

NOT SUBDIVIDED
DEED BOOK 388, PAGE 216

SURVEYOR'S CERTIFICATION
THIS SURVEY IS MADE FOR THE BENEFIT OF:

TECH-VEST, INC.
RBC CENTURA BANK
ROBERT L. BEALS, P.A.
AMARI & THERIAC, P.A.
STEWART TITLE GUARANTY COMPANY

I HEREBY CERTIFY THAT THIS SURVEY DATED AUGUST 8, 2003,
(a) WAS MADE UNDER MY SUPERVISION AND CORRECTLY SHOWS (1) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, (II) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH ARE REFLECTED ON MORTGAGEE'S TITLE INSURANCE COMMITMENT NO. C-8912-2483714 ISSUED BY STEWART TITLE GUARANTY COMPANY, AFFECTING OR BENEFITING THE SUBJECT PROPERTY, AND (III) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF;
(b) SHOWS THAT, EXCEPT AS SPECIFICALLY DESCRIBED BELOW, THERE ARE NO (1) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (II) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (III) PARTY WALLS, (IV) CONFLICTS OR PROTRUSIONS, (V) OVERLAPS OR BOUNDARY LINE DISPUTES, OR (VI) EASEMENTS ABOVE OR BELOW GROUND WHICH ARE IN USE AND NOT OF RECORD;
(c) SHOWS ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY LOCATED AS SHOWN THEREON;

(d) SHOWS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY STATE ROAD A-1-A AND CENTER STREET THE SAME BEING PAVED, WITH DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE STATE OF FLORIDA AND THE CITY OF CAPE CANAVERAL, RESPECTIVELY;

(e) MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES;

(f) SHOWS THAT THERE EXIST AT THE BOUNDARY LINES OF THE SUBJECT PROPERTY STORM AND SANITARY SEWER LINES, TELEPHONE LINES, AND ELECTRICITY LINES, ALL OF WHICH RUN DIRECTLY FROM A DEDICATED PUBLIC RIGHT-OF-WAY TO THE SUBJECT PROPERTY, WITHOUT CROSSING PRIVATELY OWNED PROPERTY EXCEPT OVER EASEMENTS SPECIFICALLY PROVIDED FOR SUCH PURPOSES, WHICH EASEMENTS ARE REFLECTED ON THIS SURVEY;

(g) SHOWS THAT THE PARCELS COMPRISING THE SUBJECT PROPERTY AS DESCRIBED IN THIS SURVEY SHARE COMMON BOUNDARIES AND ARE CONTIGUOUS, THERE BEING NO HIATUS PARCEL BETWEEN THEM;

(h) SHOWS THAT THE SUBJECT PROPERTY CONTAINS 2.9238 ACRES MORE OR LESS, AND 127350.63 SQUARE FEET MORE OR LESS;

