

SAND LAKE BUILDING, A CONDOMINIUM

LEGAL DESCRIPTION AND SURVEYOR NOTES

LEGAL DESCRIPTION:

PHASE 1:

LOT 1, DOUBLE EAGLE WAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS PROPOSED PHASE 2, DESCRIBED MORE PARTICULARLY AS FOLLOWS;

PROPOSED PHASE 2:

COMMENCE AT THE NORTHWEST CORNER LOT 1, DOUBLE EAGLE WAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°46'22"E ALONG NORTH LINE OF SAID LOT 1 A DISTANCE OF 207.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 105.84 FEET; THENCE S45°05'07"E A DISTANCE OF 49.37 FEET; THENCE, S00°05'39"E, A DISTANCE OF 83.99 FEET; THENCE, S89°46'22"W, A DISTANCE OF 140.47 FEET; THENCE, N00°05'39"W, A DISTANCE OF 123.93 FEET TO THE POINT OF BEGINNING. SAID PHASE 1 CONTAINING 177,312 SQUARE FEET AND PROPOSED PHASE 2, 17,220 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE INTENDED PURPOSE OF THIS SURVEY IS FOR BOUNDARY INFORMATION AND IMPROVEMENTS ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF LAYOUT SERVICES, INC.
6. THE CONDOMINIUM IS CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM FOR SAND LAKE BUILDING, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ("DECLARATION").

CONTINUED SHEET 7 OF 33

EXHIBIT "A"

DATE: 12-18-08
JOB NO.: 07.168
SHEET 6 OF 33

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SAND LAKE BUILDING, A CONDOMINIUM

LEGAL DESCRIPTION AND SURVEYOR NOTES

CONTINUED FROM SHEET 6 OF 33

7. VARIOUS EASEMENTS, INCLUDING ACCESS AND USE EASEMENTS, HAVE BEEN GRANTED AND RETAINED IN ARTICLES 4 OF THE DECLARATION. THE DEVELOPER HAS RESERVED THE RIGHT TO GRANT OTHER EASEMENTS OVER THE CONDOMINIUM PROPERTY FROM TIME TO TIME.

8. SEE ARTICLES 2 AND 5 OF THE DECLARATION FOR THE DEFINITION AND/OR DESCRIPTION OF "CONDOMINIUM PROPERTY", "UNIT", "COMMON ELEMENTS", "LIMITED COMMON ELEMENTS", AND OTHER TERMS.

9. AREAS NOT DESIGNATED AS A UNIT OR LIMITED COMMON ELEMENT ARE COMMON ELEMENTS.

10. A LARGER SIZE VERSION OF EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM HAS BEEN RECORDED IN PLAT BOOK____, PAGE____, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

11. THE CONDOMINIUM IS ENCUMBERED BY THE FOLLOWING:

A) ANY AND ALL MATTERS CONTAINED ON THE PLAT OF DOUBLE EAGLE WAY, AS RECORDED IN PLAT BOOK 68, PAGE 83, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

B) CITY SERVICES EASEMENT IN FAVOR OF THE CITY OF ORLANDO RECORDED IN O.R. BOOK 9430, PAGE 1557, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

C) UNRECORDED TRANSPORTATION IMPACT AGREEMENT AS REFERENCED IN THAT CERTAIN FIRST AMENDMENT TO UNIVERSAL SUDIOS/FLORIDA TRANSPORTATION IMPACT AGREEMENT RECORDED IN O.R. BOOK 3987, PAGE 3523;
SECOND AMENDMENT RECORDED IN O.R. BOOK 4022, PAGE 855, PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA.

