



LEGAL DESCRIPTION

Lot 1, Block B, MORNINGSIDE, according to the map or plat thereof as recorded in Plat Book O, Page 82, Public Records of Orange County, Florida, less road right-of-way described as follows:

Commence at a point on the south line of Section 15, Township 22 South, Range 31 East, Orange County, Florida, lying 1338.76 feet South 88°35'32" East of the southwest corner thereof, said point being on the center line of survey of State Road 434 (Alafaya Trail), Project Section 7503-2501; thence run North 01°27'47" West along said survey line 0.23 feet; thence North 00°31'17" West along said survey line 29.79 feet; thence North 88°35'32" West 50.05 feet to the intersection of the existing west right of way line of State Road 434 and the north right of way line of Orpington Street, a 60 foot platted street, for the point of beginning; thence continue North 88°35'32" West along said North right of way line 36.48 feet; thence North 33°15'02" East 17.64 feet to the beginning of a curve concave westerly, having a central angle of 01°30'06" and a radius of 10,776.23 feet; thence, from a chord bearing of North 00°27'13" West, run northerly along the arc of said curve 282.45 feet to the end of said curve; thence South 88°51'57" East 26.32 feet to the west existing right of way line of State Road 434; thence South 00°31'26" East along said right of way line 297.57 feet to the point of beginning.

THIS SITE CONTAINS: 1.763 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK "B" MORNINGSIDE, PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 82, AS BEING NORTH 88° 35' 34" WEST, AN ASSUMED MERIDIAN.
- THIS SITE ENTIRELY WITHIN FLOOD ZONE "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ORANGE COUNTY, FLORIDA AND INCORPORATED AREAS ON MAP NUMBER 1209550280 E WITH AN EFFECTIVE DATE OF DECEMBER 6, 2000. FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- UTILITY COMPANIES HAVE BEEN CONTACTED FOR UNDERGROUND LINE LOCATION AS PER THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" (FLORIDA STATUTE 93.240, SECTIONS 566.101 THROUGH 566.111). SINCE THE IMPLEMENTATION OF THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", AND ALTHOUGH FIELD LOCATION BY OUR FIELD CREWS IS SCHEDULED AFTER THE REQUIRED 48 HOUR NOTICE PERIOD, IT HAS BEEN OUR EXPERIENCE THAT ALL UTILITIES MAY NOT HAVE BEEN FLAGGED FOR LOCATION.
- THERE ARE 56 PARKING PLACES INCLUDING 3 HANDICAPPED RESERVED SPACES.

TITLE COMMITMENT REVIEW

This site is subject to those Schedule B II (Exceptions) as listed in the Title Commitment prepared by Stewart Title Guaranty Company. (Commitment No: 20077836 with an Effective Date of: August 24, 2007 @ 5:00 P.M.)

- The Title Company and/or Title Attorney has reviewed the Public Records of this County and has determined that the Exceptions listed below "Affect" the described property. The undersigned surveying firm has reviewed the documents provided and has included a brief surveyor comment at the end of each Exception.
- (Surveyor comments shown in parenthesis are subject to Attorney review.)
- through #4. Standard Exceptions
 - COVENANTS, CONDITIONS, RESTRICTIONS, SETBACKS, AND EASEMENTS AS SHOWN ON THE PLAT OF MORNINGSIDE SUBDIVISION (WYANDOTTE FARMS) AS RECORDED IN PLAT BOOK O, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN)
 - TERMS AND CONDITIONS OF THE DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7873, PAGE 199, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT PLOTTABLE)
 - RIGHT OF WAY AGREEMENT RECORDED IN OR BOOK 73, PAGE 435, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN)
 - DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 8088, PAGE 615, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT PLOTTABLE)
 - SUBJECT TO THE INTEREST OF TENANTS AS TENANTS ONLY, UNDER ANY UNRECORDED LEASE AGREEMENTS. (NOT PLOTTABLE)

ABBREVIATION LISTING

REC	RECOVERED
IP	IRON PIPE
CM	CONCRETE MONUMENT
PCP	PERMANENT CONTROL POINT
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
Δ	DELTA ANGLE
Δ	ARC LENGTH
CH. BRG.	CHORD BEARING AND DISTANCE
TAN. BRG.	TANGENT BEARING AND DISTANCE
BFP	BACK FLOW PREVENTOR
(R)	RADIAL LOT LINE
(D)	DEED DIMENSION
(M)	MEASURED DIMENSION
# SPCS	NUMBER OF PARKING SPACES
CONC.	CONCRETE
SQ. FT.	SQUARE FEET

CERTIFICATION

To: OFFICE SUITES PLUS PROPERTIES, INC., A GEORGIA CORPORATION
 SSSW, LTD., AND/OR ASSIGNS
 STEWART TITLE GUARANTY COMPANY
 KEY TITLE AND ESCROW, INC.
 NIFRE II, LLC
 MARIN FREEDOMERS, LP
 SAPEP INTERNATIONAL, LLC

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, 7(a), 7(b)(1), 8, 9, 10, 11(a) (as to utilities, surface matters only), and 13 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 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.

Date: SEPT 10, 2007
 Robert W. Monaco
 Robert W. Monaco, P.S.M. # 5980

SYMBOLS LEGEND

	DENOTES CABLE TELEVISION RISER
	DENOTES MANHOLE
	DENOTES FIRE HYDRANT AND VALVE
	DENOTES WATER METER
	DENOTES LIGHTPOLE
	DENOTES MAILBOX
	DENOTES STREET SIGN
	DENOTES ROAD SIGN
	DENOTES UTILITY POLE AND ANCHOR
	DENOTES GRATE DROP INLET
	DENOTES VALVE
	DENOTES TRANSFORMER
	DENOTES TELEPHONE RISER
	DENOTES WATER METER
	DENOTES AERIAL UTILITY LINES
	DENOTES ELECTRIC UTILITY LINES
	DENOTES STORM SEWER LINE

ALTA / ACSM LAND TITLE SURVEY

**LOT 1, BLOCK "B"
 MORNINGSIDE - PLAT BOOK "O", PAGE 82,
 ORANGE COUNTY, FLORIDA**

NO.	DATE	REVISIONS	BY
1	10-11-07	ADDITIONAL EXCEPTION REVIEWED (#8) IN A MODIFIED TITLE COMMITMENT	R.W.M.
1	10-10-07	CERTIFIED PARTIES LISTING	R.W.M.

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards set forth in Chapter 61017, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.

Robert W. Monaco P.L.S. No. 5980
 Robert W. Monaco, P.L.S.

FIELD BY: AC	SURVEY DATE: 9-10-07
DRAWN BY: WCG	ORDER NO.: T07D89
SCALE: 1" = 20'	SHEET 1 OF 1

Tinklepaugh
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