This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.

1 TITLE DESCRIPTION

FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN SOUTH 00°02'24" EAST, 40.00 FEET ALONG THE EAST LINE THEREOF TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 434; THENCE CONTINUE SOUTH 00°02'24" EAST, 330 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'24" EAST, 330.00 FEET; THENCE NORTH 89°47'35" WEST PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 434, 148.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL PARKWAY, ACCORDING TO THE PLAT OF FLORIDA CENTRAL COMMERCE PARK, AS RECORDED IN PLAT BOOK 27, PAGES 53 THROUGH 59, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°02'24" WEST ALONG SAID RIGHT-OF-WAY, 172.0 FEET; THENCE RUN SOUTH 89°47'35" EAST, 148.2 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN SOUTH 00°02'24" EAST, 40.0 FEET ALONG THE EAST LINE THEREOF TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 434 AND THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 00°02'24" EAST, 330.00 FEET; THENCE NORTH 89°47'35" WEST PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 434, 148.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL PARKWAY, ACCORDING TO THE PLAT OF FLORIDA CENTRAL COMMERCE PARK AS RECORDED IN PLAT BOOK 27, PAGES 53 THROUGH 59, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°02'24" WEST ALONG SAID RIGHT-OF-WAY, 330.00 FEET TO THE APORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 434; THENCE SOUTH 89°47'35" EAST, 148.20 FEET TO THE POINT OF BEGINNING.

SURVEYOR DESCRIPTION

ALL PARCELS ARE CONTIGUOUS AND DO NOT CONTAIN ANY GAPS OR GORES.

BEGINNING AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF FLORIDA CENTRAL PARKWAY AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 434; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 434 SOUTH 89°47'35" EAST 148.20 FEET; THENCE SOUTH 00°02'24" EAST 330.00 FEET; THENCE NORTH 89°47'35" WEST 148.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA CENTRAL PARKWAY; THENCE RUN ALONG THE WESTERLY RIGHT OF WAY LINE OF FLORIDA CENTRAL PARKWAY NORTH 00°02'24" WEST 330.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE SURVEYOR'S DESCRIPTION DESCRIBES THE SAME PROPERTY AS REFLECTED ON THE TITLE COMMITMENT AND REFLECTED HEREON.

2

The Title Description and Schedule B items hereon are from Chicago Title Insurance Company of New York, commitment No. 103406500, Dated May 10, 2004. NBU # 140400824.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

7– RESTRICTIVE COVENANT TO FLORIDA POWER CORPORATION, A FLORIDA CORPORATION, FILED IN OFFICIAL RECORDS BOOK 1774, PAGE 1978, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, CAPTURED AND AFFECTED AS SHOWN

4 SURVEYOR'S CERTIFICATE

To: German American Capital Corporation, a Maryland corporation and Bear Stearns Commercial Mortgage, Inc., a New York corporation (each a lender and collectively as lenders); First States Investors 5200, LLC, a Delaware limited liability company; American Financial Realty Trust, a Maryland real estate investment trust; First States Group, L.P., a Delaware limited partnership; Bank of America, N.A., a national banking association; Morgan, Lewis & Bockius LLP; Sidley Austin Brown & Wood LLP; Chicago Title Insurance Company and each of their respective affiliates, successors and/or assigns as their interest may appear.

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 1999, and includes items 1(except for states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (as to utilities, surface matters only) 13, 14, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Surveyor's Signature Seal Date January 26, 2005
Gabriel Arellano, PSM #4224