D) TERMS AND CONDITIONS CONTAINED IN THOSE CERTAIN DECLARATIONS OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 7112, PAGE 4896; O.R. BOOK 7114, PAGE 2191 AND O.R. BOOK 7707, PAGE 4973, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

E) TERMS AND CONDITIONS SET FORTH IN PERMITTED EXCEPTION NO. 18 AS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 8394, PAGE 362, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

EXHIBIT "A"

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SHEET 7 OF 33

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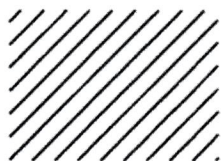
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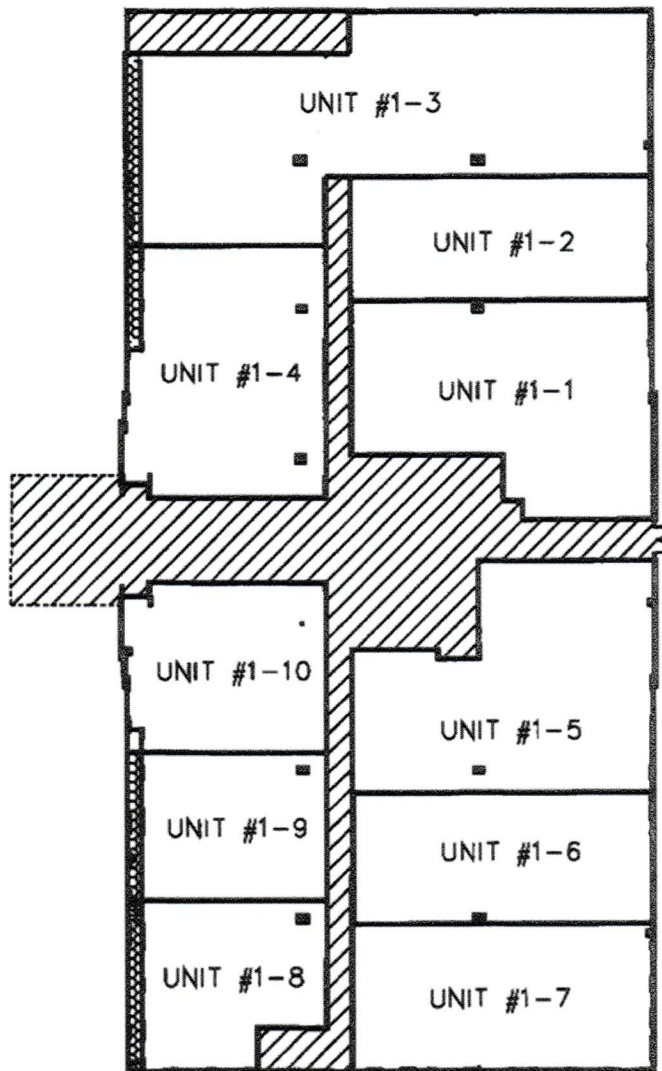
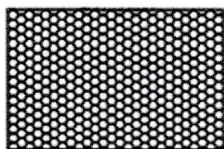
SAND LAKE BUILDING, A CONDOMINIUM

FIRST FLOOR COMMON ELEMENT DESIGNATION

COMMON
ELEMENTS
SHOWN
THUSLY:



LIMITED
COMMON
ELEMENTS
SHOWN
THUSLY:



GRAPHIC SCALE

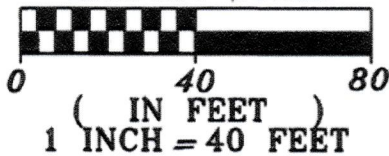


EXHIBIT 'A'

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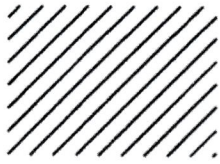
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SECOND FLOOR COMMON ELEMENT DESIGNATION

COMMON
ELEMENTS
SHOWN
THUSLY:



LIMITED
COMMON
ELEMENTS
SHOWN
THUSLY:

