH N89D56'51"W 634.32FT TH N00D25'50"E 344FT FOR POB TH N00D25'50"E 290.2FT TH S44D24'21"E 212.75FT TH S00D25'50"W 139.33FT TH N89D34'10"W 150FT TO POB as recorded in the Official Records of Pinellas County, thence proceed south 339.33 feet to the southeast corner of a parcel known as PART OF SE 1/4 OF 03-31-16 DESC AS FROM SE COR OF SD SEC TH N00D22'29"E 664.9FT TH N89D56'51"W 634.32FT TH N00D25'50"E 344FT FOR POB TH N00D25'50"E 200FT TH S89D56'51"E 150FT TH S00D25'50"W 200FT TH N89D56'51"W 150FT TO POB as recorded in the Official Records of Pinellas County, thence proceed west 150 feet to the southwest corner of said parcel, thence proceed north 340.67 feet along the east right-of-way of 35th Street North, thence proceed north westerly 64.65 feet to the south east corner of a parcel known as THAT PART OF W 1/2 OF NE 1/4 OF SE 1/4 OF SEC FKA LOTS 2-18 BLK D OF NORTON'S SUB NO. 3 REV TOGETHER WITH NE'LY 1/2 OF VAC LOWN ST ALL DESC FROM POINT ON E R/W OF 37TH ST N & SW'LY LINE OF ALC RR R/W TH SE'LY 91.6FT FOR POB TH SE'LY 765FT ALG RR R/W TO W LINE OF 36TH ST N TH SW'LY 100FT TO NE'LY LINE OF VAC LOWN ST TH SE'LY 102.5FT TO W R/W OF 36TH ST N TH S 29FT(S) TO POINT ON C/L OF VAC LOWN ST TH NW'LY 859FT(S) ALG C/L OF VAC LOWN ST TO E R/W OF 37TH ST N TH N 54.23FT ALG 37TH ST N TH NE'LY 90FT(S) TO POB CONT 2.29AC(C) as recorded in the Official Records of Pinellas County, thence proceed northwesterly along the south side of said parcel 859 feet to the east right-of-way of 37th Street North, thence proceed north 182.1 feet along the east right-of-way of 37th Street North to the north point of parcel known as FR NW COR OF NW 1/4 OF NE 1/4 OF SE 1/4 OF SEC TH S'LY 488FT(S) TH E 30FT(S) TO POB AT INTERSECTION OF E LINE OF 37TH ST N & S'LY LINE OF CSX RR R/W TH SE'LY 91.6FT TH SW'LY 99FT (S) TH N'LY 129.1FT TO POB as recorded in the Official Records of Pinellas County, thence proceed northwesterly 254.53 feet to the southeast corner of a parcel known as MOHAWK PARK REPLAT WAREHOUSE SITE "A" as recorded in Plat Book 19, Page 78 of the Official Records of Pinellas County, thence north along the west side of said parcel 266 feet to the south right-of-way of 46th Avenue North, thence west 130.4 feet to a point on a parcel known as MOHAWK PARK REPLAT BLK 2, LOTS 1,2 & 3 as recorded in Plat Book 19, Page 78 of the Official Records of Pinellas County, thence northwest 106 feet to the southwest corner of a parcel known as LELLMAN HEIGHTS 2ND SEC BLK 26, LOTS 13 THRU 19 INCL & THAT PART OF LOT 12 DESC BEG NE'LY COR OF LOT 12 TH S44D39'17"E 6.2FT ALG SW'LY RR R/W TH S48D13'19"W 115.89FT TH N44D43'35"W 0.5FT TO NE'LY R/W OF LOWN ST N TH N45D 24'09"E 115.75FT TO POB as recorded in Plat Book 14, Page 68 of the Official Records of Pinellas County, thence proceed northwesterly 921.8 feet along the east right-of-way of Lown Street North

to the southwest corner of a parcel known as LELLMAN HEIGHTS 2ND SEC BLK 23, LOT 1 LESS RD PER D.B. 1392/365, LOTS 2 THRU 6 & NW'LY 23FT OF LOT 7 as recorded in Plat Book 14, Page 68 of the Official Records of Pinellas County, thence north 145 feet along the west side of said parcel, thence southeast 180.36 feet to the northwest corner of a parcel known as LELLMAN HEIGHTS 2ND SEC THAT PART OF BLK 22 & VAC ST ON SW DESC BEG MOST S'LY COR OF LOT 10 OF SD BLK 22 TH N00D23'E 129.33FT TH N89D37'W 214.35FT TH S44D39'E 285.46FT TH N45D21'E 17.34FT TH N00D23'E 60FT TO POB TOGETHER WITH W 1/2 ON VAC ST ON E OF LOT 10 as recorded in Plat Book 14, Page 68 of the Official Records of Pinellas County, thence east along the north side of said parcel 244.3 feet to the northwest corner of a parcel known as LELLMAN HEIGHTS 2ND SEC BLK 21, LOTS 1,2 AND 3 AND E 1/2 OF VAC 39TH ST N ADJ TO LOT 1 as recorded in Plat Book 14, Page 68 of the Official Records of