

Exhibit "A"
to the
Declaration of Condominium
of
Suntree Viera One, a Commercial Condominium

Legal Description of Lands Submitted
to Condominium Ownership

Surveyor's Certificate

Unit C

FOR

SUNTREE VIERA ONE,
A COMMERCIAL CONDOMINIUM

State of Florida
County of Brevard

I, Jonathan M. Mott, of Brevard County, Florida, do hereby certify that I am a Registered Land Surveyor, Certificate # 5060, authorized and licensed to practice in the state of Florida, and that the proposed improvements of SUNTREE VIERA ONE, a commercial condominium, can be constructed so that the attached survey, plot plan, and graphic description of improvements, together with the provisions of the declaration of condominium describing the condominium property, present an accurate representation of the location and dimensions of the improvements consisting of four (4) buildings (Building 1, Building 2, Building 3 and Building 4) (individually, a "Building" and collectively, the "Buildings") and that the identification, location, and dimensions of each unit within a Building and the proposed common elements of each unit can be determined from these materials.

I further certify that all planned improvements, including the Buildings and the proposed common element facilities serving the Buildings can be constructed.

17th day of OCTOBER 2014. A.D.

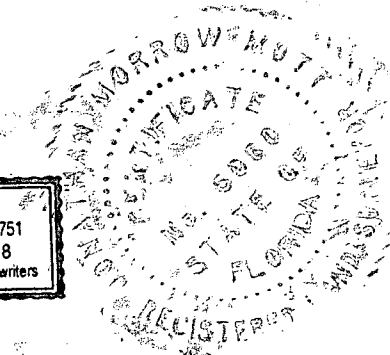
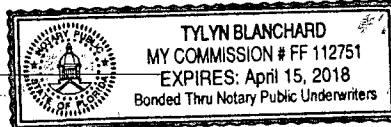
William Mott Land Surveying, Inc.

By _____

Jonathan M. Mott, P.L.S.
State of Florida No. 5060

This foregoing instrument was acknowledged before me this 17 day of OCTOBER, 2014 by Jonathan M. Mott who is personally known and who did take an oath.

Tylyn Blanchard
Tylyn Blanchard
Notary Public - State of Florida
My Commission Expires April 15, 2018



DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SVONE.DWG

EXHIBIT A SHEET 1 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS
A.
B.
C.

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST HAVE THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY THIS FIRM.

CERTIFIED TO:

SUNTREE VIERA PROPERTIES, LLC

I HEREBY CERTIFY THAT THE SURVEY & SKETCH WERE MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 15J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

WILLIAM MOTT LAND SURVEYING INC.

SIGNING DATE: 10/15/14

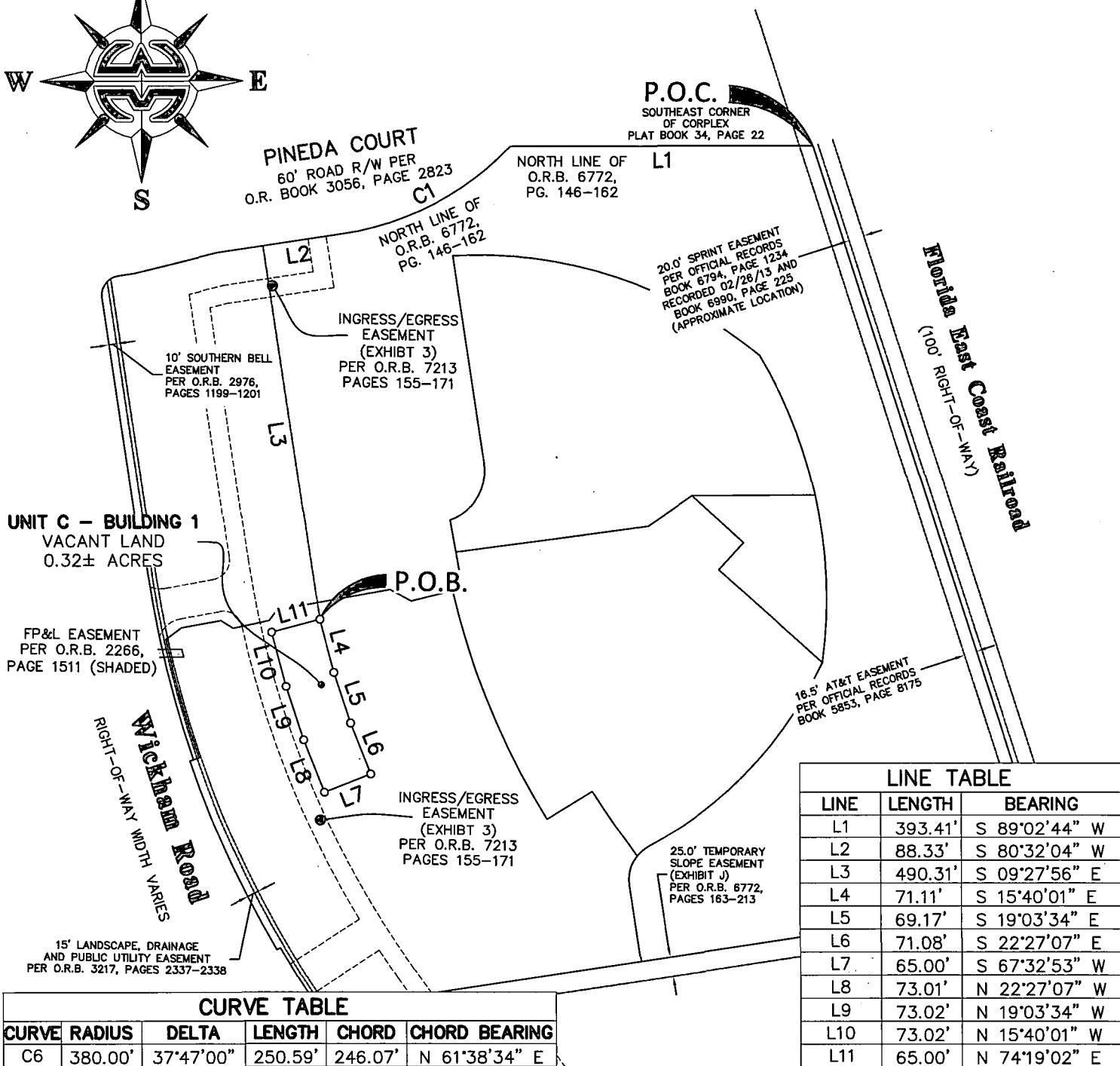
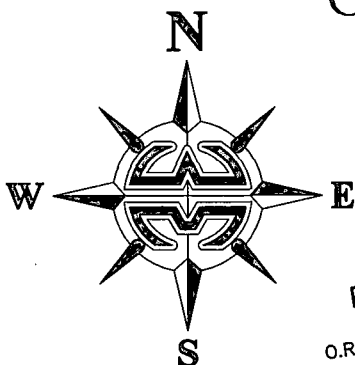
FLA. CERT. NO. 5060

EAGLE HARBOR DOWNTOWN
3800 W. EAU GALIE BOULEVARD, SUITE 101
MELBOURNE, FLORIDA, 32934-3285
PHONE (321) 751-4444

LICENSED BUSINESS "3608"

Unit C-Building 1

Boundary Survey



DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SVONE.DWG

EXHIBIT A SHEET 2 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS	A.
	B.
	C.

