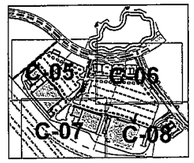
## SITE DATA

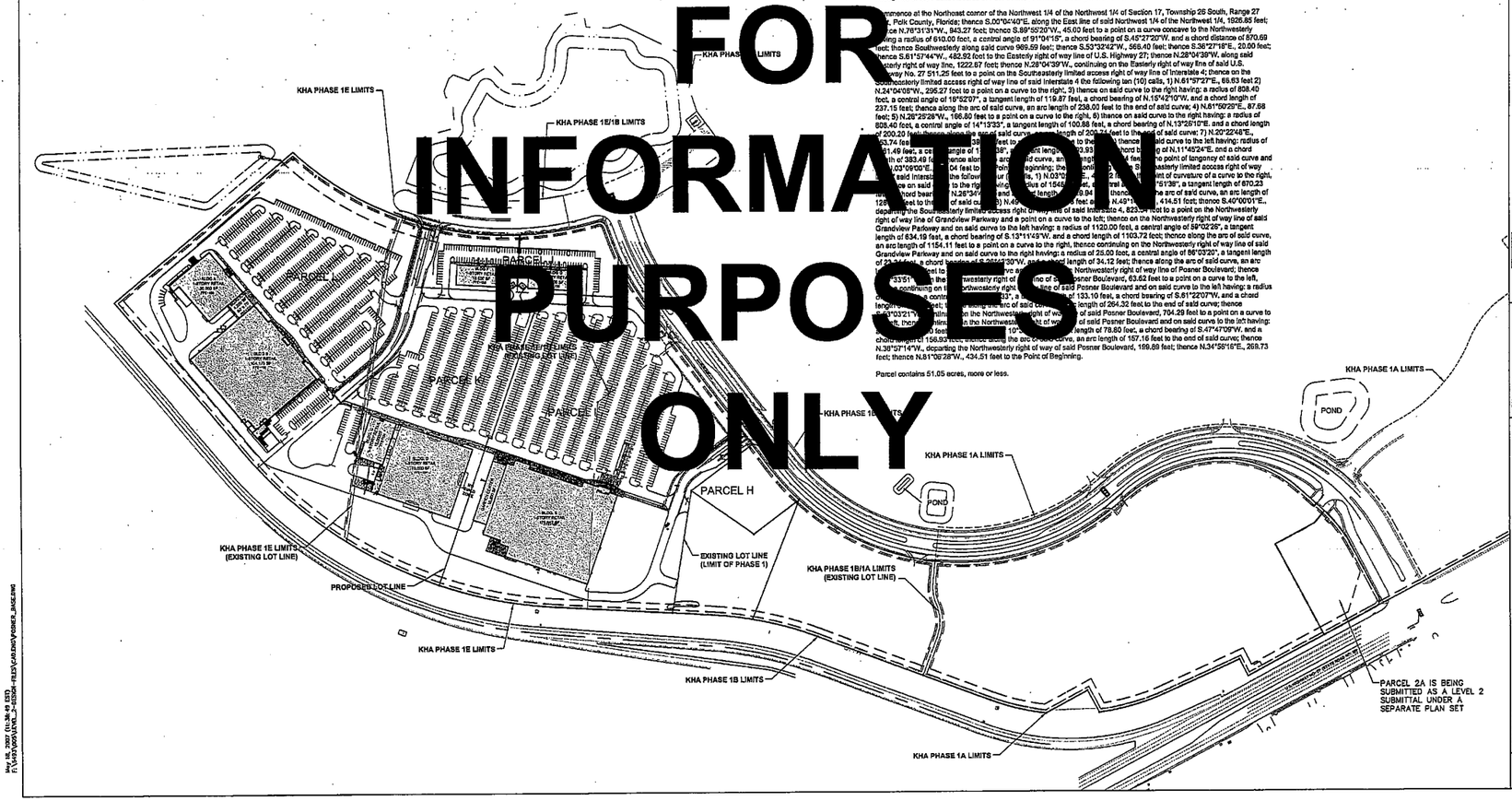
1. SITE ADDRESS: SE CORNER I-4 AND US 27
2. GROSS SITE AREA: 51.06 AC±
3. EXISTING LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER
4. UTILITY SERVICES PROVIDED BY POLK COUNTY
5. OWNER/DEVELOPER: TRAMMELL CROW COMPANY
   400 N. ASHLEY DRIVE, SUITE 1700
   TAMPA, FL 33602
   PH. (813) 229-8545
   FAX (813) 222-0694
6. ENGINEER: GENESIS GROUP
   3910 U.S. HIGHWAY 301 N.
   TAMPA, FL 33619
   PH. (813) 620-4500
   FAX (813) 620-4980
7. SURVEYOR: GENESIS GROUP
   3910 U.S. HIGHWAY 301 N.
   TAMPA, FL 33619
   PH. (813) 620-4500
   FAX (813) 620-4980