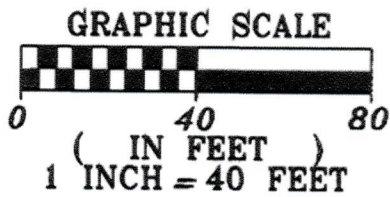
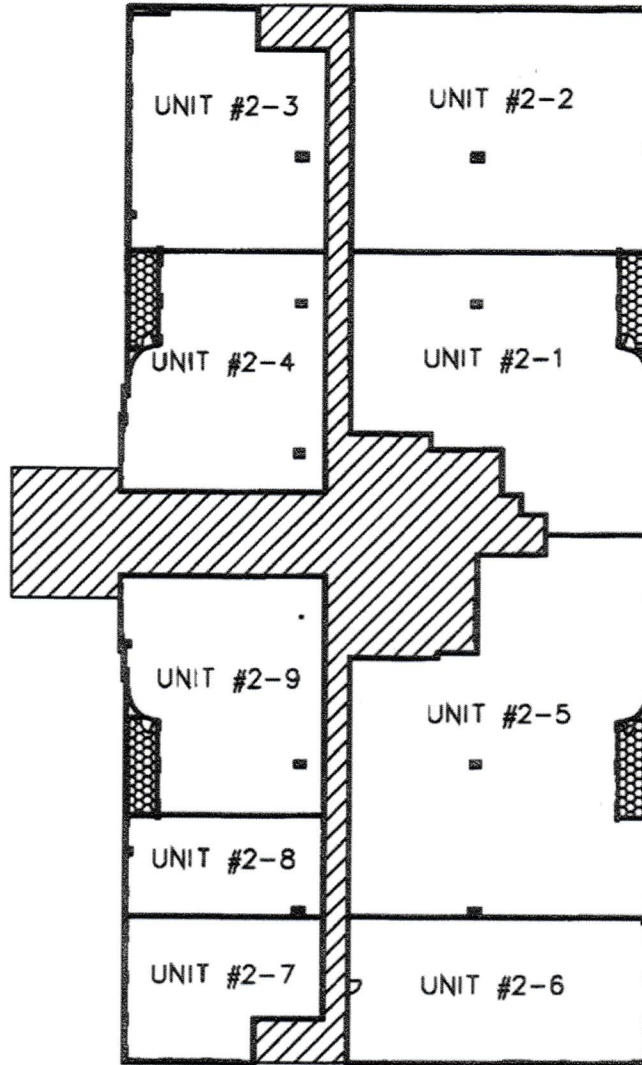
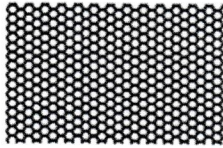


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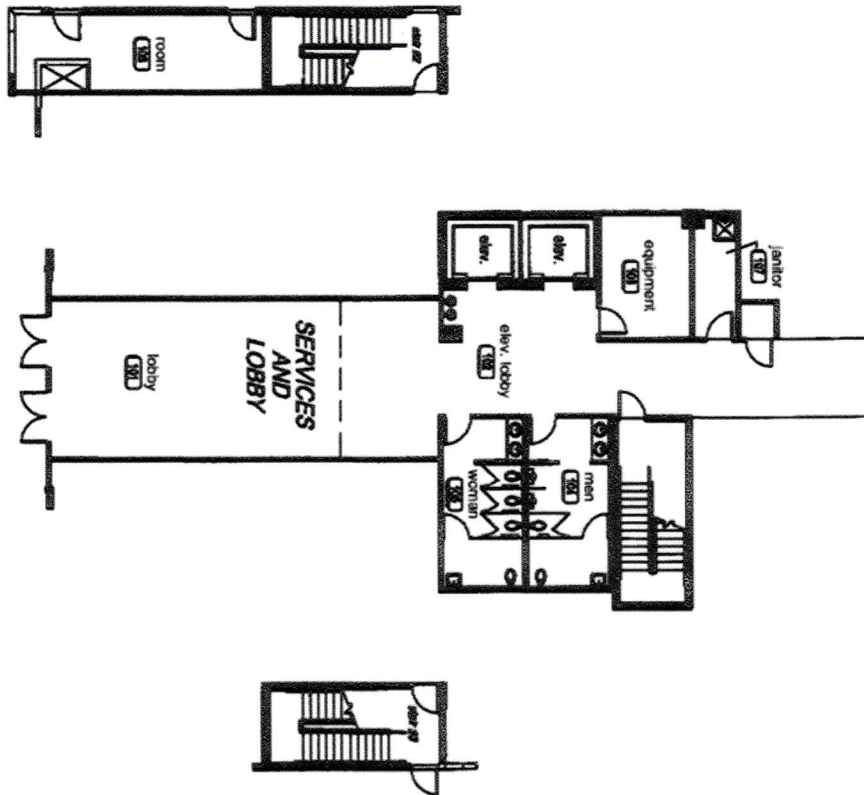
DATE: 12-01-08
JOB NO: 07.168
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A logo for Layout Services, Inc. It features a stylized map of the state of Florida on the right, with a surveyor standing on a tripod on the left, looking towards the map.