SEE SHEET 1, EXHIBIT A FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT A FOR
CLIENT'S CERTIFICATION.

Unit C-Building 1

Surveyor's Notes & Legend

SURVEYOR'S NOTES:

1. Easements and Rights-of-Way shown hereon except as called for by the Plat only include those provided to the surveyor. The surveyor has made no search of the Public Records for such.
2. Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
3. Bearings hereon are based on the State Plane Coordinate System for Florida's East Zone. Said coordinate system yields a bearing of S 89° 17' 43" E for the South line of Southwest 1/4 of Southwest 1/4 of Section 18, Township 26 South, Range 37 East.
4. Type of survey: Boundary
5. This property is located in Federal Flood Zone X, areas determined to be outside the 500 year flood plain, as shown on Flood Insurance Rate Map Community No. 125092, panel 0510, Suffix G, effective date: March 17, 2014.
6. Use only property corners for construction of fences and other improvements.

LEGEND:

PC	= POINT OF CURVATURE	N.A.V.D. (88)	= NORTH AMERICAN VERTICAL DATUM (1988)
PT	= POINT OF TANGENCY	N.A.D. (27)	= NORTH AMERICAN DATUM (1927)
PI	= POINT OF INTERSECTION	N.A.D. (83)	= NORTH AMERICAN DATUM (1983)
PRC	= POINT OF REVERSE CURVATURE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM (1929)
RP	= RADIUS POINT	----	= CENTERLINE
R/W	= RIGHT-OF-WAY	----	= PROPERTY LINE
P.O.B.	= POINT-OF-BEGINNING	⊙	= 5/8" IRON ROD WITH PLASTIC CAP MARKED "MOTT LB 3608" SET
P.O.C.	= POINT-OF-COMMENCEMENT	⊙	= 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
EL	= ELEVATION	●	= IRON MARKER FOUND
0.00	= SPOT ELEVATION	○	= 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
PU&DE	= PUBLIC UTILITY AND DRAINAGE EASEMENT	■	= 4"x4" CONCRETE MONUMENT FOUND
ESMT.	= EASEMENT	□	= 4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
NTS	= NOT TO SCALE	▲	= NAIL & DISK FOUND
TYP	= TYPICAL	△	= NAIL & DISK MARKED "LB 3608" SET
L#	= LINE TAG (SEE TAG TABLE)	◆	= POWER POLE
C#	= CURVE TAG (SEE TAG TABLE)	⚡	= GUY ANCHOR
LCE	= LIMITED COMMON ELEMENTS	⊙	= FIRE HYDRANT WITH VALVE ASSEMBLY
CE	= COMMON ELEMENTS	⋈	= WATER VALVE
PCP	= PERMANENT CONTROL POINT	⊙ / ⊙	= WATER METER / REUSE METER
PRM	= PERMANENT REFERENCE MONUMENT	Ⓟ	= UNDERGROUND TELEPHONE CABLE PEDESTAL
D	= DELTA	Ⓢ	= UNDERGROUND T.V. CABLE PEDESTAL
R	= RADIUS	ⓔ	= UNDERGROUND ELECTRIC SERVICE
A	= ARC	Ⓢ	= SANITARY SEWER MANHOLE
T	= TANGENT	Ⓢ	= SEWER CLEAN-OUT
CONC.	= CONCRETE	Ⓢ	= STORM DRAIN MANHOLE
O.H.W.	= OVERHEAD WIRE	Ⓢ	= CONCRETE SIDEWALK
CBS	= CONCRETE BLOCK & STUCCO		
CH	= CHORD		
SC&G	= 0.5' STANDARD CURB & GUTTER		
C.B.S.	= CONCRETE BLOCK STRUCTURE		
EOP	= EDGE OF PAVEMENT		
COMM.	= COMMERCIAL		
✕ ✕	= FENCE		
⊠	= COVERED AREA		

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SVONE.DWG

EXHIBIT A SHEET 3 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

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 SEE SHEET 1, EXHIBIT A FOR
 SURVEYOR'S CERTIFICATION.
 NOT VALID WITHOUT SHEET 1

 SEE SHEET 1,
 EXHIBIT A FOR
 CLIENT'S CERTIFICATION.

Unit C-Building 1

Legal Description: By Surveyor (Building 1)

A portion of lands described in Official Records Book 6772, Pages 146 through 162, as recorded in the Public Records of Brevard County, Florida. Said lands lying in Section 13, Township 26 South, Range 36 East, being more particularly described as follows:

Commence at the Southeast corner of Corplex, as recorded in Plat Book 34, Page 22, said Public Records of Brevard County, Florida; thence South $89^{\circ}02'44''$ West along the North line of said Official Records Book 6772, Pages 146 through 162, of the said Public Records of Brevard County, Florida, a distance of 393.41 Feet to a point on the South Right-of-Way line of Pineda Court (a 60' Wide Road Right-of-Way) as recorded in Official Records Book 3056, Page 2823, also being the said Northerly line of said Official Records Book 6772, Pages 146-162, and the point of curvature of a non tangent circular curve concave to the Northwest, having a radius of 380.00 Feet, and a central angle of $37^{\circ}47'00''$; thence from a tangent bearing of South $42^{\circ}45'04''$ West, run Southwesterly along the said North line of Official Records Book 6772, Pages 146 -162 and the said South Right-of-Way line of Pineda Court, and the arc of said curve an arc distance of 250.59 Feet; thence South $80^{\circ}32'04''$ West, a distance of 104.99 Feet; thence leaving said line run South $09^{\circ}27'56''$ East, a distance of 490.31 Feet to the POINT-OF-BEGINNING; thence South $15^{\circ}40'01''$ East, a distance of 71.11 Feet; thence South $19^{\circ}03'34''$ East, a distance of 69.17 Feet; thence South $22^{\circ}27'07''$ East, a distance of 71.08 Feet; thence South $67^{\circ}32'53''$ West, a distance of 65.00 Feet; thence North $22^{\circ}27'07''$ West, a distance of 73.01 Feet; thence North $19^{\circ}03'34''$ West, a distance of 73.02 Feet; thence North $15^{\circ}40'01''$ West, a distance of 73.02 Feet; thence North $74^{\circ}19'02''$ East, a distance of 65.00 Feet to the POINT-OF-BEGINNING.

