

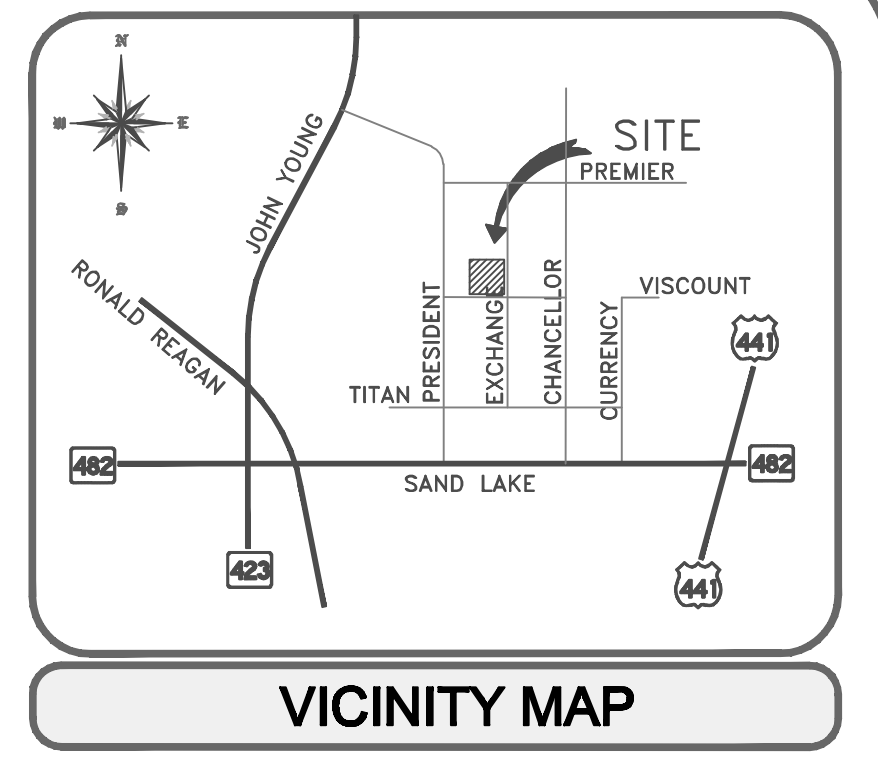
ALTA/ACSM LAND TITLE SURVEY

As-built Survey

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 4324649, DATED June 23, 2013.

- Notice of Restrictions on Real Estate by Orlando Central Park, Inc., a Delaware corporation, recorded in Official Records Book 2451, Page 826, as amended in Official Records Book 3057, Page 1285, Official Records Book 3207, Page 473 and Official Records Book 6593, Page 2627. ORB 2451, PAGE 826 AFFECTS SUBJECT PROPERTY. BLANKET DESCRIPTION, ESTABLISHES FRONT AND SIDE YARD SETBACKS. OTHER DOCUMENTS LISTED DO NOT APPLY TO THE SUBJECT PROPERTY.
- Memorandum of Lease and Prohibition of Lien Liability in favor of Galaxy Cheese Company, a Delaware corporation, recorded in Official Records Book 4348, Page 829. AFFECTS SUBJECT PROPERTY. PART OF AN OVERALL BLANKET LEASE DESCRIPTION. SUBJECT PROPERTY IS ALL OF PARCEL A AND A PART OF PARCEL B OF SAID DOCUMENT.
- Matters shown on the plot of Orlando Central Park Number Twenty-Nine as recorded in Plat Book 5, Page 58. AFFECTS SUBJECT PROPERTY, ALL MATTERS SHOWN HEREON.
- Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 3898, Page 2177. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
- Resolution for South Orange Blossom Trail Neighborhood Improvements Benefit Area MSTU to Partially Fund and Maintain Improvements Benefiting the South Orange Blossom Trail Neighborhood Area recorded in Official Records Book 3926, Page 3780 and re-recorded in Official Records Book 3929, Page 1941, as amended in Official Records Book 6708, Page 2601. AFFECTS SUBJECT PROPERTY, PART OF AN OVERALL BLANKET DESCRIPTION, NOTHING TO PLOT.
- Resolution Amending the Scope of the Municipal Service Taxing Unit for Maintenance of Drainage Improvements to Include Maintenance of Common Areas for Orlando Central Park recorded in Official Records Book 6414, Page 5269. AFFECTS SUBJECT PROPERTY, PART OF AN OVERALL BLANKET DESCRIPTION, NOTHING TO PLOT.
- Lease Agreement dated March 1, 2008 in favor of Stone Systems of Orlando, LLC, a Minnesota limited liability company, as evidenced by Subordination, Assignment and Estoppel Agreement recorded in Official Records Book 9706, Page 6690. AFFECTS SUBJECT PROPERTY, BLANKET DESCRIPTION, NOTHING TO PLOT.
- Resolution of the Board of County Commissioners Amending and Restating a Municipal Service benefit Unit for Streetlighting for Orlando Central Park 11/2009 recorded in Official Records Book 9881, Page 1246. AFFECTS SUBJECT PROPERTY, BLANKET DESCRIPTION, NOTHING TO PLOT.