KEY

## PARCEL DATA

| PARCEL # | USAGE | TOTAL AREA (SF) | TOTAL AREA (AC) | BUILDING AREA (SF) | FLOOR AREA RATIO (FAR) | PARKING RATIO REQUIRED (SPACES/1000 SF) | TOTAL PARKING REQUIRED (S.FACES) | PARKING PROVIDED | PARKING RATIO PROVIDED (SPACES/1,000 SF) | TOTAL IMPERVIOUS AREA (SF) | TOTAL PERVIOUS AREA (SF) | IMPERVIOUS RATIO | PERVIOUS RATIO |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |
| H | RETAIL | 59,068 | 1.36 | N/A | N/A | 3.50 | N/A | N/A | N/A | 41,346 | 17,720 | 70.0% | 30.0% |
| I | RETAIL | 804,689 | 18.47 | 137,842 | 0.171 | 3.50 | 482 | 831 | 5.04 | 545,395 | 259,293 | 67.8% | 32.2% |
| J | RETAIL | 148,449 | 3.41 | 25,200 | 0.170 | 3.50 | 85 | 120 | 4.76 | 93,579 | 54,870 | 63.3% | 63.7% |
| K | RETAIL | 539,111 | 12.35 | 90,000 | 0.167 | 3.50 | 315 | 488 | 5.42 | 348,340 | 189,771 | 64.7% | 35.3% |
| L | RETAIL | 673,734 | 15.47 | 130,375 | 0.205 | 3.50 | 484 | 648 | 4.66 | 472,730 | 201,004 | 70.2% | 29.8% |
| | | | | | | | | | | | | | |
| TOTAL | | 2,224,049 | 51.06 | 391,217 | 0.176 | 3.50 | 1,369 | 2,087 | 5.33 | 1,491,391 | 732,658 | 67.1% | 32.9% |




LEGAL DESCRIPTION (POSNER COMMONS STAGE 1 – PHASE 1)