Containing 0.321 Acres of land more or less.

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SVONE.DWG

EXHIBIT A SHEET 4 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

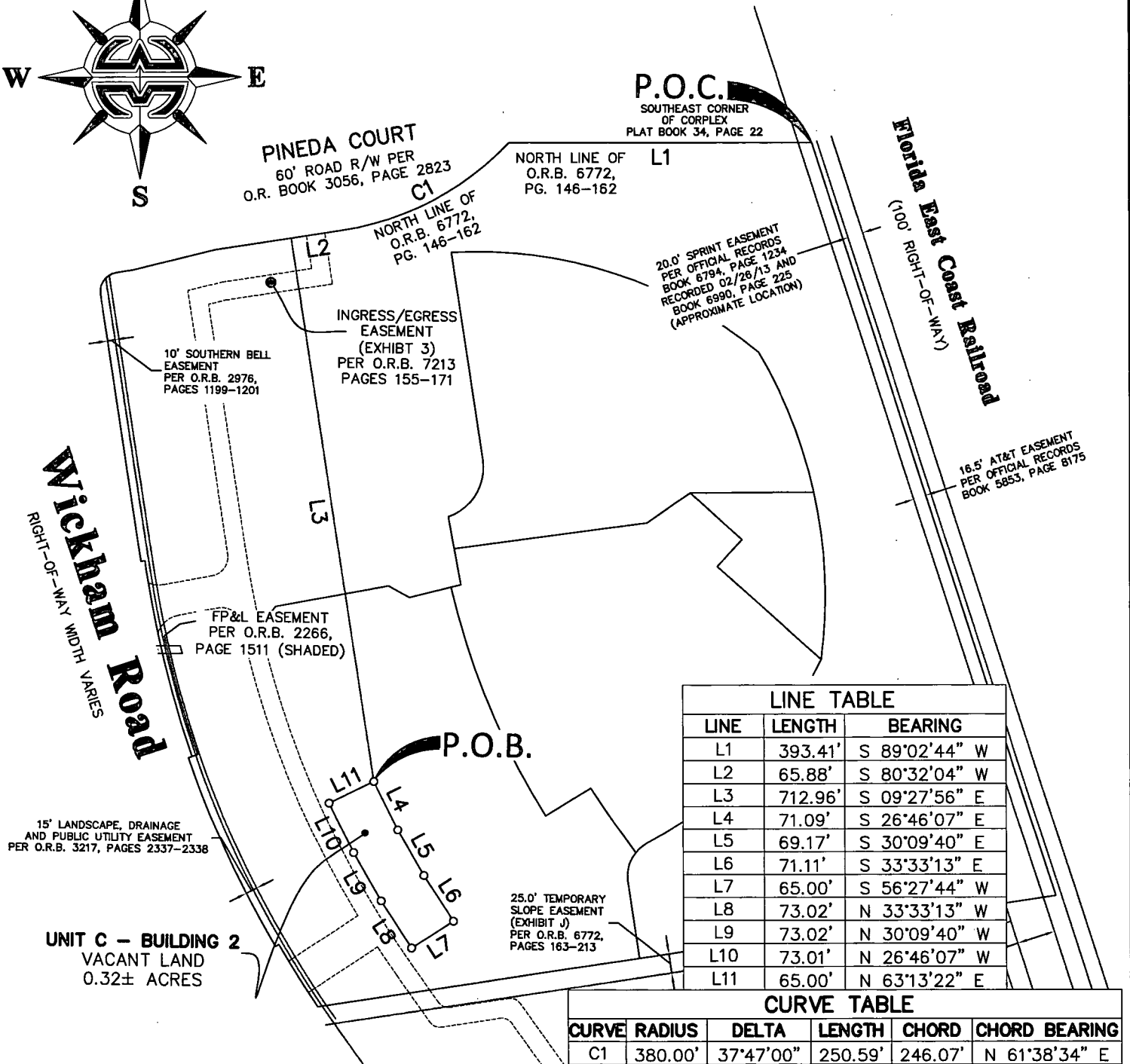
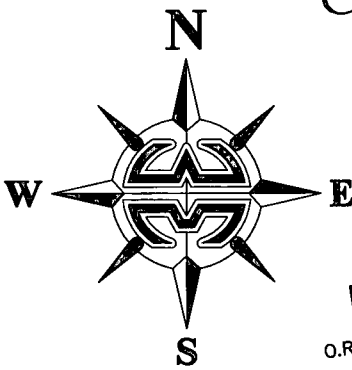
REVISIONS	A.
	B.
	C.

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NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT A FOR
CLIENT'S CERTIFICATION.

Unit C-Building 2

Boundary Survey



DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV2.DWG

EXHIBIT A SHEET 5 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS

A.
B.
C.

SEE SHEET 1, EXHIBIT A FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT A FOR
CLIENT'S CERTIFICATION.


Unit C-Building 2

Surveyor's Notes & Legend

SURVEYOR'S NOTES:






















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4. Type of survey: Boundary
5. This property is located in Federal Flood Zone X, areas determined to be outside the 500 year flood plain, as shown on Flood Insurance Rate Map Community No. 125092, panel 0510, Suffix G, effective date: March 17, 2014.
6. Use only property corners for construction of fences and other improvements.

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 EL = ELEVATION
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 PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
 ESMT. = EASEMENT
 NTS = NOT TO SCALE
 TYP = TYPICAL
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 C# = CURVE TAG (SEE TAG TABLE)
 LCE = LIMITED COMMON ELEMENTS
 CE = COMMON ELEMENTS
 PCP = PERMANENT CONTROL POINT
 PRM = PERMANENT REFERENCE MONUMENT
 D = DELTA
 R = RADIUS
 A = ARC
 T = TANGENT
 CONC. = CONCRETE
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 CH = CHORD
 SC&G = 0.5' STANDARD CURB & GUTTER
 C.B.S. = CONCRETE BLOCK STRUCTURE
 EOP = EDGE OF PAVEMENT
 COMM. = COMMERCIAL
 -X-X- = FENCE
 = COVERED AREA

N.A.V.D. (88) = NORTH AMERICAN VERTICAL DATUM (1988)
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 N.A.D. (83) = NORTH AMERICAN DATUM (1983)
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)

----- = CENTERLINE
 - - - - - = PROPERTY LINE

 = 5/8" IRON ROD WITH PLASTIC CAP MARKED "MOTT LB 3608" SET
 = 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
 = IRON MARKER FOUND
 = 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
 = 4"x4" CONCRETE MONUMENT FOUND
 = 4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
 = NAIL & DISK FOUND
 = NAIL & DISK MARKED "LB 3608" SET
 = POWER POLE
 = GUY ANCHOR
 = FIRE HYDRANT WITH VALVE ASSEMBLY
 = WATER VALVE
 /  = WATER METER / REUSE METER
 = UNDERGROUND TELEPHONE CABLE PEDESTAL
 = UNDERGROUND T.V. CABLE PEDESTAL
 = UNDERGROUND ELECTRIC SERVICE
 = SANITARY SEWER MANHOLE
 = SEWER CLEAN-OUT
 = STORM DRAIN MANHOLE
 = CONCRETE SIDEWALK

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV2.DWG

EXHIBIT A SHEET 6 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS
 A.
 B.
 C.

SEE SHEET 1, EXHIBIT A FOR
 SURVEYOR'S CERTIFICATION.
 NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
 EXHIBIT A FOR
 CLIENT'S CERTIFICATION.

Unit C-Building 2

Legal Description: By Surveyor (Building 2)

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Containing 0.321 Acres of land more or less.

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV2.DWG

EXHIBIT A SHEET 7 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS

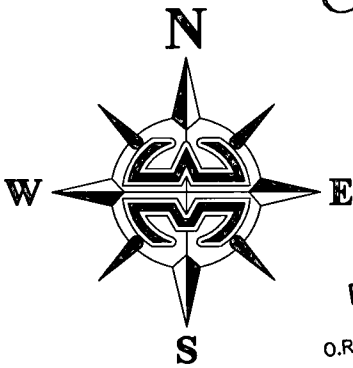
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Unit C-Building 3

Boundary Survey



P.O.C.

SOUTHEAST CORNER
OF COMPLEX
PLAT BOOK 34, PAGE 22

PINEDA COURT

60' ROAD R/W PER
O.R. BOOK 3056, PAGE 2823NORTH LINE OF
O.R.B. 6772,
PG. 146-16220.0' SPRINT EASEMENT
PER OFFICIAL RECORDS
BOOK 6794, PAGE 1234
RECORDED 02/26/13 AND
BOOK 6990, PAGE 225
(APPROXIMATE LOCATION)Florida East Coast Railroad
(100' RIGHT-OF-WAY)INGRESS/EGRESS
EASEMENT
(EXHIBIT 3)
PER O.R.B. 7213
PAGES 155-17110' SOUTHERN BELL
EASEMENT
PER O.R.B. 2976,
PAGES 1199-1201FP&L EASEMENT
PER O.R.B. 2266,
PAGE 1511 (SHADED)UNIT - BUILDING 3
VACANT LAND
± ACRES

P.O.B.

18.5' AT&T EASEMENT
PER OFFICIAL RECORDS
BOOK 5853, PAGE 8175Wickham Road
RIGHT-OF-WAY WIDTH VARIES

LINE TABLE

LINE	LENGTH	BEARING
L1	393.41'	S 89°02'44" W
L2	750.93'	S 11°40'18" E
L3	64.37'	S 30°09'48" E
L4	68.04'	S 33°36'21" E
L5	65.00'	S 56°23'39" W
L6	70.00'	N 33°36'20" W
L7	68.27'	N 30°09'48" W
L8	65.03'	N 61°33'10" E

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	380.00'	35°34'38"	235.96'	232.18'	N 60°32'23" E

15' LANDSCAPE, DRAINAGE
AND PUBLIC UTILITY EASEMENT
PER O.R.B. 3217, PAGES 2337-2338INGRESS/EGRESS
EASEMENT
(EXHIBIT 3)
PER O.R.B. 7213
PAGES 155-171

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV3.DWG

EXHIBIT A SHEET 8 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS

A.
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C.SEE SHEET 1, EXHIBIT A FOR
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Unit C-Building 3

Surveyor's Notes & Legend

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CH	= CHORD	⊙	
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C.B.S.	= CONCRETE BLOCK STRUCTURE	⊙	
EOP	= EDGE OF PAVEMENT	⊙	
COMM.	= COMMERCIAL	⊙	
-x-x-	= FENCE	⊙	
⊠	= COVERED AREA	⊙	

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV3.DWG

EXHIBIT A SHEET 9 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

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Unit C-Building 3

Legal Description: By Surveyor (Building 3)

A portion of lands described in Official Records Book 6772, Pages 146 through 162, as recorded in the Public Records of Brevard County, Florida. Said lands lying in Section 13, Township 26 South, Range 36 East, being more particularly described as follows:

Commence at the Southeast corner of Corplex, as recorded in Plat Book 34, Page 22, said Public Records of Brevard County, Florida; thence South $89^{\circ}02'44''$ West along the North line of said Official Records Book 6772, Pages 146 through 162, of the said Public Records of Brevard County, Florida, a distance of 393.41 Feet to a point on the South Right-of-Way line of Pineda Court (a 60' Wide Road Right-of-Way) as recorded in Official Records Book 3056, Page 2823, also being the said Northerly line of said Official Records Book 6772, Pages 146-162, and the point of curvature of a non tangent circular curve concave to the Northwest, having a radius of 380.00 Feet, and a central angle of $35^{\circ}34'38''$; thence from a tangent bearing of South $42^{\circ}45'04''$ West, run Southwesterly along the said North line of Official Records Book 6772, Pages 146 -162 and the said South Right-of-Way line of Pineda Court, and the arc of said curve an arc distance of 235.96 Feet; thence South $11^{\circ}40'18''$ East, a distance of 750.93 Feet to the POINT-OF-BEGINNING; thence South $30^{\circ}09'48''$ East, a distance of 64.37 Feet; thence South $33^{\circ}36'21''$ East, a distance of 68.04 Feet; thence South $56^{\circ}23'39''$ West, a distance of 65.00 Feet; thence North $33^{\circ}36'20''$ West, a distance of 70.00 Feet; thence North $30^{\circ}09'48''$ West, a distance of 68.27 Feet; thence North $61^{\circ}33'10''$ East, a distance of 65.03 Feet to the POINT-OF-BEGINNING.

