



INSTR 20080256542
OR BK 09676 PG 4903 PGS=14
NARTHA D. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
05/01/2008 09:59:59 AM
REC FEE 120.50



PREPARED BY AND TO BE
RETURNED TO:
RANDALL C. SMITH, ESQUIRE
533 VERSAILLES DRIVE
MAITLAND, FLORIDA 32751

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF
LAKE UNDERHILL BUSINESS CENTER, A CONDOMINIUM
(NOTICE OF SUBSTANTIAL COMPLETION OF IMPROVEMENTS)

THIS AMENDMENT is made pursuant to F.S. § 718.104(4)(e) this 29 day of April, 2008 to that Declaration of Condominium of LAKE UNDERHILL BUSINESS CENTER dated April 8, 2008, and recorded among the Public Records of Orange County, Florida on April 10, 2008 at **OR 9655, PG 3640**, as follows:

Article 3 of the Declaration is hereby deleted and the following language inserted in its place:

3. UNIT IDENTIFICATION.

Developer has undertaken to construct two single story buildings on the Property, consisting of in the aggregate of approximately 93,260 square feet of gross space, exclusive of common areas, divided into 59 units. Identification of each unit shall be by number as shown by the plat attached hereto as *Exhibit A*.

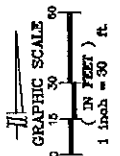
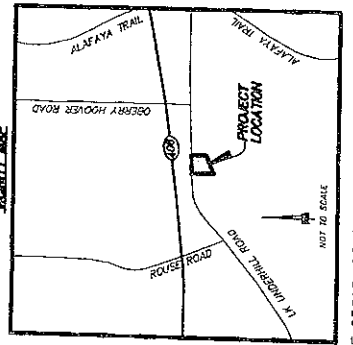
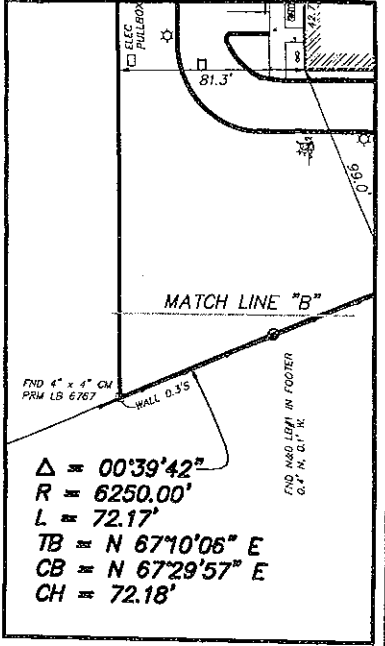
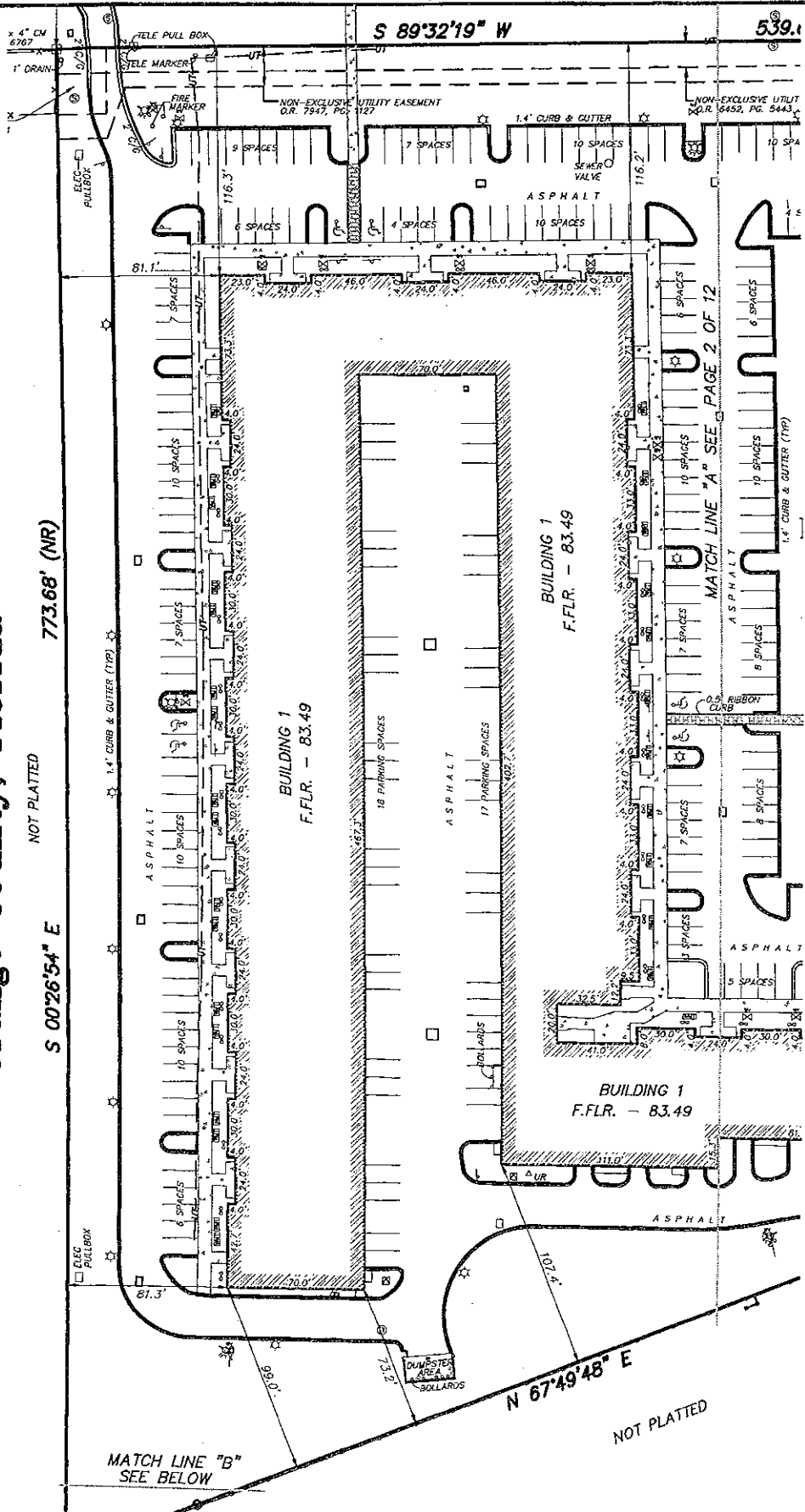
All other provisions of the Declaration not hereby expressly amended remain in full force and effect.

