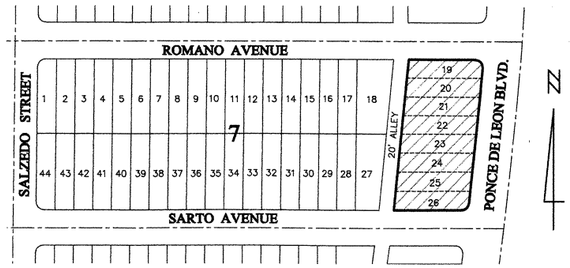
ALTA/ACSM LAND TITLE SURVEY

of

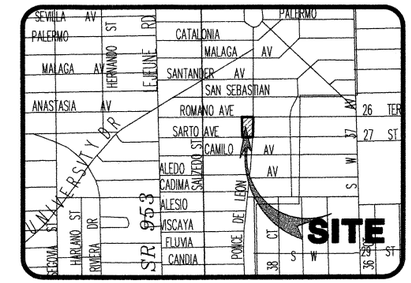
3280 PONCE DE LEON BOULEVARD, CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA 33134

for

ORION INVESTMENT AND MANAGEMENT CORP.



LOCATION SKETCH
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. MAP OF ALTA/ACSM LAND TITLE SURVEY:

Field Survey was completed on: February 18th, 2010.

2. LEGAL DESCRIPTION:

Lots 19 through 26, inclusive, Block 7, "CORAL GABLES COCONUT GROVE SECTION, PART ONE", according to the Plat thereof, as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida.

Containing 20,053 Square Feet or 0.46 Acres more or less by calculations.

3. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

4. SOURCES OF DATA:

As to vertical control:
By scaled determination the subject property lies in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0457, Suffix L, Firm Index Date: 09-11-2009, Firm Panel Effective/Revised Date: 09-11-2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to user that "this map is for insurance purposes only".

As to horizontal Control:

1. North Arrow and Bearings refer to an assumed value of S00°00'00"E along the North line of the Subject Property.

2. Plat of CORAL GABLES COCONUT GROVE SECTION, PART ONE, recorded in Plat Book 14, at Page 25, Public Records of Miami-Dade County, Florida.

2. A.L.T.A. Commitment No. 3042065, effective date February 2, 2010 at 11:00 P.M., by Chicago Title Insurance Company.

3. Section 17, Township 54 South, Range 41 East, lying and being in Miami-Dade County, Florida.

5. LIMITATIONS:

Legal Description provided by Chicago Title Insurance Company. on A.L.T.A. Commitment No. 3042065, effective date February 2, 2010 at 11:00 P.M.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.
This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code.
This survey is not intended for design or construction purposes. For those purposes a Topographic Survey is required.

6. STATEMENT OF ENCROACHMENTS:
There are no visible encroachments from the subject premises onto the adjoining premises neither from adjoining premises onto the subject premises unless as shown on the map of survey.

7. CLIENT INFORMATION:
This ALTA/ACSM Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

ORION INVESTMENT AND MANAGEMENT CORP. C/O
LAW OFFICES OF NORMAN S. WEIDER
200 South Biscayne Boulevard, Suite 700
Miami Beach, Fl. 33131
Ph. 305-371-6338

8. ADDITIONAL NOTES:

1.- Present Zoning: CL (Commercial Limited District)
Information furnished by City of Coral Gables Planning and Zoning Department.
Setbacks:
Front: none
Rear: where there is a dedicated alley in the rear: Five (5) feet
where there is no dedicated alley in the rear: Ten (10) feet
Interior Side: none
Side Street: none

2.- No visible or apparent cemeteries lying within the subject property.

3.- Utilities available for this site as shown on Sketch, and should be verified before construction.

4.- Adequate ingress and egress to the premises is provided by Romano Avenue, Ponce de Leon Boulevard and Sarto Avenue. (Public Roads).

5.- Parking Spaces:
Regular Parking Spaces: 32
Handicap Parking Spaces: 2

N

P.B. 14, PG. 25

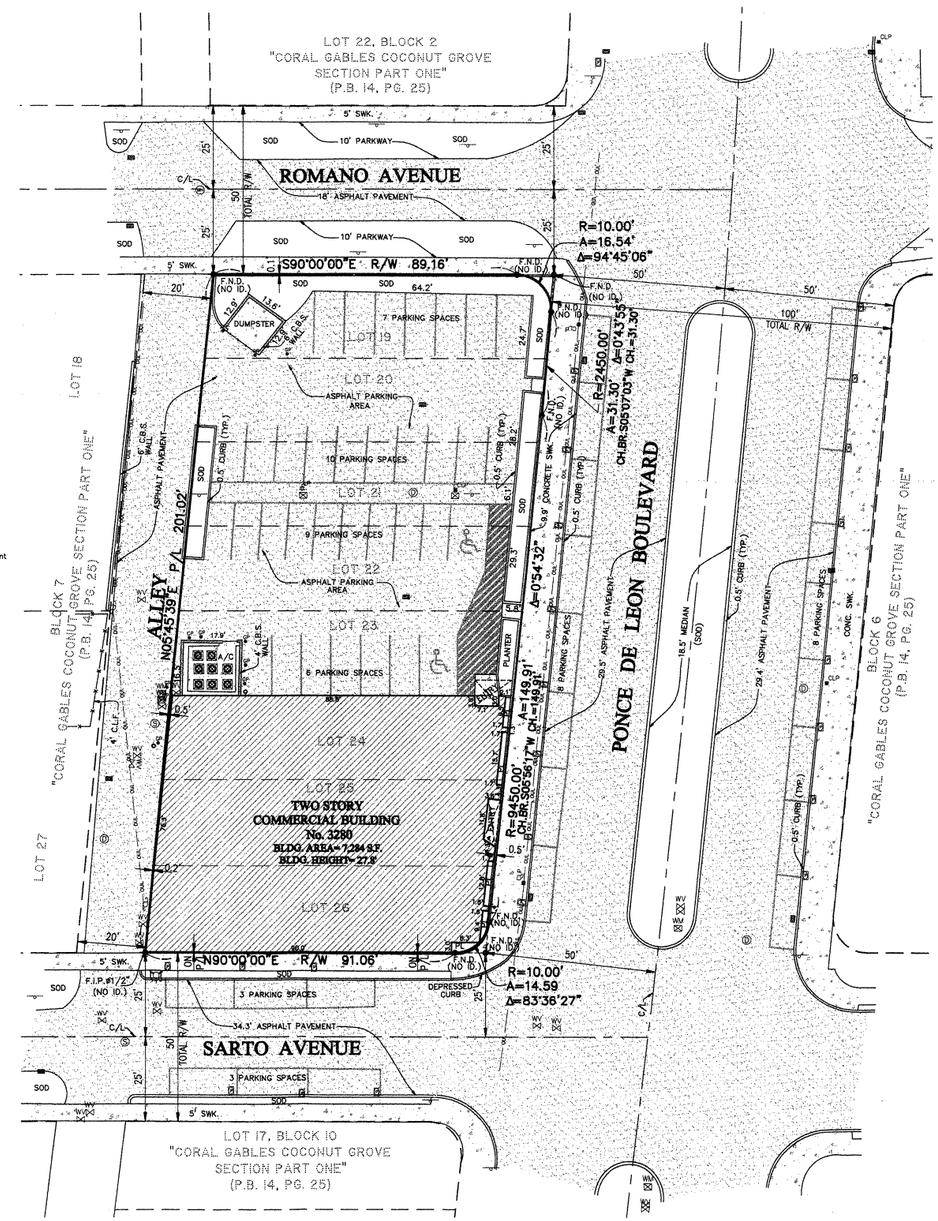
0' 10' 20' 40'
GRAPHIC SCALE
SCALE : 1" = 20'

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter
CH.	Chord Distance
CH.BR.	Chord Bearing

