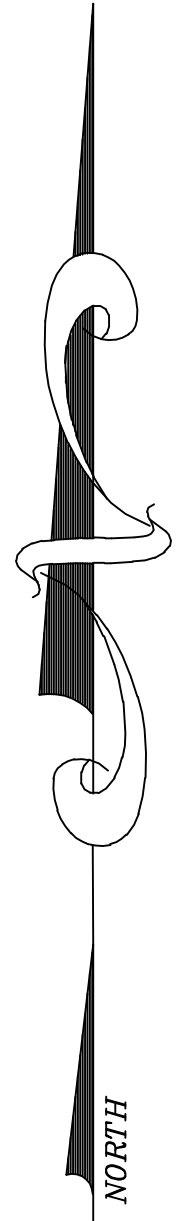
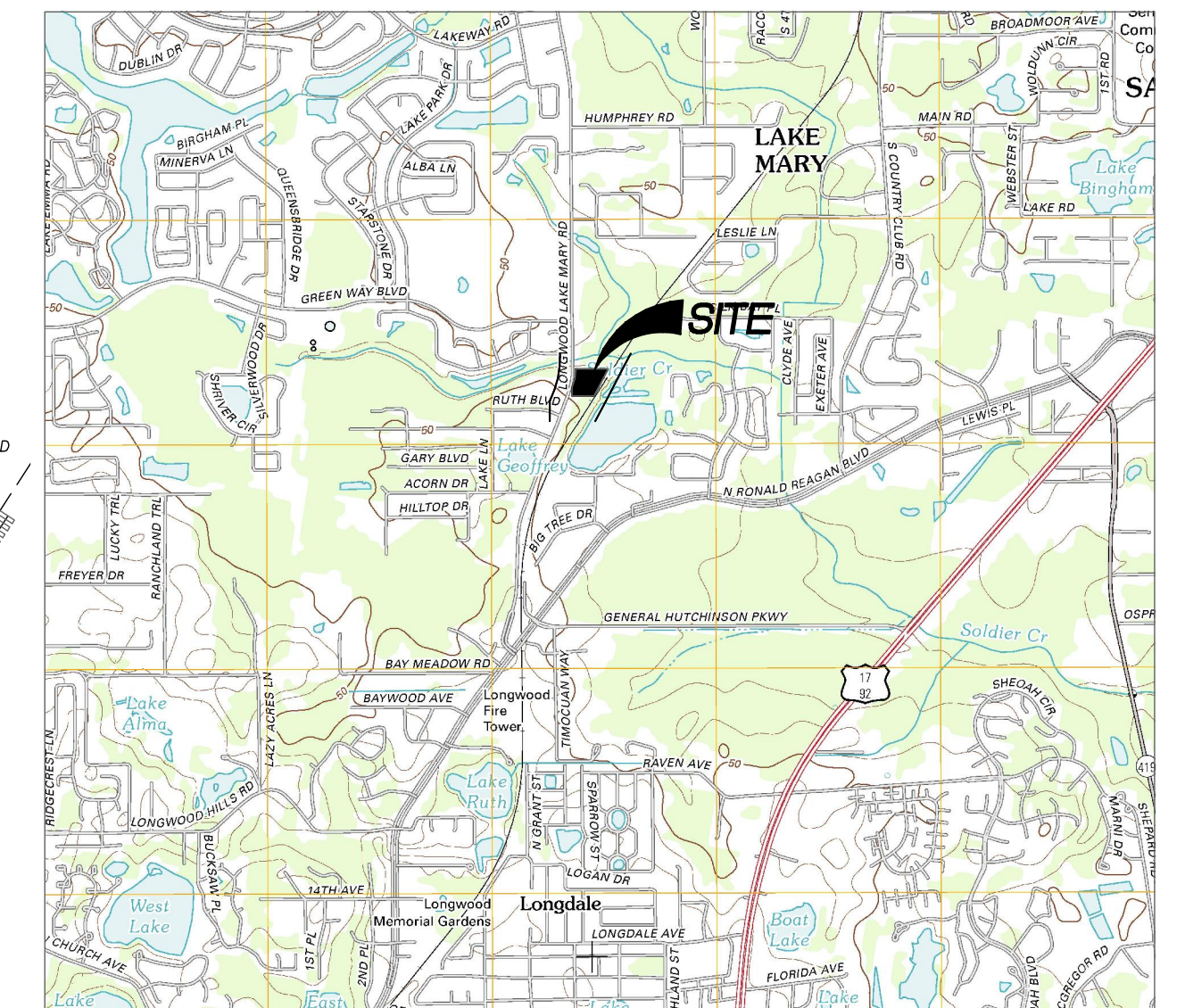