IN WITNESS WHEREOF, Developer has caused these presents to be executed by its duly authorized officer as of the date first hereinabove written.

[ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGE]

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**

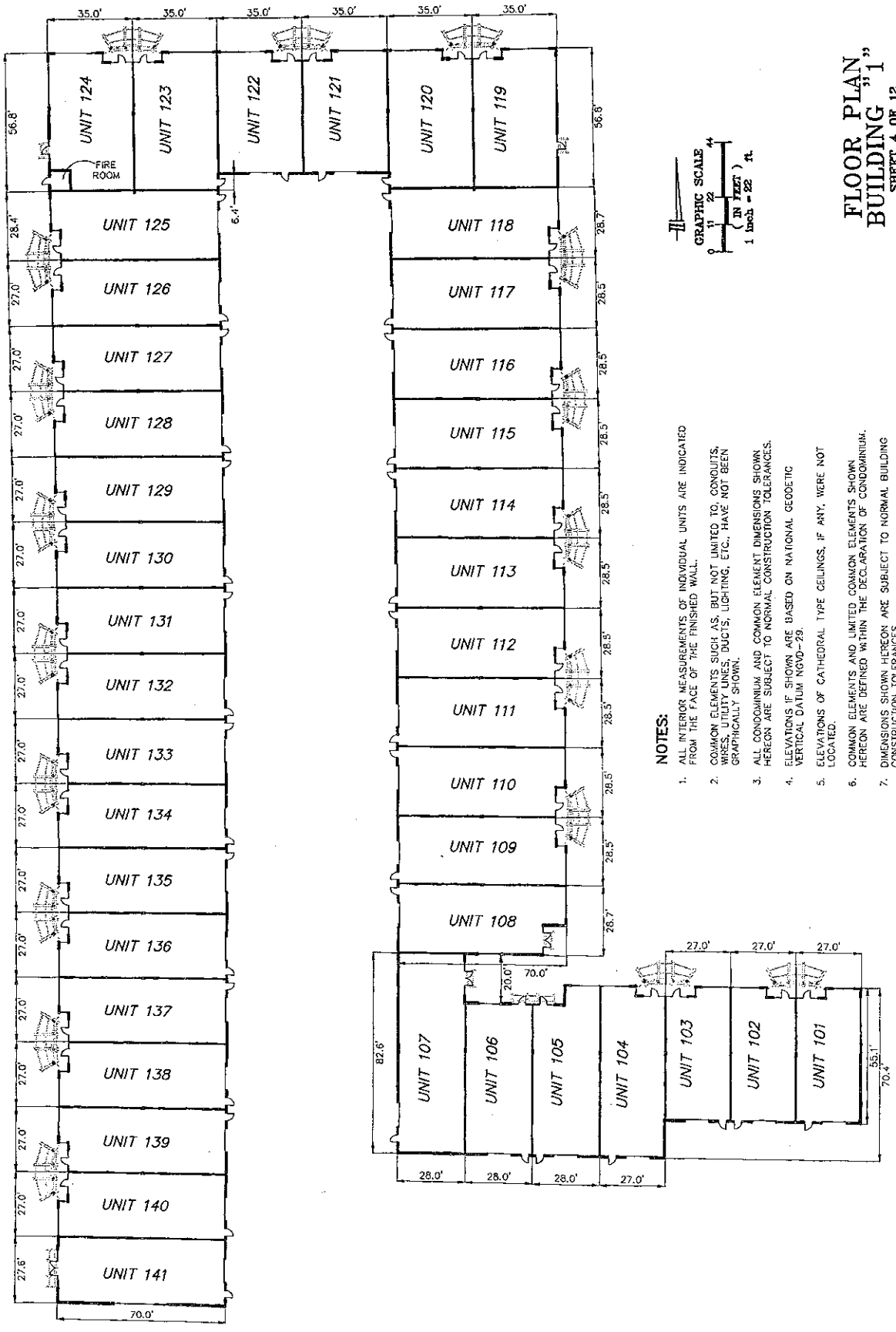
NOT PLATTED
S 00°26'54" E 773.66' (NR)
S 89°32'19" W 539.1'



