

LEGAL DESCRIPTION: (AS PER EXHIBIT 'A' OF THE FURNISHED TITLE INSURANCE COMMITMENT)

PARCEL I:

A portion of U.S. Government Lot 3, Section 2, Township 18 South, Range 34 East, Volusia County, Florida; AND All of Block 1, FLORIDA SHORES SUBDIVISION NO.1, recorded in Map Book 23, Page 57, Public Records of Volusia County, Florida; together with that portion of Alameda Drive, as vacated per City Ordinance No. 82-0-5, City of Edgewater, Florida, and all being more particularly described as follows:

Commence at the intersection of Southern right-of-way line of Indian River Boulevard, a 65 foot right-of-way and also known as State Road No. 442, as shown on map in Map Book 23, Page 57, Public Records of Volusia County, Florida, and the Western right-of-way line of U.S. Highway No. 1, a 158 foot right-of-way as now laid out; thence South 29°09'30" East along the Western right-of-way of said U.S. Highway No. 1, a distance of 200 feet to the Point of Beginning; thence continue South 29°09'30" East along said Western right-of-way line, a distance of 347.31 feet to the P.C. of a curve concave to the West; thence Southern right-of-way curve having a radius of 11,333.35 feet, a central angle of 0°35'24", an arc distance of 116.70 feet; thence leaving said curve, along a non-radial bearing of South 60°59'30" West, a distance of 200 feet; thence South 28°02'21" East, a distance of 150 feet; thence North 60°59'30" East, a distance of 200 feet to said Western right-of-way of U.S. Highway No. 1; thence Southern along a curve concave to the West, said curve having a radius of 11,333.35 feet, a central angle of 0°19'00", an arc distance of 62.64 feet; thence leaving said curve along a non-radial bearing of South 62°39'16" West, a distance of 395.93 feet; thence South 89°34'09" West, a distance of 55.39 feet; thence North 29°00'30" West, a distance of 50.74 feet to the point of intersection of the Eastern line of Alameda Drive, per Map Book 23, Page 57 and the Eastern prolongation of the Northern line of Nineteenth Street, a 40 foot right-of-way as shown on the revised map of Florida Shores No. 1, recorded in Map Book 19, Page 209, Public Records of Volusia County, Florida; thence South 89°37'23" West along said Northern line of Nineteenth Street, a distance of 341.63 feet to its intersection with the Western line of said Block 1; thence North 29°02'12" West along the Western line of said Block 1, a distance of 624.20 feet to the Northwest corner of said Block 1; said point also being on the Southern line of Indian River Boulevard; thence North 61°00'13" East along the Northern line of Block 1 and the Eastern extension thereof, a distance of 300 feet to the Eastern line of said Alameda Drive; thence North 60°59'09" East along said Southern line of Indian River Boulevard, a distance of 249.35 feet; thence South 29°09'30" East, a distance of 200 feet; thence North 60°59'08" East, a distance of 200 feet to the Point of Beginning.

LESS AND EXCEPT the following parcel of land as described in Order of Taking recorded July 23, 2001, in O.R. Book 4718, Page 447, of the Public Records of Volusia County, Florida:

A triangular parcel of land located in Lot 40, Block 1, of Florida Shores No. 1, in Section 2, Township 18, South, Range 34 East, as said lot is shown on a plat of said subdivision, recorded in Map Book 23, Page 57, of the current Public Records of Volusia County, Florida, lying Southerly of State Road 442,

BEING a portion of lands described and recorded in Official Records Book 4391, Page 970, of the Public Records of Volusia County, Florida.

BEGIN at the intersection of the existing Southern right of way line of State Road 442 (a 65 foot right of way as shown on the Florida Department of Transportation Right of Way Map, Section 79210-2504), and the existing Eastern right of way line of Banyan Drive, (a 50 foot right of way per said plat of Florida Shores No. 1); thence North 60°53'50" East, along said existing Southern right of way line of State Road 442, a distance of 9.754 meters (32.00 feet); thence South 15°53'09" West, 13.791 meters (45.25 feet) to an intersection with said existing Eastern right of way line of Banyan Drive (also being the Western line of said lot 40); thence North 29°07'32" West, along said existing Eastern right of way line 9.754 meters (32.00 feet) to the Point of Beginning.

AND ALSO LESS AND EXCEPT that certain parcel of land conveyed to Barnett Banks, Inc., by Warranty Deed dated March 6, 1990, and recorded March 20, 1990, in O.R. Book 3442, Page 368, of the Public Records of Volusia County, Florida.

PARCEL II:

Non-exclusive easements as disclosed in Grant of Easement between Barnett Banks, Inc., and Florida Shores Partners, Ltd., a Florida Limited Partnership, dated March 6, 1990, recorded March 20, 1990 in Official Record Book 3442, Page 370 of the public records of Volusia County, Florida.

