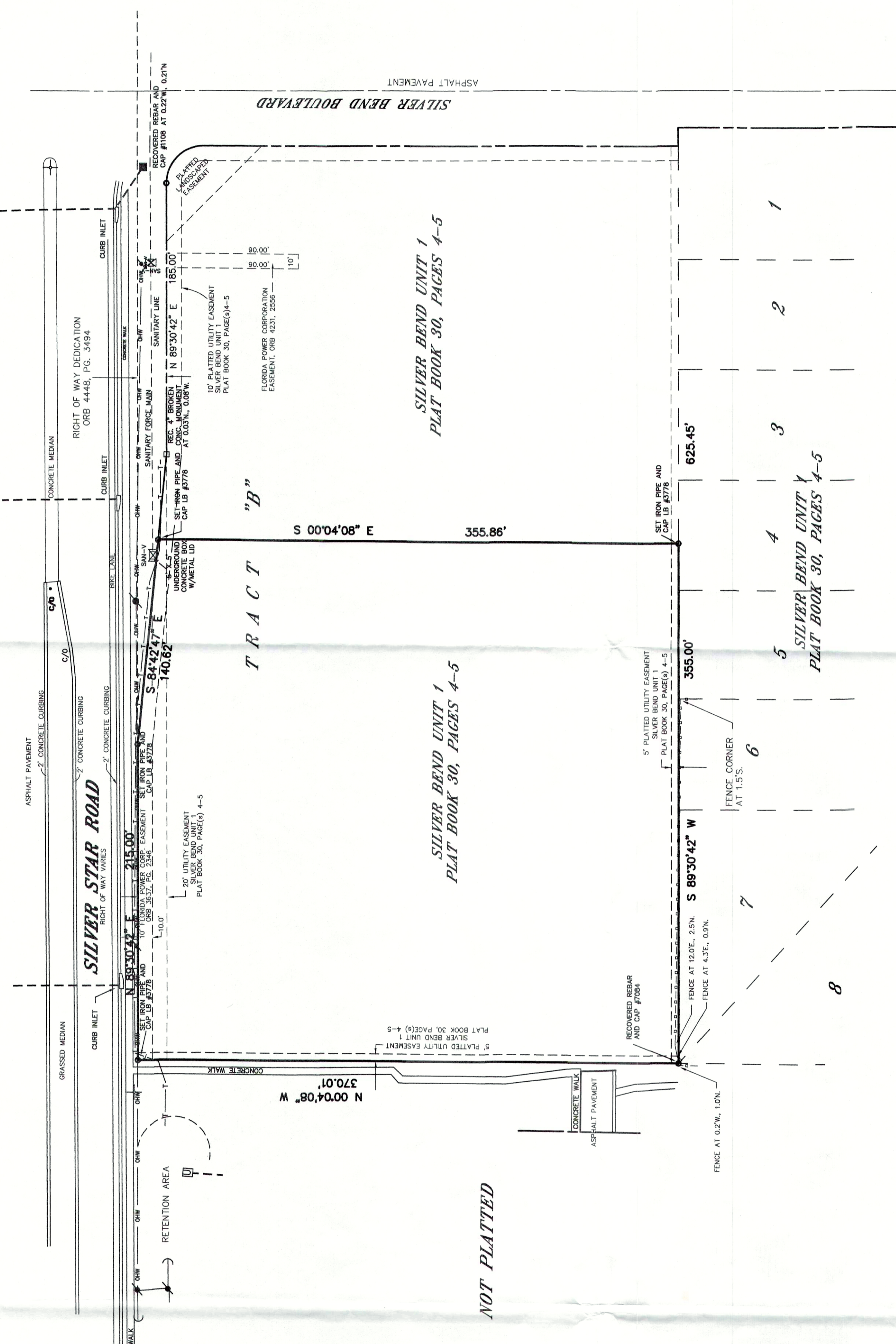


DESCRIPTION
 THE WESTERLY 355 FEET OF TRACT "B", SILVER BEND UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY FOR SILVER STAR ROAD BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4448, PAGE 3494, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,
 CONTAINING 130,362.97 SQUARE FEET, 2.99 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:
 1.) BEARINGS BASED ON THE PLAT THE SOUTH LINE OF TRACT "B" BEING N 89° 30' 42" E.
 2.) NO UTILITIES LOCATED OTHER THAN SHOWN HEREON.
 3.) UTILITY COMPANIES HAVE BEEN CONTACTED FOR UNDERGROUND LINES. THE "UNDERGROUND FACILITY PREVENTION AND SAFETY ACT" (FLORIDA STATUTE 348.04, SECTIONS 566.101 AND 566.102) HAS BEEN IMPLEMENTED. THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" AND OTHER APPLICABLE REGULATIONS HAVE BEEN FLAGGED FOR THE SURVEYOR'S REVIEW. IT IS THE SURVEYOR'S POLICY TO CONDUCT A VISUAL INSPECTION OF ALL UTILITIES LOCATED ON THIS TRACT AND TO OBTAIN A CONFIRMATION OF THE LOCATION AND DEPTH OF ALL UTILITIES LOCATED ON THIS TRACT. THE SURVEYOR'S POLICY IS TO OBTAIN INFORMATION SUPPLIED TO THIS OFFICE BY THE UTILITY COMPANIES OR BY VISUAL INSPECTION OF THE FIELD AND SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES OR BY VISUAL INSPECTION OF THE FIELD PRIOR TO ANY DESIGN BY THE ENGINEER OR CONSTRUCTION BY THE CONTRACTOR.
 4.) Building Setbacks per the City of Ocoee Building and Zoning.
 Local Roads - 25 feet
 Secondary Roads - 35 feet
 Primary Roads - 50 feet
 Expressways - 75 feet
 (Silver Star Road is listed as a Primary Road)
 5.) THIS SURVEY SHOWS OR NOTES INFORMATION AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATED APRIL 4, 2005 @ 8:00 AM. (UPDATED ON APRIL 5, 2006 @ 8:00 AM.)



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY in favor of First American Title Insurance Company, N/Eson, Inc., Baker & Hostetler LLP, G & F Land Company, (a) that this survey (i) was made on the ground and is a correct representation of the subject property as of April 17, 2006; (ii) meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 21 HH-6, Florida, Co. Administrative Code; (iii) shows the location and recording