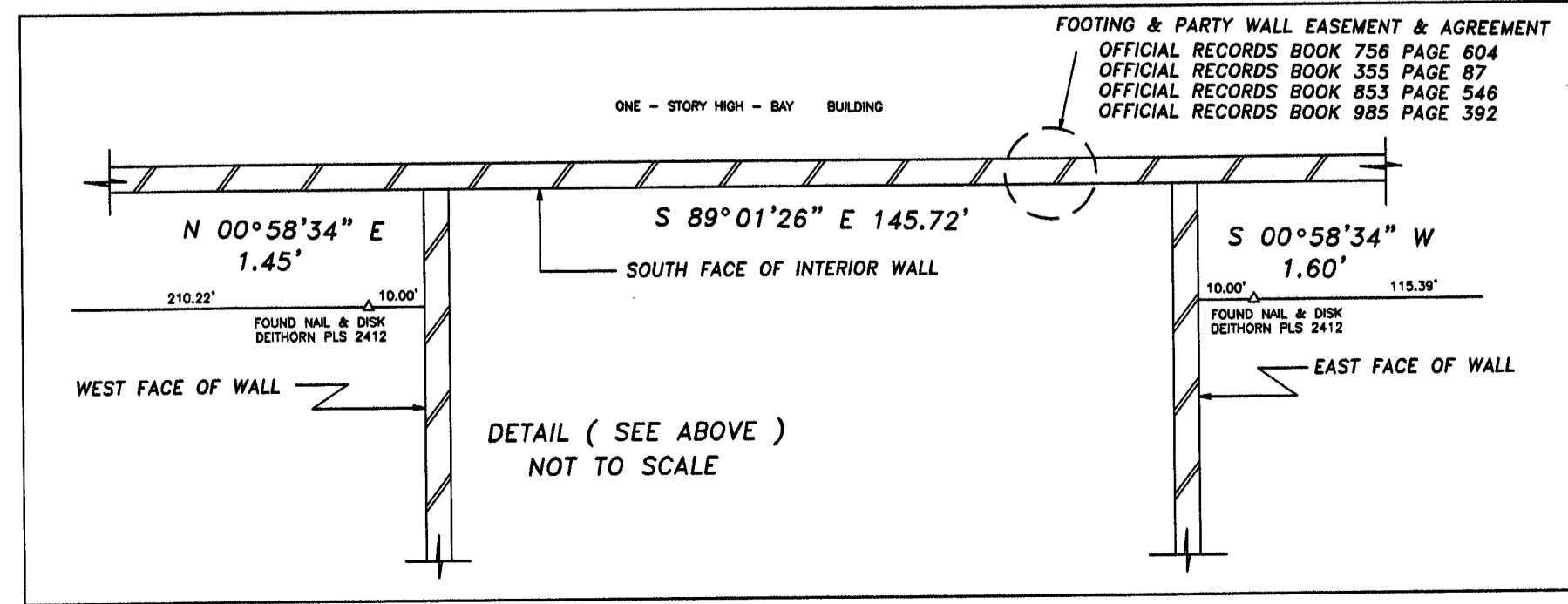
(i) SHOWS THE PROPERTY IS ZONED C-2 WHICH PERMITS THE USE OF COMMERCIAL/MANUFACTURING.

(j) SHOWS THE SUBJECT PROPERTY HAS 102 PARKING SPACES LOCATED THEREON; 98 STANDARD SPACES AND 4 HANDICAP SPACES.

(k) SHOWS THAT THE PROPERTY IS LOCATED IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 500-YR. FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 12009C0313 E, COMMUNITY NUMBER 120094, DATED NOVEMBER 19, 1997, EFFECTIVE DATE APRIL 3, 1999.

25' ACCESS EASEMENT
OFFICIAL RECORDS BOOK 3408, PAGE 2008 & 2012

SURVEYOR'S DESCRIPTION
A PORTION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THAT PARCEL 3 DESCRIBED IN OFFICIAL RECORDS BOOK 985 AT PAGE 381 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 88 DEGREES 52'58" W, ALONG THE SOUTH LINE OF SAID PARCEL 3 AND THE NORTH LINE OF CENTER STREET, A 50 FOOT RIGHT OF WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 826 AT PAGE 725 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, 271.89 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF A LINE MIDWAY BETWEEN THE BUILDING WALLS FOR TWO (2) EXISTING ADJACENT BUILDINGS; THENCE N 00 DEGREES 54'45" E, ALONG SAID MIDWAY LINE AND ITS NORTHERLY EXTENSION, 174.64 FEET; THENCE N 89 DEGREES 05'52" W, 5.11 FEET TO A POINT ON A LINE 6.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH AN EXISTING BUILDING WALL; THENCE N 00 DEGREES 54'08" E, ALONG SAID LINE, 49.49 FEET; THENCE N 89 DEGREES 23'40" W, 75.96 FEET; THENCE N 68 DEGREES 04'38" W, 148.01 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL 1 DESCRIBED IN OFFICIAL RECORDS BOOK 3408 AT PAGE 1998 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 00 DEGREES 53'17" E, ALONG THE WEST LINE OF SAID PARCEL 1, 90.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE S 88 DEGREES 48'19" E, ALONG THE NORTH LINE OF SAID PARCEL 1, 491.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A; THENCE S 00 DEGREES 57'20" W, ALONG SAID WEST RIGHT OF WAY LINE, 365.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.9236 ACRES MORE OR LESS.



- SURVEYOR'S NOTES:
- Bearings are based on the West line of Section 23, Township 24 South, Range 37 East as shown on the "Plat of Survey for Loma Linda University" recorded in Survey Book 1 of page 106 of the public records of Brevard County, Florida as N 01°05'19" E.
 - Property lies in Flood Zone X, area determined to be outside 500-yr. flood plain per Federal Emergency Management Agency National Flood Insurance Program, Flood Insurance Rate Map, Map Number 12009C0313 E, Community Number 120094, dated November 19, 1997, effective date April 3, 1999.
 - Easement information is per Stewart Title Guaranty Company Commitment C-8912-2483714, dated June 24, 2003, at 8:00 A.M.
 - The following easements do not encumber the subject parcel:
 - Official Records Book (ORB) 800, Page 434
 - ORB 800, Page 436
 - ORB 800, Page 442
 - ORB 852, Page 1044
 - ORB 888, Page 48
 - ORB 2313, Page 2314
 - ORB 2313, Page 2313
 - ORB 830, Page 73
 - ORB 3485 Page 1001
 - The Florida Power & Light Company easement described in Official Records Book 382 at page 48 describes a 20 foot north-south and a 15 foot east-west easement referred to an unrecorded February 10, 1980 survey by Carl A. Schnabel, RLS No. 9 which may encumber the lands described hereon.
 - The Florida Power & Light Company easement described in Official Records Book 985 at page 400 is described as the easterly 7 feet of the 20 foot north-south easement described in Official Records Book 382 at page 48 and may encumber the lands described hereon.
 - Grant of Easement and Agreement as recorded in ORB 844, Page 262 and ORB 944, Page 268, are blanket easements encumbering the subject parcels for the installation, maintenance and replacement of guy-wire-anchors, guy wires and the like for the existing 500 foot so-called utility or radio tower.
 - Quit-Claim Deed in Official Records Book 888 at page 48 transfers the following lands from Loma Linda University of the City of Cape Canaveral and the Quit-Claim Deed in Official Records Book 2313 at page 2514 transfers these lands from the City of Cape Canaveral to Jamie Murcia: All of the 80 foot unnamed right of way lying south of the south right of way of Center Street, a 50 foot right of way, that portion of the East 1/2 of said 80 foot unnamed right of way adjacent to Parcel 1 and that portion of said 80 foot unnamed right of way adjacent to Parcel E.
 - The 10 foot easement in favor of Southern Bell Telephone & Telegraph Company recorded in ORB 2354, Page 1253 encumbers the subject parcels by reference to parcels: "G", "E-3", and "I" of the Plat of Survey for Loma Linda University, Survey Book 1, Page 106, however, no fixed location is given and it is therefore un-definable as described.
 - Restrictions referenced in Official Records Book 3408 at page 1985 and Official Records Book 3465 at page 1012 encumber the lands described as the Remainder of Parcel E.
 - Easement and Party Wall Agreement recorded in ORB 985, Page 392 and ORB 355, Page 87 encumbers that parcel described as the Remainder of Parcel E as shown on this survey and is a cross-use easement & agreement for the party wall, roof, and footings where the north and south buildings are structurally joined. However, the common line between lots E and G as shown on the "Plat of Survey for Loma Linda University" as recorded in Survey Book 1 at Page 106 does not coincide with the physical location of the existing wall as referenced in said instruments.
 - Underground Improvements not located for this survey.

CERTIFIED TO :
TECH-VEST, INC.
RBC CENTURA BANK
ROBERT L. BEALS, P.A.
AMARI & THERIAC, P.A.
STEWART TITLE GUARANTY COMPANY

DEITHORN & ASSOCIATES, INC.
LAND SURVEYORS
476 HIGHWAY A-1-A SUITE 4 B
SATELLITE BEACH, FLORIDA 32937
321-779-8681 FAX 321-779-8673
LB 6445

I HEREBY CERTIFY THAT THE ATTACHED SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, F.S.
DAVID E. DEITHORN, PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO. 2412
NOT VALID UNLESS EMBOSSED WITH SURVEYORS' SEAL AND SIGNED IN RED INK

DATE	TYPE	FIELD BOOK	REVISION	DRAWN BY
27 SEP 01	BOUNDARY	AEROPK.RW5	N/A	DEITHORN
8 AUG 03	BOUNDARY	N/A	N/A	DEITHORN

