

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 In witness whereof, I have hereto set my hand and official seal, this day of OCTOBER 2014. A.D.

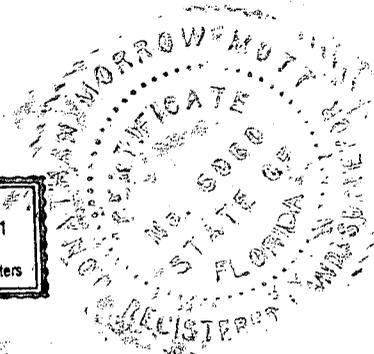
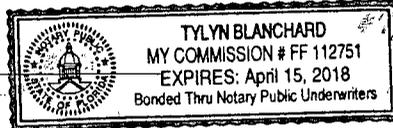
William Mott Land Surveying, Inc.

By _____

[Signature]
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.

[Signature]
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

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.

REVISIONS
A.
B.
C.

CERTIFIED TO:

SUNTREE VIERA PROPERTIES, LLC

CERTIFICATION

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.

[Signature] JONATHAN M. MOTT, P.L.S.

SIGNING DATE: 10/15/14

FLA. CERT. NO. 5060

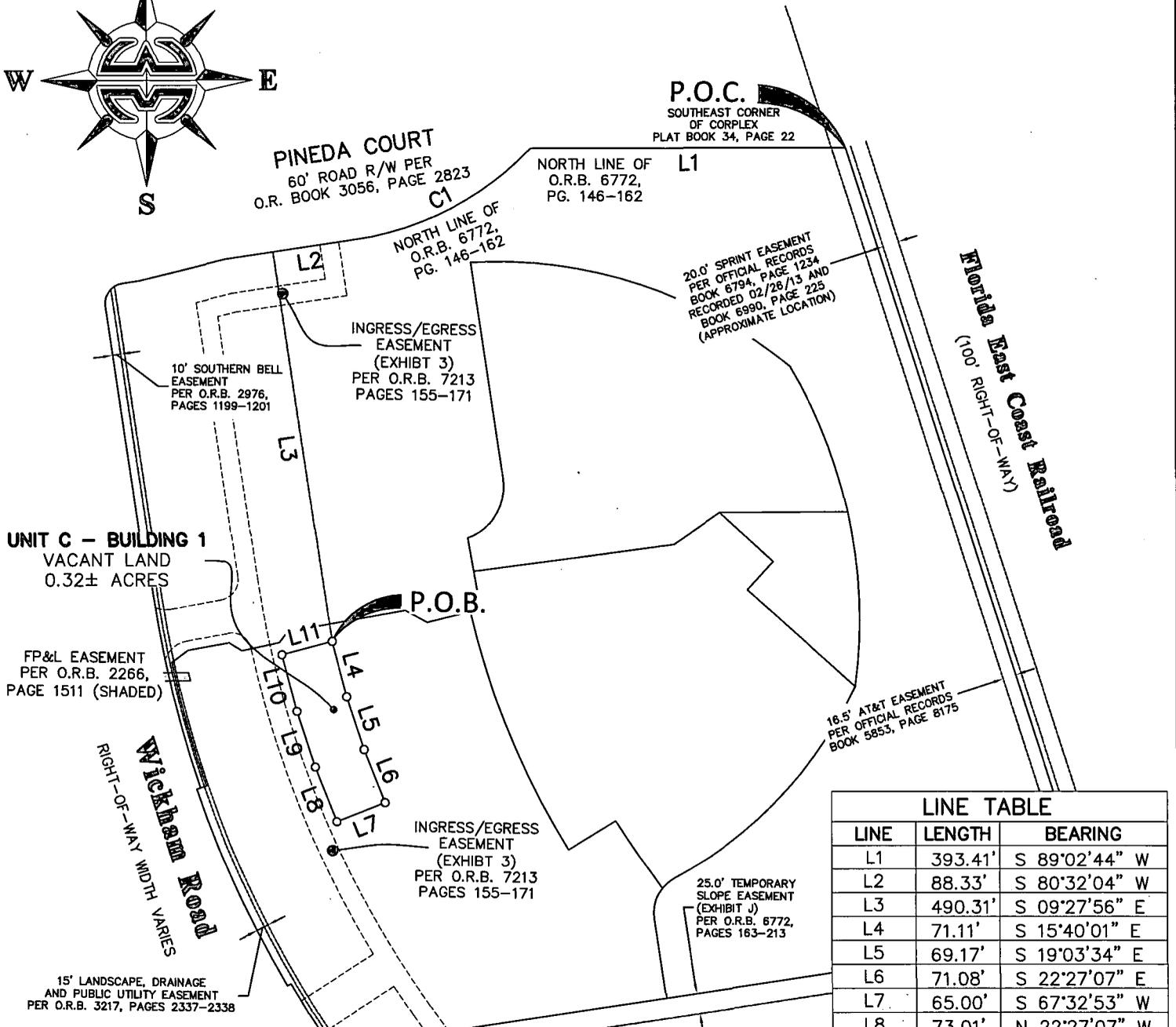
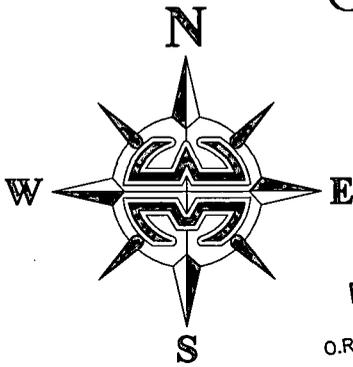
WILLIAM MOTT LAND SURVEYING INC.

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

LICENSED BUSINESS *3608*

Unit C-Building 1

Boundary Survey



CURVE TABLE				
CURVE RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C6	380.00'	37°47'00"	250.59'	246.07' N 61°38'34" E

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
CLIENT'S CERTIFICATION.

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

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:

<p>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 * * = FENCE  = COVERED AREA</p>	<p>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</p>
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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

REVISIONS	A.
	B.
	C.

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

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

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
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EXHIBIT A SHEET 4 OF 13

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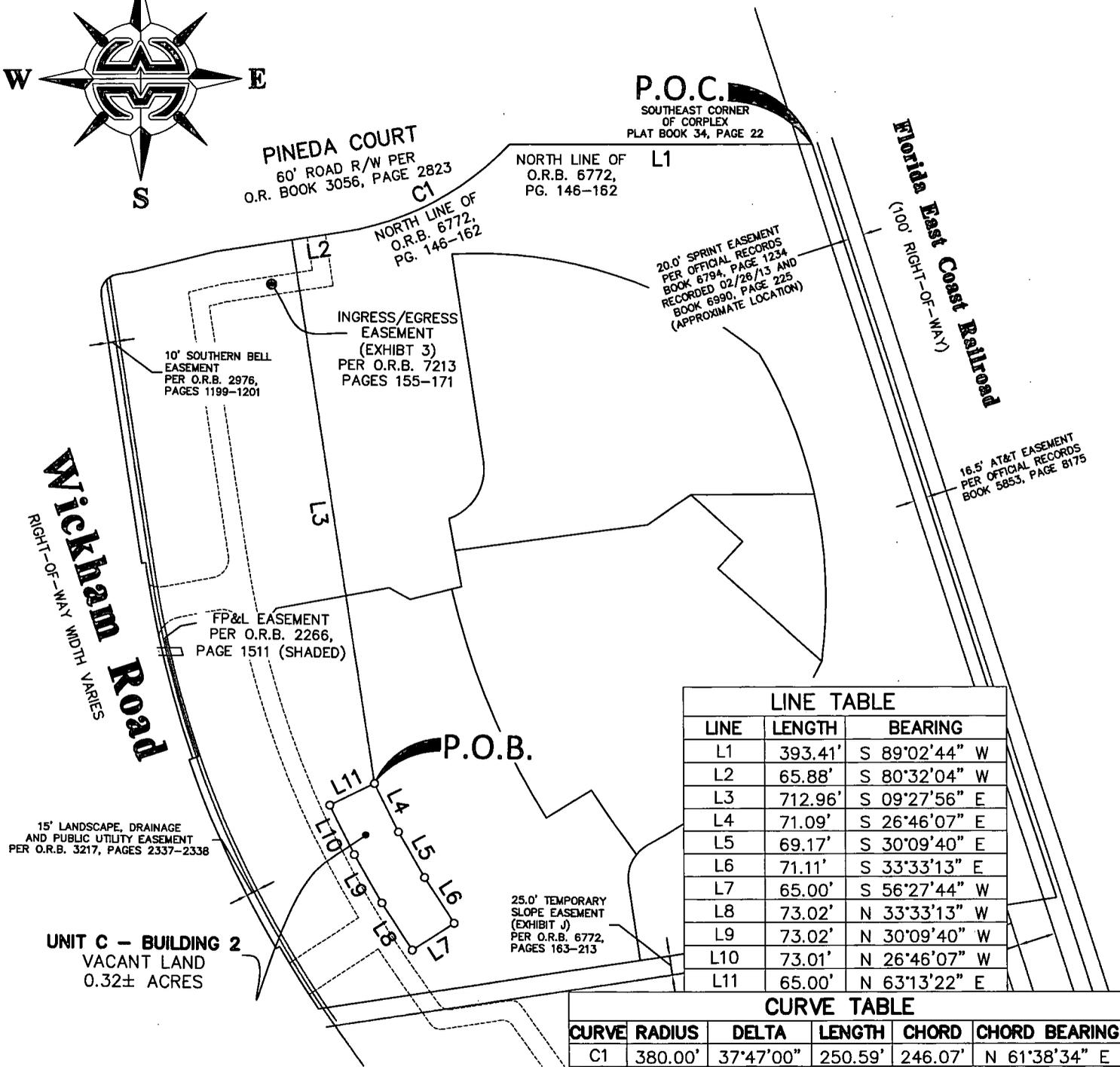
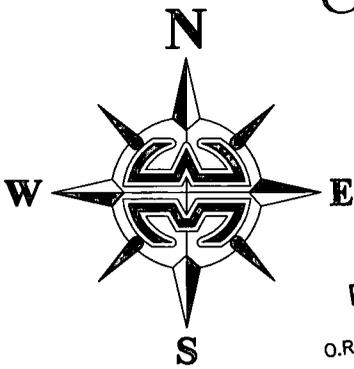
REVISIONS	A.	
	B.	
	C.	

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

Boundary Survey



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

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 CLIENT'S CERTIFICATION.

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

Unit C-Building 2

Surveyor's Notes & Legend

SURVEYOR'S NOTES:

- 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.
- 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.
- 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.
- Type of survey: Boundary
- 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.
- 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-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)

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°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°47'00"; thence from a tangent bearing of South 42°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°32'04" West, a distance of 65.88 Feet; thence leaving said line run South 09°27'56" East, a distance of 712.96 Feet to the POINT-OF-BEGINNING; thence South 26°46'07" East, a distance of 71.09 Feet; thence South 30°09'40" East, a distance of 69.17 Feet; thence South 33°33'13" East, a distance of 71.11 Feet; thence South 56°27'44" West, a distance of 65.00 Feet; thence North 33°33'13" West, a distance of 73.02 Feet; thence North 30°09'40" West, a distance of 73.02 Feet; thence North 26°46'07" West, a distance of 73.01 Feet; thence North 63°13'22" 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-SV2.DWG
SCALE: NTS	DWN.BY: T.B.
CHD.BY: J.M.M.	PROJECT # 2130012

EXHIBIT A SHEET 7 OF 13

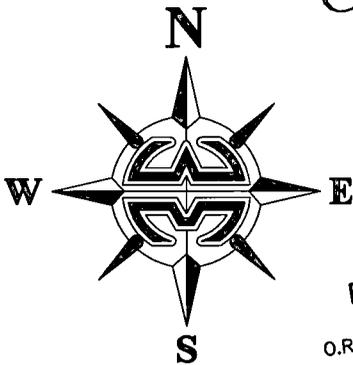
REVISIONS	A.
	B.
	C.

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 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 2823

NORTH LINE OF
O.R.B. 6772,
PG. 146-162

NORTH LINE OF
O.R.B. 6772,
PG. 146-162

20.0' 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 155-171

10' SOUTHERN BELL
EASEMENT
PER O.R.B. 2976,
PAGES 1199-1201

FP&L EASEMENT
PER O.R.B. 2266,
PAGE 1511 (SHADED)

Wickham Road
RIGHT-OF-WAY WIDTH VARIES

UNIT - BUILDING 3
VACANT LAND
± ACRES

P.O.B.

18.5' AT&T EASEMENT
PER OFFICIAL RECORDS
BOOK 5853, PAGE 8175

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 2337-2338

INGRESS/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.
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 3

Surveyor's Notes & Legend

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----	= PROPERTY LINE
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	= 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
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	= 4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
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	= NAIL & DISK MARKED "LB 3608" SET
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	= WATER VALVE
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	= 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-SV3.DWG

EXHIBIT A SHEET 9 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 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 Sector 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°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°34'38"; thence from a tangent bearing of South 42°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°40'18" East, a distance of 750.93 Feet to the POINT-OF-BEGINNING; thence South 30°09'48" East, a distance of 64.37 Feet; thence South 33°36'21" East, a distance of 68.04 Feet; thence South 56°23'39" West, a distance of 65.00 Feet; thence North 33°36'20" West, a distance of 70.00 Feet; thence North 30°09'48" West, a distance of 68.27 Feet; thence North 61°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	
SCALE: NTS	DWN.BY: T.B.	CHD.BY: J.M.M.	PROJECT # 2130012

EXHIBIT A SHEET 10 OF 13

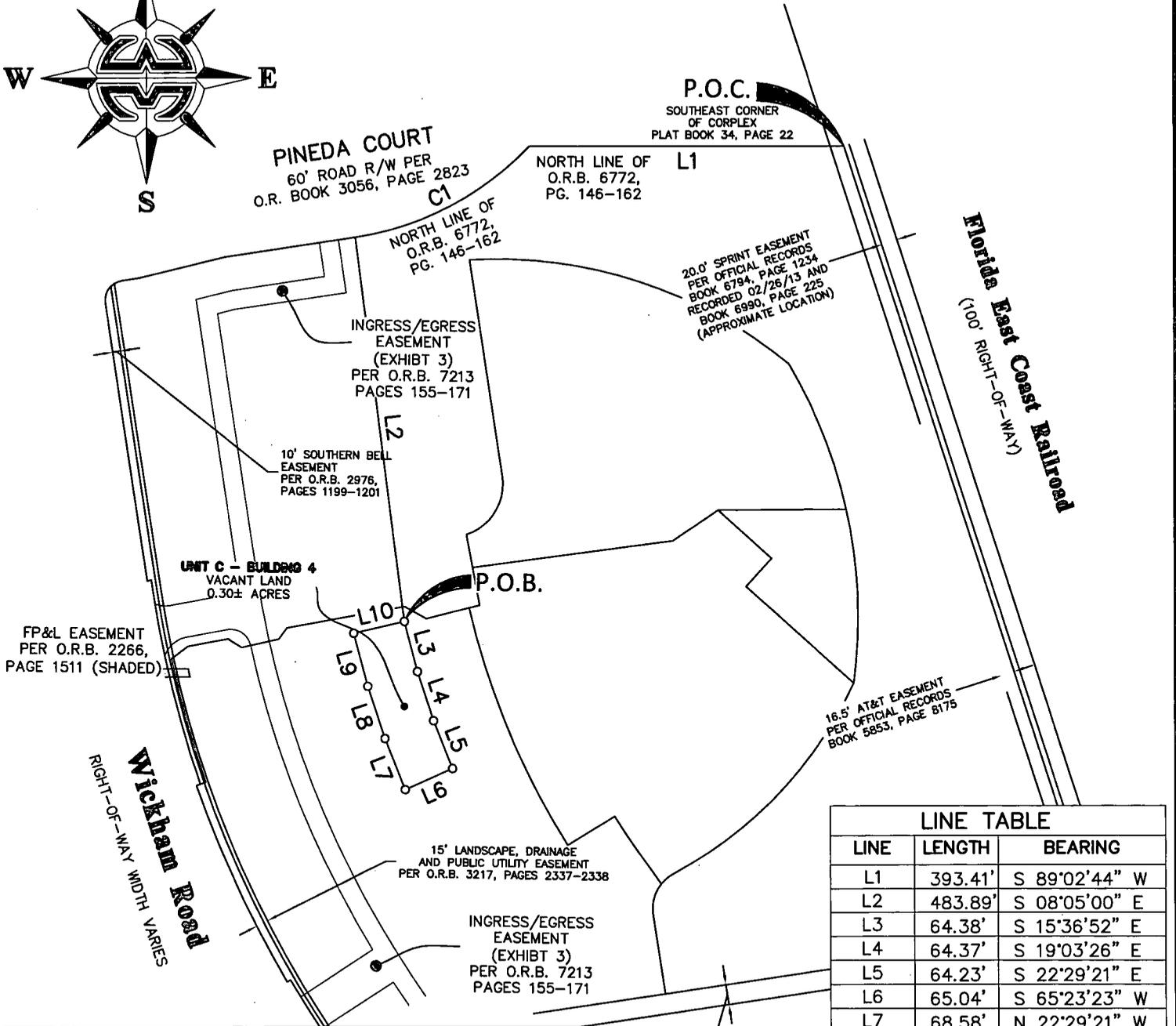
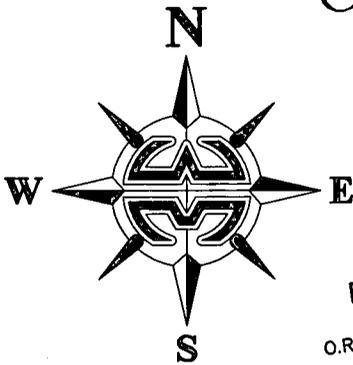
REVISIONS	A.
	B.
	C.

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

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

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	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 183-213

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.
	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

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°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°47'00"; thence from a tangent bearing of South 42°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°05'00" East, a distance of 483.89 Feet to the POINT-OF-BEGINNING; thence South 15°36'52" East, a distance of 64.38 Feet; thence South 19°03'26" East, a distance of 64.37 Feet; thence South 22°29'21" East, a distance of 64.23 Feet; thence South 65°23'23" West, a distance of 65.04 Feet; thence North 22°29'21" West, a distance of 68.58 Feet; thence North 19°03'26" West, a distance of 68.27 Feet; thence North 15°36'54" West, a distance of 68.27 Feet; thence North 76°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**

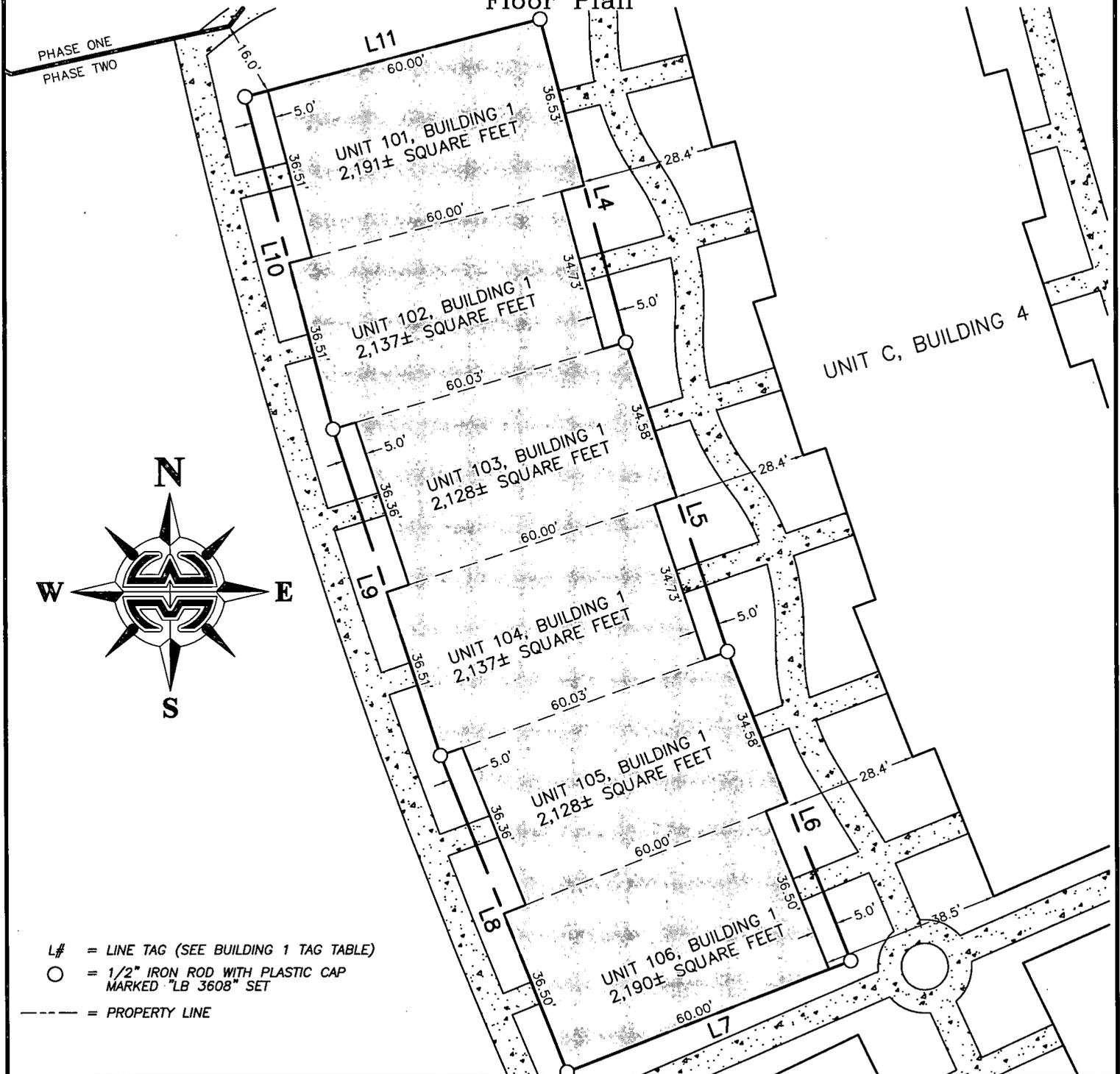
Unit/Phase	Square Footage	Undivided Share
Building One/Unit 101	2,191	4.775%
Building One/Unit 102	2,137	4.650%
Building One/Unit 103	2,128	4.640%
Building One/Unit 104	2,137	4.650%
Building One/Unit 105	2,128	4.640%
Building One/Unit 106	2,190	4.770%
Building Two/Unit 101	2,190	4.770%
Building Two/Unit 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



UNIT C, BUILDING 4

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.

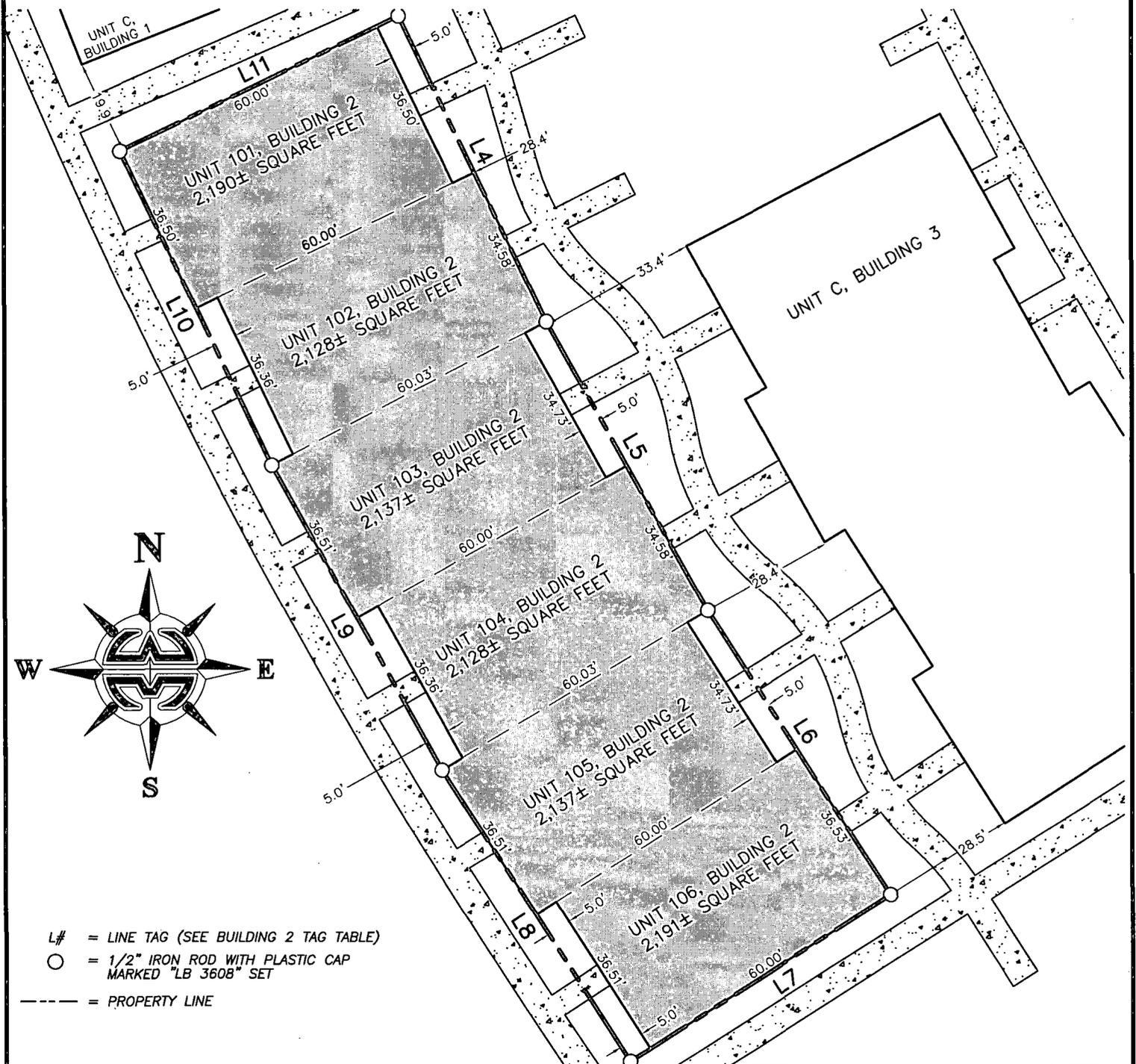
SEE SHEET 1,
EXHIBIT B FOR
CLIENT'S CERTIFICATION.

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

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.