# ALTA/ACSM LAND TITLE SURVEY

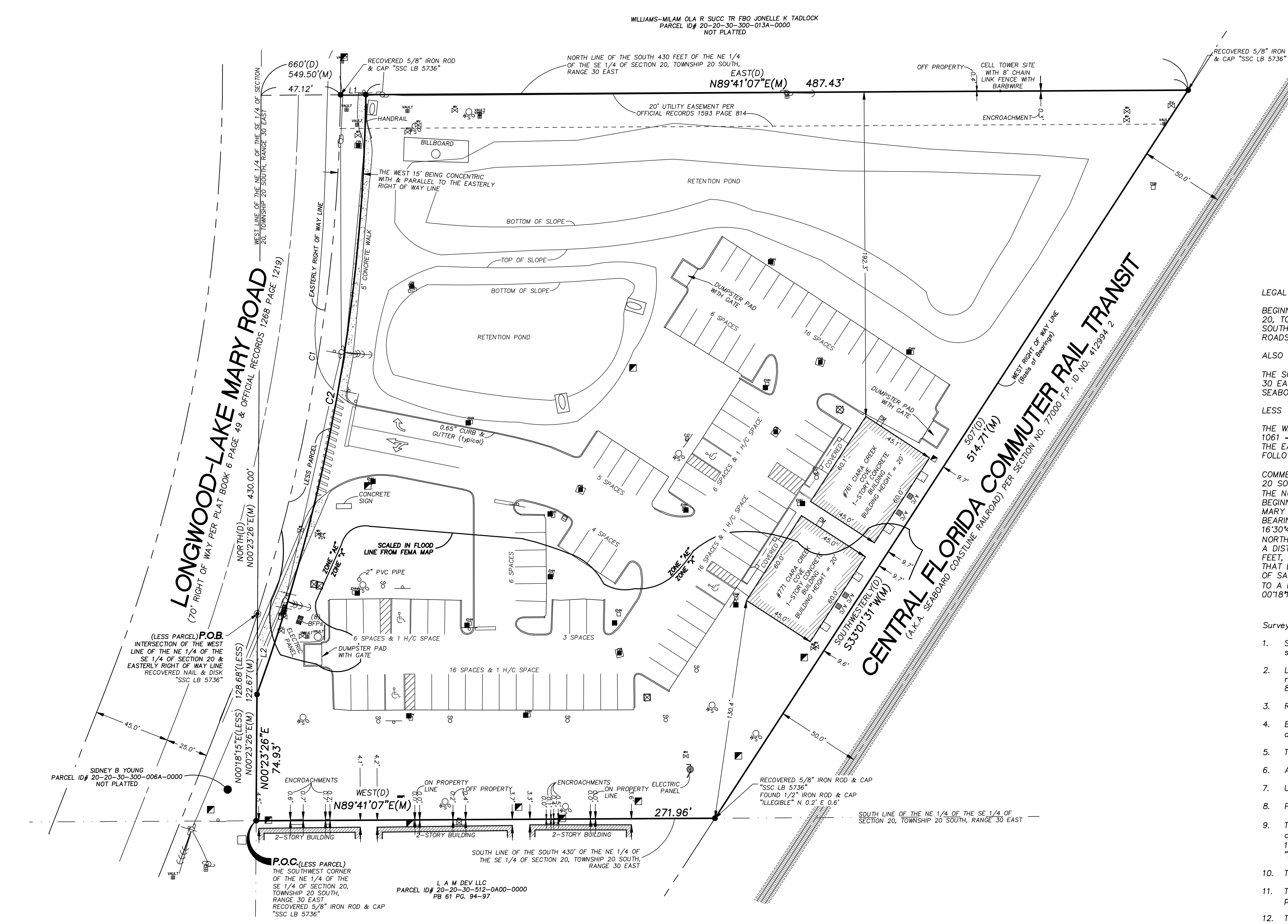
711 CIARA CREEK COVE,  
LONGWOOD, FL 32750

VICINITY MAP  
(NOT TO SCALE)



**LEGEND:**

— W — WATER LINE	— RW — RECLAIMED WATER LINE	— FC — FIBER OPTIC CABLE	— OH — OVERHEAD UTILITY WIRES	— UGP — UNDERGROUND POWER LINE	— UGG — UNDERGROUND GAS LINE	— UGT — UNDERGROUND TELEPHONE LINE	— UGC — UNDERGROUND CABLE TELEVISION	— CB — CONCRETE BLOCK WALL	— WUP — WOODEN UTILITY POLE	— CP — CONCRETE UTILITY POLE	— GP — GUY POLE	— GA — GUY ANCHOR	— WL — WALKWAY LIGHT	— MS — MITERED END SECTION	— EB — ELECTRICAL BULLET	— TR — TELEPHONE RISER	— FH — FIRE HYDRANT	— MWA — MASTER WATER ASSEMBLY	— SV — SEWER VALVE	— WV — WATER VALVE	— RWV — RECLAIMED WATER VALVE	— RW — RECLAIMED WATER METER	— IRV — IRRIGATION VALVE	— AFV — AIR RELEASE VALVE	— BFP — BACK FLOW PREVENTER	— DV — GAS VALVE	— SM — SANITARY MANHOLE	— DM — DRAINAGE MANHOLE	— TM — TELEPHONE MANHOLE	— GM — GREASE TRAP MANHOLE	— PM — POWER MANHOLE	— BWF — BARBED WIRE FENCE (BWF)	— WF — WOOD FENCE (WF)	— CLF — CHAIN LINK FENCE (CLF)	— HPC — HANDICAPPED PARKING SPACE (HPC)	— CB — CATCH BASIN	— DR — DRAIN	— CR — CURB INLET	— CRW — CURB INLET WITHOUT MANHOLE	— FDCV — FIRE DEPARTMENT CONTROL VALVE	— FDC — FIRE DEPARTMENT CONNECTION	— EHH — ELECTRIC HAND HOLE	— CRT — CABLE TELEVISION RISER	— TAC — TELEPHONE ACCESS CABINET	— VA — VALVE	— AC — AIR CONDITIONER	— PB — POWER BOX	— M — MONITORING WELL	— DNR — DEPARTMENT OF NATURAL RESOURCES	— O.R.B. — OFFICIAL RECORDS BOOK	— P.R.M. — PERMANENT REFERENCE MONUMENT	— F.D.T. — FLORIDA DEPARTMENT OF TRANSPORTATION	— C.C.R. — CERTIFIED CORNER RECORD	— N.A.V.D. — NATIONAL GEODETIC VERTICAL DATUM	— N.A.S.D. — NORTH AMERICAN VERTICAL DATUM	— F.F. — FINISHED FLOOR ELEVATION	— N.H.W. — NATIONAL HIGH WATER	— S.B.M. — SITE BENCH MARK (AS INDICATED)	— P — PHONE	— I.D. — IDENTIFICATION	— CA — CONCRETE AREAS	— WSOV — WATER SHUT-OFF VALVE	— PT — POWER TRANSFORMER	— WM — WATER METER	— GM — GAS METER	— PM — POWER METER	— PR — POWER RISER	— SPS — SINGLE POST SIGN	— DPS — DOUBLE POST SIGN	— WBOV — WATER BLOW-OFF VALVE	— M — WELL	— CWO — CLEAN-OUT	— WSO — WATER SHUT-OFF	— LPI — LIGHT POLE	— TSB — TRAFFIC SIGNAL BOX	— TSP — TRAFFIC SIGNAL POLE	— TSC — TRAFFIC SIGNAL CABINET	— B — BILLBOARD	— L.B. — LICENSED BUSINESS	— P.S.M. — PROFESSIONAL SURVEYOR & MAPPER	— P.L.S. — PROFESSIONAL LAND SURVEYOR	— P.V.C. — POLYVINYL CHLORIDE PIPE	— R.C.P. — REINFORCED CONCRETE PIPE	— C.M.P. — CORRUGATED METAL PIPE	— D.I.P. — DUCTILE IRON PIPE	— V.C.P. — VITREOUS CLAY PIPE	— C.P.A. — CORRUGATED PLASTIC PIPE	— R — RADIUS	— CA — CENTRAL ANGLE	— L — LENGTH	— CH — CHORD	— CB — CHORD BEARING	— TB — TANGENT BEARING	— M — MEASURED	— P — PLAT	— C — CALCULATED	— D — DESCRIPTION	— I.V. — INVERT ELEVATION	— E.G. — EXISTING GROUND ELEVATION	— (UNLESS OTHERWISE NOTED)	— S.I. — SET 5/8" IRON ROD & CAP "S" LB 5736"	— S.D. — SET NAIL & DISC "S" LB 5736"	— C.C. — RECOVERED 4"x4" CONCRETE MONUMENT	— R.I.P. — RECOVERED IRON PIPE	— F.P. — FLAG POLE	— U.V. — UTILITY VAULT	— P.B. — POINT OF BEGINNING	— P.C. — POINT OF COMMENCEMENT	— P.T. — POINT OF TERMINATION	— T.F.A. — TRAFFIC FLOW ARROW	— P.T. — POINT OF TANGENCY	— P.C. — POINT OF CURVATURE	— P.C.P. — PERMANENT CONTROL POINT	— F.A.C. — FLORIDA ADMINISTRATIVE CODE	— R.W. — RIGHT OF WAY	— B.M. — BENCH MARK	— D.B. — DEEP BOOK	— P.B. — PLAT BOOK	— P.S. — PAGE	— S.B. — SOL BORING	— S.F. — SQUARE FEET
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**LEGAL DESCRIPTION**

