

GENERAL NOTES

- Bearings based on the South Line of Lots 577-582 as being N89°55'34"E. (ASSUMED).
- Date of field survey: April 16, 2009.
- Subject Property lies in Zone "X", per Flood Insurance Rate Map Panel number 12117C0165F, DATED 9/28/07 and lies outside the 500-year Flood plain.
- Property has an area of 59,073 square feet or 1.356 acres, more or less.
- Subject to easements and restrictions of record.
- Underground Improvements not located except as shown.

NOTES ON TITLE COMMITMENT

This Survey reflects easements listed in Schedule "B" of Stewart Title Guaranty Company Title Commitment number 200900189, dated April 9, 2009 as follows (items not listed are not a matter of survey):

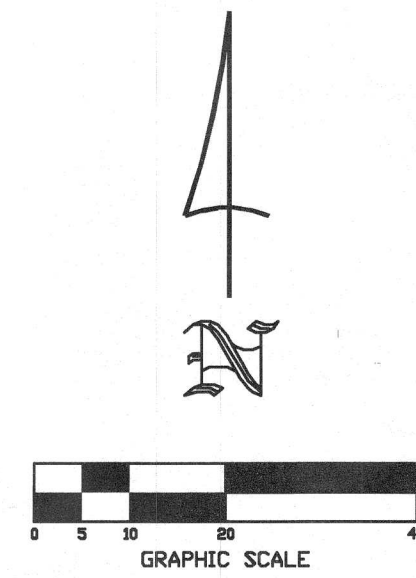
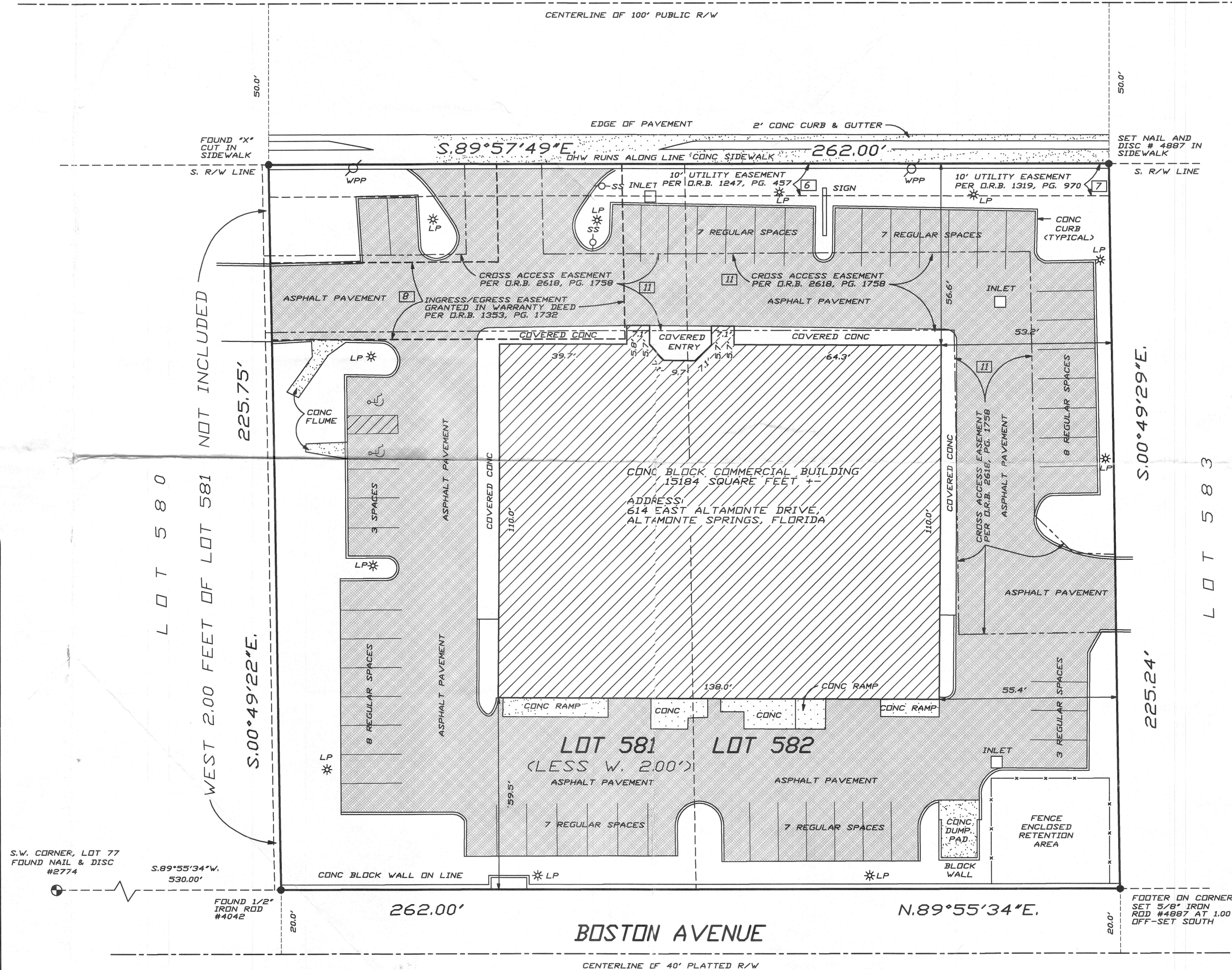
- | ITEM NUMBER | COMMENT |
|-------------|---|
| 6 | UTILITY EASEMENT PER D.R.B. 1247, PG. 457 - SHOWN ON SURVEY |
| 7 | UTILITY EASEMENT PER D.R.B. 1319, PG. 970 - SHOWN ON SURVEY |
| 8 | INGRESS/EGRESS EASEMENT PER D.R.B. 1353, PG. 1732 - SHOWN ON SURVEY |
| 10 | CROSS ACCESS EASEMENT PER D.R.B. 2030, PG. 71 AND D.R.B. 2132, PG. 73 - EASEMENT CAN NOT BE PLOTTED DUE TO THE FACT THAT IT CONTAINS NO WRITTEN DESCRIPTION AND THE SKETCH IS AMBIGUOUS. ALSO, THIS EASEMENT MAY POSSIBLY NO LONGER BE IN EFFECT. |
| 11 | CROSS ACCESS EASEMENT PER D.R.B. 2069, PG. 1333 AND D.R.B. 2489, PG. 1456 AND D.R.B. 2618, PG. 1758 - SHOWN ON SURVEY |
| 12 | PARKING AND ACCESS EASEMENT PER D.R.B. 4052, PG. 639 AND D.R.B. 4052, PG. 652 - EASEMENT CAN NOT BE PLOTTED DUE TO THE FACT THAT IT IS BLANKET IN NATURE AND CONTAINS NO WRITTEN DESCRIPTION NOR SKETCH OF EASEMENT AREA. EASEMENT MAY POSSIBLY NO LONGER BE IN EFFECT. |