SURVEY DATE: 4-1-2008
**BOUNDARY/AS-BUILT SURVEY
WESTERLY DETAIL**
SHEET 3 OF 12

PREPARED BY: **Associated Land Surveying & Mapping, Inc.**
101 WYOMING ROAD, SUITE 111, ALTAMONTE SPRINGS, FLORIDA 32714
SECTION 28, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida

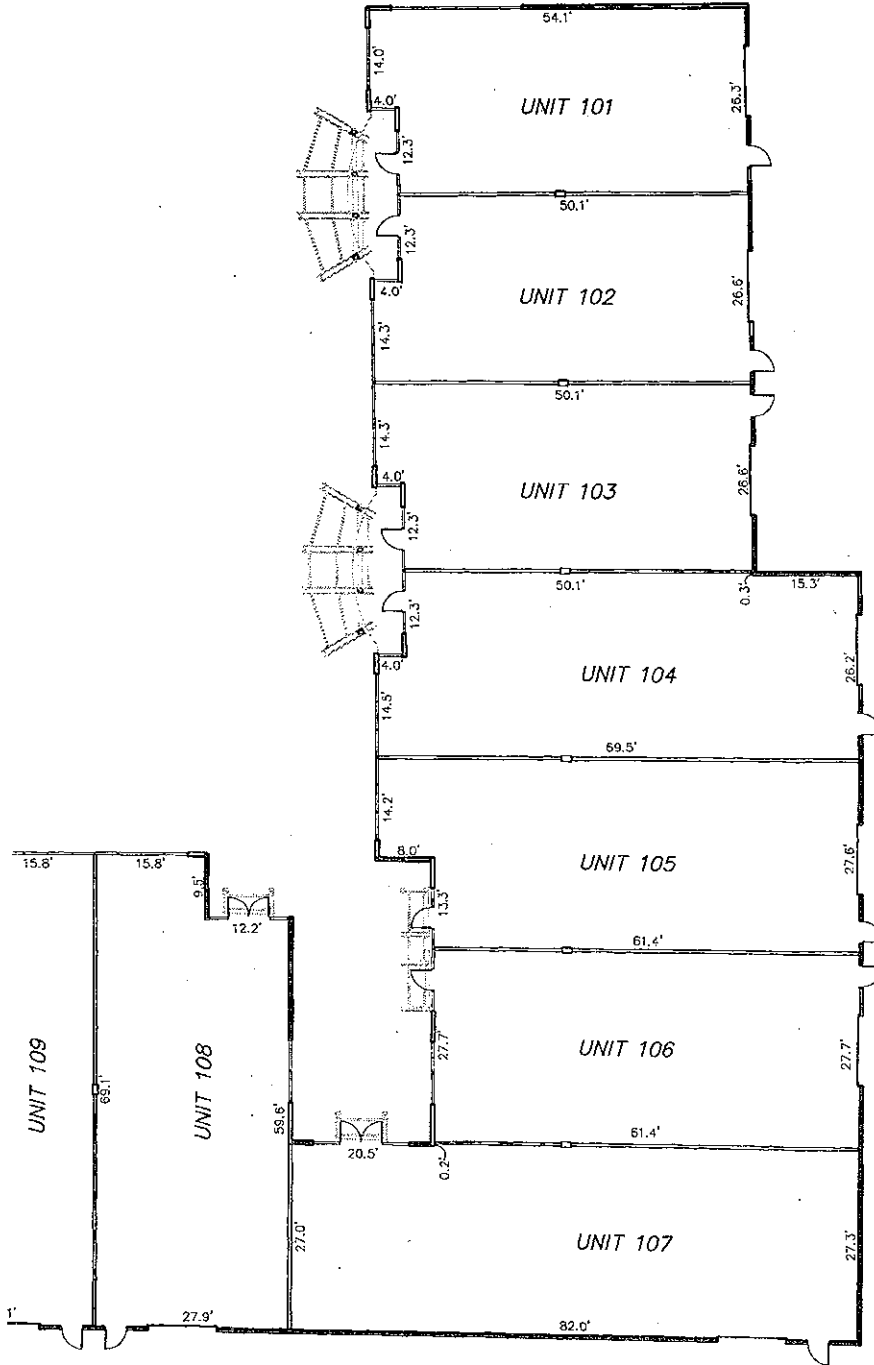


- NOTES:**
1. ALL INTERIOR MEASUREMENTS OF INDIVIDUAL UNITS ARE INDICATED FROM THE FACE OF THE FINISHED WALL.
 2. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, UTILITY LINES, DUCTS, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY SHOWN.
 3. ALL CONDOMINIUM AND COMMON ELEMENT DIMENSIONS SHOWN HEREON ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
 4. ELEVATIONS IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM NGVD-29.
 5. ELEVATIONS OF CATHEDRAL TYPE CEILING, IF ANY, WERE NOT LOCATED.
 6. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS SHOWN HEREON ARE DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.
 7. DIMENSIONS SHOWN HEREON ARE SUBJECT TO NORMAL BUILDING CONSTRUCTION TOLERANCES.

FLOOR PLAN
BUILDING "1"
SHEET 4 OF 12

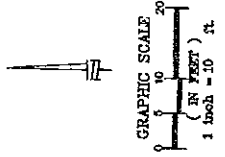
Associated Land Surveying
 & Mapping, Inc.
 101 WWADE ROAD, SUITE 111, ALAHEUTE SPRINGS, FLORIDA 32714
 CERTIFICATE OF REGISTRATION NUMBER: 18 6787

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**



NOTE:
SEE SHEET 6 OF 12 FOR
BUILDING "1" SECTION

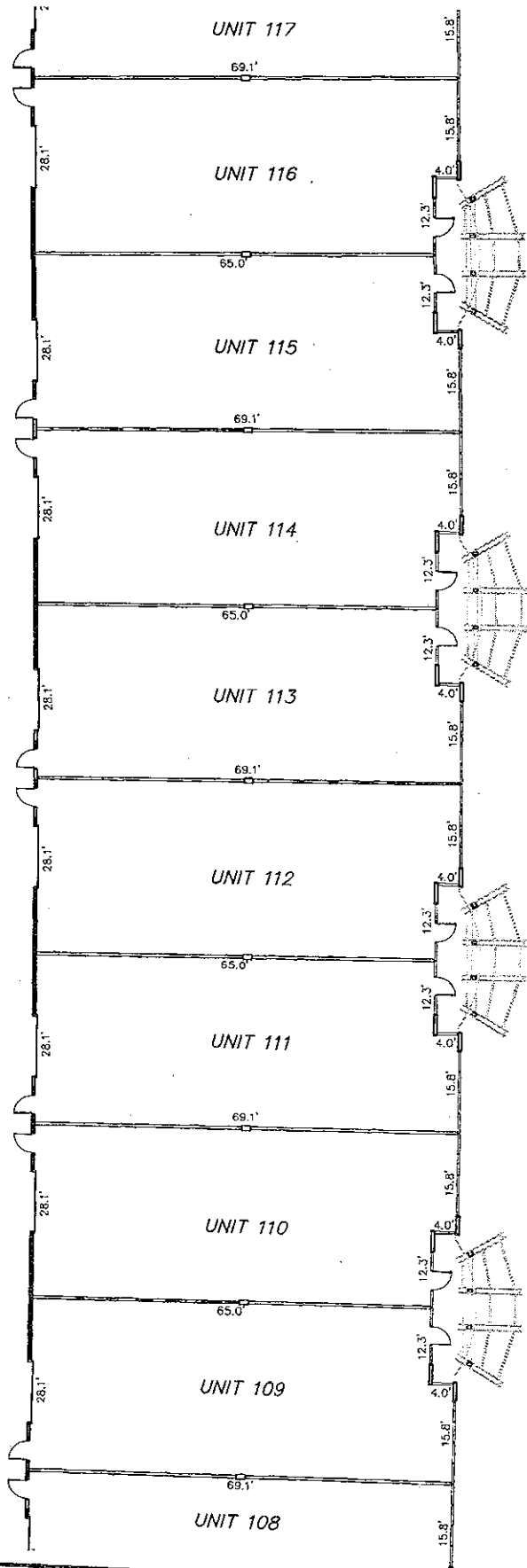
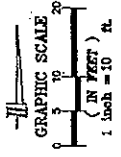
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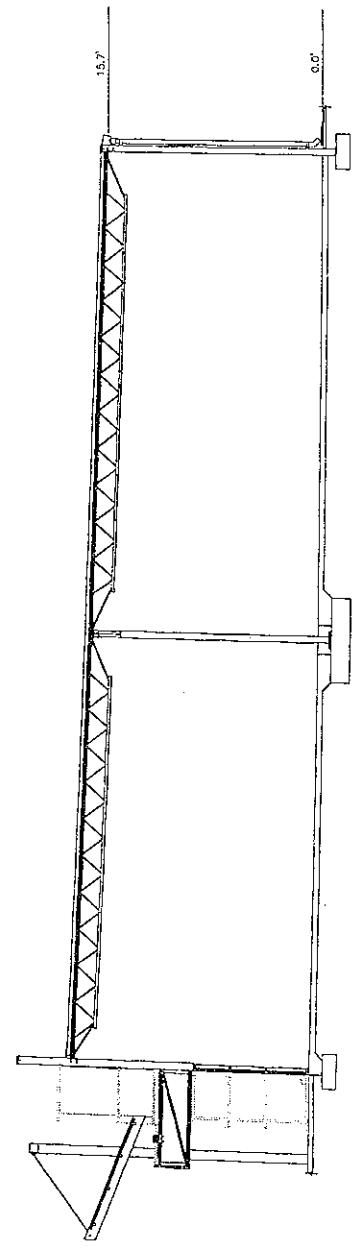
**BUILDING "1"
UNITS 101-108
SHEET 5 OF 12**

Associated Land Surveying
& Mapping, Inc.
STATE OF FLORIDA
101 WINDY ROAD, SUITE 101, LAKE WINDY SPRINGS, FLORIDA 32714
REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 32877