SAND LAKE BUILDING, A CONDOMINIUM

COMMON ELEMENT DETAIL FIRST FLOOR



1. THE COMMON ELEMENTS AS DEPICTED ARE REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. FOR LOCATION OF THESE COMMON ELEMENTS, SEE PAGE 8 FLOOR PLAN.

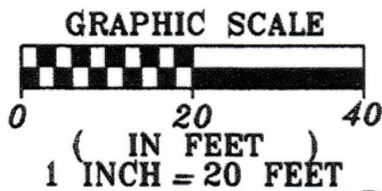


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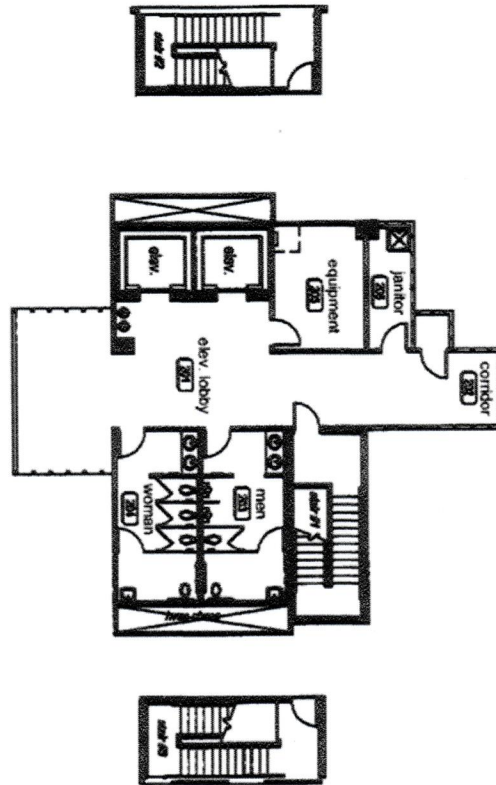
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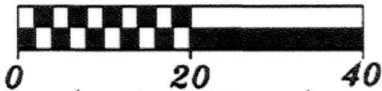
SAND LAKE BUILDING, A CONDOMINIUM

COMMON ELEMENT DETAIL SECOND FLOOR



1. THE COMMON ELEMENTS AS DEPICTED ARE REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. FOR LOCATION OF THESE COMMON ELEMENTS, SEE PAGE 9 FLOOR PLAN.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

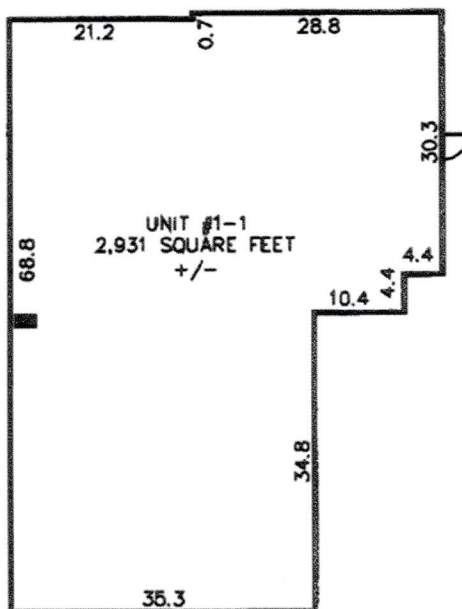
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SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-1



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.

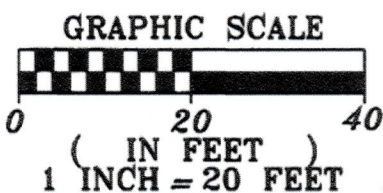


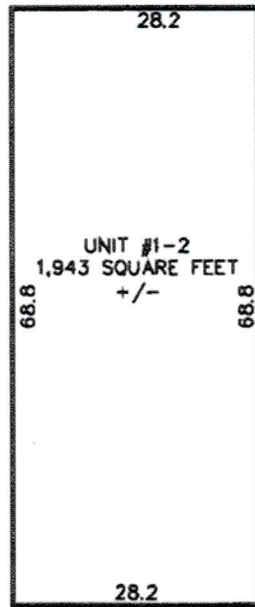
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DATE: 12-01-08
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SHEET 12 OF 33

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SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-2



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.

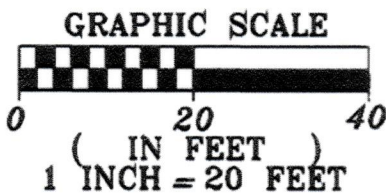


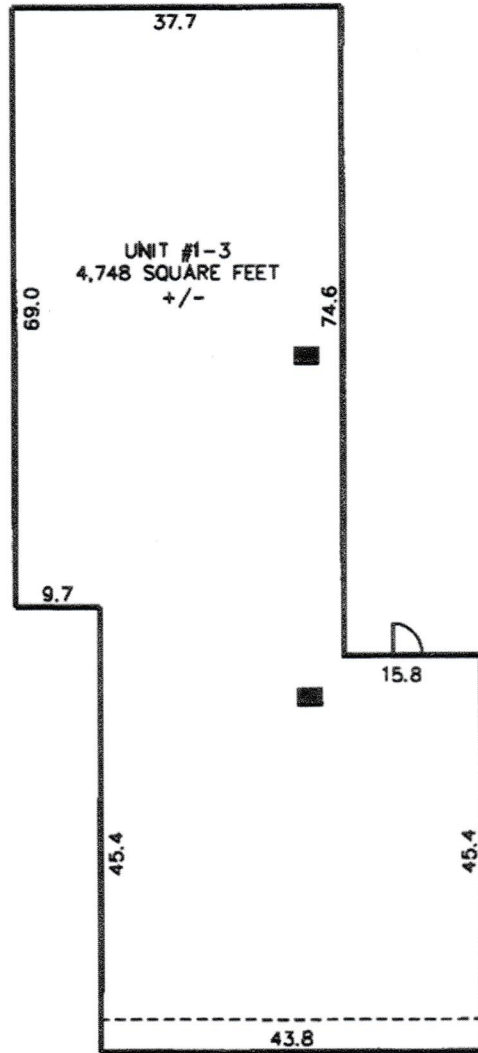
EXHIBIT 'A'

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SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-3



UNIT #1-3
4,748 SQUARE FEET
+/-

1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

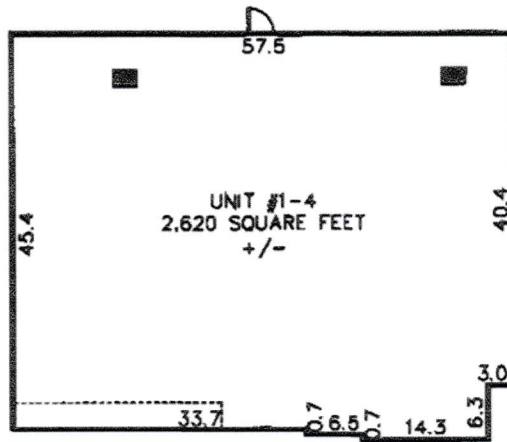
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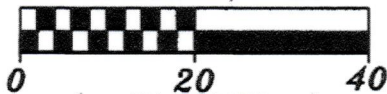
SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-4



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

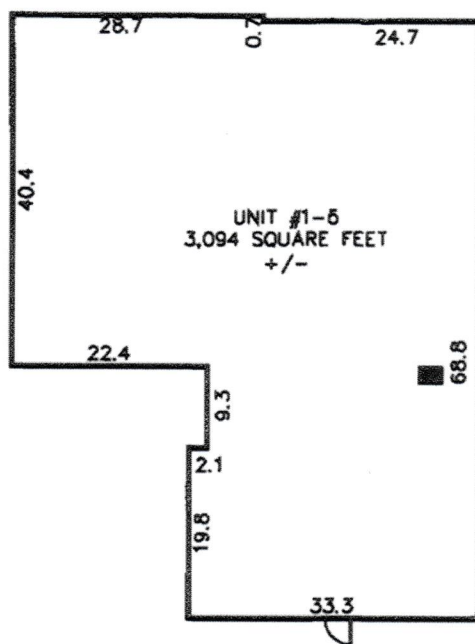
DATE: 12-01-08
JOB NO.: 07.168

EXHIBIT 'A' SHEET 15 OF 33

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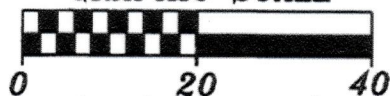
SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-5



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

DATE: 12-01-08
JOB NO.: 07.168
SHEET 16 OF 33

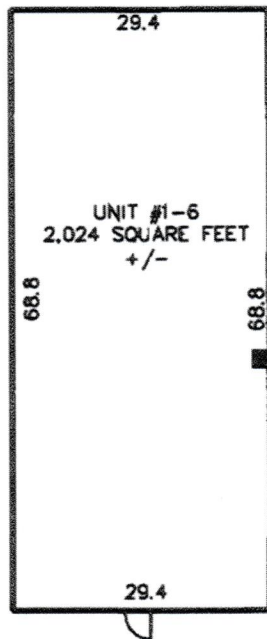
EXHIBIT 'A'

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FLOOR PLAN UNIT #1-6



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.

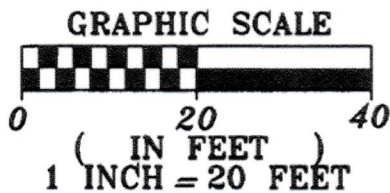


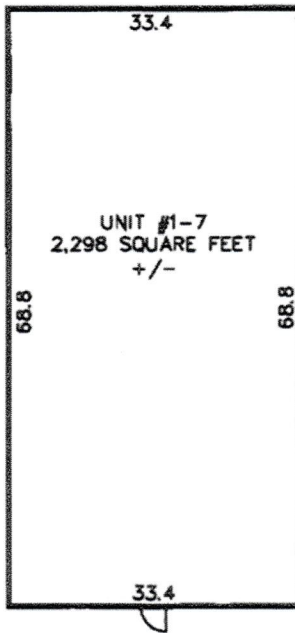
EXHIBIT 'A'

DATE: 12-01-08
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SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-7



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.

GRAPHIC SCALE

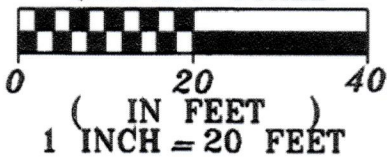


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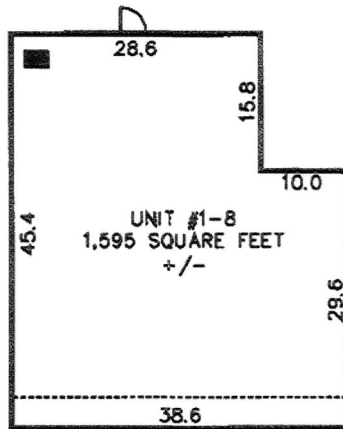
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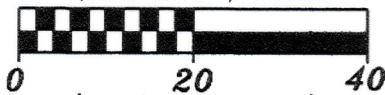
SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-8



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

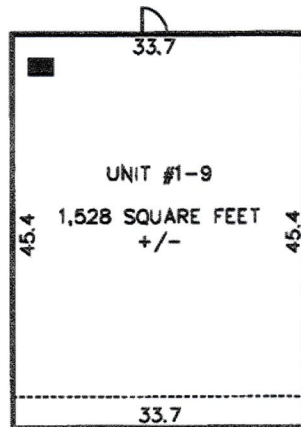
EXHIBIT 'A'

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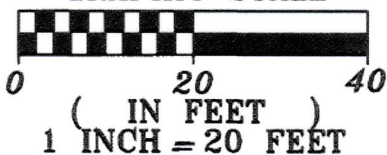
SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-9



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.

GRAPHIC SCALE



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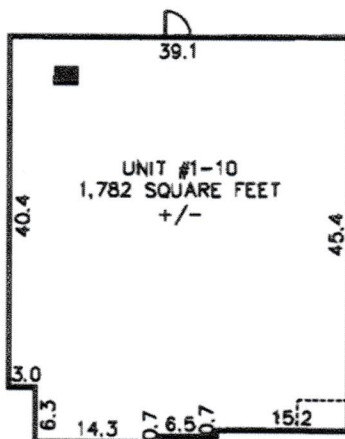
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EXHIBIT 'A'

SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #1-10



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 4 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.

GRAPHIC SCALE

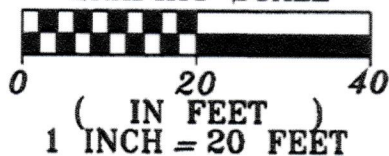


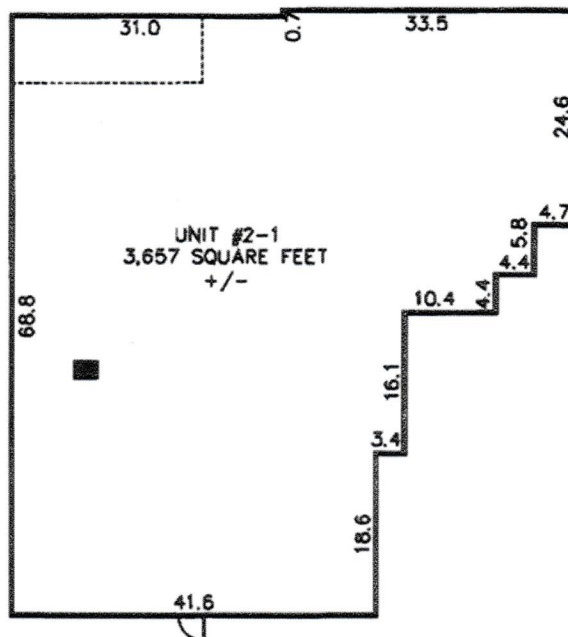
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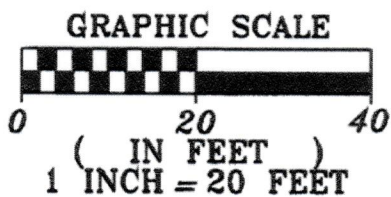
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SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #2-1



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 5 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.