SCALE: 1" = 30'
THIS DRAWING WAS CREATED TO BE VIEWED IN DWG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE.

NORTH INDEX IS
SUBDIVISION PLAT
PLAT BOOK 5, PAGE 58

STANDARD LEGEND

- | | | |
|---------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND | ⊙ POWERPOLE | — SS — SAN. SEWER LINE |
| ○ MONUMENT SET | — GUY WIRE | — SEWER MANHOLE |
| ⊙ P.K. NAIL FOUND | ⊙ LIGHT POLE | ⊙ GREASE TRAP |
| ⊙ MAG NAIL SET | ⊙ GROUND LIGHT | ⊙ FORCE MAIN |
| ⊙ MAG NAIL FOUND | ⊙ STREET LIGHT POLE | ⊙ CLEAN OUT |
| ⊙ MAG NAIL SET | ⊙ ELEC. TRANSFORMER | ⊙ STORM DRAIN LINE |
| ⊙ FOUND X MARK | ⊙ AIR CONDITIONER | ⊙ STORM DRAIN MANHOLE |
| ⊙ SET X MARK | ⊙ BURIED ELECTRIC | ⊙ STORM INLET |
| ⊙ R.R. SPIKE FOUND | ⊙ OVERHEAD ELECTRIC | ⊙ CATCH BASIN |
| ⊙ R.R. SPIKE SET | ⊙ ELECTRIC MANHOLE | ⊙ CURB INLET |
| ⊙ BENCHMARK | ⊙ ELECTRIC METER | ⊙ PAY PHONE |
| ⊙ CONC. R/W MARKER | ⊙ GENERATOR | ⊙ TELEPHONE BOX |
| (R) RECORD DATA | ⊙ ELECTRICAL VAULT | ⊙ TELEPHONE PEDESTAL |
| (M) MEASURED DATA | — W — WATER LINE | ⊙ TELEPHONE MANHOLE |
| (C) CALCULATED DATA | ⊙ WATER MANHOLE | ⊙ TELEPHONE LINE |
| R/W RIGHT OF WAY | ⊙ WATER VALVE | ⊙ OVERHEAD TELEPHONE |
| BSL BACK SET LINE | ⊙ WATER METER | ⊙ TELEPHONE LINE |
| RCP REINFORCED CONC PIPE | ⊙ HYDRANT | ⊙ UNDERGROUND TELEPHONE MARKER |
| CMP CORRUGATED METAL PIPE | ⊙ BACK FLOW PREVENTOR | ⊙ CABLE TELEVISION CONNECTION |
| PVC PLASTIC PIPE | ⊙ FIRE DEPARTMENT VALVE | ⊙ FIBER OPTIC CABLE |
| MTL METAL | ⊙ AGL ABOVE GROUND LEVEL | ⊙ OVERHEAD CABLE |
| F.P. FOOTPRINT | ⊙ HOSE BIBB | ⊙ CABLE BOX |
| ⊙ DECIDUOUS TREE | ⊙ CONTROL VALVE | ⊙ CABLE PEDESTAL |
| ⊙ LANDSCAPING | ⊙ IRRIGATION CONTROL VALVE | ⊙ UNDERGROUND CABLE MARKER |
| ⊙ CONIFER | ⊙ RECLAIMED WATER VALVE | ⊙ TELECOMMUNICATIONS MANHOLE |
| ⊙ SQUARE METAL LID | ⊙ FUEL TANK LID | ⊙ TELECOMMUNICATIONS MANHOLE |
| ⊙ UNKNOWN MANHOLE | ⊙ GAS VALVE | ⊙ PEDESTAL |
| ⊙ FROZEN MANHOLE | ⊙ GAS METER | ⊙ TRAFFIC POLE |
| ⊙ UNKNOWN VAULT | ⊙ UNDERGROUND GAS MANHOLE | ⊙ TRAFFIC SIGNAL |
| ⊙ UNKNOWN VAULT METAL | ⊙ PROPANE TANK | ⊙ TRAFFIC MANHOLE |
| ⊙ MAIL BOX | ⊙ UNDERGROUND OIL MARKER | ⊙ TRAFFIC SIGNAL BOX |
| ⊙ BOLLARD | ⊙ GUARD RAIL | ⊙ TRAFFIC VAULT |
| ⊙ BORE HOLE | ⊙ FENCE | ⊙ STOP SIGN |
| ⊙ MONITORING WELL | | ⊙ SIGN |

