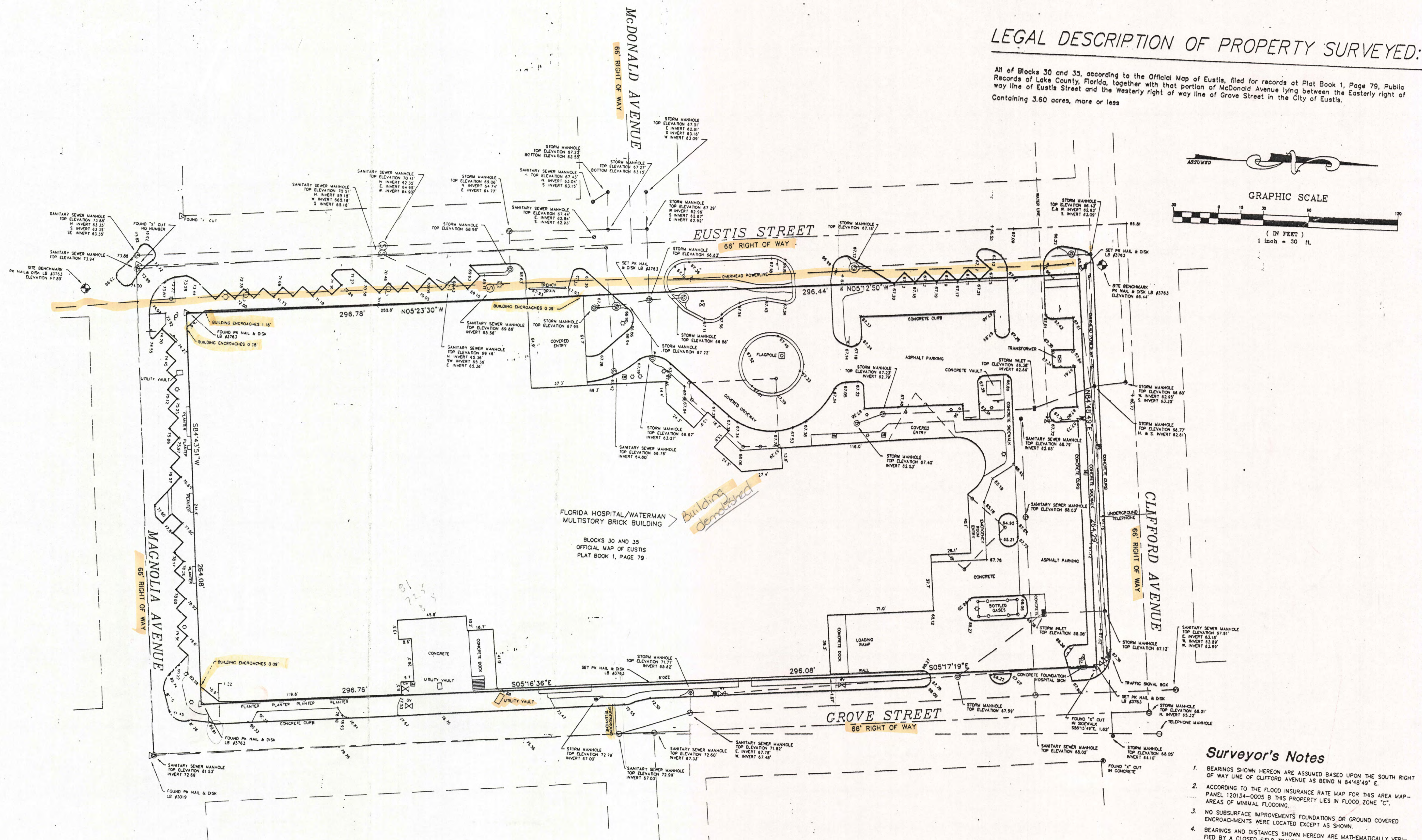
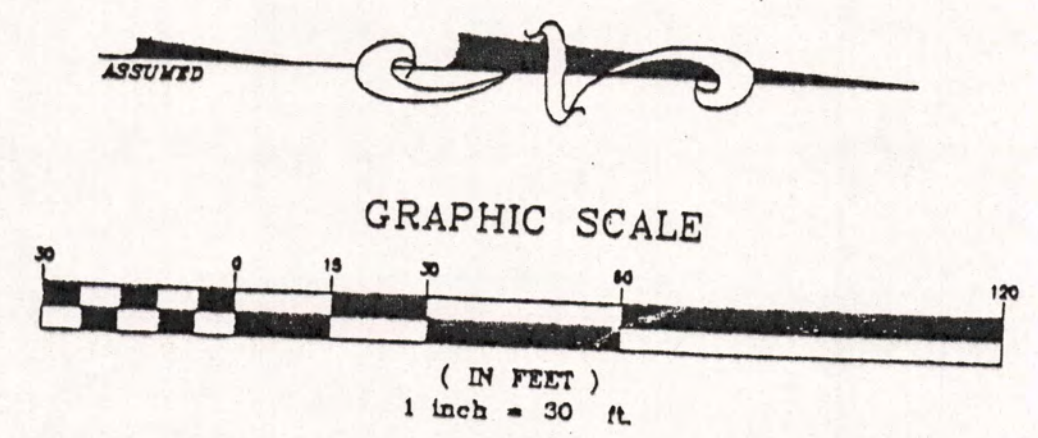


LEGAL DESCRIPTION OF PROPERTY SURVEYED:

All of Blocks 30 and 35, according to the Official Map of Eustis, filed for records at Plat Book 1, Page 79, Public Records of Lake County, Florida, together with that portion of McDonald Avenue lying between the Easterly right of way line of Eustis Street and the Westerly right of way line of Grove Street in the City of Eustis. Containing 3.60 acres, more or less.



FLORIDA HOSPITAL/WATERMAN MULTISTORY BRICK BUILDING
BLOCKS 30 AND 35
OFFICIAL MAP OF EUSTIS
PLAT BOOK 1, PAGE 79.

Building demolished

Surveyor's Notes

- BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE SOUTH RIGHT OF WAY LINE OF CLIFFORD AVENUE AS BEING N 84°48'49" E.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THIS AREA MAP-PANEL 120134-0005 B THIS PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING.
- NO SUBSURFACE IMPROVEMENTS FOUNDATIONS OR GROUND COVERED ENCROACHMENTS WERE LOCATED EXCEPT AS SHOWN.
- BEARINGS AND DISTANCES SHOWN HEREON ARE MATHEMATICALLY VERIFIED BY A CLOSED FIELD TRAVERSE ON THE DATE SHOWN. ACCURACY AFTER ADJUSTMENTS IS IN EXCESS OF 1 IN 20,000.
- ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE FIELD MEASURED AND ARE IN AGREEMENT WITH THE PLATTED DIMENSIONS AND/OR LEGAL DESCRIPTION UNLESS OTHERWISE SHOWN ON THE SURVEY.
- VERTICAL DATUM AS SHOWN HEREON IS BASED ON U.S.C.&G.S. DATUM AND BASED ON N.E. BOLT OF FIRE HYDRANT LOCATED AT N.E. CORNER OF EUSTIS STREET AND HAGGARD AVENUE.

ABBREVIATIONS THAT MAY BE USED ON THIS SURVEY

AC	Acre	AW	Asphalt	Di	Diameter	Hd	Headwall	P.C.	Point of Curvature
ASD	Asphalt Drive	CB	Cable Box	Dr	Drive	Hv	Horizontal	P.C.P.	Point of Compound Curve
Ave	Avenue	C.B.S.	Concrete Block Structure	Dwy	Driveway	H.W.	High Water	P.C.P.	Permanent Control Point
AZ	Azimuth	C.C.	Curbs and Gutter	E	Elevation	I.D.	Inside Diameter	P.I.	Point of Intersection
B.C.	Bolt	C.I.P.	Cast Iron Pipe	F.F.E.	Finish Floor Elevation	I.P.	Iron Pipe	P.L.S.	Professional Land Surveyor
B.L.	Boss Line	C.M.P.	Corrugated Metal Pipe	F.F.	Field Measurement	N.S.L.	Mean Sea Level	P.S.M.	Professional Surveyor and Mapper
Blng	Building	Cd	County	F.F.	Finish Floor Elevation	N.G.S.	National Geodetic Survey	P.R.C.	Point on Curve
Br	Branch	Co	Concrete	F.H.	Fire Hydrant	NGVD	National Geodetic Vertical Datum	P.R.M.	Point of Reverse Curve
Brch	Branch	Co	Concrete	F.L.	Flowline	O.D.	Outside Diameter	P.T.	Point of Tangency
Bot	Bottom	Co	Concrete	Fnd	Foundation	Q	Quadrant	R	Radius
Br	Branch	Co	Concrete	G	Gas	Rd	Road	R.L.	Right-of-Way
Br	Branch	Co	Concrete	Gv	Gas Valve	Rd	Road	R.P.	Railroad

U.S.G.S. U.S. Geological Survey	W.	Water	W.M.	Water Main	
W.	Water	W.V.	Water Valve	Δ	Internal angle
W.W.	Water Well				

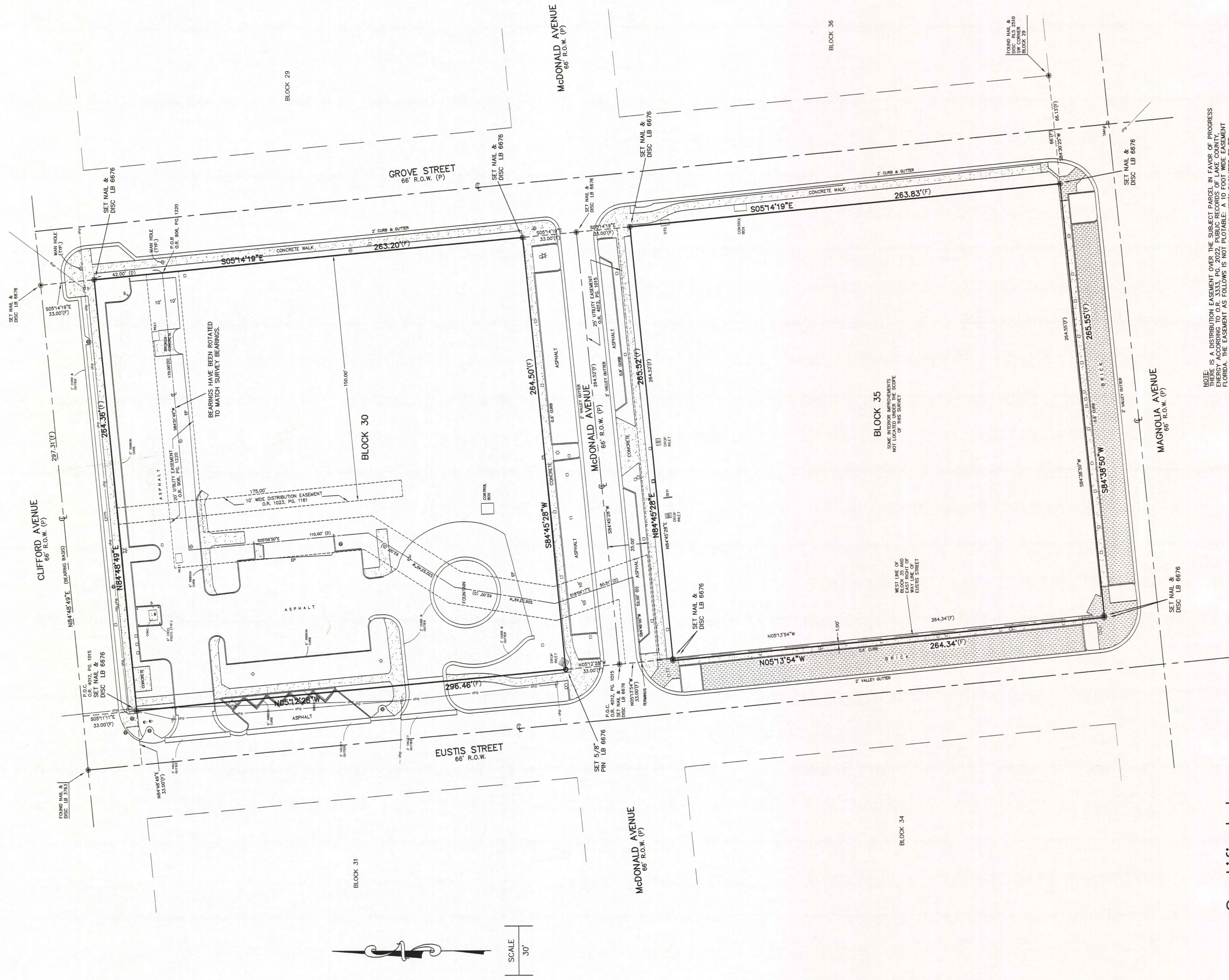
DRAWN BY: EGT	DATE: 6/14/99
CHECKED BY: EGT	DRAWING NO.: WJ327-01.DWG
FIELD DATE: WJ3-27	FIELD BOOK: SHEET 1 OF 1
REVISIONS:	DESCRIPTION:

THIS SURVEY IS CERTIFIED TO:
FLORIDA HOSPITAL/WATERMAN INC.

LAND SURVEYING DIVISION OF
John B. Webb & Associates, Inc.
CIVIL & ENVIRONMENTAL CONSULTING ENGINEERS
3319 MAGUIRE BOULEVARD, SUITE 100
ORLANDO, FLORIDA 32803 (407) 898-9322
FAX NUMBER: (407) 894-0189 L.B. #3763

SURVEYOR'S CERTIFICATION
I hereby certify that this survey represented hereon meets the "Minimum Technical Standards" set forth in Chapter 37017-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.
E. Glenn Turner Date: 6/15/99
E. Glenn Turner P.S.M. No. 5043
Not valid without the signature and original notary seal of a Florida Licensed Surveyor and Mapper.

A Boundary Survey



Certified to:

Eustis Partners, LLC
 United Southern Bank
 Clayton H. Blanchard, Jr., P.A.
 Old Republic National Title Insurance Company

Description

All of Blocks 30 and 35, Official Map of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

AND

The Easterly one foot portion of the Right-of-Way of Eustis Street from Magnolia Street to McDonald Avenue, (Now Abandoned) in the City of Eustis, Lake County, Florida, according to the OFFICIAL MAP OF EUSTIS, as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

LESS:

That portion of closed McDonald Street lying between Eustis Street and Grove Street, OFFICIAL MAP OF THE TOWN OF EUSTIS, as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.

Land Surveyor's Notes

- Bearing Basis is an assumed bearing of N 84°48'49" E along the centerline of Clifford Avenue.
- Subject to easements and restrictions of Record.
- All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0356 E dated Dec. 18, 2012.
- This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- This is not a certificate of title, zoning or freedom of encumbrances.
- Certification is limited only to the party or parties named herein, and original report or copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
- The scope of this survey does not address environmental matters, jurisdictional boundaries and hazardous waste concerns should any of the foregoing exist.
- Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.
- Date of the field survey was 06-18-2013, drawn by S.B.
- Type of Survey: Boundary Survey
- This is Drawing File: EUS blk.30&35.dwg

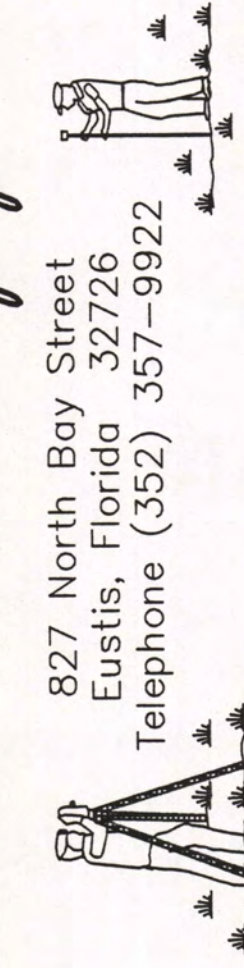
NOTE: IS A DISTRIBUTION EASEMENT OVER THE SUBJECT PARCEL IN FAVOR OF PROGRESS ENERGY ACCORDING TO O.R. 3333, P.C. 2022, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE EASEMENT AS FOLLOWS IS NOT PLOTTABLE: A 10 FOOT WIDE EASEMENT AREA DEFINED AS LYING 5 FEET ON EITHER SIDE OF THE CENTERLINE OF THE FOLLOWING DESCRIBED PROPERTY TO ACCOMMODATE PRESENT AND FUTURE DEVELOPMENT.

Legend & Standard Abbreviations

Centerline	R/C
Right of Way	PRM
Concrete Monument	N/D
Land Surveyor	PSM
Licensed Business	PLS
Permanent Control Point	RLS
Point of Beginning	shp
Point of Commencement	PC
Flood Insurance Rate Map	PB-1pg-
Official Record Book, Page	EP
Utility or Power Pole	BVG
Fire Hydrant	□
Guy Anchor	☆
Fence Line	(F)
Identification	(D)
Typical	(D)
Not to Scale	(C)

Set 5/8" Rebar, LB #6676	=
Permanent Reference Monument	=
Set Nail and Disc, LB #6676	=
Professional Surveyor and Mapper	=
Registered Land Surveyor	=
Overhead Utility Lines	=
Point of Curvature	=
Plat Book, Page	=
Edge of Pavement	=
Back of Valley Gutter	=
Utility Box	=
Lamp Post	=
Dimension per Field Measurement	=
Dimension per Plat	=
Dimension per Description	=
Dimension per Calculation	=

Stevnot Land Surveying, Inc.



827 North Bay Street
 Eustis, Florida 32726
 Telephone (352) 357-9922

Ronald R. Stevenot, Jr.
 Certificate #5940

Ronald R. Stevenot, Jr.

LB #6676

Boundary Survey

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

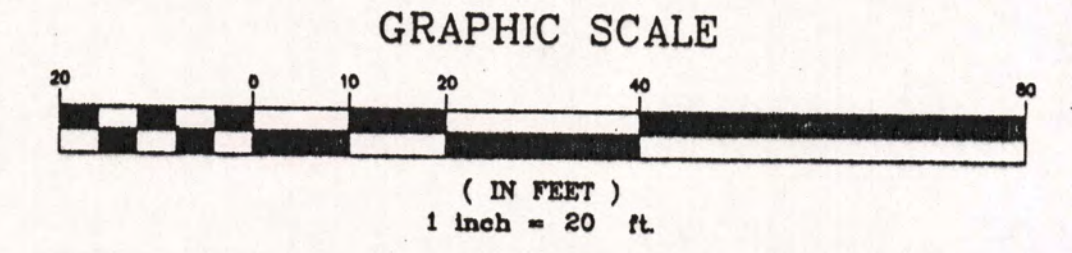
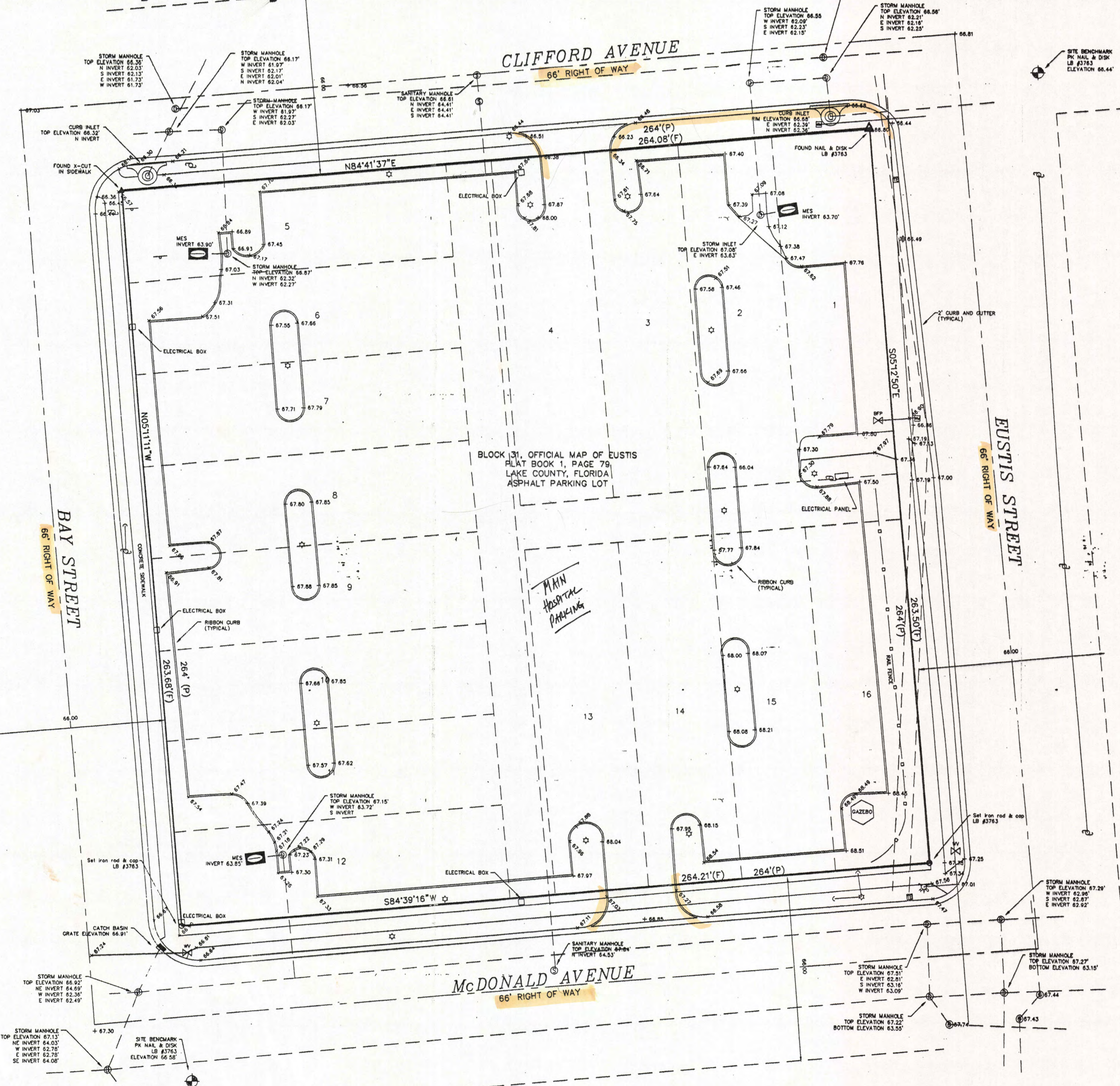
(LEGAL DESCRIPTIONS PROVIDED BY CLIENT)

ALL OF BLOCK 31 LESS THE SOUTH 70 FEET OF LOT 16 IN SAID BLOCK 31, IN OFFICIAL MAP OF EUSTIS, RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 70 FEET OF LOT 16, BLOCK 31, IN OFFICIAL MAP OF EUSTIS, RECORDED IN PLAT BOOK 1, PAGE 79.

TOGETHER CONTAINING 1.5948 ACRES, MORE OR LESS



Surveyor's Notes

1. BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE SOUTH RIGHT OF WAY LINE OF CLIFFORD AVENUE AS BEING N 84°41'37" E.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THIS AREA MAP-PANEL 120134-0005 B THIS PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING.
3. NO SUBSURFACE IMPROVEMENTS COVERED ENCROACHMENTS WERE LOCATED EXCEPT AS SHOWN.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE MATHEMATICALLY VERIFIED BY A CLOSED FIELD TRAVERSE ON THE DATE SHOWN. ACCURACY AFTER ADJUSTMENT IS IN EXCESS OF 1 IN 20,000.
5. ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE FIELD MEASURED AND ARE IN AGREEMENT WITH THE PLATTED DIMENSIONS AND/OR LEGAL DESCRIPTION UNLESS OTHERWISE SHOWN ON THE SURVEY.

ABBREVIATIONS THAT MAY BE USED ON THIS SURVEY

A.C.	Acre	B.W.	Barbed Wire	Dia	Diameter	H.W.	Headwall	P.C.	Point of Curvature	R/W	Right-of-Way	U.S.G.S.	U.S. Geological Survey
Asph	Asphalt	C.B.	Catch Basin	Dr	Drive	H.W.	High Water	P.C.P.	Point of Compound Curve	San.	Sanitary	U.S.	U.S.
A=L	Arc Length	C.B.S.	Concrete Block Structure	Dwy	Driveway	H.W.	High Water	P.I.	Point of Intersection	Sec.	Section	S.S.	State Road
AZ	Azimuth	E	Electric	E	Elevation	I.D.	Inside Diameter	P.L.S.	Professional Land Surveyor	S.S.	Sanitary Sewer	S.S.	State Road
B.C.	Battle Cap	F	Finish	F.F.E.	Finish Floor Elevation	I.P.	Iron Pipe	P.S.M.	Professional Surveyor and Mapper	St.	Street	S.S.	Sanitary Sewer
B.L.	Battle Line	C.M.	Concrete Monument	F.H.	Fire Hydrant	M.S.L.	Mean Sea Level	P.O.C.	Point of Curve	Stk.	Story	S.W.	Sidewalk
Blgd	Building	C.M.P.	Corrugated Metal Pipe	F.L.	Flowline	N.G.S.	National Geodetic Survey	P.O.R.C.	Point of Reverse Curve	T	Tangent length	T	Tap
Blvd	Boulevard	C.C.	Concrete	F.N.	Found Foot	N.G.V.D.	National Geodetic Vertical Datum	P.R.M.	Permanent Reference Monument	T.B.M.	Temporary Bench Mark	T.B.M.	Temporary Bench Mark
B.M.	Bench Mark	Co.	Concrete	F.R.	Found Foot	Datum	Datum	P.T.	Point of Tangency	T.B.	Telephone Box	T.B.	Telephone Box
Bot	Bottom	Co.	Concrete	G.R.	Guard Rail	R.L.	Radius length	R	Road	Rd.	Road	Rd.	Road
Brq	Bridge	D.I.	Drop Inlet	G.V.	Gas Valve	O.D.	Outside Diameter	R.R.	Railroad	U.G.	Underground	U.G.	Underground

DRAWN BY:	EGT	DATE:	4/2/99
CHECKED BY:	EGT	DRAWING NO.:	W0327-02.DWG
FIELD DATE:	MAR-APR, 1999	FIELD BOOK:	F.B. 114, 116
JOB NO.:	W03-27	SHEET:	1 OF 1
REVISIONS:		DESCRIPTION:	

THIS SURVEY IS CERTIFIED TO:
FLORIDA HOSPITAL/WATERMAN INC.

LAND SURVEYING DIVISION OF
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FAX NUMBER: (407) 894-0189 L.B. #3763

SURVEYOR'S CERTIFICATION
I hereby certify that the survey represented hereon meets the "Minimum Technical Standards" set forth in Chapter 62G17-6, Florida Administrative Code, pursuant to Section 475.027, Florida Statutes.
E. Glenn Turner Date: 4/2/99
Not valid without the signature and official seal of a Florida Licensed Surveyor and Engineer.