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 430 FEET, EAST 660 FEET, SOUTHWESTERLY 507 FEET, WEST TO THE POINT OF BEGINNING EXCEPTING THEREFROM RIGHT-OF-WAY OF PUBLIC ROADS AND PUBLIC SERVICE LINES AS NOW ESTABLISHED.

ALSO DESCRIBED AS:

THE SOUTH 430 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING EAST OF LONGWOOD-LAKE MARY ROAD AND WEST OF THE SEABOARD COASTLINE RAILROAD.

LESS:

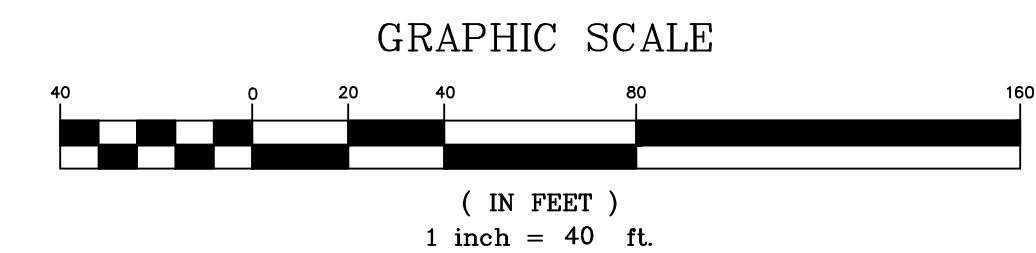
THE WEST 15.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7921, PAGES 1061-1062 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING CONCENTRIC WITH AND PARALLEL TO, THE EASTERLY RIGHT-OF-WAY LINE OF LONGWOOD-LAKE MARY ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN N.00°18'15"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 128.68 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF LONGWOOD-LAKE MARY ROAD; SAID CURVE IS CONCAVE WESTERLY, HAVING A RADIUS OF 1064.06 FEET; THENCE FROM A CHORD BEARING OF N.09°21'40"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'14", A DISTANCE OF 306.67 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 430.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE RUN N.89°44'05"E, ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1079.06 FEET; THENCE FROM A CHORD BEARING OF S.10°25'27"W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THAT LIES 15.00 FEET EASTERLY OF CONCENTRIC WITH AND PARALLEL TO AFORESAID EASTERLY RIGHT-OF-WAY OF SAID LONGWOOD-LAKE MARY ROAD, THROUGH A CENTRAL ANGLE OF 18°55'38", A DISTANCE OF 356.46 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE RUN 00°18'15"E, ALONG SAID WEST LINE A DISTANCE OF 47.24 FEET TO THE POINT OF BEGINNING.

- Surveyors Notes:
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  - Lands shown hereon were abstracted for rights of way, easements, ownership, or other instruments of record, by First American Title Insurance Company FAST File Number 2037-3011014 on January 6, 2014 @ 8:00 A.M.
  - Revisions do not constitute a recertification of the existing field conditions of this survey.
  - Bearings shown hereon are based on the West Right of Way line of Central Florida Commuter Rail Transit as being S33°01'31"W (assumed).
  - The description shown hereon was supplied by the Title Commitment.
  - All adjoining provided by the client have been shown hereon.
  - Underground improvements and installations have not been located.
  - Precision of closure 1:10,000 - Commercial Class Survey.
  - The lands shown hereon lie partially within Zone X (areas determined to be outside the 0.2% annual chance floodplain) with portions lying within Zone AE with a base flood elevation determined of 41.0'. (The 1% annual chance flood (100 year flood), also known as the base flood as shown hereon, according to "FIRM" map no. 12117C0155F and Community No. 1202920155F, dated September 28, 2007.
  - There are encroachments on the South side and North side of the property as shown hereon.
  - The electronic file for this project is the property of Sears Surveying Company, Inc. and is not the property of the client.
  - The property as described hereon contains 165,995.26 square feet or 3.80 acres, more or less.

Notes to Schedule Bll Part II Exceptions from the hereon referenced title commitment:

- Distribution Easement given to Florida Power Corporation recorded in Official Records Book 6669, page 1153. Affects subject property, but cannot be plotted due to utility lines are underground.
- Conditional Utility Easement for Sewer Service recorded in Official Records Book 6223, page 1405. Affects the subject property but contains no plottable easements therein.
- Conditional Utility Easement for Water Service recorded in Official Records Book 6223, page 1370. Affects subject property but contains no plottable easements therein.
- Amended Easement Deed by Court Order in Settlement of Landowner Action recorded January 18, 2013 in Book 7946, Page 455; recorded June 27, 2013 in Book 8068, Page 87; recorded October 17, 2013 in Book 8146, Page 108; and Notice of Substitution recorded November 20, 2013 in Book 8165, Page 467. Affects subject property; the easement lies 10' on each side of the Grantees' facilities, but cannot be plotted because said facilities are underground.



**Line Table**

Line #	Length	Direction
L1	15.00'	N89°41'07"E(M)
		N89°44'05"E(D)
L2	47.74'(M)	N00°23'26"E(M)
	47.24'(D)	N00°18'15"E(D)

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	312.64'(M)	1066.45'(M)	16°47'49"(M)	N09°05'23"E(M)	311.52'
	306.67'(D)	1064.06'(D)	16°30'47"(D)	N09°21'40"E(D)	
C2	362.95'(M)	1081.45'(M)	19°13'45"(M)	S10°17'31"W(M)	361.25'
	356.46'(D)	1079.06'(D)	18°55'38"(D)	S10°32'57"W(D)	

**Parking Count**

Standard Parking Spaces	84
Handicap Parking Spaces	4
Total Parking Spaces	88

SHEET  
1  
OF  
1

SECTION 20,  
TOWNSHIP 20 SOUTH,  
RANGE 30 EAST  
SEMINOLE COUNTY  
FLORIDA

JOB NUMBER: 12017.001  
SURVEY DATE: 1/10/14  
FIELD BY: E. CAIN  
FIELD BOOK: 454, 460  
PAGES: 59-65, 37  
FIELD FILE: 12017-A  
CALC. BY: T. SEARS  
DRAWN BY: T. SEARS, E. CAIN  
CHECKED BY: T. SEARS  
DRAWING NAME: P:\12017\dwg\12017-1.dwg  
DRAWING SCALE: 1" = 40'

To: Stillwater-Clara, LLC, South Milhausen, P.A., First American Title, Insurance Company, Centennial Bank, White & Luczak, P.A.

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, 2, 3, 4, 7(a), 7(c), 8, 9, 11(a), 13 of Table "A" Options thereof. The field work was completed on January 10, 2014.

DATE OF PLAT/MAP: JANUARY 16, 2014

ROBERT T. SEARS P.S.M.  
FLORIDA REGISTRATION No. 6950  
CERTIFICATE OF AUTHORIZATION No. 5736

SEARS SURVEYING COMPANY  
126 Wigwam Place, Maitland, Florida 32757 (407) 645-1332