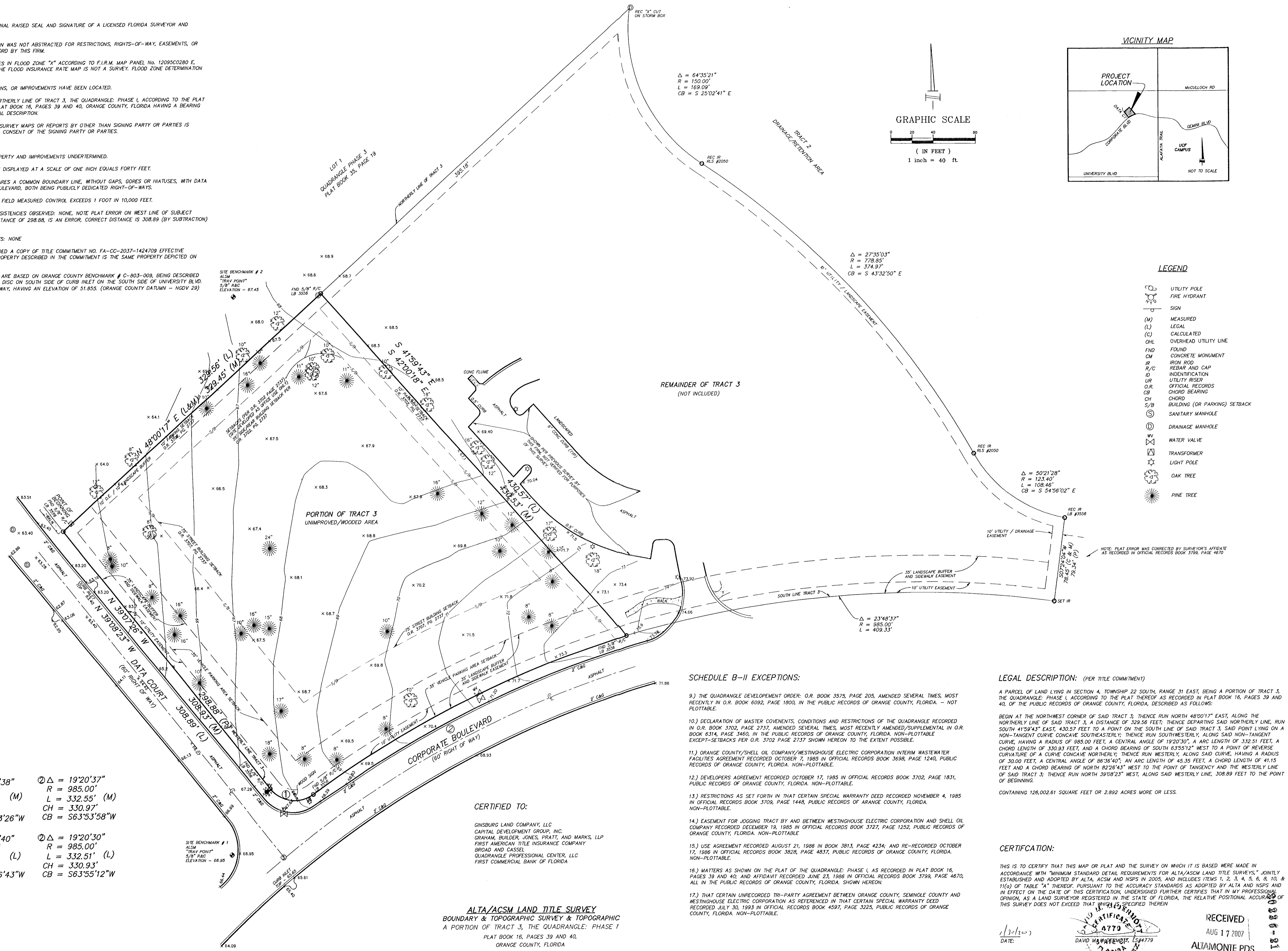
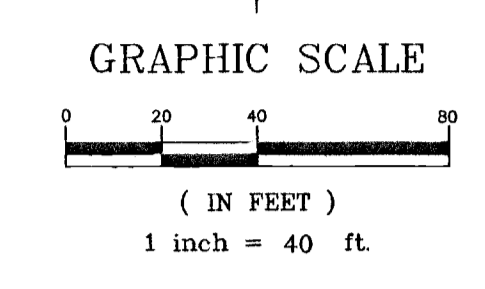
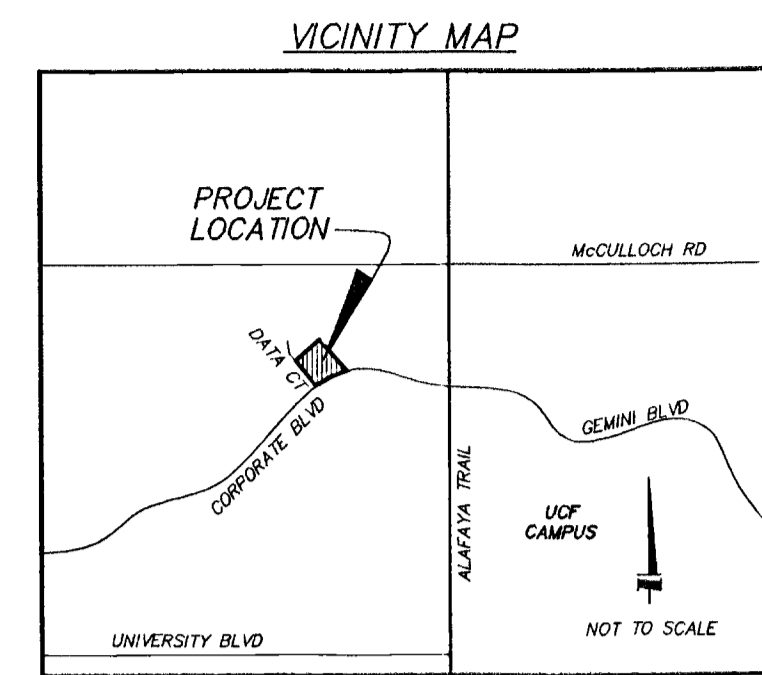