Containing 0.202 Acres of land more or less

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV3.DWG

EXHIBIT A SHEET 10 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

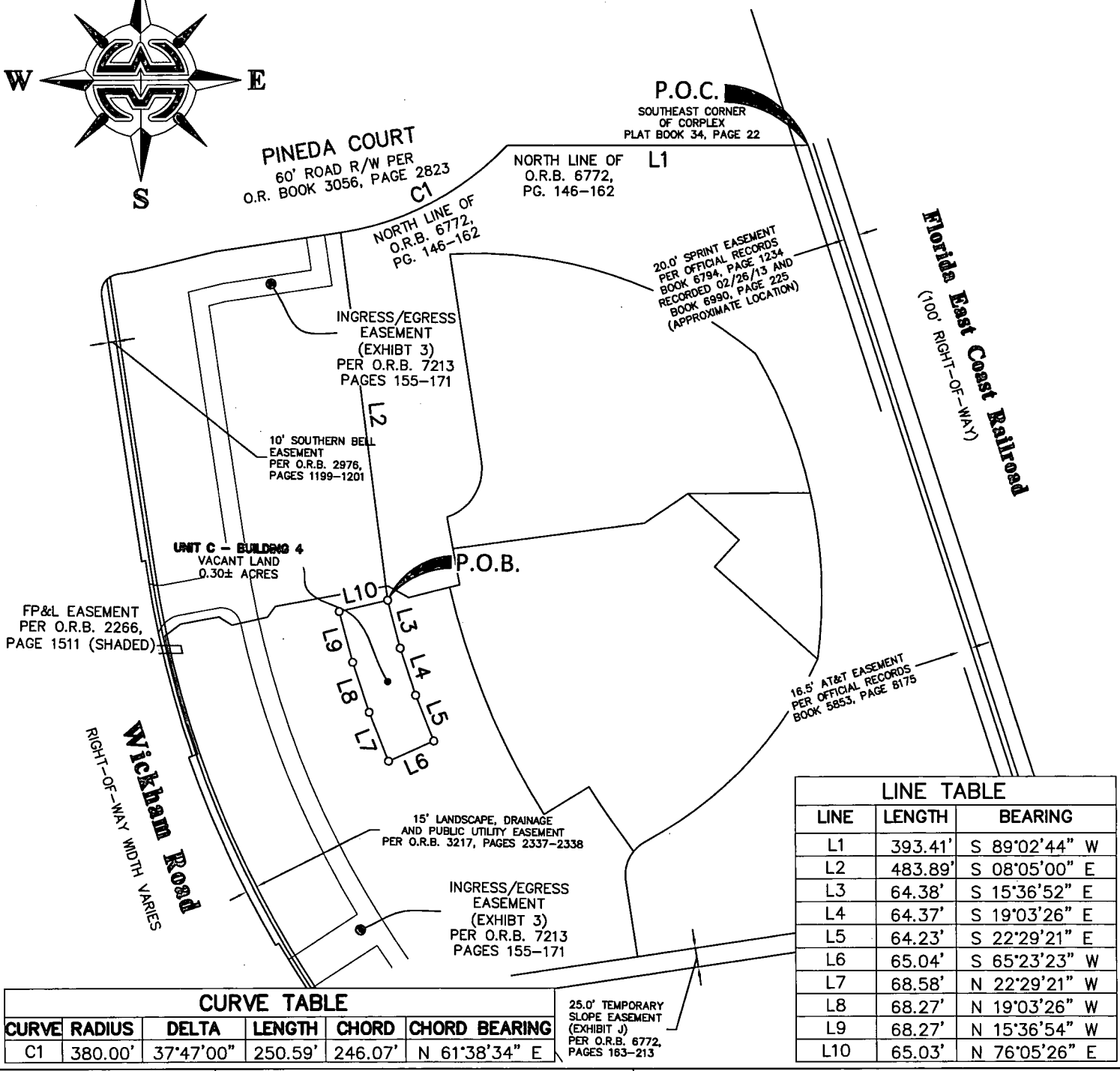
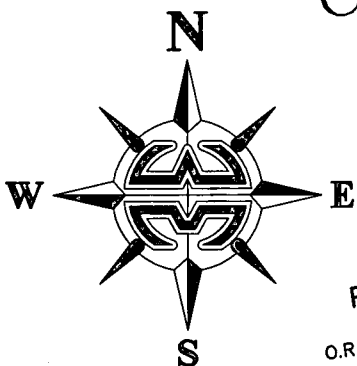
REVISIONS	A.
	B.
	C.

SEE SHEET 1, EXHIBIT A FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT A FOR
CLIENT'S CERTIFICATION.

Unit C-Building 4

Boundary Survey



LINE TABLE		
LINE	LENGTH	BEARING
L1	393.41'	S 89°02'44" W
L2	483.89'	S 08°05'00" E
L3	64.38'	S 15°36'52" E
L4	64.37'	S 19°03'26" E
L5	64.23'	S 22°29'21" E
L6	65.04'	S 65°23'23" W
L7	68.58'	N 22°29'21" W
L8	68.27'	N 19°03'26" W
L9	68.27'	N 15°36'54" W
L10	65.03'	N 76°05'26" E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	380.00'	37°47'00"	250.59'	246.07' N 61°38'34" E

25.0' TEMPORARY SLOPE EASEMENT (EXHIBIT J) PER O.R.B. 6772, PAGES 163-213

DRAWING NO: A14-0008 | DRAWING NAME: 13-12-CONDO-SV4.DWG

EXHIBIT A SHEET 11 OF 13

SCALE: NTS | DWN.BY: T.B. | CHD.BY: J.M.M. | PROJECT # 2130012

REVISIONS	A.
REVISIONS	B.
REVISIONS	C.

SEE SHEET 1, EXHIBIT A FOR SURVEYOR'S CERTIFICATION. NOT VALID WITHOUT SHEET 1

SEE SHEET 1, EXHIBIT A FOR CLIENT'S CERTIFICATION.


Unit C-Building 4






















Surveyor's Notes & Legend

SURVEYOR'S NOTES:

1. Easements and Rights-of-Way shown hereon except as called for by the Plat only include those provided to the surveyor. The surveyor has made no search of the Public Records for such.
2. Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
3. Bearings hereon are based on the State Plane Coordinate System for Florida's East Zone. Said coordinate system yields a bearing of S 89°17'43" E for the South line of Southwest 1/4 of Southwest 1/4 of Section 18, Township 26 South, Range 37 East.
4. Type of survey: Boundary
5. This property is located in Federal Flood Zone X, areas determined to be outside the 500 year flood plain, as shown on Flood Insurance Rate Map Community No. 125092, panel 0510, Suffix G, effective date: March 17, 2014.
6. Use only property corners for construction of fences and other improvements.

LEGEND:

PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 PI = POINT OF INTERSECTION
 PRC = POINT OF REVERSE CURVATURE
 RP = RADIUS POINT
 R/W = RIGHT-OF-WAY
 P.O.B. = POINT-OF-BEGINNING
 P.O.C. = POINT-OF-COMMENCEMENT
 EL = ELEVATION
 0.00 = SPOT ELEVATION
 PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
 ESMT. = EASEMENT
 NTS = NOT TO SCALE
 TYP = TYPICAL
 L# = LINE TAG (SEE TAG TABLE)
 C# = CURVE TAG (SEE TAG TABLE)
 LCE = LIMITED COMMON ELEMENTS
 CE = COMMON ELEMENTS
 PCP = PERMANENT CONTROL POINT
 PRM = PERMANENT REFERENCE MONUMENT
 D = DELTA
 R = RADIUS
 A = ARC
 T = TANGENT
 CONC. = CONCRETE
 O.H.W. = OVERHEAD WIRE
 CBS = CONCRETE BLOCK & STUCCO
 CH = CHORD
 SC&G = 0.5' STANDARD CURB & GUTTER
 C.B.S. = CONCRETE BLOCK STRUCTURE
 EOP = EDGE OF PAVEMENT
 COMM. = COMMERCIAL
 -X-X- = FENCE
 = COVERED AREA

N.A.V.D. (88) = NORTH AMERICAN VERTICAL DATUM (1988)
 N.A.D. (27) = NORTH AMERICAN DATUM (1927)
 N.A.D. (83) = NORTH AMERICAN DATUM (1983)
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)
 ----- = CENTERLINE
 - - - - - = PROPERTY LINE
 = 5/8" IRON ROD WITH PLASTIC CAP MARKED "MOTT LB 3608" SET
 = 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
 = IRON MARKER FOUND
 = 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
 = 4"x4" CONCRETE MONUMENT FOUND
 = 4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
 = NAIL & DISK FOUND
 = NAIL & DISK MARKED "LB 3608" SET
 = POWER POLE
 = GUY ANCHOR
 = FIRE HYDRANT WITH VALVE ASSEMBLY
 = WATER VALVE
 /  = WATER METER / REUSE METER
 = UNDERGROUND TELEPHONE CABLE PEDESTAL
 = UNDERGROUND T.V. CABLE PEDESTAL
 = UNDERGROUND ELECTRIC SERVICE
 = SANITARY SEWER MANHOLE
 = SEWER CLEAN-OUT
 = STORM DRAIN MANHOLE
 = CONCRETE SIDEWALK

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV4.DWG

EXHIBIT A SHEET 12 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS	A.
	B.
	C.

SEE SHEET 1, EXHIBIT A FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT A FOR
CLIENT'S CERTIFICATION.

Unit C-Building 4

Legal Description: By Surveyor (Building 4)

A portion of lands described in Official Records Book 6772, Pages 146 through 162, as recorded in the Public Records of Brevard County, Florida. Said lands lying in Section 13, Township 26 South, Range 36 East, being more particularly described as follows:

Commence at the Southeast corner of Corplex, as recorded in Plat Book 34, Page 22, said Public Records of Brevard County, Florida; thence South $89^{\circ}02'44''$ West along the North line of said Official Records Book 6772, Pages 146 through 162, of the said Public Records of Brevard County, Florida, a distance of 393.41 Feet to a point on the South Right-of-Way line of Pineda Court (a 60' Wide Road Right-of-Way) as recorded in Official Records Book 3056, Page 2823, also being the said Northerly line of said Official Records Book 6772, Pages 146-162, and the point of curvature of a non tangent circular curve concave to the Northwest, having a radius of 380.00 Feet, and a central angle of $37^{\circ}47'00''$; thence from a tangent bearing of South $42^{\circ}45'04''$ West, run Southwesterly along the said North line of Official Records Book 6772, Pages 146 - 162 and the said South Right-of-Way line of Pineda Court, and the arc of said curve an arc distance of 250.59 Feet; thence leaving said line South $08^{\circ}05'00''$ East, a distance of 483.89 Feet to the POINT-OF-BEGINNING; thence South $15^{\circ}36'52''$ East, a distance of 64.38 Feet; thence South $19^{\circ}03'26''$ East, a distance of 64.37 Feet; thence South $22^{\circ}29'21''$ East, a distance of 64.23 Feet; thence South $65^{\circ}23'23''$ West, a distance of 65.04 Feet; thence North $22^{\circ}29'21''$ West, a distance of 68.58 Feet; thence North $19^{\circ}03'26''$ West, a distance of 68.27 Feet; thence North $15^{\circ}36'54''$ West, a distance of 68.27 Feet; thence North $76^{\circ}05'26''$ East, a distance of 65.03 Feet to the POINT-OF-BEGINNING.

Containing 0.30 Acres of land more or less.

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV4.DWG

EXHIBIT A SHEET 13 OF 13

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS

A.
B.
C.

SEE SHEET 1, EXHIBIT A FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT A FOR
CLIENT'S CERTIFICATION.

Exhibit "B"
to the
Declaration of Condominium
of
Suntree Viera One, a Commercial Condominium

Phase Two Plot Plan

Exhibit "C"
to the
Declaration of Condominium
of
Suntree Viera One, a Commercial Condominium

**Undivided Share in the Common Elements, Common Expenses
and Common Surplus**

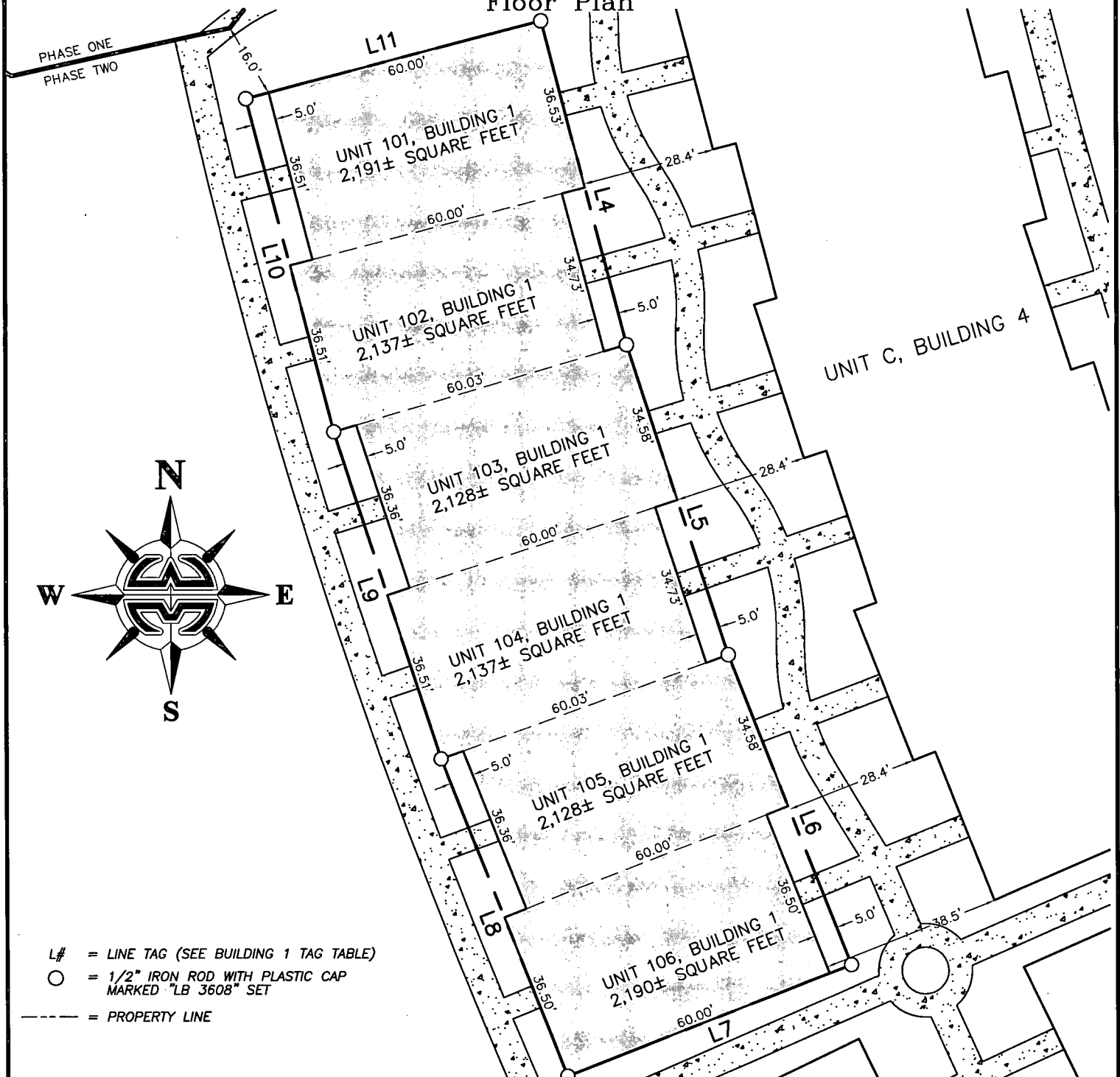
Unit/Phase	Square Footage	Undivided Share
Building One/Unit 101	2,191	4.775%
Building One/Unit 102	2,137	4.650%
Building One/Unit 103	2,128	4.640%
Building One/Unit 104	2,137	4.650%
Building One/Unit 105	2,128	4.640%
Building One/Unit 106	2,190	4.770%
Building Two/Unit 101	2,190	4.770%
Building Two/Unit 102	2,128	4.640%
Building Two/Unit 103	2,137	4.650%
Building Two/Unit 104	2,128	4.640%
Building Two/Unit 105	2,137	4.650%
Building Two/Unit 106	2,191	4.775%
Building Three/Unit 101	2,151	4.700%
Building Three/Unit 102	1,985	4.330%
Building Three/Unit 103	1,994	4.350%
Building Three/Unit 104	1,985	4.330%
Building Four/Unit 101	1,989	4.330%
Building Four/Unit 102	1,994	4.350%
Building Four/Unit 103	1,985	4.330%
Building Four/Unit 104	1,994	4.350%
Building Four/Unit 105	1,985	4.330%
Building Four/Unit 106	1,994	4.350%

Exhibit "D"
to the
Declaration of Condominium
of
Suntree Viera One, a Commercial Condominium

Unit Descriptions

Unit C-Building 1

Floor Plan



DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SVONE.DWG

EXHIBIT D SHEET 1 OF 4

SCALE: 1"=30' DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS	A.
	B.
	C.

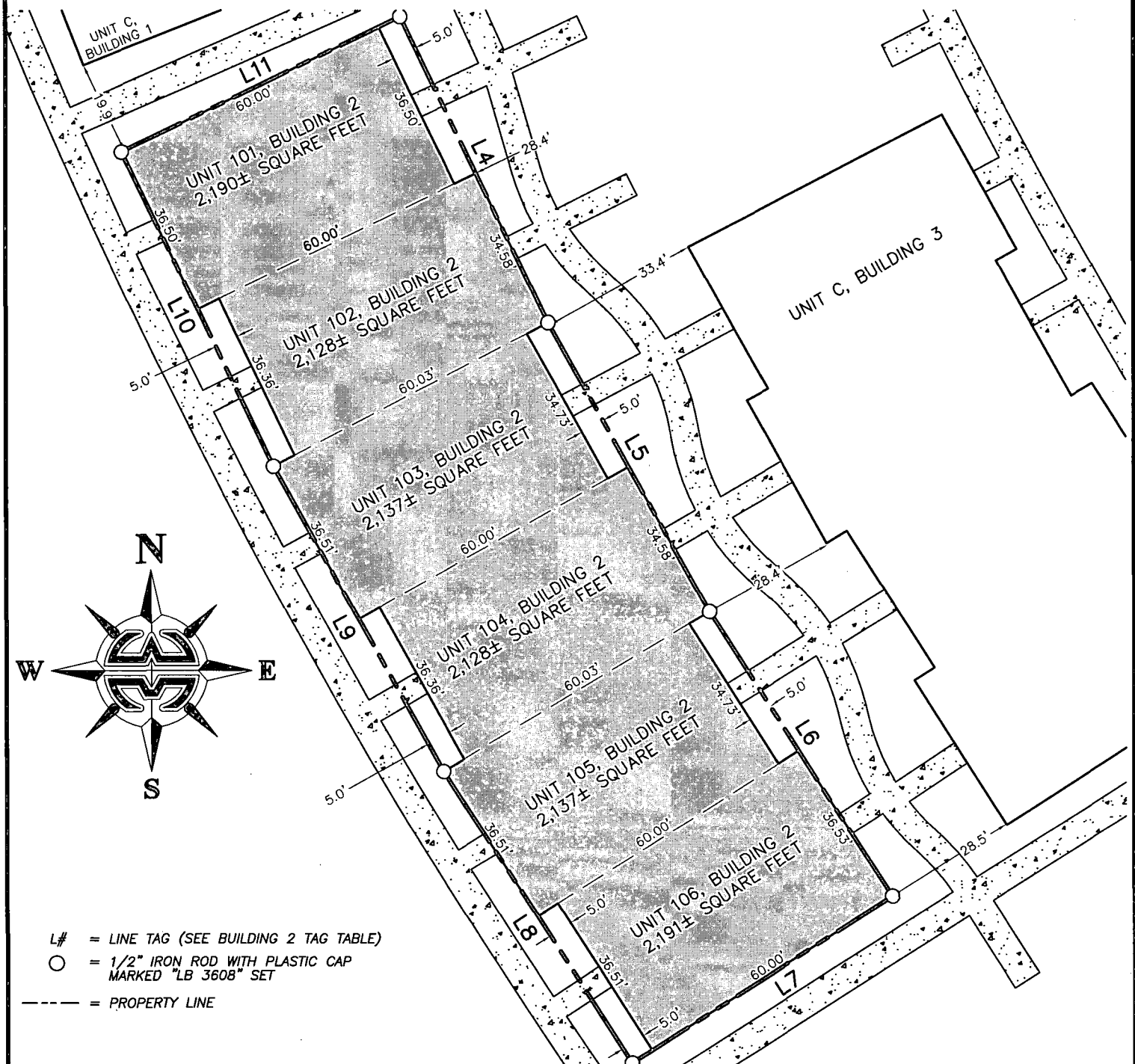
SEE SHEET 1, EXHIBIT B FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
EXHIBIT B FOR
CLIENT'S CERTIFICATION.

NOTE:
ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED, NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE INFORMATION SHOWN HEREON IS SUBJECT TO FIRST BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE INFORMATION AS SHOWN HEREON WITH THE FINAL "APPROVED FOR CONSTRUCTION" PLANS BEFORE ANY LAYOUT WORK IS PERFORMED.

Unit C-Building 2

Floor Plan



DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV2.DWG

EXHIBIT D SHEET 2 OF 4

SCALE: 1"=30' DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS	A.
	B.
	C.

SEE SHEET 1, EXHIBIT B FOR
SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT SHEET 1

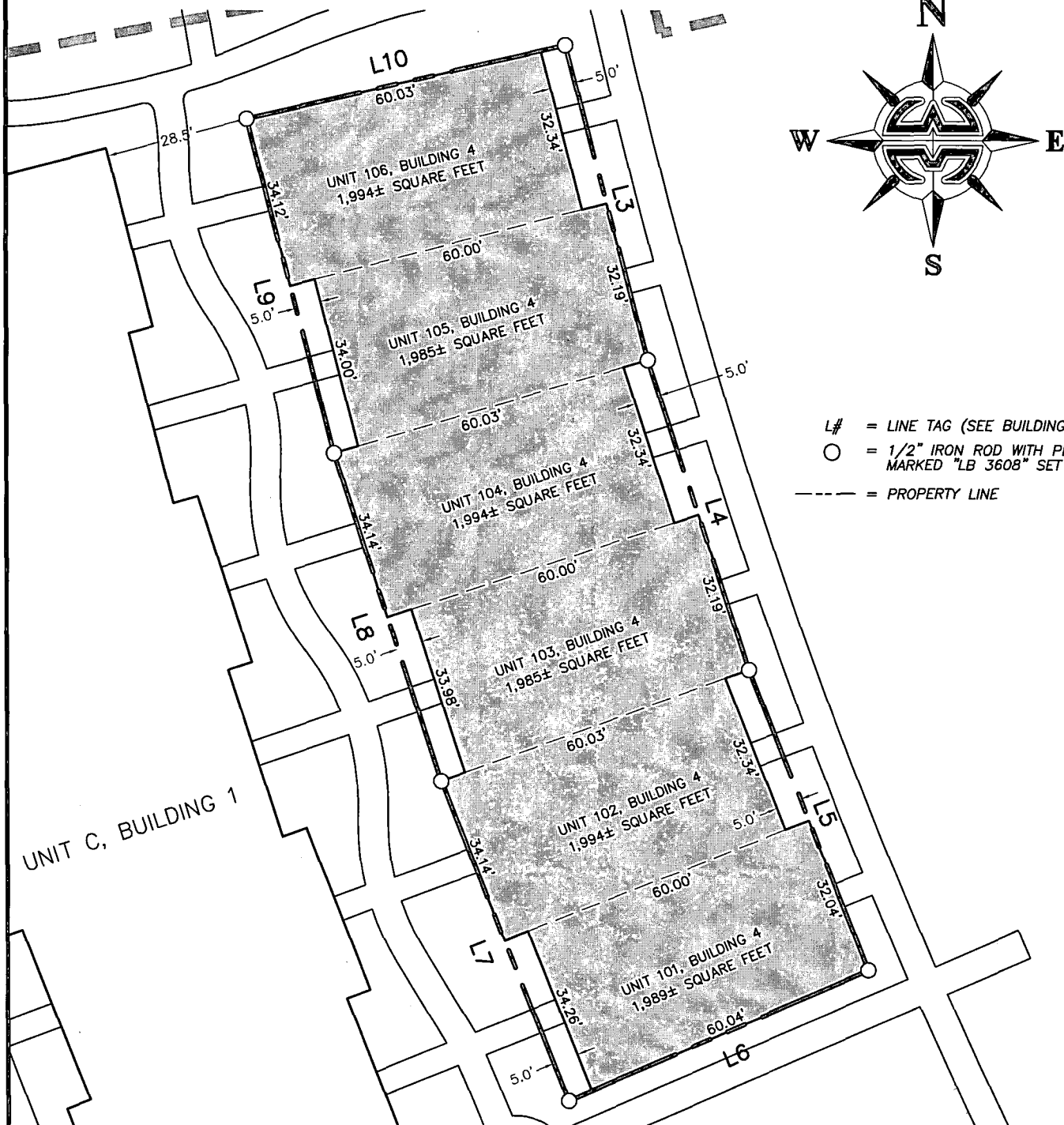
SEE SHEET 1,
EXHIBIT B FOR
CLIENT'S CERTIFICATION.

NOTE:
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NOTE:
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Unit C-Building 4

Floor Plan



L# = LINE TAG (SEE BUILDING 4 TAG TABLE)
 ○ = 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
 --- = PROPERTY LINE

DRAWING NO: A14-0008 DRAWING NAME: 13-12-CONDO-SV4.DWG

EXHIBIT D SHEET 4 OF 4

SCALE: NTS DWN.BY: T.B. CHD.BY: J.M.M. PROJECT # 2130012

REVISIONS	A.
	B.
	C.

SEE SHEET 1, EXHIBIT B FOR
 SURVEYOR'S CERTIFICATION.
 NOT VALID WITHOUT SHEET 1

SEE SHEET 1,
 EXHIBIT B FOR
 CLIENT'S CERTIFICATION.

NOTE:
 ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED, NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE INFORMATION SHOWN HEREON IS SUBJECT TO FIRST BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE INFORMATION AS SHOWN HEREON WITH THE FINAL "APPROVED FOR CONSTRUCTION" PLANS BEFORE ANY LAYOUT WORK IS PERFORMED.