CONTIGUITY NOTE: The common boundary lines of Parcels I and II as described hereon are contiguous to each other and there are no overlaps, hiatuses, gaps or gaps between the parcels.

SURVEYOR'S NOTES:

- The record bearings and distances (R) shown hereon are based on the hereon record legal description. The measured bearings and distances (M) shown hereon are based on calculations of field measurements projecting from the record bearing of S 29°09'30" E along the monumented westerly right of way line of U.S. Highway No. 1.
- Underground installation of utilities or improvements have not been located except as shown.
- The surveyor has no knowledge of underground foundations which may encroach.
- Information from Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map(s), shown on this map was current as of the referenced date. Map revisions and amendments are periodically made by letter and may not be reflected on the most current map.
- Fences, monumentation and utilities shown hereon may be exaggerated for pictorial purposes only and may not be shown to scale.
- This map is three sheets total and is not complete without all sheets. See sheets 2 & 3 for detailed information.

TITLE INFORMATION:

Instruments of record reflecting easements, rights-of-way, and or ownership were not furnished to the surveyor except as shown. A search of the public records has not been done by the surveyor. All easements furnished to the surveyor by Fidelity National Title Insurance Company Commitment No: NE07-125849 effective April 20, 2007, Schedule BII has been plotted and/or noted hereon.

Item 9. Easement in favor of Florida Power & Light Company recorded June 12, 1986, in Official Records Book 2832, Page 264, of the Public Records of Volusia County, Florida. (As to Parcel I - shown graphically hereon)

Item 10. Grant of Gas Easement to South Florida Natural Gas Co., a Florida corporation, recorded January 19, 1987, in Official Records Book 2929, Page 747, as affected by Subordinations recorded in Official Records Book 4514, Page 3161, and Official Records Book 4514, Page 3165, of the Public Records of Volusia County, Florida. (As to Parcel I - noted hereon)

Item 11. Grant of Easement to Florida Shores Partners, Ltd., a Florida limited partnership, recorded March 20, 1990, in Official Records Book 3442, Page 370, of the Public Records of Volusia County, Florida. (As to Parcel I & II - shown graphically and noted hereon)

Item 13. Perpetual Drainage Easement as granted in that certain Order of Taking recorded July 23, 2001, in Official Records Book 4718, Page 436, Stipulated Order of Taking recorded in Official Records Book 4718, Page 447, of the Public Records of Volusia County, Florida. (As to Parcel I - shown graphically hereon)

ZONING REQUIREMENTS:

The Subject Property is zoned B-3 (Highway Commercial) per the Land Development Code for the City of Edgewater, dated September 11, 2006.

Setbacks:
 Front = 40' Rear = 25' Side = 25'
 When adjacent to residential zoning use the setback is 50'
 All properties located on SR 442 shall have a forty foot (40') setback from the new right-of-way lines.

The maximum building height for areas zoned B-3 is 45 feet. This zoning also requires 5.0 parking spaces per 1000 square feet of gross area. The building as surveyed is approximately 80,207 square feet. This formula yields a minimum requirement of 401 spaces. At the time of this survey, there are 476 total spaces, 15 of which are designated for handicap parking only.

The maximum percent of building coverage is 30%.
 The maximum percent of impervious coverage is 75%.



GRAPHIC SCALE: 1" = 60'

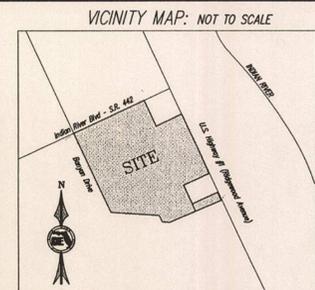
ALTA/ACSM LAND TITLE SURVEY

OF A PORTION OF LAND, SITUATED IN SECTION 2, TOWNSHIP 18 SOUTH, RANGE 34 EAST
 CITY OF EDGEWATER,
 VOLUSIA COUNTY, FLORIDA

LINE	LENGTH	BEARING
L1 (R)	55.39'	S89°34'09" W
L1 (M)	55.28'	S89°37'35" W
L2 (R)	50.74'	N29°00'30" W
L2 (M)	50.78'	N29°16'10" W
L3 (R)	45.25'	S15°53'09" W
L3 (M)	45.24'	S15°57'30" W
L4 (R)	32.00'	N29°07'32" W
L4 (M)	32.00'	N29°03'39" W
L5 (R)	32.00'	N60°53'50" E
L5 (M)	32.00'	N60°58'39" E
L6 (R)	56.83'	N28°02'21" W
L6 (M)	56.79'	N28°04'06" W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (R)	116.70'	11,333.35'	0°35'24"	58.34'	116.67'	N28°48'13" W
C1 (M)	116.67'	11,333.35'	0°35'23"	58.34'	116.67'	N28°48'13" W
C2 (R)	62.64'	11,333.35'	0°19'00"	31.28'	62.56'	S27°33'40" E
C2 (M)	62.56'	11,333.35'	0°18'59"	31.28'	62.56'	S27°33'40" E
C3 (R)	150'	11,333.35'	0°45'28"	74.94'	149.87'	N28°03'03" W
C3 (M)	149.87'	11,333.35'	0°45'28"	74.94'	149.87'	N28°03'03" W

FLOOD NOTE:
 THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12127C0685 G, EFFECTIVE DATE, APRIL 15, 2002.



- LEGEND:**
- = FOUND 5/8" IRON ROD WITH CAP MARKED AS SHOWN HEREON
 - = FOUND "X"X" CONCRETE MONUMENT MARKED AS SHOWN HEREON
 - = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
 - = SET 5/8" IRON ROD AND CAP MARKED C&E LB 5075
 - △ = FOUND NAIL IN CONCRETE WITH NO IDENTIFICATION
 - ⊕ = SANITARY CLEAN OUT
 - ⊖ = SANITARY SEWER MANHOLE
 - ⊙ = ELECTRIC SERVICE
 - ⊗ = TELEPHONE PEDSTAL
 - ⊘ = WOOD POWER POLE
 - ⊙ = WOOD POWER POLE WITH LIGHT
 - ⊙ = STORM MANHOLE
 - ⊕ = WATER METER
 - ⊖ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - (R) = RECORD MEASUREMENT
 - (M) = FIELD MEASUREMENT
 - B.S.L. = BUILDING SETBACK LINE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.C. = POINT OF CURVATURE
 - R/W = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING
 - A.K.A. = ALSO KNOWN AS

AREA OF ASPHALT SURFACE
 AREA OF CONCRETE SURFACE

SURVEYOR'S CERTIFICATION

Harold L. Wise, a registered land surveyor, License No. 3456, in and for the State of Florida and legally doing business in Alachua County, Florida, does hereby certify to Royal Bank of Canada, a Canadian chartered bank, Fidelity National Title Insurance Company, Driver, McAfee, Griggs & Peck, P.L., Andrews Kurth, LLP, SPISHORES, LLC, a Florida limited liability company, Revenue Properties Florida Shores LLC, a Florida limited liability company;