SURVEYOR'S NOTES:

- 1) NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
- 2) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- 3) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL NO. 12095C0280 E, DATED DECEMBER 6, 2000. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
- 4) NO UNDERGROUND FOUNDATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED.
- 5) BEARINGS BASED ON THE NORTHERLY LINE OF TRACT 3, THE QUADRANGLE: PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 40, ORANGE COUNTY, FLORIDA HAVING A BEARING OF N 48°00'17" E, PER LEGAL DESCRIPTION.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) SYMBOLS NOT TO SCALE.
- 8) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED.
- 9) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS FORTY FEET.
- 10) THE SUBJECT PROPERTY SHARES A COMMON BOUNDARY LINE, WITHOUT GAPS, GORES OR HIATUSSES, WITH DATA COURT AND CORPORATE BOULEVARD, BOTH BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.
- 11) THE RELATIVE ACCURACY OF FIELD MEASURED CONTROL EXCEEDS 1 FOOT IN 10,000 FEET.
- 12) POTENTIAL BOUNDARY INCONSISTENCIES OBSERVED: NONE, NOTE PLAT ERROR ON WEST LINE OF SUBJECT PROPERTY, INDICATED A DISTANCE OF 298.88, IS AN ERROR, CORRECT DISTANCE IS 308.89 (BY SUBTRACTION) AND LEGAL DESCRIPTION.
- 13) OBSERVABLE ENCROACHMENTS: NONE
- 14) SURVEYOR HAS BEEN PROVIDED A COPY OF TITLE COMMITMENT NO. FA--CC-2037-1424709 EFFECTIVE DECEMBER 4, 2006, THE PROPERTY DESCRIBED IN THE COMMITMENT IS THE SAME PROPERTY DEPICTED ON THIS SURVEY.
- 15) ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK # C-803-009, BEING DESCRIBED AS ORANGE COUNTY BRASS DISC ON SOUTH SIDE OF CURB INLET ON THE SOUTH SIDE OF UNIVERSITY BLVD. 450' ± WEST OF SYSTEMS WAY, HAVING AN ELEVATION OF 51.855. (ORANGE COUNTY DATUM - NGVD 29)



LEGEND

	UTILITY POLE
	FIRE HYDRANT
	SIGN
	MEASURED
	LEGAL
	CALCULATED
	OVERHEAD UTILITY LINE
	FOUND CONCRETE MONUMENT
	IRON ROD
	REBAR AND CAP
	IDENTIFICATION
	UTILITY RISER
	OFFICIAL RECORDS
	CHORD BEARING
	CHORD
	BUILDING (OR PARKING) SETBACK
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	WATER VALVE
	TRANSFORMER
	LIGHT POLE
	OAK TREE
	PINE TREE

① Δ = 86°38'38"
R = 30.00'
L = 45.37' (M)
CH = 41.17'
CB = N82°23'26"W

② Δ = 19°20'37"
R = 985.00'
L = 332.55' (M)
CH = 330.97'
CB = S63°53'58"W

① Δ = 86°36'40"
R = 30.00'
L = 45.35' (L)
CH = 41.15'
CB = N82°26'43"W

② Δ = 19°20'30"
R = 985.00'
L = 332.51' (L)
CH = 330.93'
CB = S63°55'12"W

SCHEDULE B-II EXCEPTIONS:

- 9.) THE QUADRANGLE DEVELOPMENT ORDER: O.R. BOOK 3575, PAGE 205, AMENDED SEVERAL TIMES, MOST RECENTLY IN O.R. BOOK 6092, PAGE 1800, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. - NOT PLOTTABLE.
- 10.) DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS OF THE QUADRANGLE RECORDED IN O.R. BOOK 3702, PAGE 2737, AMENDED SEVERAL TIMES, MOST RECENTLY AMENDED/SUPPLEMENTAL IN O.R. BOOK 6314, PAGE 3460, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE EXCEPT-SETBACKS PER O.R. 3702 PAGE 2737 SHOWN HEREON TO THE EXTENT POSSIBLE.
- 11.) ORANGE COUNTY/SHELL OIL COMPANY/WESTINGHOUSE ELECTRIC CORPORATION INTERIM WASTEWATER FACILITIES AGREEMENT RECORDED OCTOBER 7, 1985 IN OFFICIAL RECORDS BOOK 3698, PAGE 1240, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE.
- 12.) DEVELOPERS AGREEMENT RECORDED OCTOBER 17, 1985 IN OFFICIAL RECORDS BOOK 3702, PAGE 1831, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE.
- 13.) RESTRICTIONS AS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 4, 1985 IN OFFICIAL RECORDS BOOK 3709, PAGE 1448, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE.
- 14.) EASEMENT FOR JOGGING TRACT BY AND BETWEEN WESTINGHOUSE ELECTRIC CORPORATION AND SHELL OIL COMPANY RECORDED DECEMBER 19, 1985 IN OFFICIAL RECORDS BOOK 3727, PAGE 1252, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE.
- 15.) USE AGREEMENT RECORDED AUGUST 21, 1986 IN BOOK 3813, PAGE 4234, AND RE-RECORDED OCTOBER 17, 1986 IN OFFICIAL RECORDS BOOK 3828, PAGE 4837, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE.
- 16.) MATTERS AS SHOWN ON THE PLAT OF THE QUADRANGLE: PHASE I, AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 40; AND AFFIDAVIT RECORDED JUNE 23, 1986 IN OFFICIAL RECORDS BOOK 3799, PAGE 4670, ALL IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SHOWN HEREON.
- 17.) THAT CERTAIN UNRECORDED TRIPARTY AGREEMENT BETWEEN ORANGE COUNTY, SEMINOLE COUNTY AND WESTINGHOUSE ELECTRIC CORPORATION AS REFERENCED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JULY 30, 1993 IN OFFICIAL RECORDS BOOK 4597, PAGE 3225, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NON-PLOTTABLE.

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST, BEING A PORTION OF TRACT 3, THE QUADRANGLE: PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE RUN NORTH 48°00'17" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 3, A DISTANCE OF 329.56 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTH 41°59'43" EAST, 430.57 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 3, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 19°20'30", A CHORD LENGTH OF 332.51 FEET, A CHORD BEARING OF SOUTH 63°55'12" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86°36'40", AN ARC LENGTH OF 45.35 FEET, A CHORD LENGTH OF 41.15 FEET AND A CHORD BEARING OF NORTH 82°26'43" WEST TO THE POINT OF TANGENCY AND THE WESTERLY LINE OF SAID TRACT 3; THENCE RUN NORTH 30°08'23" WEST, ALONG SAID WESTERLY LINE, 308.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 126,002.61 SQUARE FEET OR 2.892 ACRES MORE OR LESS.

CERTIFIED TO:

GINSBURG LAND COMPANY, LLC
CAPITAL DEVELOPMENT GROUP, INC.
GRAHAM, BUILDER, JONES, PRATT, AND MARKS, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY
BRAD AND CASSEL
QUADRANGLE PROFESSIONAL CENTER, LLC
FIRST COMMERCIAL BANK OF FLORIDA

ALTA/ACSM LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY & TOPOGRAPHIC
A PORTION OF TRACT 3, THE QUADRANGLE: PHASE I
PLAT BOOK 16, PAGES 39 AND 40,
ORANGE COUNTY, FLORIDA

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 10, & 11(b) 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.

RECEIVED
AUG 17 2007
ALIAMONTE PDS

DATE: 8/17/07

DAVID M. WATKINS, S4779
FLORIDA

Associated Land Surveying & Mapping, Inc.
 101 WYOMING ST. #11 (407) 884-1002, FAX (407) 884-8883
 (Department of Administration, Inc. emp.)

SCALE: 1" = 40'
 DSW 8/10/07-BLOWN
 JOB NO. 04072
 SURVEY TITLE: