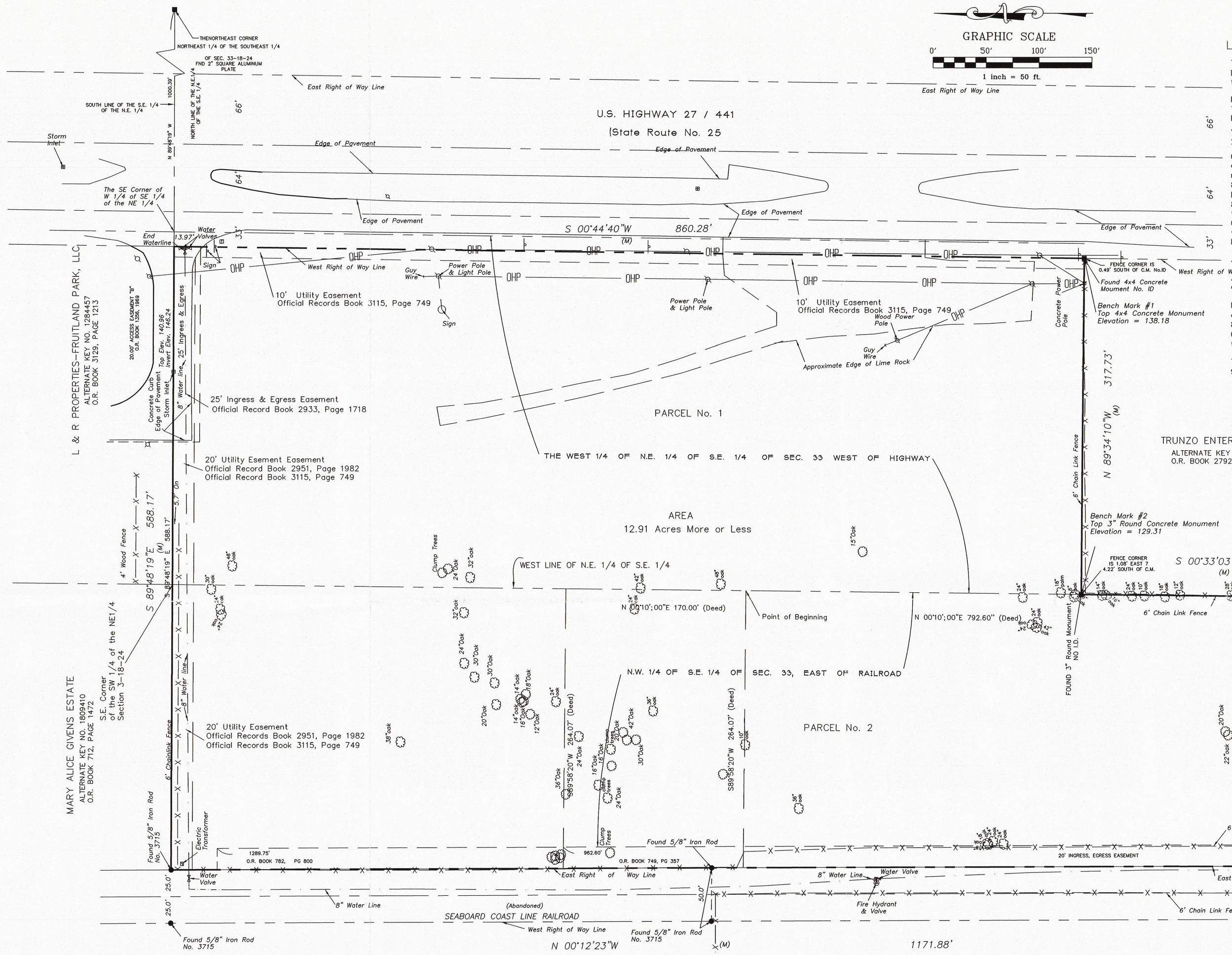

Legal Description:

The West 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the right of way of U.S. Highway 441/27, and also LESS AND EXCEPT the South 475 feet thereof.

PARCEL NO. 2:
The Northwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying East of the Easterly line of the right-of-way of the abandoned Seaboard Coast Line Railroad, LESS AND EXCEPT the following; From the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 33, run North 0°10'00" East along the East line of the said Northwest 1/4 of the Southeast 1/4 a distance of 792.60 feet to the POINT OF BEGINNING of this description: from said POINT OF BEGINNING continue North 0°10'00"East 170 feet; thence South 89°58'20"West 264.07 feet, more or less, to the Easterly line of the abandoned right-of-way of the Seaboard Coast Line Railroad; thence South along the Easterly line of said right-of-way 170 feet to a point that is South 89°58'20"West of the POINT OF BEGINNING, thence North 89°58'20"East 216.77 feet, more or less to the POINT OF BEGINNING. ALSO LESS AND EXCEPT the following; Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 33, run North 89°56'59"West along the South line of the said Northwest 1/4 of the Southeast 1/4 a distance of 249.80 feet to the Easterly line of the right-of-way of the abandoned Seaboard Coast Line Railroad; thence North 0°39'59"West along the Easterly line of said right-of-way 161.19 feet; thence North 89°34'35"East 252.16 feet to the East line of the said Northwest 1/4 of the Southeast 1/4; thence South 0°10'00"West along the said East Line 163.27 feet to the POINT OF BEGINNING.

ALSO:
A part of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, described as follows:

From the Southeast corner of the NW 1/4 of the SE 1/4 run N 0°10'00"E along the East line of said NW 1/4 of the SE 1/4 792.60 feet to the POINT OF BEGINNING; thence continue N 0°10'00"E 170 feet; thence S 89°58'20"W 264.07 feet, more or less, to Easterly right-of-way of the abandoned S.C.L. Railroad; thence S 0°36'40"E along said right-of-way 170.0 feet to a point that is S 89°58'20"W of the POINT OF BEGINNING; thence N 89°58'20"E 261.77 feet; more or less, to the POINT OF BEGINNING.