That part of Lot(s) 14A, 15 and 16, VICTOR POSNER CITY CENTER PHASE 1B, as recorded in Plat Book 142 Page(s) 24 through 26 of the Public Records of Polk County, Florida and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26 South, Range 27 ..., Polk County, Florida; thence S.00°04'40"E. along the East line of said Northwest 1/4 of the Northwest 1/4, 1926.85 feet; ...ce N.76°31'31"W., 843.27 feet; thence S.89°55'30"W., 45.00 feet to a point on a curve concave to the Northwesterly ...wing a radius of 610.00 feet, a central angle of 91°04'15", a chord bearing of S.45°27'20"W. and a chord distance of 870.69 ...feet; thence Southwesterly along said curve 969.59 feet; thence S.53°32'42"W., 568.40 feet; thence S.36°27'18"E., 20.00 feet; ...thence S.61°57'44"W., 482.92 feet to the Easterly right of way line of U.S. Highway 27; thence N.28°04'39"W. along said ...easterly right of way line, 1222.67 feet; thence N.28°04'39"W., continuing on the Easterly right of way line of said U.S. ...Highway No. 27 511.25 feet to a point on the Southeasterly limited access right of way line of Interstate 4; thence on the ...Southeasterly limited access right of way line of said Interstate 4 the following ten (10) calls, 1) N.61°37'27"E., 66.63 feet 2) N.24°04'08"W., 295.27 feet to a point on a curve to the right, 3) thence on said curve to the right having: a radius of 808.40 feet, a central angle of 16°52'07", a tangent length of 119.87 feet, a chord bearing of N.15°42'10"W. and a chord length of 237.15 feet; thence along the arc of said curve, an arc length of 238.00 feet to the end of said curve; 4) N.81°50'23"E., 87.58 feet; 5) N.28°25'28"W., 166.80 feet to a point on a curve to the right, 6) thence on said curve to the right having: a radius of 808.40 feet, a central angle of 14°13'33", a tangent length of 100.88 feet, a chord bearing of N.13°26'10"E. and a chord length of 200.20 feet; thence along the arc of said curve, an arc length of 201.74 feet to the end of said curve; 7) N.20°22'46"E., ...53.74 feet to the ... feet to the ... thence ... said curve to the left having: radius of ...91.49 feet; a ce... angle of 1... ... length ... chord b... of N.11°45'24"E. and a chord ...h of 383.49 f... thence alon... arc ... length ... feet to the point of tangency of said curve and ...03°09'00"E., ...04 feet to the ... beginning; the ... ...easterly limited access right of way ... said Interstate ... the follow... ...ls, 1) N.03°0... ...2 ft... ...nt of curvature of a curve to the right, ... on said ... to the ri... ...dius of 1545... ...rsal ...51'38", a tangent length of 870.23 ... chord bear... N.28°34'... ... length ...9.94 ... thence ... the arc of said curve, an arc length of 12... feet to the ... of said cu... N.49°1... ... 414.51 feet; thence S.40°00'01"E., departing the Southeasterly limited access right of ... of said Interstate 4, 823.5... feet to a point on the Northwesterly right of way line of Grandview Parkway and a point on a curve to the left; thence on the Northwesterly right of way line of said Grandview Parkway and on said curve to the left having: a radius of 1120.00 feet, a central angle of 59°02'26", a tangent length of 634.19 feet, a chord bearing of S.13°14'45"W. and a chord length of 1103.72 feet; thence along the arc of said curve, an arc length of 1154.11 feet to a point on a curve to the right, thence continuing on the Northwesterly right of way line of said Grandview Parkway and on said curve to the right having: a radius of 25.00 feet, a central angle of 86°03'20", a tangent length of 23.... a chord ... S.85°30'30"W. ... length of 34.12 feet; thence along the arc of said curve, an arc ... feet to ... ... Northwesterly right of way line of Posner Boulevard; thence ...33'51" ... the ... ...westerly right of ... ...ine of ... Posner Boulevard, 63.62 feet to a point on a curve to the left, ...continuing on t... ...Northwesterly right ... ...ing of said Posner Boulevard and on said curve to the left having: a radius ...03", a ... of 133.10 feet, a chord bearing of S.61°22'07"W, and a chord ...feet; t... ... length of 264.32 feet to the end of said curve; thence ...9°03'21"... ... the Northwesterly right of way ... of said Posner Boulevard, 704.29 feet to a point on a curve to ...; thence ... the Northwesterly right of way ... of said Posner Boulevard and on said curve to the left having: ...0 feet, ... 10°... ... length of 79.80 feet, a chord bearing of S.47°47'09"W. and a chord ...ng of 156.93 feet; thence along the arc of said curve, an arc length of 157.16 feet to the end of said curve; thence N.39°57'14"W., departing the Northwesterly right of way of said Posner Boulevard, 169.89 feet; thence N.34°56'16"E., 269.73 feet; thence N.81°09'28"W., 434.51 feet to the Point of Beginning.

Parcel contains 51.05 acres, more or less.

GRAPHIC SCALE
180 0 180 360
( IN FEET )
1 inch = 180 ft.

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| 3 | 3/07/07 | REVISED PER COUNTY COMMENTS; UPDATE DIST CONVERSION INFO |
| 2 | 1/26/07 | REVISED PER COUNTY AND TENANT COMMENTS |
| 1 | 12/17/06 | REVISED PER COUNTY COMMENTS |

REVISIONS
DESIGNED BY: CJM | CHECKED BY: KLT | PROJECT NUMBER 06-022
DRAWN BY: CJM | SCALE: AS SHOWN | PRINT DATE:


GENESIS GROUP
PLANNING ENGINEERING SURVEYING REAL ESTATE
3910 US HIGHWAY 301 NORTH, SUITE 140, TAMPA, FL 33619
Phone: 813.620.4500 Fax: 813.620.4580 www.GenesisGroup.com
CA #28549 LB #3591 LC #26000298


PREPARED FOR: TRAMMELL CROW COMPANY
400 N. Ashley Drive, Suite 1700 Tampa, FL 33602
(813) 229-8545 (813) 222-0694

SEAL
KRISTOPHER L. THORNTON, P.E.
License Number 60279

SHEET TITLE: OVERALL SITE PLAN
PROJECT NAME: POSNER COMMONS PHASE 1 - STAGE 1
SHEET NUMBER: C-04

May 16, 2007 (11:36:49 EST)
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FOR INFORMATION PURPOSES ONLY

RECEIVED
Jun 15 2007
For further plans, go to www.polkcountyfl.com