reference of all easements any other matters of record affecting the subject property which have been provided to the undersigned per the legal description in such easements and other matters; (iv) shows the location and type of all buildings, structures and other improvements on the subject property; (v) shows the lines of all streets abutting the land and the widths thereof; (vi) shows the location of all applicable building setback lines visible and surface indications of underground per ordinances, ordinances or regulations; and (vii) shows any other matters on the ground which may adversely affect title to the subject property; (b) except as shown on the survey, there are no visible easements, rights of way or rights of use or possession (c) that there are no encroachments either within the boundary lines of the subject property except as shown; (d) that no adjoining property visible on the survey appears to be subject to any right of way, easement, or other matter, except as shown; (e) that ingress and egress to the subject property is provided by Silver Star Road, the same being a paved dedicated public right of way owned by the State of Florida; (f) that the subject property does not serve any adjoining property for ingress or egress; (g) that the subject property is not within a Flood Hazard Boundary Map, Panel No. 12085C0210 E, Effective date December 6, 2000, the subject property is not contained within a Flood Prone Area; and (h) that the subject property consist of 130,362.97 square feet.

Date: _____ Signed: **ARTHUR W. TUCKER** #4381
ARTHUR W. TUCKER
 SURVEYING SERVICES, INC.
 379 W. Michigan Street, Suite 208 - Orlando, Florida - 32806
 Phone No. (407) 422-0957 Fax No. (407) 422-6945
 LICENSED BUSINESS NO. 3778

FIELD BY: M.L.	SURVEY DATE: 04-17-06
DRAWN BY: WCC	ORDER NO: T06C19
SCALE: 1" = 50'	SHEET 1 OF 1

This sketch of description has been prepared in accordance with the Standards set forth in Chapter 6107, F.A.C., pursuant to Chapters 177 and 179, F.S., and the rules and regulations of the Florida Board of Land Surveyors. The original record of this survey and map is in the office of the Surveyor, Orange County, Florida.