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**



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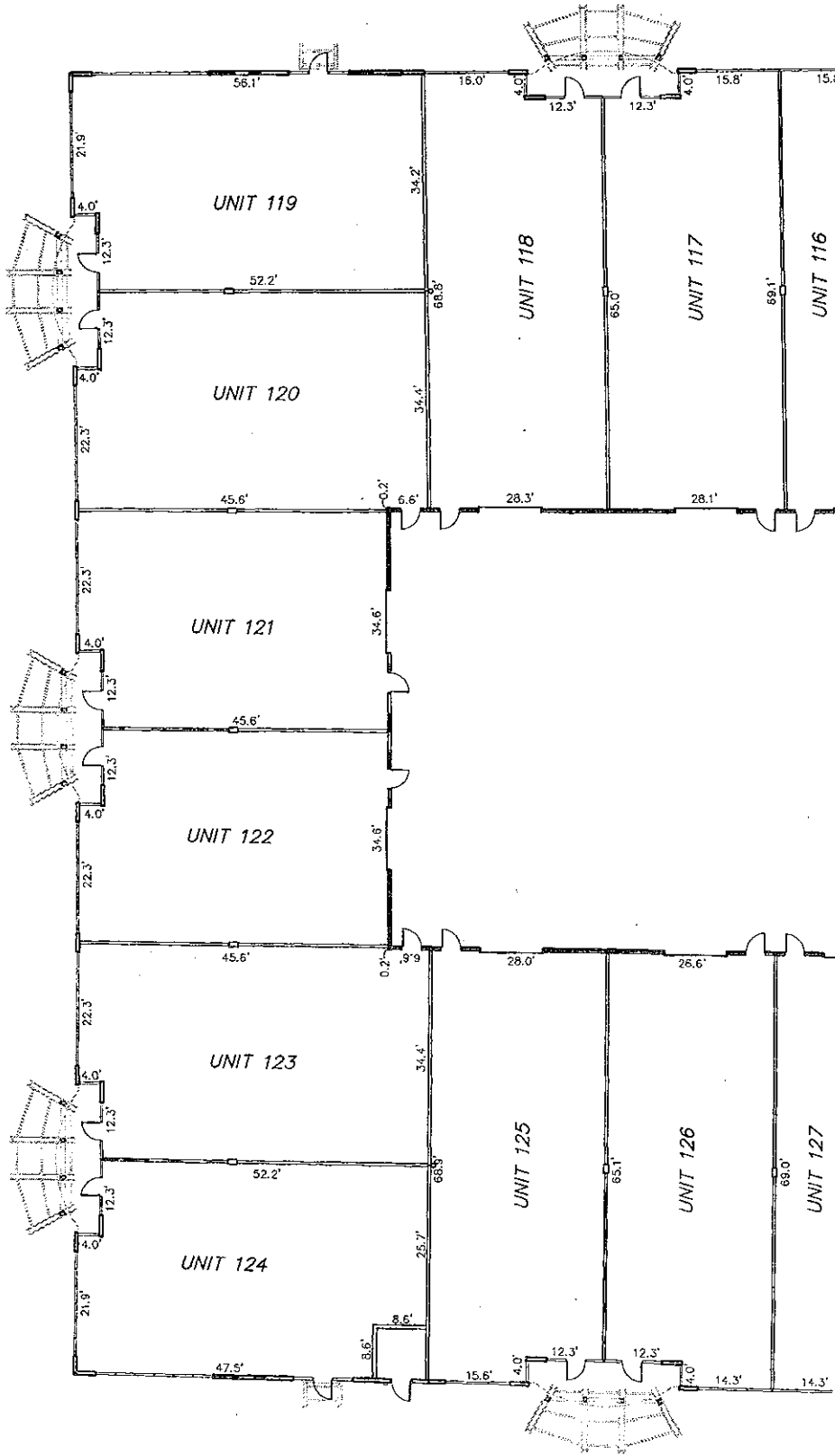


BUILDING "1"
UNITS 109-116
SHEET 6 OF 12

PREPARED BY:
**Associated Land Surveying
& Mapping, Inc.**
101 WYCKE ROAD, SUITE 111, ALTAMONTE SPRINGS, FLORIDA 32714
CERTIFICATE OF AUTHORIZATION NUMBER: 05 5797
(407) 847-2022

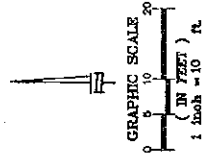
Building "1" Section
NOT TO SCALE

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**



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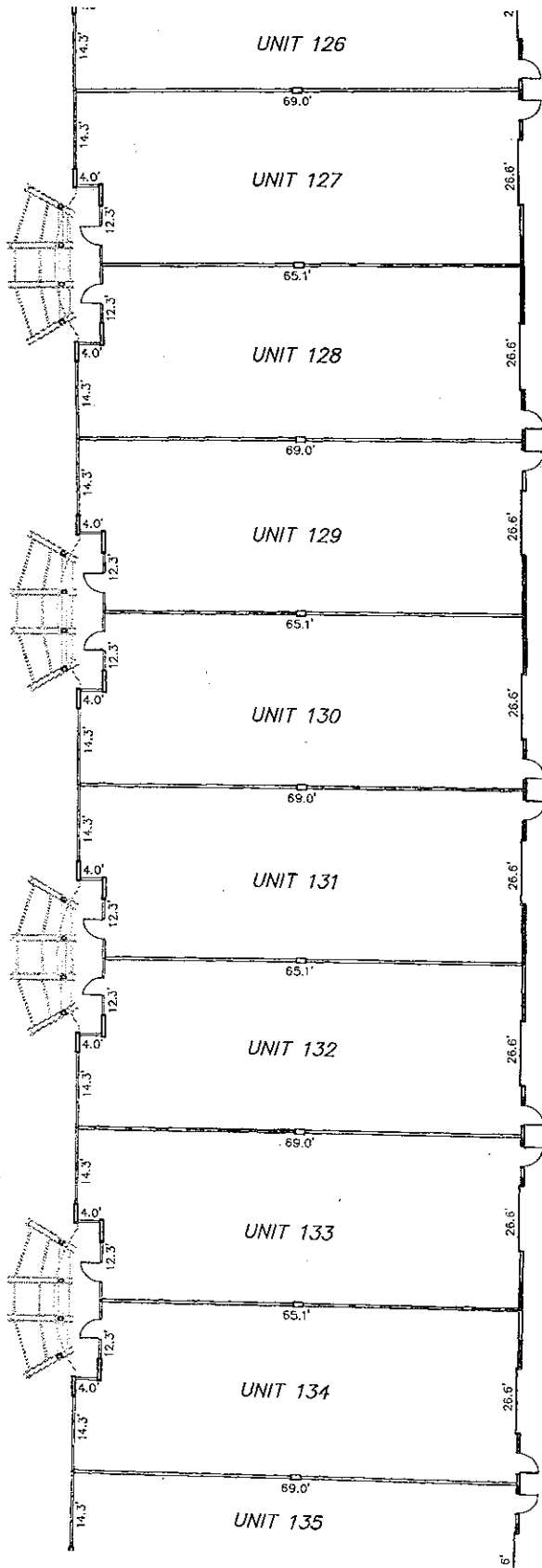