TOGETHER WITH a 20 foot easement for ingress and egress over and across the West 20 feet of the South 962.60 feet of the NW 1/4 of the SE 1/4 lying East of the aforementioned S.C.L. Railroad right-of-way.

GENERAL LEGEND

- ■ = FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)
- ● = FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)
- ◉ = FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)
- △ = NAIL OR NAIL AND DISK (NUMBER NOTED IF AVAILABLE)
- ○ = SET IRON PIN (5/8", LB 4447)
- ⊡ = SET CONCRETE MONUMENT (4"x4", 4447)
- = GUY WIRE ANCHORS
- = LIGHT POLE
- = POWER POLE
- = CONCRETE POWER POLE
- = POWER/LIGHT/TRANSFORMER POLE
- = ROAD INSTRUCTION SIGN
- = WATER VALVE
- = FIRE HYDRANT
- = BURRIED CABLE MARKER
- = TELEPHONE BOX
- = CABLE BOX/MARKER SIGN
- = STORM SEWER MAN HOLE
- OHP = OVERHEAD POWER LINE
- = SANITARY SEWER MAN HOLE
- = CENTER LINE
- = MAIL BOX
- = FENCE LINE
- = WATER METER (d = DOUBLE)
- = STORM DRAIN

BM	= BENCH MARK
C/B	= CONCRETE BLOCK
CM	= CONCRETE MONUMENT
FND	= FOUND
IP	= IRON PIPE
IR	= IRON ROD/PIN
LS	= REGISTERED LAND SURVEYOR NUMBER
LB	= LICENSED BUSINESS NUMBER
MEA	= MEASURED
( )	= DESCRIBED BEARING OR DISTANCE
R/W	= RIGHT-OF-WAY
PRM	= PERMANENT REFERANCE MONUMENT
PCP	= PERMANENT CONTROL POINT
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
POC	= POINT ON CURVE
PL	= PLAT
N/D	= NAIL AND DISK
POB	= POINT OF BEGINNING
PB	= PLAT BOOK
PG	= PAGE
ORB	= OFFICIAL RECORDS BOOK
E	= ELECTRIC BOX
x 00.00	= SPOT ELEVATION
	= BENCH MARK LOCATION (WHEN APPROPRIATE)
	= GAS METER/MARKER POST
	= GAS VALVE
	= M.E.S. - MITERED END SECTION
(M)	= MEASURED

1. SURVEYOR'S NOTES:
2. DESCRIPTION AND INSTRUCTIONS FOR THIS SURVEY WERE FURNISHED BY CLIENT.
3. BEARINGS BASED ON THE WEST BOUNDARY LINE AS BEING N00°12'23"W.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD.
5. THIS COMPANY IS NOT RESPONSIBLE FOR FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE TITLE POLICY. THIS PROPERTY WAS NOT ABSTRACTED FOR TITLE BY THIS COMPANY. TITLE FURNISHED BY CLIENT.

ANY COPIES OF THIS SURVEY NOT SIGNED AND SEALED WITH EMBOSSED SURVEYOR'S SEAL BEARING THE NAME AND REGISTRATION NUMBER OF THE SURVEYUOR IN RESPONSIBLE CHARGE ARE INVALID. THIS PLAT HAS BEEN PRODUCED FOR THE PURPOSES AND USES OF THE CLIENT NAMED HEREON. ANY REPRODUCTION, TOTAL OR IN PART, BY ONLY METHOD, WITHOUT THE EXPRESS CONSENT AND APPROVAL OF THE CLIENT AND/OR THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS HEREON IS STRICTLY FORBIDDEN.

TITLE INFORMATION:

Attorneys' Title Insurance Fund, Inc.

Commitment No.: CF-3113631 Effective Date: 04/21/08

SCHEDULE B

9. Ingress and Egress Easement recored in O.R. Book 2933, Page 1718, Public Records of Lake County, Florida

10. Grant of Utility Easement recorded in O.R. Book 2951, Page 1982, Public Records of Lake County, Florida.

11. Utility Easement recorded in O.R. Book 3115, Page 749, Public Records of Lake County, Florida.

12. Reservations in favor of the State of Florida, set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida is recorded in Deed Book 259, Page 343, Public Records of Lake County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Section 270.11, F.S.

Vertical Control NAVD88 NGS Designation M 3 FLGS 1935 PID AK6886, Lake County Elevation 161.00 Feet

This Survey is Certified To:
Attorneys' Title Insurance Fund, Inc.
Kevin F. Jursinski, P.A.
The West Highland Center, LLC

"I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes."

05/30/08
EDWARD R. PETULLA, P.L.S. — Date
Professional Land Surveyor, Registration No. 4447, State of Florida

NOTE: 1) Reproductions of this sketch not valid unless embossed with the surveyor's seal and certification limited to person or persons named hereon.
2) There are no easements of encroachments visible on the ground other than shown hereon.

PETULLA SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
EDWARD R. PETULLA, P.L.S.
101 WEBER AVENUE
LEESBURG, FL 34748
(352) 516-0731
FAX: (352) 315-0500

JOB NAME: THE WEST HIGHLAND CENTER, LLC	DRAWN BY: ERP	CHECKED BY: E.R.P.
7800 UNIVERSITY POINTE DRIVE, SUITE 200	SCALE: 1"=50'	
LOCATION: SECTION 33 - 18 - 24	DATE: 05/23/08	REVISED 05/30/08
DESCRIPTION: BY CLEINT	JOB NUMBER	SHEET
	PCS-04-124	1 of 1