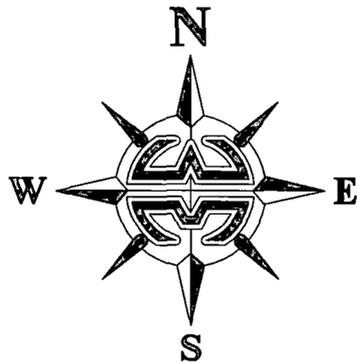
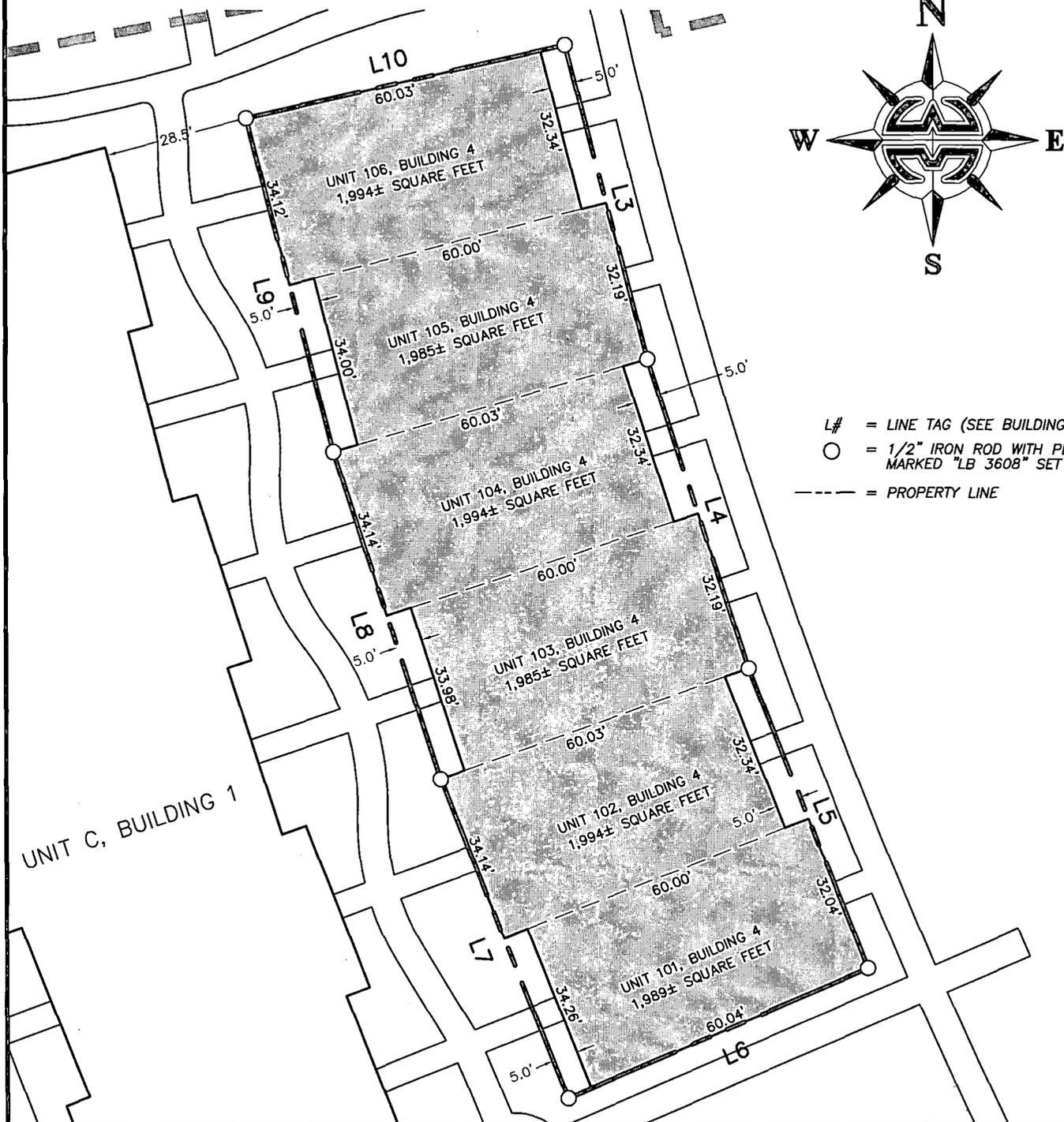
SEE SHEET 1,
EXHIBIT B FOR
CLIENT'S CERTIFICATION.

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

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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

UNIT C, BUILDING 1

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
CLIENT'S CERTIFICATION.

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

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