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING— I-2 & I-3 INDUSTRIAL

SETBACKS—
—FRONT= 25 ft
—SIDE= 15 ft
—REAR= 10 ft

HEIGHT RESTRICTIONS— NOT TO EXCEED 50'

PARKING PROVIDED—
—REGULAR= 7 SPACES
—HANDICAP= 2 SPACES
TOTAL SPACES PROVIDED= 9

2. NOTES REGARDING TABLE A ITEMS 16 THRU 19—
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
NO WETLANDS MARKED AT TIME OF SURVEY.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 BUILDING PILASTER OVER LINE BY 0.8 FT.

B1 METAL STAIRS

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS.

A2 (IF NONE, SO STATE)

B2

LEGAL DESCRIPTION

Beginning at the Southeast corner of Block "B" as shown on the plot of ORLANDO CENTRAL PARK NUMBER TWENTY NINE as recorded in Plat Book 5, Page 58, Public Records of Orange County, Florida, run N. 00 degrees 11'43" W. 692.61 feet along the East boundary of said Block "B", said East Boundary also being the West right of way line of the roadway now known and called Exchange Drive; thence leaving said East boundary run S 89 degrees 48'17" W. 210.00 feet to a point on the West boundary of said Block "B" thence run S 00 degrees 11'43" E. 692.61 feet along the said West boundary of Block "B" to the Southwest corner thereof, said Southwest corner being a point on the North right of way line of the roadway known and called Viscount Row; thence run N. 89 degrees 48'17" E. 210.00 feet along the South boundary of said Block B and said North right of way line to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: COMERICA BANK, ITS SUCCESSORS AND ASSIGNS; PRISMA PROPERTIES; CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11(a), 13-14, 16-20a & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON May 24, 2013.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FIELD SURVEY: Ed Velez, surveyor

For inquiries, questions or concerns about this survey contact tlukeman@ussurveyor.com or call 1-800-867-8783 ext. 209

U.S. SURVEYOR
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
LB NO. 0006899
EB# 6403

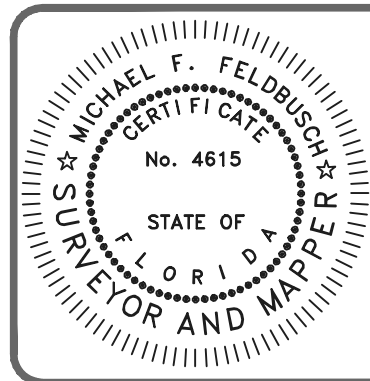
1-800-TO-SURVEY

PREPARED FOR:
Prisma Properties

PROJECT LOCATION:
—ORANGE COUNTY, STATE OF FLORIDA—

PROJECT ADDRESS:
2441 VISCOUNT ROW
ORLANDO, FL 32809

PROJECT TYPE:
ALTA/ACSM LAND
TITLE SURVEY



MICHAEL F. ELDBUSCH, PSM
FLORIDA REGISTRATION No. 4615
DATE OF CERTIFICATION 05/30/13
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1
JOB NUMBER:
SS#48858.DWG_RY

NOTE: THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLAT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT TO COPY OR MODIFY OR REUSE THIS SURVEY BEYOND THE DATE AND SCOPE USE SURVEYOR'S ASSIGNED AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

FLOOD DATA This property is in Zone X
of the Flood Insurance Rate Map, Community Panel No. 12095C 0410F
which has an effective date of SEPT. 25, 2009 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

RY PE,PLS
DATE REVIEWED: _____

INT. —
RECORD CLOSURE 1:361,000+
MEASURED CLOSURE 1:361,000+
LEGAL DESCRIPTION REVIEWED BY:
INT. —
DATE: _____
INT. —
DATE: _____
SURVEY REVIEWED

DATE OF ORIGINAL: May 30, 2013
REVISION: A1 CLIENT COMMENTS_RY DATE: AUGUST 2, 2013
REVISION: _____ DATE: _____, 2013
REVISION: _____ DATE: _____, 2013

**48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA**