

A CONDOMINIUM, ZOM LEE OFFICE CENTER I SECTION 2, TOWNSHIP 22 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA

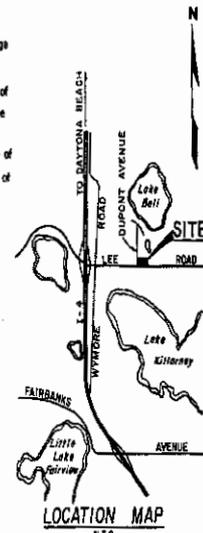
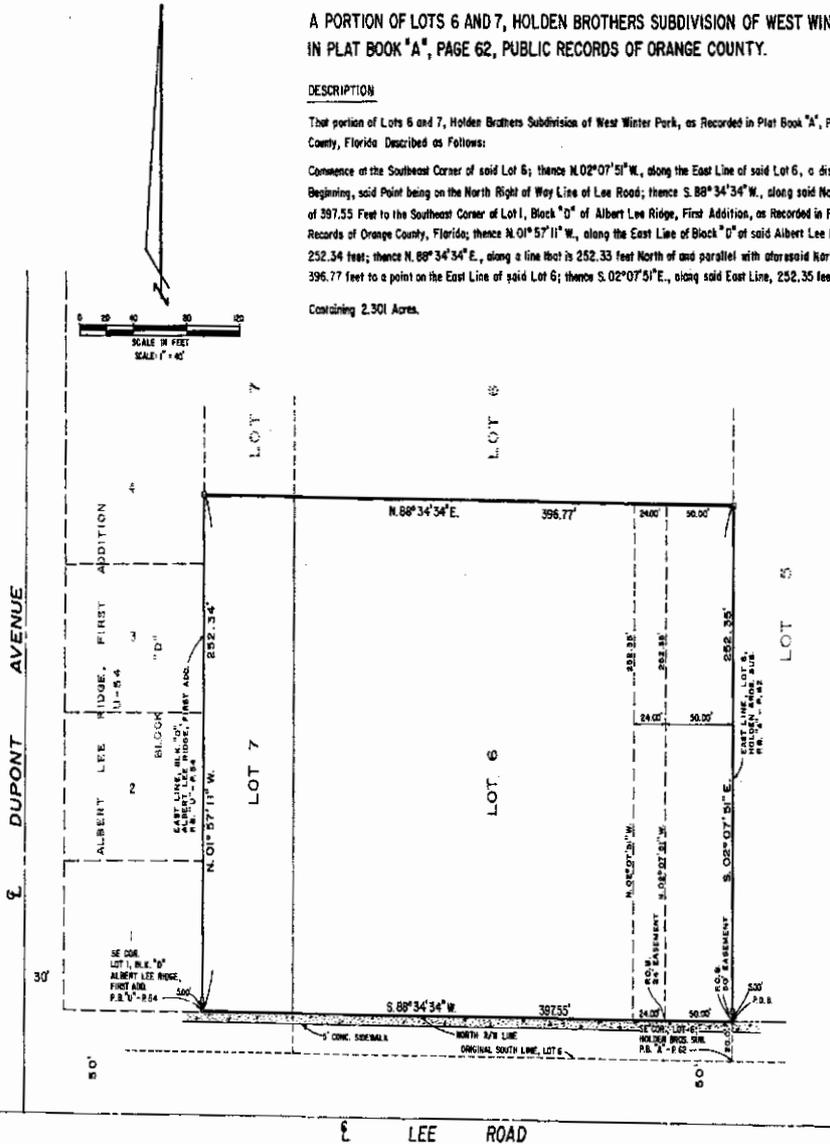
A PORTION OF LOTS 6 AND 7, HOLDEN BROTHERS SUBDIVISION OF WEST WINTER PARK, AS RECORDED
IN PLAT BOOK "A", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY.

DESCRIPTION

That portion of Lots 6 and 7, Holden Brothers Subdivision of West Winter Park, as Recorded in Plat Book "A", Page 62, Public Records of Orange County, Florida Described as Follows:

Commence at the Southeast Corner of said Lot 6; thence N.02°07'51"W, along the East Line of said Lot 6, a distance of 20.0 feet to the Point of Beginning, said Point being on the North Right of Way Line of Lee Road; thence S.88°34'34"W, along said North Right of Way Line, a distance of 397.55 feet to the Southeast Corner of Lot 1, Block "D" of Albert Lee Ridge, First Addition, as Recorded in Plat Book "U", Page 54, Public Records of Orange County, Florida; thence N.01°57'11"W, along the East Line of Block "D" of said Albert Lee Ridge, First Addition, a distance of 252.34 feet; thence N.88°34'34"E, along a line that is 252.33 feet North of and parallel with aforesaid North Right of Way Line, a distance of 396.77 feet to a point on the East Line of said Lot 6; thence S.02°07'51"E, along said East Line, 252.35 feet to the Point of Beginning.

Containing 2.301 Acres.



NOTE:
Basis of Bearing: East Line, Block "D", Albert Lee Ridge,
First Addition, P.B. "U" - P. 54.
□ Set Pins (Small Hardware) 5' (Other Pins to be placed on construction)
○ No Pin Set

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that VTN INC., a corporation duly chartered by the State of Florida and authorized under Florida State Board of Professional Engineers and Land Surveyors Certificate No. LB-6996, to practice Professional Engineering and Land Surveying, has authorized its Survey Supervisor, LESLIE W. SAPP, duly licensed and Registered Land Surveyor, Florida Registration No. 1126 to certify that a survey was made of the lands as shown hereon, and further to certify that this certificate is made pursuant to the provisions of Section 718.04(4)(a), Florida Statutes and that the construction of the improvements described is substantially complete so that the description of the improvements as shown on this plat plan consisted of sheets _____ through _____ inclusive, together with the provisions of the Declaration describing the condominium project as recorded in official record book _____ page _____ of _____, Public Records of Orange County, Florida, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined by these plat plans. Said corporation has caused these presents to be signed by the individual named hereunder.

Leslie W. Sapp
Leslie W. Sapp, Survey Supervisor
Florida Registration No. 1126

DESCRIPTION (24' WIDE EGRESS EASEMENT TO NORTHERLY ADJACENT PROPERTY)

A 24 FOOT WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, HOLDEN BROTHERS SUBDIVISION OF WEST WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N.02°07'51"W, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 20.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LEE ROAD; THENCE S.88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE N.02°07'51"W, ALONG A LINE 74.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.33 FEET; THENCE N.88°34'34"E, ALONG A LINE 252.33 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE S.02°07'51"E, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,056 SQUARE FEET OR 0.139 ACRES.

DESCRIPTION (24' UTILITY EASEMENT)

A 24 FOOT WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, HOLDEN BROTHERS SUBDIVISION OF WEST WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N.02°07'51"W, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 20.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LEE ROAD; THENCE S.88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE N.02°07'51"W, ALONG A LINE 74.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.33 FEET; THENCE N.88°34'34"E, ALONG A LINE 252.33 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE S.02°07'51"E, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,056 SQUARE FEET OR 0.139 ACRES.

FEET; THENCE S.02°07'51"E, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,056 SQUARE FEET OR 0.139 ACRES.

DESCRIPTION (30' WIDE EASEMENT)

A 30 FOOT WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, HOLDEN BROTHERS SUBDIVISION OF WEST WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N.02°07'51"W ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF LEE ROAD; THENCE S.88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE N.02°07'51"W, ALONG A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.35 FEET; THENCE N.88°34'34"E, ALONG A LINE 252.35 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE S.02°07'51"E, ALONG SAID EAST LINE, A DISTANCE OF 252.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,142 SQUARE FEET OR 0.140 ACRES.

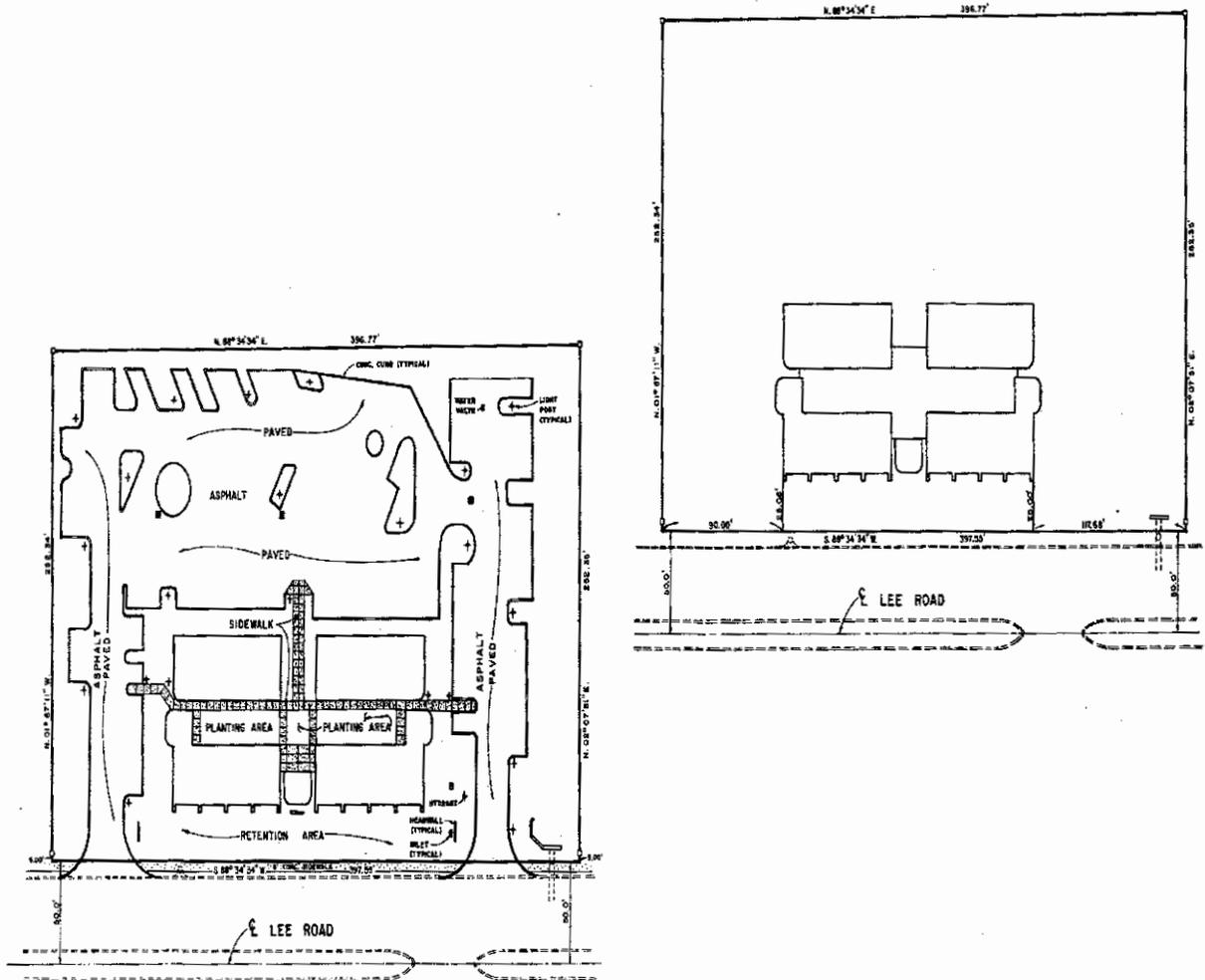
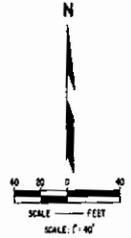
DESCRIPTION (24' WIDE EGRESS EASEMENT TO 50' WIDE EGRESS EASEMENT)

A 24 FOOT WIDE STRIP OF LAND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, HOLDEN BROTHERS SUBDIVISION OF WEST WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N.02°07'51"W, ALONG THE EAST LINE

OF SAID LOT 6, A DISTANCE OF 20.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LEE ROAD; THENCE S.88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88°34'34"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE N.02°07'51"W, ALONG A LINE 74.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.33 FEET; THENCE N.88°34'34"E, ALONG A LINE 252.33 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 24.00 FEET; THENCE S.02°07'51"E, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 252.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,056 SQUARE FEET OR 0.139 ACRES.

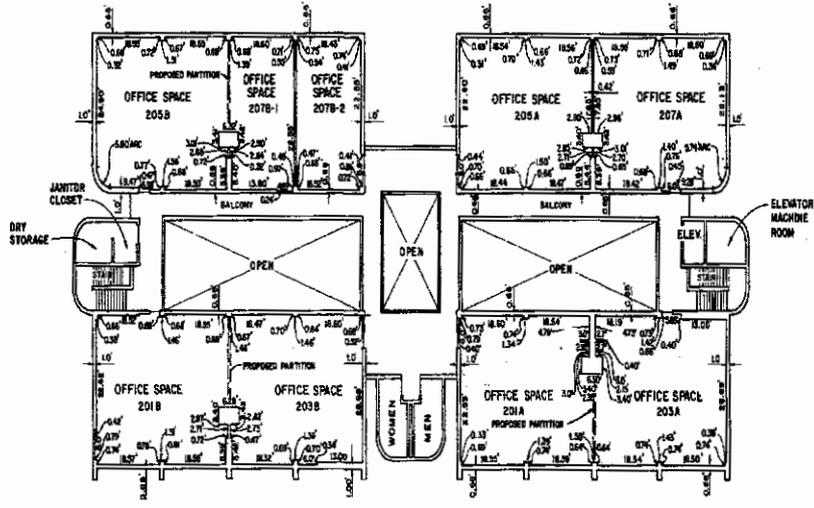
VTN INC.
Engineers - Planners - Surveyors
1199 N. Orange Avenue
Orlando, Florida 32804

A CONDOMINIUM,
ZOM LEE OFFICE CENTER I
SECTION 2, TOWNSHIP 22 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA



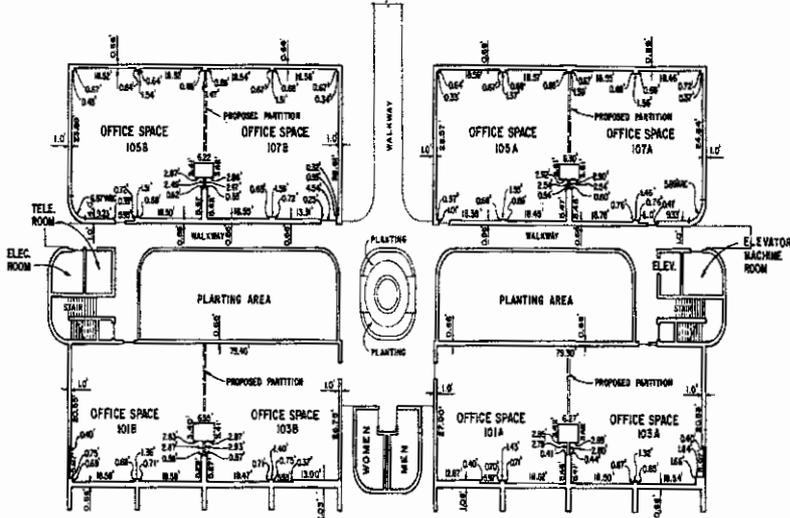
VTN INC.
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1159 N. Orange Avenue
Orlando, Florida 32854

A CONDOMINIUM, ZOM LEE OFFICE CENTER I SECTION 2, TOWNSHIP 22 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA



SECOND FLOOR

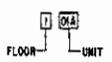
FINISHED FLOOR ELEVATION 102.01'
UNFINISHED CEILING ELEVATION 102.36'
FOR UNITS - 205A, 205A, 205A, 207A, 201B, 203B, 201A, 203A



FIRST FLOOR

ASSUMED FINISHED FLOOR ELEVATION 100.00'
FINISHED CEILING ELEVATION 100.36'
FOR UNITS - 105A, 105A, 105A, 107A, 101B, 103B, 101A, 103A

KEY TO OFFICE SPACE NUMBER



VTN INC.
Engineers - Planners - Surveyors
1199 N. Orange Avenue
Orlando, Florida 32804