LEGEND

CLP	Concrete Light Pole
MLP	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
	Water Meter
	Electric Box
	Telephone Box
	Sewer Manhole
--OUL--	Overhead Utility Lines
	Light Pole
	Gas Valve
	Water Valve
	Water Manhole
	Telephone Manhole
	Monitoring Well
	Parking Meter
	Chain Link Fence
	Unknown Manhole
	Sewer Valve
	Mail Box
+10.00	Spot Elevation
	Temporary Benchmark
1.5'-15'-10'	Diameter-Height-Spread
	Right-of-Way Lines
	Property Corner
	Traffic Sign
	Catch Basin
	Drainage Manhole
	Wood Fence
	Iron Fence
	C.B.S. Wall
	Clean Out
GP	Guard Pole
NN	Back Flow Preventer
	Irrigation Control Valve



9. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

The exceptions of Schedule B-II appeared on Commitment No. 3042065 prepared by Chicago Title Insurance Company, effective date: February 2, 2010 at 11:00 P.M, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 5: Not addressed.

Item # 6: Utility Easement (water service) referenced in Warranty Deed between Coral Gables Corporation and Utilities Land Company, dated March 31, 1926, recorded April 2, 1926 under Clerk's file Number B34870 and recorded in Deed Book 939, Page 443, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 7 Utility Easement (electric service) referenced in Warranty Deed between Coral Gables Corporation and Utilities Land Company, dated March 31, 1926, uncer Clerk's File Number B34866, and recorded in Deed Book 939, Page 425, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 8: Easement between George E. Merrick and Eunice P. Merrick and Southern Atlantic Telephone & Telegraph Company, dated February 7, 1929 recorded April 3, 1926 under Clerk's File Number B34908 and recorded in Deed Book 839, Page 106, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 9: Transfer of the Easement Rights from South Atlantic Telephone & Telegraph Company to Southern Bell Telephone and Telegraph Company dated December 21, 1924 and recorded in Deed Book 506, Page 37. Does apply to the Subject Property containing blanket conditions.

Item # 10: Covenants appearing in Covenants executed by The Wackenhut Corporation, dated July 26, 1966 and recorded in Official Records Book 5157, Page 67 and Modification of Covenants dated July 12, 1984 and recorded July 18, 1984 in Official Records Book 12209, Page 1360. Does apply to the Subject Property containing blanket conditions.

Item #11: Building Site Regulations recorded May 27, 1981 in Official Records Book 11113, Page 346. Does apply to the Subject Property containing blanket conditions.

Item # 12: Declaration of Restrictive Covenants recorded February 27, 1985 in Official Records Book 12427, Page 2585. Does apply to the Subject Property containing blanket conditions.

Item # 13: Memorandum of Lease Agreement between Capstone Capital Trust Inc., a Maryland corporation, and Healthsouth Rehabilitation Corporation, a Delaware corporation, recorded July 15, 1994 on Official Records Book 16439, Page 1808.
Does apply to the Subject Property containing blanket conditions.

Item # 14: Agreement for Water Facilities between Miami-Dade County and HR Acquisition I Corporation recorded April 21, 2009 in Official Records Book 26836, Page 2345. Does apply to the Subject Property containing blanket conditions.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

SURVEYOR'S CERTIFICATE:

To: CHICAGO TITLE INSURANCE COMPANY, INC.
ORION VENTURE II PONCE, LLC, its successors and/or assigns ATIMA
NORMAN S. WEIDER, ESQ.
HR ACQUISITION I CORPORATION
FIRST NATIONAL BANK OF SOUTH MIAMI, its successors and/or assigns ATIMA

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By:_____
Juan J. Bonfill
Professional Land Surveyor No. 3179
State of Florida

Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys were adopted by:
American Land Title Association on October 5, 2005.
Board of Directors, National Society of Professional Surveyors on October 24, 2005
American Land Title Association, 1828 L. St., N.W., Suite 705, Washington, D.C. 20036.
National Society of Professional Surveyors, Inc., 6 Montgomery Village Avenue, Suite 403, Gaithersburg, MD 20879.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

J. Bonfill & Associates, Inc.
ARCHITECTS, LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

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of
3280 PONCE DE LEON BOULEVARD, CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA 33134
for
ORION INVESTMENT AND MANAGEMENT CORP.

REVISIONS	BY

Proj:	10-0059
Job:	10-0059
Date:	02-18-2010
Drawn:	G.P., J.S.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE

SHEET 1 OF 1