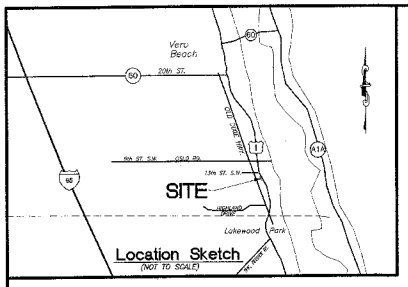


Description of Survey Site

(PER RECORD DESCRIPTION)
DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 2162, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS

That part of the Northeast 1/4 of the Southwest 1/4, lying between the F.E.C. Railway right-of-way and U.S. Highway No. 1 right-of-way, less the North 330.00 feet and less the parcels described in deeds recorded in O.R. Book 136, Page 695, O.R. Book 443, page 650, of the Public Records of Indian River County, Florida, and less the following described parcel all in Section 30, Township 33 South, Range 40 East:

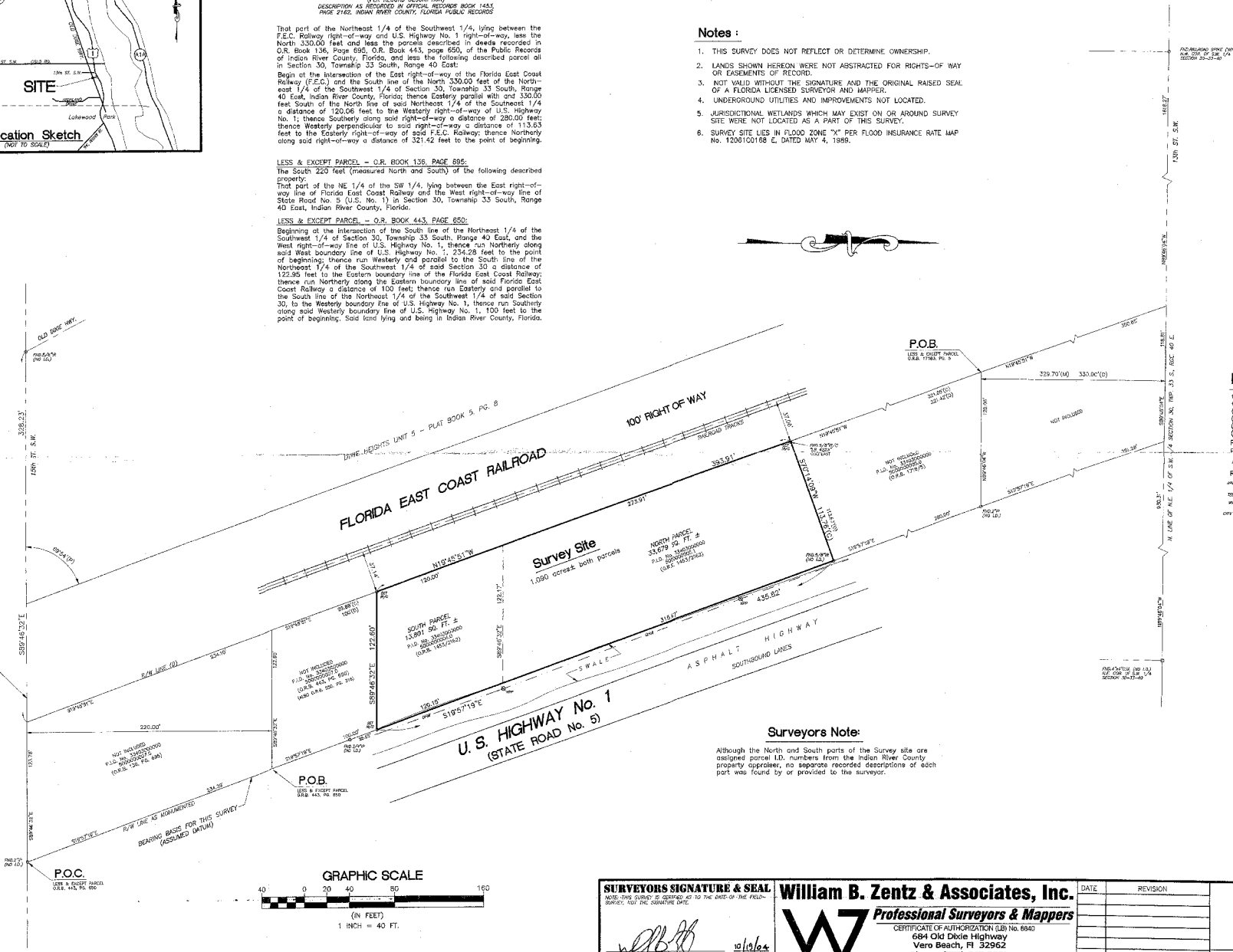
Begin at the intersection of the East right-of-way of the Florida East Coast Railway (F.E.C.) and the South line of the North 330.00 feet of the North-east 1/4 of the Southwest 1/4 of Section 30, Township 33 South, Range 40 East, Indian River County, Florida; thence Easterly parallel with and 330.00 feet South of the North line of said Northeast 1/4 of the Southeast 1/4 a distance of 120.06 feet to the Westerly right-of-way of U.S. Highway No. 1; thence Southerly along said right-of-way a distance of 280.00 feet; thence Westerly perpendicular to said right-of-way a distance of 113.63 feet to the Easterly right-of-way of said F.E.C. Railway; thence Northerly along said right-of-way a distance of 321.42 feet to the point of beginning.

LESS & EXCEPT PARCEL – O.R. BOOK 136, PAGE 695:
The South 220 feet (measured North and South) of the following described property:
That part of the NE 1/4 of the SW 1/4, lying between the East right-of-way line of Florida East Coast Railway and the West right-of-way line of State Road No. 5 (U.S. No. 1) in Section 30, Township 33 South, Range 40 East, Indian River County, Florida.

LESS & EXCEPT PARCEL – O.R. BOOK 443, PAGE 650:
Beginning at the intersection of the South line of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 33 South, Range 40 East, and the West right-of-way line of U.S. Highway No. 1, thence run Northerly along said West boundary line of U.S. Highway No. 1, 234.28 feet to the point of beginning; thence run Westerly and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30 a distance of 122.95 feet to the Eastern boundary line of the Florida East Coast Railway; thence run Northerly along the Eastern boundary line of said Florida East Coast Railway a distance of 100 feet; thence run Easterly and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, to the Westerly boundary line of U.S. Highway No. 1, thence run Southerly along said Westerly boundary line of U.S. Highway No. 1, 100 feet to the point of beginning. Said land lying and being in Indian River County, Florida.

Notes :

1. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF WAY OR EASEMENTS OF RECORD.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. UNDERGROUND UTILITIES AND IMPROVEMENTS NOT LOCATED.
5. JURISDICTIONAL WETLANDS WHICH MAY EXIST ON OR AROUND SURVEY SITE WERE NOT LOCATED AS A PART OF THIS SURVEY.
6. SURVEY SITE LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0168 E, DATED MAY 4, 1989.



Legend :

GA = GUY ANCHOR
OHW = OVERHEAD WIRES
(M) = MEASURED
(P) = PLAT
(C) = CALCULATED
(D) = DEED DESCRIPTION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SET 5/8" = SET 5/8" DIAMETER IRON ROD & CAP STAMPED "WBZ-LB 6840"
R/W = RIGHT OF WAY
WP/PL = WOODEN POWER POLE
TELO = TELEPHONE RISER BOX
WV/M = WATER VALVE
CATV = CABLE TV RISER BOX

Surveyors Note:

Although the North and South parts of the Survey site are assigned parcel I.D. numbers from the Indian River County property appraiser, no separate recorded descriptions of each part was found by or provided to the surveyor.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

SURVEYORS SIGNATURE & SEAL
NOTE: THIS SURVEY IS CERTIFIED AS TO THE DATE OF THE FIELD SURVEY, NOT THE SIGNATURE DATE.
WILLIAM B. ZENTZ PSM
REGISTERED LAND SURVEYOR No. 3278
STATE OF FLORIDA
10/19/04
DATE

William B. Zentz & Associates, Inc.
Professional Surveyors & Mappers
CERTIFICATE OF AUTHORIZATION (LB) No. 6840
684 Old Dixie Highway
Vero Beach, Fl 32962
Phone: (772) 567-7552
Fax : (772) 567-1751

DATE	REVISION

Map Of Survey

Boundary Survey for Kofteris U.S. Highway No. 1 parcels Indian River County, Florida

DRAWN BY	FIELD BOOK / PAGE	FIELD SURVEY DATE	JOB No.	SHEET	OF
W.B.Z.	MISC 40/28	10/17/04	101-232	1	1