NOTE:
SEE SHEET 6 OF 12 FOR
BUILDING "1" SECTION

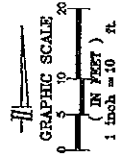
**BUILDING "1"
UNITS 117-126
SHEET 7 OF 12**

PREPARED BY:
**Associated Land Surveying
& Mapping, Inc.**
101 WYACRE ROAD, SUITE 111, ALTA MONTE SPRINGS, FLORIDA 32714
CERTIFICATE OF AUTHORIZATION NUMBER: 13-8787

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**



NOTE:
SEE SHEET 6 OF 12 FOR
BUILDING "1" SECTION



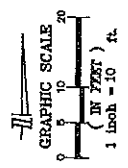
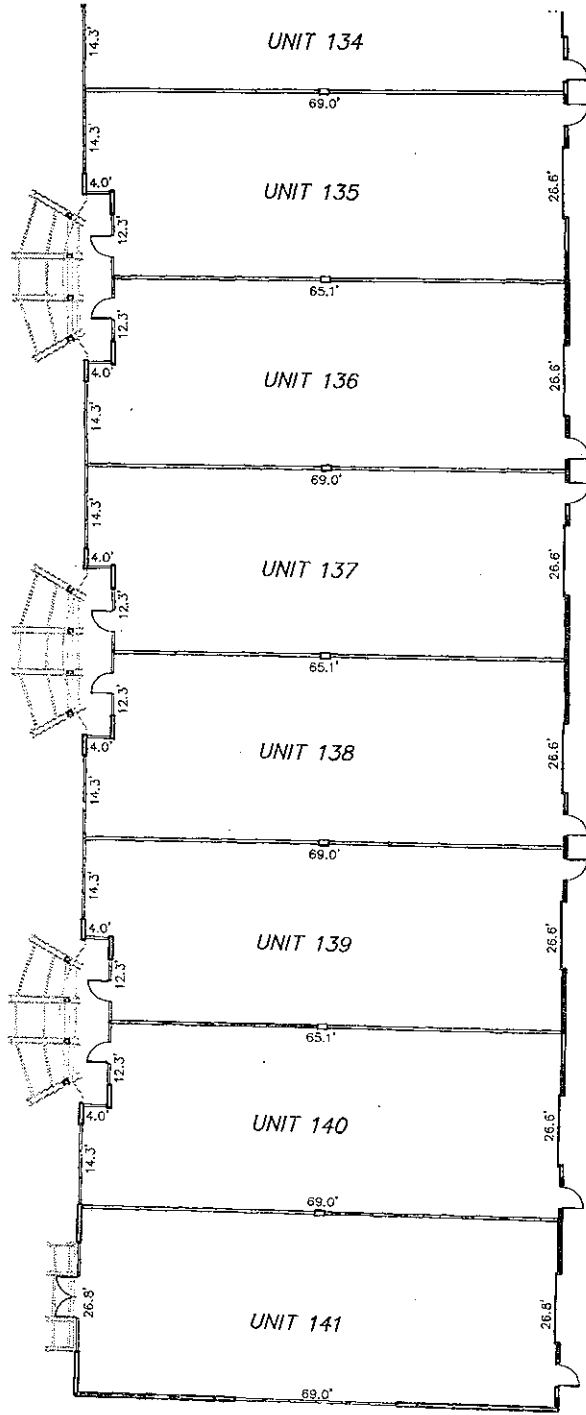
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4. ELEVATIONS IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM NGVD-28.
5. ELEVATIONS OF CATHEDRAL TYPE CEILINGS, IF ANY, WERE NOT LOCATED.
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8. INTERIOR UNIT WALLS TO BE CONSTRUCTED BY UNIT OWNERS.

**BUILDING "1"
UNITS 127-134
SHEET 6 OF 12**

PREPARED BY:
**Associated Land Surveying
& Mapping, Inc.**

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**



NOTE:
SEE SHEET 6 OF 12 FOR
BUILDING "1" SECTION

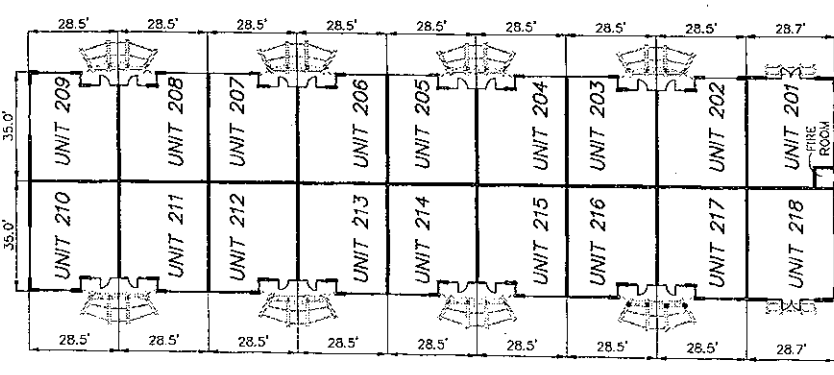
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4. ELEVATIONS IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM NOVD-25.
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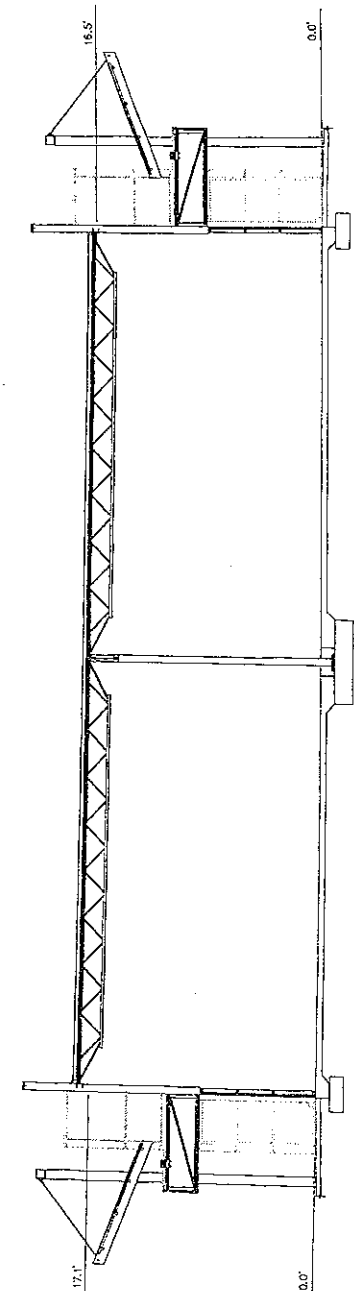
**BUILDING "1"
UNITS 135-141
SHEET 9 OF 12**

Associated Land Surveying
& Mapping, Inc.
101 WINDY ROAD, SUITE 111, ALAMONTE SPRINGS, FLORIDA 32714
REGISTERED SURVEYORS - LICENSE NO. 12321

LAKE UNDERHILL BUSINESS CENTER A CONDOMINIUM Section 28, Township 22 South, Range 31 East Orange County, Florida



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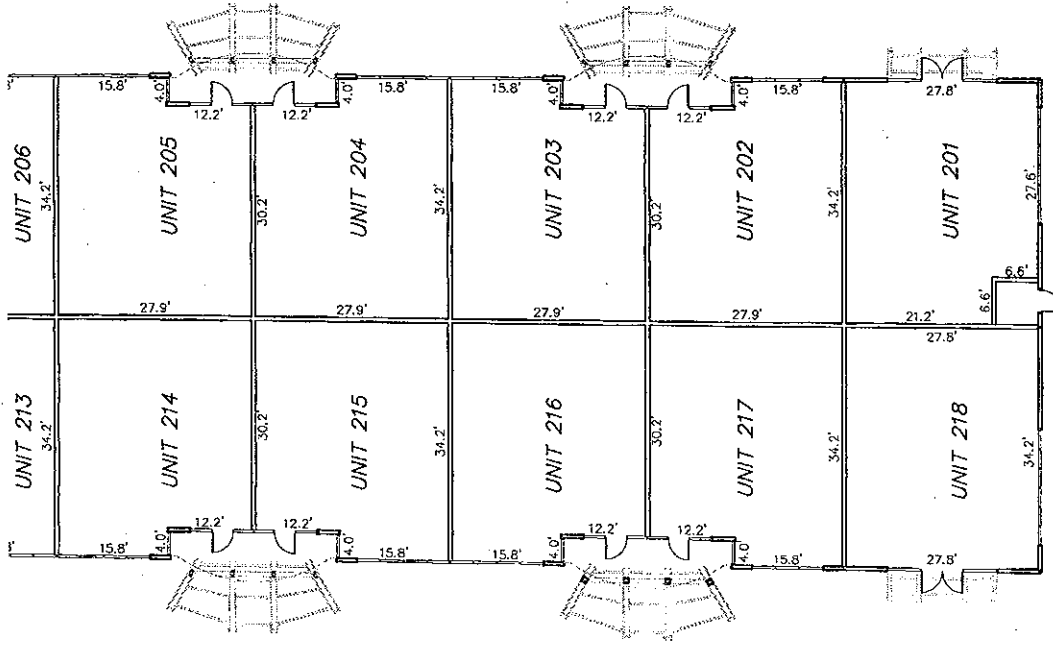
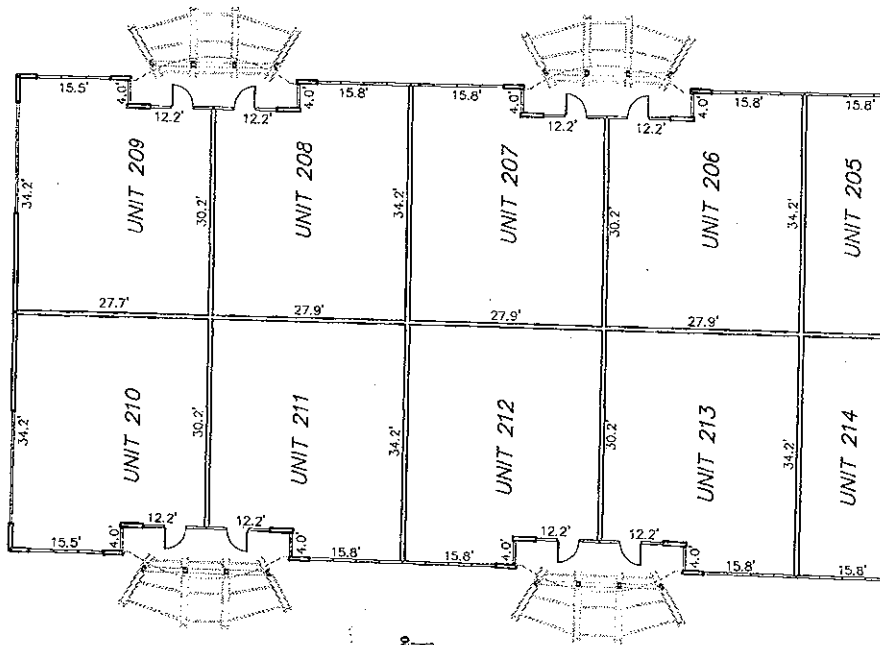
Building "2" Section
NOT TO SCALE