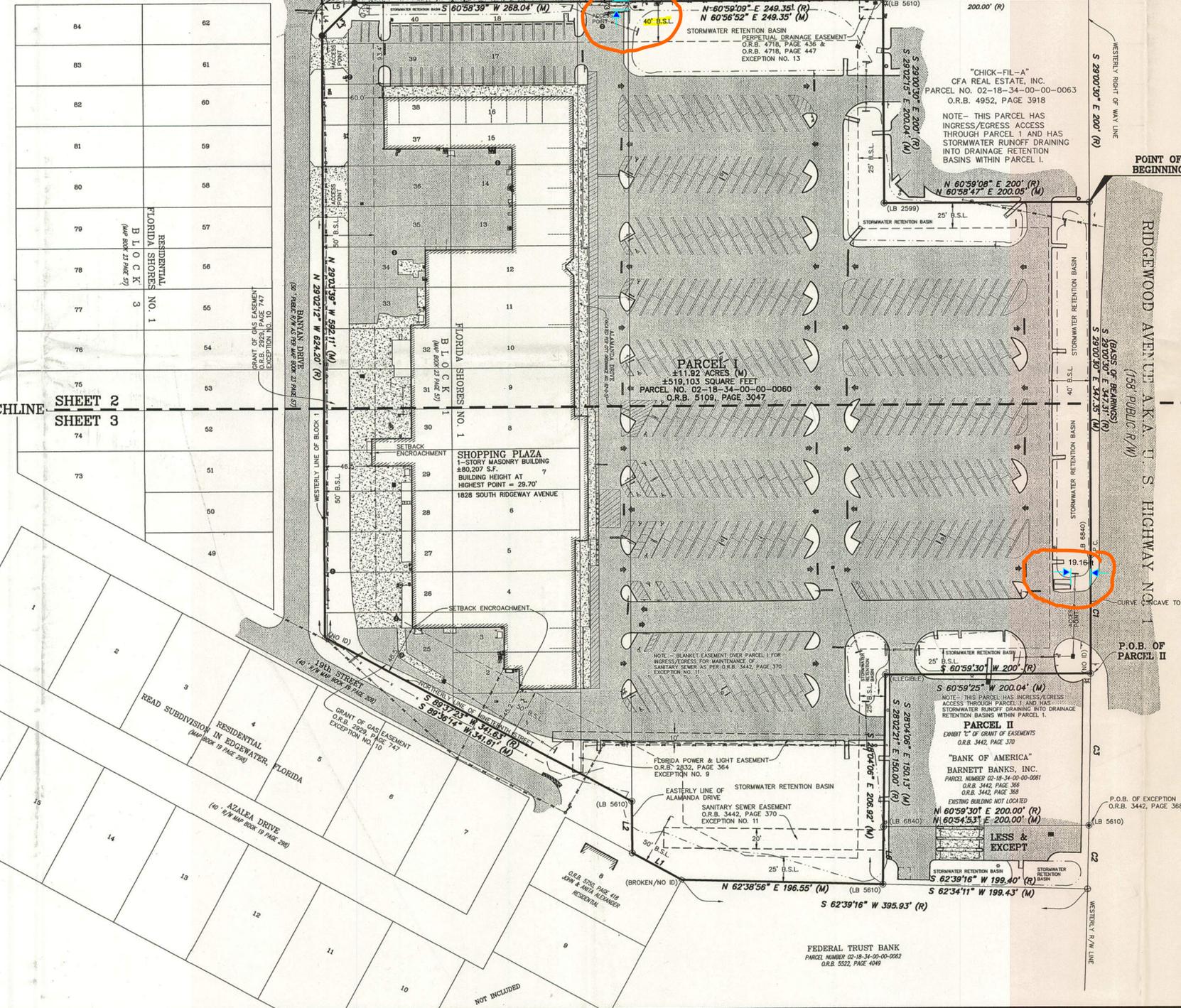
- The accompanying survey ("Survey") represents a true and correct survey made by me on April 18, 2007 of the land therein particularly described;
- The Survey and the information, courses and distances shown thereon are correct;
- The title lines and lines of actual possession are the same;
- The land described in the Survey is the same as and as described in the title insurance commitment described below;
- The area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property (except as otherwise noted);
- The undersigned is not aware of any violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements (except the setback violations as noted);
- There are no apparent encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than as shown on the Survey;
- There are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
- There are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
- All utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utility that pass through or are located on the adjoining land;
- The Survey shows the location and direction of all visible above ground storm draining systems for the collection and disposal of all roof and surface drainage;
- Any visible above ground evidence of discharge into streams, rivers or other conveyance system is shown on the Survey;
- The parcel(s) described in this Survey do not lie within flood hazard areas in accordance with any maps entitled "Flood Insurance Rate Map" or "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map" or "Flood Hazard Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development. The Survey correctly indicated the zone designation of any area shown as being within a flood hazard area;
- The subject property has access to and from a duly dedicated and accepted public street or highway known as Ridgewood Avenue and also Indian River Boulevard and Banyan Drive.
- Except as shown on the Survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress; and
- The record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Fidelity National Title Insurance Company's Commitment No. NE07-125849; and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

The parties listed above are entitled to rely on the Survey and this certificate as being true and accurate.

The Survey is made in accordance with the "2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by American Land Title Association ("ALTA") and National Society of Professional Surveyors ("NSPS"), a member organization of the American Congress of Surveying and Mapping ("ACSM"), and includes items 1, 2, 3, 4, 6, 7(a), 7(b-1), 7(c), 8, 9, 10, 11 (a), 13 & 14 of Table A thereof.

Date: 5/29/07
 Signature: *Harold L. Wise*
 Harold L. Wise, Professional Surveyor & Mapper
 Florida Surveyor & Mapper License No. 3456



JOB NO.: 07-0177
 SHEET NO.: 1 OF 3

FLORIDA SHORES PLAZA
 1828 SOUTH RIDGEWOOD AVENUE
 EDGEWATER, FLORIDA

DRAWN BY: HAROLD L. WISE, P.S.M.
 CHECKED BY: HAROLD L. WISE, P.S.M.
 FIELD BOOK: F.B. 298, P.C. 65-70

CE Causeaux & Ellington, Inc.
 Engineering • Surveying • Planning
 6011 NW 1st Place, Gainesville, Florida 32607
 Phone: (352) 331-1976 Fax: (352) 331-2476

COMPUTER FILE: 07-0177.DWG
 SURVEY DATE: 2007
 REVISION DATE: 05/25/2007

SEE SURVEYOR'S CERTIFICATION
 Professional Surveyor & Mapper License No. 3456

This map prepared by:
 Certificate of Authorization No. LB 5075
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE SURVEYOR AND LICENSED SURVEYOR AND MAPPER