Pinellas County, thence east along the north side of said parcel 164 feet to the northeast corner of said parcel, thence south 187 feet along the east side of said parcel to the south right-of-way of 46th Avenue North, thence east 728.3 feet to the east right-of-way of 37th Street North also being a parcel known as PART OF SE 1/4 OF SEC 03-31-16 DESC AS FROM SW COR OF SE 1/4 OF NE 1/4 TH N00D25'27"E 557.71FT TH N89D34'33"E 30FT FOR POB TH N89D34'33"E 260FT TH N00D25'42"E 197.67FT TH CUR LT RAD 428.34FT ARC 278.52FT CB N72DW 269.63FT NW'LY ALG JOE'S CREEK TH S00D25'27"E 285.23 TO POB CONT 1.49AC(C) as recorded in the Official Records of Pinellas County, thence proceed north 235.51feet to the northwest corner of said parcel, thence proceed south easterly 270 feet on a curve along the north side of said parcel to the northeast corner of a parcel known as PT OF SE 1/4 OF NE 1/4 OF SEC 03-31-16 COM SW COR SE 1/4 NE 1/4 TH N00D25' 27"E 557.74FT TH N89D 34'33"E 29.96FT TH S89D 34'18"E 260FT FOR POB TH S89D34'18"E 199.03FT TH N43D52'47"W 218.08FT TH CUR LT RAD 428.34FT ARC 62.63FT CB N48D03'38"W 62.57FT TH S00D25'42"W 197.67FT TO POB as recorded in the Official Records of Pinellas County, thence proceed southeasterly 588.84 feet to a point on the northeast side of a parcel known as PT OF SE 1/4 OF NE 1/4 OF SEC 3-31-16 COM SW COR OF SE 1/4 OF NE 1/4 TH N89D 58'12"E 632.34FT FOR POB TH N89D58'12"E 393.17FT TH N43D52'47"W 552.20FT TH S00D20'14"W 406.60FT TO POB CONT 1.93AC(C) as recorded in the Official Records of Pinellas County, thence proceed east 227.62 feet to a point on the west side of a parcel known as FROM SE COR OF NE 1/4 TH W 165FT (S) TO NE'LY LINE OF JOE'S CREEK TH N43DW 41.52 FT FOR POB TH N43DW 156.58 FT TH N33DW 142.73FT TH N06DW 204.28FT TH N06DE 32.24FT TH SE ALG ARC OF CURVE TO LEFT 50.47FT TH E 300FT (S) TH S 438FT (S) TH W 150FT (S) TO POB AND THAT PT DESC AS FROM E 1/4 COR TH N 530FT TH W 300 FT FOR POB TH W 50FT TH NW'LY ALG ARC OF CURVE TO RIGHT 42.7FT TH N06DW 170FT (S) TH N 230FT (S) TH E 100FT TH S 422FT TO POB CONT 3.51 AC (C) as recorded in the Official Records of Pinellas County, thence proceed northwest 137.48 feet along said parcel, thence proceed northeast 52.31 feet along said parcel, thence proceed south easterly 52.31 on a curve of said parcel, thence proceed east 299.84 feet to the west right-of-way of 34TH Street North, thence proceed easterly 99.84 feet to a point on the west side of a parcel known as N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 LESS W 50FT FOR R/W CONT 4.63AC (C) as recorded in the Official Records of Pinellas County, thence proceed north 175.26 feet to the northwest corner of said parcel, thence proceed east 611 feet to the northeast corner of said parcel, thence proceed south 261.4 feet to the northwest corner of a parcel known as PART OF SW 1/4 OF NW 1/4 OF SEC 02-31-16 DESC FROM SE COR OF NW 1/4 OF SEC TH N89D51'44"W 1820.51FT FOR POB TH N89D51'44"W 160FT TH N00D18'47"E 400FT TH S89D51'44"E 160FT TH S00D18'47"W 400FT TO POB LESS S 30FT THEREOF FOR RD R/W CONT 1.35AC(C) as recorded in the Official Records of

Pinellas County, thence proceed east 870 feet to the east right-of-way of 31st Street North and also being the northwest corner of a parcel know as JOE'S CREEK INDUSTRIAL PARK 1ST ADD LOTS 8, 9 & 10 as recorded in Plat Book 54, Page 37 of the Official Records of Pinellas County, thence proceed north 261.21 feet to the northwest corner of a parcel known as PART OF SE 1/4 OF NW 1/4 OF SEC 02-31-16 DESC FROM SE COR OF NW 1/4 OF SD SEC TH N00D03'08"E 660.97FT TH N89D51'W 1042.69FT FOR POB TH N89D51'W 70FT TH S00D18'47"W 101.21FT TH S89D51'44"E 70FT TH N00D18'47"E 101.2FT TO POB as recorded in the Official Records of Pinellas County, thence proceed east 1,079.6 feet to the point of beginning.