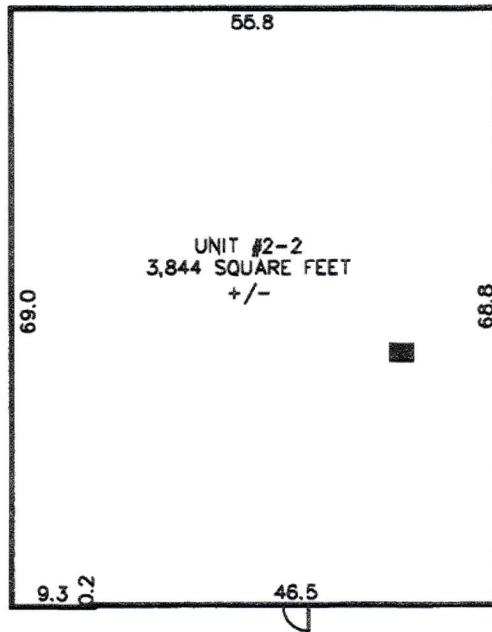
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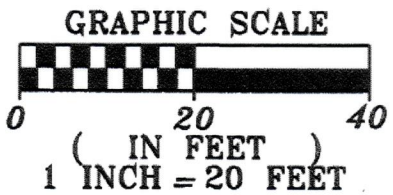
EXHIBIT 'A'

SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #2-2



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 5 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.



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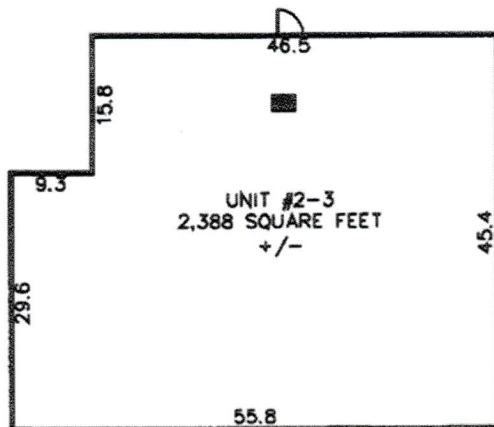
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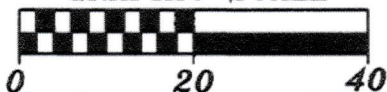
SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #2-3



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 5 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

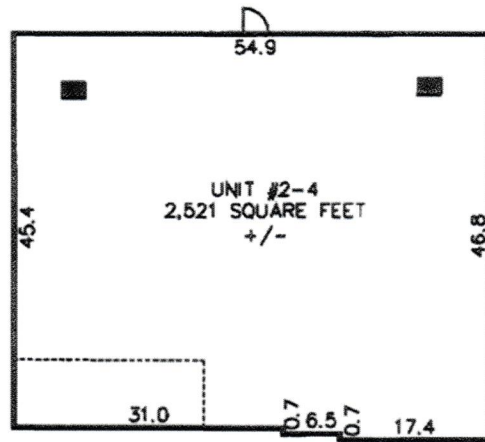
EXHIBIT 'A'

DATE: 12-01-08
JOB NO.: 07.168
SHEET 24 OF 33

Layout Services, Inc.
LAND SURVEYING & MAPPING
3936 FOOTHILL DR.
TITUSVILLE, FL. 32796
(321) 759-2779
(321) 264-9748 <FAX>

SAND LAKE BUILDING, A CONDOMINIUM

FLOOR PLAN UNIT #2-4



1. THE UNIT PLAN AS DEPICTED IS REPRESENTATIONAL, ACTUAL DIMENSIONS MAY VARY.
2. SEE SHEET 5 FLOOR PLAN FOR THE LOCATION OF THIS UNIT WITHIN THE CONDOMINIUM.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF AN UNFINISHED WALL.
4. ----- INDICATES LIMITED COMMON ELEMENTS.

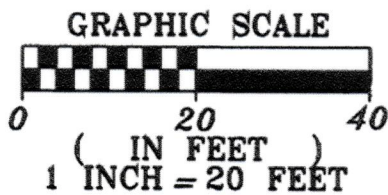


EXHIBIT "A"

DATE: 12-01-08
JOB NO: 07.168
SHEET 25 OF 33

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LANDSURVEYING & MAPPING
3936 FOOTHILL DR.
TITUSVILLE, FL. 32796
(321) 759-2779
(321) 264-9748 (FAX)