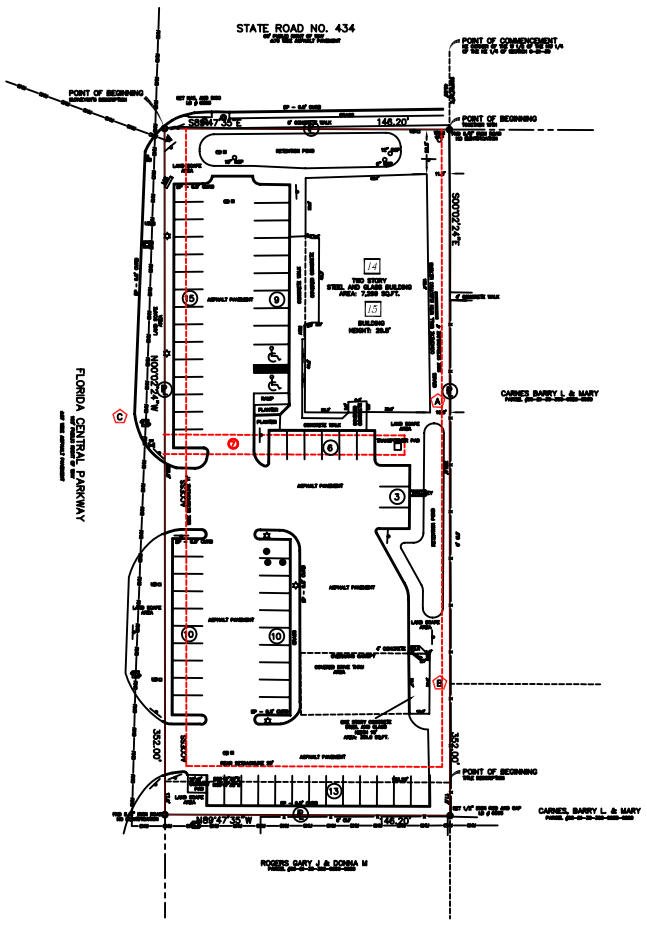
7 POSSIBLE ENCROACHMENT LIST

(A) – BUILDING OVER SIDE SETBACK LINE BY MAXIMUM OF 5 FEET.
(B) – BUILDING OVER SIDE SETBACK LINE BY MAXIMUM OF 4.5 FEET.
(C) – CURBING CROSSES PROPERTY BY MAXIMUM OF 10.7 FEET.

KEY TO ALTA-SURVEY

1 TITLE DESCRIPTION
2 TITLE INFORMATION (NOTES)
3 SCHEDULE "B" ITEMS
4 SURVEYOR'S CERTIFICATE
5 FLOOD INFORMATION
6 CEMETERY NOTE
7 POSSIBLE ENCROACHMENT LIST
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING STALLS
13 AREA
14 BUILDING
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW
18 ALTA/ACSM LAND TITLE SURVEY

AMERICAN SURVEYING & MAPPING
1645 Hall Ave., Suite B
Orlando, Florida 32817
(407) 629-1351

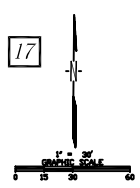


12 PARKING STALLS:

2 HANDICAPPED STALL
66 STANDARD STALLS

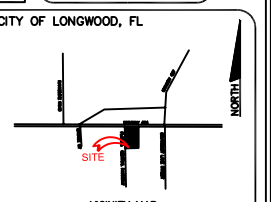
13 AREA:

91,462 SQUARE FEET
1.10 ACRES



16 VICINITY MAP

CITY OF LONGWOOD, FL



VICINITY MAP
NO SCALE

8 ZONING INFORMATION

SITE RESTRICTIONS:
SETBACK:
FRONT – 0'
SIDE – 15' TOTAL COMBINED
SIDE STREET – 15'
REAR – 25'
HEIGHT – MAX 1.5 x AVERAGE EXISTING HEIGH.
BULK – –
ZONE – GC GENERAL COMMERCIAL

1 PARKING STALL FOR EVERY 250 SQ. FT. OF FLOOR SPACE.

ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF LONGWOOD
CONTACT: JULIE WALLS
E-MAIL: JWALLS@CI.LONGWOOD.FL.US

9 LEGEND

RCP :	REINFORCE CONCRETE PIPE	TFR :	TRANSFORMER
P.O.C.:	POINT OF COMMENCEMENT	CLF :	CHAIN LINK FENCE
P.O.B.:	POINT OF BEGINNING	CB :	CATCH BASIN
:	PROPERTY CORNER	:	STORM MANHOLE
:	UTILITY POLE	WM :	WATER METER
:	UTILITY POLE CONCRETE BASE	:	WATER VALVE
LB :	LICENSED BUSINESS	:	HANDICAP PARKING
:	PROPERTY LINE	PB :	POWER BOX
:	LIGHT POLE	:	METAL SIGN
:	SIGN	:	SEWER MANHOLE
:	PARKING SPACES	:	TRAFFIC LIGHT
—OHU—	OVER HUNG UTILITY	:	BACK FLOW PREVENTER
(M)	FIELD MEASURED	:	UTILITY BOX
		(P) :	PLAT

18 ALTA/ACSM Land Title Survey

This Work Coordinated By:
International Land Services, Inc.
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 701-3352
www.ils-okla.com

Dwn By: AI		Date: JULY 16, 2004	
Surveyor Ref.No: 4224		Revision: Client Comments Date:	
Aprvd By: DMD		Date: JULY 29, 2004	
Field Date: JULY 10, 2004		Revision: Client Comments Date:	
Scale: 1" = 30'		Date: August 1, 2004	
		Revision: Client Comments Date:	
		Date: JANUARY 25, 2005	
		Revision: Client Comments Date:	

Prepared For:

Client Ref. No: FL-LONGWOOD CENTRAL PARK-FLLON-000

Project Address: 390 WEST HIGHWAY 434
Project Location: LONGWOOD, FLORIDA
Project Name: BOA-BBD-2
Job Number: 04-05-028:085 E

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12117C0130 E, WHICH BEARS AN EFFECTIVE DATE OF APRIL 17, 1995. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT.
ZONE "X" DENOTES AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

10 BASIS OF BEARING

THE BEARINGS N 00°02'24" W, BEING THE EASTERLY RIGHT-OF-WAY OF FLORIDA CENTRAL PARKWAY WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

6 CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No underground utilities are shown on this survey, only aboveground visible evidence of utilities are shown.
3. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on aboveground, visible evidence, unless another source of information is specifically referenced hereon.
4. No observable changes in street right of way lines completed or available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
5. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

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Sheet 1 of 1