BOUNDARY SURVEY
 SECTION 16, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

PLAT NO. 4381
 BY: ARTHUR W. TUCKER
 REVISIONS: _____
 DATE: _____
 NO.: _____

LEGEND

TRANSFORMER	TRAFFIC SIGNAL BOX
WATER VALVE	CALCULATED
GRATE DROP INLET	MEASURED
WATER VALVE	PLAT DIMENSION
WATER VALVE	ARC LENGTH
WATER VALVE	CHORD
WATER VALVE	DELTA BEARING
WATER VALVE	POINT OF CURVATURE
WATER VALVE	POINT OF INTERSECTION
WATER VALVE	POINT OF REVERSE
WATER VALVE	RECOVERED
WATER VALVE	REBAR
WATER VALVE	RECOVERED TELEPHONE
WATER VALVE	BURIED TELEPHONE
WATER VALVE	BURIED GAS LINE
WATER VALVE	BURIED POWER CABLE
WATER VALVE	BURIED POWER POLE
WATER VALVE	SANITARY SEWER
WATER VALVE	CONCRETE
WATER VALVE	OFFICIAL RECORD BOOK
WATER VALVE	PK
WATER VALVE	CONCRETE POWER POLE
WATER VALVE	WOOD POWER POLE
WATER VALVE	TRAVEL SIGNAL POLE
WATER VALVE	CE
WATER VALVE	ELM
WATER VALVE	YUK
WATER VALVE	DOG
WATER VALVE	CHERRY
WATER VALVE	PM
WATER VALVE	MAPLE
WATER VALVE	CAJ
WATER VALVE	CAN
WATER VALVE	UNKNOWN TYPE OF TREE

VICINITY MAP
 NOT TO SCALE

GRAPHIC SCALE
 (IN FEET)
 1" = 50'

SURVEYOR'S NOTES:
 1.) BEARINGS BASED ON THE PLAT THE SOUTH LINE OF TRACT "B" BEING N 89° 30' 42" E.
 2.) NO UTILITIES LOCATED OTHER THAN SHOWN HEREON.
 3.) UTILITY COMPANIES HAVE BEEN CONTACTED FOR UNDERGROUND LINES. THE "UNDERGROUND FACILITY PREVENTION AND SAFETY ACT" (FLORIDA STATUTE 348.04, SECTIONS 566.101 AND 566.102) HAS BEEN IMPLEMENTED. THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" AND OTHER APPLICABLE REGULATIONS HAVE BEEN FLAGGED FOR THE SURVEYOR'S REVIEW. IT IS THE SURVEYOR'S POLICY TO CONDUCT A VISUAL INSPECTION OF ALL UTILITIES LOCATED ON THIS TRACT AND TO OBTAIN A CONFIRMATION OF THE LOCATION AND DEPTH OF ALL UTILITIES LOCATED ON THIS TRACT. THE SURVEYOR'S POLICY IS TO OBTAIN INFORMATION SUPPLIED TO THIS OFFICE BY THE UTILITY COMPANIES OR BY VISUAL INSPECTION OF THE FIELD AND SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES OR BY VISUAL INSPECTION OF THE FIELD PRIOR TO ANY DESIGN BY THE ENGINEER OR CONSTRUCTION BY THE CONTRACTOR.
 4.) Building Setbacks per the City of Ocoee Building and Zoning.
 Local Roads - 25 feet
 Secondary Roads - 35 feet
 Primary Roads - 50 feet
 Expressways - 75 feet
 (Silver Star Road is listed as a Primary Road)
 5.) THIS SURVEY SHOWS OR NOTES INFORMATION AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATED APRIL 4, 2005 @ 8:00 AM. (UPDATED ON APRIL 5, 2006 @ 8:00 AM.)