**FLOOR PLAN
BUILDING "2"**
SHEET 10 OF 12

Associated Land Surveying
& Mapping, Inc.
101 WINDY HILL, SUITE 100, GAITHERSBURG, MARYLAND 20878
CERTIFICATE OF REGISTRATION NUMBER: B 676
(410) 489-2007

LAKE UNDERHILL BUSINESS CENTER A CONDOMINIUM

Section 28, Township 22 South, Range 31 East
Orange County, Florida



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8. INTERIOR UNIT WALLS TO BE CONSTRUCTED BY UNIT OWNERS.

BUILDING "2"
UNITS 201-218

SHEET 11 OF 12

Associated Land Surveying
& Mapping, Inc.

(67) MR-3037

**LAKE UNDERHILL BUSINESS CENTER
A CONDOMINIUM
Section 28, Township 22 South, Range 31 East
Orange County, Florida**

LEGAL DESCRIPTION:

LOT 1, LAKE UNDERHILL BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF WHICH IS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AT PLAT BOOK 69, PAGES 73 AND 74, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA RUN SOUTH 00 DEGREES 15 MINUTES 29 SECONDS EAST 182.50 FEET ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE UNDERHILL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3412, PAGE 60, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 19 SECONDS WEST 532.92 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "RLS1585 RLS1819"; THENCE RUN SOUTH 87 DEGREES 37 MINUTES 46 SECONDS WEST 526.40 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "JWG LBI" FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 37 MINUTES 46 SECONDS WEST 73.98 FEET TO A 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "RLS1585 RLS1819"; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 19 SECONDS WEST 539.67 FEET TO A 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "JWG LBI"; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 54 SECONDS EAST 773.68 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 6250.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 67 DEGREES 10 MINUTES 06 SECONDS EAST RUN NORTHEASTERLY 72.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 39 MINUTES 42 SECONDS TO A NAIL AND DISC STAMPED "JWG LBI" AT THE END OF SAID CURVE; THENCE RUN NORTH 67 DEGREES 49 MINUTES 48 SECONDS EAST 593.42 FEET TO A 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "JWG LBI"; THENCE RUN NORTH 00 DEGREES 56 MINUTES 29 SECONDS WEST 529.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7947, PAGE 1132, AND NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7947, PAGE 1145 AND NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8101, PAGE 4168, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, LAKE UNDERHILL BUSINESS CENTER, AS RECORDED IN PLAT BOOK 69, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 198.75 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE RUN SOUTH 80 DEGREES 31 MINUTES 53 SECONDS WEST 159.64 FEET; THENCE RUN NORTH 38 DEGREES 20 MINUTES 59 SECONDS WEST 26.21 FEET; THENCE RUN NORTH 00 DEGREES 28 MINUTES 07 SECONDS WEST 93.67 FEET; THENCE RUN NORTH 89 DEGREES 53 SECONDS EAST, 154.79 FEET; THENCE RUN NORTH 00 DEGREES 56 MINUTES 29 SECONDS WEST, 83.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE UNDERHILL ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID LINE RUN NORTH 87 DEGREES 37 MINUTES 41 SECONDS EAST, 20.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 379,263 SQUARE FEET, 8.71 ACRES MORE OR LESS.

LEGAL DESCRIPTION
SHEET 12 OF 12

PREPARED BY: **Associated Land Surveying & Mapping, Inc.**
101 WINDSOR ROAD, SUITE 111, AUSTIN, TEXAS 78754
TEL: 512-336-1111 FAX: 512-336-1112

(07) 848-2003