LEGEND / ABBREVIATIONS

- WPP = WOOD POWER POLE
- CONC = CONCRETE
- DHW = OVERHEAD WIRES
- INL = STORM INLET
- LP = LIGHT POLE
- SS = STOP SIGN
- R/W = RIGHT OF WAY
- D.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING

| DATE | REVISION DATES |
|------------------|----------------|
| 4/16/09 | |
| SCALE: 1"=20' | |
| DRAWN BY: TM | |
| CHECKED BY: TM | |
| DWG. No.: 614ALT | |

EAST ALTAMONTE DRIVE STATE ROAD 436



BOUNDARY SURVEY

DESCRIPTION (written by Surveyor)

lot 581, LESS the West 2.00 feet thereof, and all of Lot 582, ALTAMONTE LAND, HOTEL AND NAVIGATION COMPANY, as recorded in Plat Book 1, Pages 10 through 12, Public Records of Seminole County, Florida, LESS the right-of-way for State Road 436 (East Altamonte Drive).

ALSO DESCRIBED AS

DESCRIPTION (per referenced Title Commitment)

The East 130 feet of Lot 582, Altamonte Land, Hotel and Navigation Company according to the Plat thereof as recorded in Plat Book 1, Pages 10 to 12, of the Public Records of Seminole County, Florida, less all that portion lying within right-of-way of State Road No. 436

AND

BEING, Lots 580, 581 and the West 2 feet of Lot 582 of a subdivision of lands belonging to Altamonte Land, Hotel and Navigation Company according to the Plat thereof as recorded in Plat Book 1, pages 10 to 12 of the Public Records of Seminole County, Florida;

LESS: The right-of-way for State Road 436 (Semoran Boulevard).

ALSO LESS:

That portion of Lot 580, and the West 2.00 feet of Lot 581, Altamonte Land, Hotel and Navigation Company, according to the Plat thereof recorded in Plat Book 1, Pages 10, 11 and 12 of the Public Records of Seminole County, Florida, lying South of the State Road 436. Being more particularly described as follows: BEGINNING at the Southwest corner of Lot 580, Altamonte Land, Hotel and Navigation Company, according to the Plat thereof recorded in Plat Book 1, Pages 10, 11 and 12, of the Public Records of Seminole County, Florida, run thence Northerly along the West line of Lot 580, a distance of 225.94 feet to the Southerly right-of-way line of Semoran Boulevard (State Road 436) per State of Florida State Road Department Right of Way Map Section 77080-2504; run thence Easterly along said Southerly right-of-way line 134.00 feet to the East line of the West 2.00 feet of Lot 581 of said subdivision; thence run South along said East line 225.71 feet to the South line of said Lots 581; thence run West along the South line of said Lots 581 and 580 a distance of 134.00 feet to the Point of beginning.

CERTIFICATION

STATE OF FLORIDA
COUNTY OF SEMINOLE

TO: COMMERCE NATIONAL BANK & TRUST
STEWART TITLE GUARANTY COMPANY
WILLER, SOUTH AND MILHAUSEN, PA.
FLORIDA HOME MEDICAL SUPPLY, INC.
MARVIN L. BEAMAN, JR., PA.
ICARDI & ICARDI, PA.
DJB PARTNERSHIP, LLC

I, Thomas J. McMahon, a registered Professional Land Surveyor in the State of Florida of the firm of McMahon Surveying and Mapping, LLC, 245 San Marcos Avenue, Sanford, Florida, Phone 407-328-7201 hereby certify that the premises shown hereon is a true and correct plat of the property described hereon; that the buildings thereon are located with respect to property boundaries as shown; that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereon on or over said premises except as shown; that all Rights-of-way, Easements or Joint drives over or across said premises visible on the surface are shown; that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed except as shown; I further certify that I have consulted Federal Insurance Administration Flood Hazard Boundary Maps as are currently available and have found that the subject property does NOT lie within a Special Flood hazard Area. This Survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61-617-6, Florida Administrative Code. WITNESS my hand the 16th day of April, 2009

T-M-1-

Thomas J. McMahon
Registered Land Surveyor No. 4887 Certificate of Authorization #7434
in the State of Florida

MCMAHON SURVEYING
AND MAPPING, LLC
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