SCHEDULE B - SECTION 2
 EXCEPTIONS
 Any policy we issue will have the following exceptions, unless they are taken care to our satisfaction:
 1. - 8. Standard Exceptions.
 9. Tree Trimming/Removal Easement in favor Florida Power Corporation and to its successors and assigns, recorded May 6, 1995 in Official Records Book 3637, Page 2344 and Second Amendment recorded in Plat Book 30, Page 4 and 5, of the Public Records of Orange County, Florida. (AFFECTS PROPERTY-NOT PLOTTED)
 10. A 20 foot Utility Easement reserved along the North property line, as shown on the records of Orange County, Florida, (AFFECTS PROPERTY-NOT PLOTTED)
 11. Restrictions, covenants, conditions and easements, which provide for the collection of assessments recorded in Official Records Book 4438, Page 491; and amended by the First Amendment recorded in Official Records Book 4473, Page 14, all in the Public Records of Orange County, Florida. (AFFECTS PROPERTY-NOT PLOTTED)
 12. (ATTORNEY REVIEW IS SUGGESTED TO DETERMINE IF THESE DOCUMENTS AFFECT SUBJECT PROPERTY - TRACT "B" APPEARS TO BE LESSED OUT PER ORB 4473, PG. 14)
 13. Covenants, conditions, and obligations in the Declaration of Drainage Easements and Public Records of Orange County, Florida, (AFFECTS PROPERTY-NOT PLOTTABLE)
 14. Water and Sewer Revenue and Maintenance Fee Agreement with the City of Ocoee recorded October 12, 1995 in Official Records Book 4958, Page 3817. Public Records of Orange County, Florida. (ATTORNEY REVIEW IS SUGGESTED TO DETERMINE IF THIS DOCUMENT AFFECTS SUBJECT PROPERTY)
 15. Development Agreement with the City of Ocoee recorded November 2, 1988 in Official Records Book 4028, Page 2306; and amended by the First Amendment recorded in Official Records Book 4102, Page 371, all in the Public Records of Orange County, Florida. (DOES NOT AFFECT PROPERTY)
 16. Development Agreement with the City of Ocoee recorded November 2, 1988 in Official Records Book 4028, Page 2306; and amended by the First Amendment recorded in Official Records Book 4102, Page 371, all in the Public Records of Orange County, Florida. (DOES NOT AFFECT PROPERTY)
 17. Sewer Service Territorial Agreement by and between Orange County and the City of Ocoee recorded June 10, 1987 in Official Records Book 3894, Page 1363; and amended by the First Amendment recorded in Official Records Book 4702, Page 2588; Second Amendment recorded in Official Records Book 4702, Page 2588; and Third Amendment recorded in Official Records Book 6432, Page 2130, all in the Public Records of Orange County, Florida. (AFFECTS PROPERTY-NOT PLOTTABLE)
 18. Terms and conditions of the Grant of Drainage Easement recorded September 8, 1988 in Official Records Book 4102, Page 371, all in the Public Records of Orange County, Florida. (UES OFFSITE-DOES NOT AFFECT PROPERTY)

FIELD BY: M.L.
DRAWN BY: WCC
SCALE: 1" = 50'

**SECTION 16, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST
 ORANGE COUNTY, FLORIDA**

BOUNDARY SURVEY

PLAT NO. 4381
BY: ARTHUR W. TUCKER
REVISIONS: _____
DATE: _____
NO.: _____

This sketch of description has been prepared in accordance with the Standards set forth in Chapter 6107, F.A.C., pursuant to Chapters 177 and 179, F.S., and the rules and regulations of the Florida Board of Land Surveyors. The original record of this survey and map is in the office of the Surveyor, Orange County, Florida.

ARTHUR W. TUCKER
 SURVEYING SERVICES, INC.
 379 W. Michigan Street, Suite 208 - Orlando, Florida - 32806
 Phone No. (407) 422-0957 Fax No. (407) 422-6945
 LICENSED BUSINESS NO. 3778

FIELD BY: M.L.
DRAWN BY: WCC
SCALE: 1" = 50'

**SECTION 16, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST
 ORANGE COUNTY, FLORIDA**

BOUNDARY SURVEY

PLAT NO. 4381
BY: ARTHUR W. TUCKER
REVISIONS: _____
DATE: _____
NO.: _____

This sketch of description has been prepared in accordance with the Standards set forth in Chapter 6107, F.A.C., pursuant to Chapters 177 and 179, F.S., and the rules and regulations of the Florida Board of Land Surveyors. The original record of this survey and map is in the office of the Surveyor, Orange County, Florida.

ARTHUR W. TUCKER
 SURVEYING SERVICES, INC.
 379 W. Michigan Street, Suite 208 - Orlando, Florida - 32806
 Phone No. (407) 422-0957 Fax No. (407) 422-6945
 LICENSED BUSINESS NO. 3778

FILE NO. SX#7738-06

OUTDATED / NOT A CURRENT SURVEY.