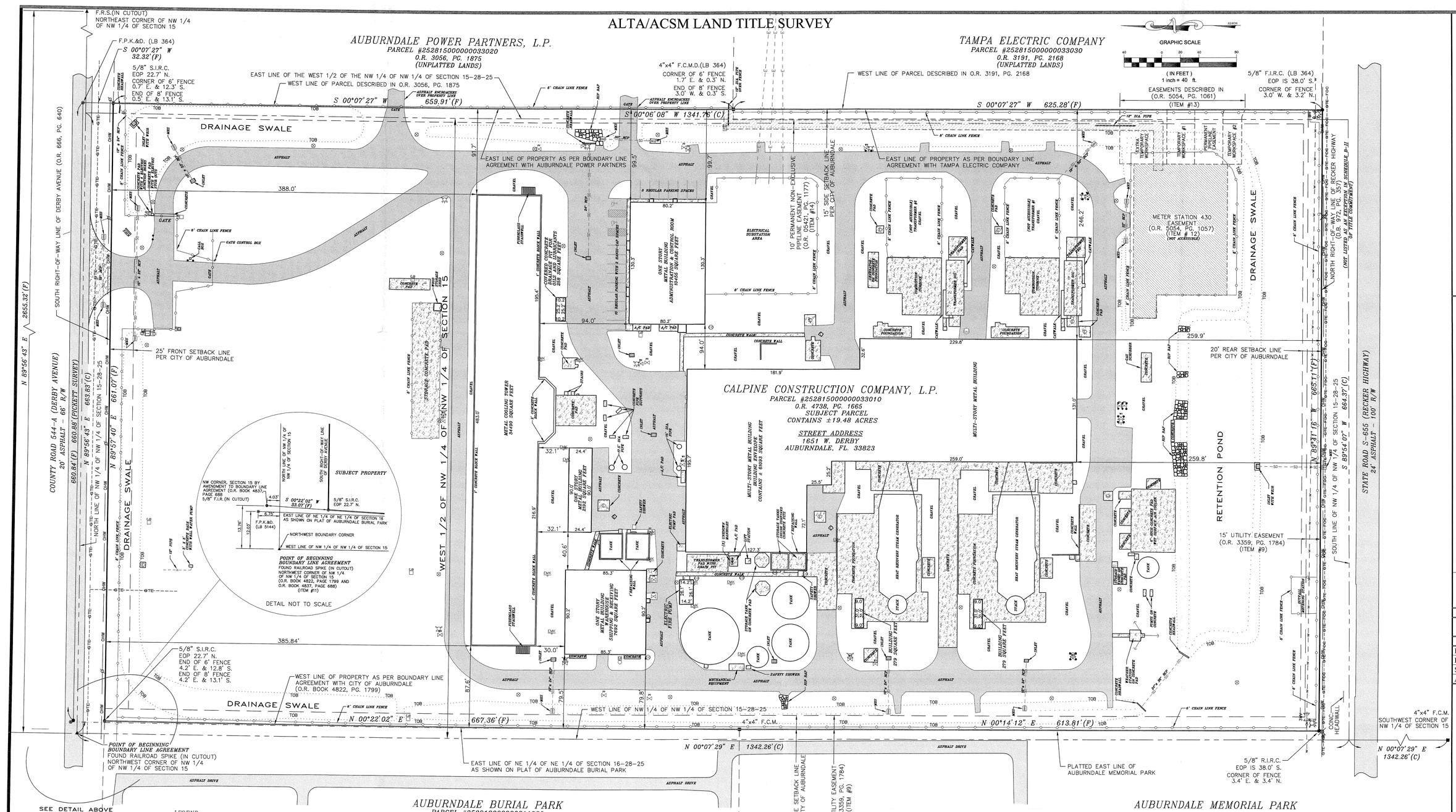
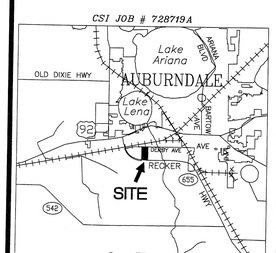
ALTA/ACSM LAND TITLE SURVEY





LEGEND:

A
- A/C — Air Conditioning Unit

B
- BM — Bench Mark
- BOB — Bottom of Bank
- BOC — Back of Curb

C
- —C— — Cable TV Line
- (C) — Calculated Measurement
- C — Chord Distance
- CB — Chord Bearing
- CL — Center line
- CM — Concrete Monument
- CMP — Corrugated Metal Pipe
- CONC. — Concrete
- CPP — Corrugated Plastic Pipe

D
- (D) — Deed/Described Measurement
- D — Degree of Curvature
- D.B. — Deed Book
- D.I. — Drill Hole
- D.O.T. — Department of Transportation

E
- E/ELEC. — Electric
- —E— — Electric Line
- EL./ELEV. — Elevation
- EOP — Edge of Pavement

F
- (F) — Field Measurement
- F.B. — Field Book
- FND. — Found
- F.C.M. — Found Concrete Monument
- F.C.M.D. — Found Concrete Monument with Disk
- F.J.C. — Found Iron Rod with Cap Stamped "Chastain-Skillman"
- F.R.S. — Found Railroad Spike

H
- HDPE — High Density Polyethylene Pipe

I
- INV — Invert
- IP — Iron Pipe
- IPWC — Iron Pipe with cap
- IRWC — Iron Rod with cap

L
- L — Length of Arc
- LB — Licensed Business
- LS — Licensed Surveyor

M
- M.B. — Map Book
- MES — Mitered End Section

N
- N&D — Nail and Disk
- N&F — Nail and Flasher

O
- —OHW— — Overhead Wire
- O.R. — Official Records Book
- —GTE— — General Telephone & Electric Line
- —FOC— — Fiber Optic Cable
- —SD— — Sanitary Storm Pipe

P
- (P) — Plat Measurement
- P.B. — Plat Book
- PC — Point of Curvature
- POP — Permanent Control Point
- PG. — Page
- PLS — Professional Land Surveyor
- PSM — Professional Surveyor & Mapper
- P.O.B. — Point of Beginning
- P.O.C. — Point of Commencement
- PRM — Permanent Reference Marker
- PT — Point of Tangency
- PVC — Polyvinyl Chloride Pipe

R
- R — Radius
- RCP — Reinforced Concrete Pipe
- REC. — Recovered
- R.I.R.C. — Recovered Iron Rod with Cap Stamped "Chastain-Skillman"
- RNG. — Range
- R/W — Right-of-Way
- RRS — Railroad Spike

S
- SEC. — Section
- S.I.R.C. — Set Iron Rod with Cap Stamped "Chastain-Skillman"
- (SP) — State Plane Coordinate System

T
- T./TELE. — Telephone
- —T— — Telephone line
- T.B.M. — Temporary Bench Mark
- TOB — Top of Bank
- (TYP) — Typical
- TWP. — Township

U
- —UGC— — Underground Cable Line
- —UGE— — Underground Electric Line
- —UGF— — Underground Fiber Optic Line
- —UGS— — Underground Sewer Line
- —UGT— — Underground Telephone Line
- —UGW— — Underground Water Line
- U.G.S. — Underground Service

V
- VCP — Vitreous Clay Pipe

SYMBOL
- Asphalt
- Back Flow Preventer
- Bench Mark
- Bollard
- Cable Junction Box
- Cable Line Marker
- Cable Line Marking
- Clean Out
- Concrete Light Pole
- Concrete Monument (CM)
- Concrete Utility Pole
- Concrete

SYMBOL
- Delta (Central Angle)
- Drainage Manhole
- Drill Hole (DH)
- Electric Meter
- Electric Junction Box
- Electric Manhole
- Electric Line Marker
- Electric Line Marking
- Fiber Optics Cable Marker
- Fiber Optics Cable Marker
- Fire Valve
- Fire Hydrant
- Flag
- Flood Light
- Gas Line Marker
- Gas Valve
- Gas Meter
- Gas Manhole
- Guy Anchor
- Handicap Parking Space
- Iron Pipe (IP)
- Iron Rod (IR)
- Irrigation Valve
- Lift Station
- Light Pole
- Manhole
- Metal Light Pole
- Metal Utility Pole
- Monitor Well
- Nail and Flasher (N&F)
- Nail and Disk (N&D)
- Railroad Spike (RRS)
- Sewer Line Marking
- Sewer Manhole
- Telephone Junction Box
- Telephone Line Marker
- Telephone Line Marking
- Telephone Manhole
- Utility Pole
- Water Line Marker
- Water Line Marking
- Water Manhole
- Water Meter
- Water Valve
- Well

AUBURNDALE BURIAL PARK

PARCEL #252816000000011020
P.B. 33, PGS. 14A & 14B

ZONING INFORMATION:

According to the City of Auburndale Official Zoning Map (dated March 17, 2009), the Subject Parcel is located in zone LI - Light Industrial. Per the City of Auburndale Land Development Regulations for Zone LI, Light Industrial:

5.6.14.7 – MINIMUM YARD REQUIREMENTS:
Front – 25 feet
Side – 15 feet (with provisions)
Rear – 20 feet (with provisions

5.6.14.8 – MAXIMUM LOT COVERAGE BY ALL BUILDINGS:
As needed to meet other requirements therein.

5.6.14.9 – MAXIMUM IMPERVIOUS SURFACE COVERAGE:
70% for upland soils. All other soils shall remain unimproved.

5.6.14.10 – MAXIMUM HEIGHT OF STRUCTURES:
Except as provided in Sec. 5.2.4, no portion shall exceed 150 feet.

5.6.14.11.1.2 – MINIMUM OFF-STREET PARKING REQUIREMENTS:
Parking space shall be determined by the administrative official in an amount appropriate to the circumstances of the case, but in no case shall off-street parking space required be less than one space for each employee on peak shifts.

DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHTS OF WAY.
IS ONE IN THE SAME:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY QUIT CLAIM DEED RECORDED IN DEED BOOK 972, PAGE 357 AND LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 640, AND AS MODIFIED BY A BOUNDARY LINE AGREEMENT RECORDED OCTOBER 12, 2001 IN OFFICIAL RECORDS BOOK 4822, PAGE 1799, AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4837, PAGE 688, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) Underground improvements, if any, have not been located.

2) Bearings are based on the assumed bearing of N 89°41'16"W along the North right-of-way line of State Road S-655 (Recker Highway).

3) At the time of the field survey, there was no obseveable evidence of earth moving work, building construction or building additions within recent months; there also was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

TITLE COMMITMENT NOTES:

The easements and other title matters shown hereon were taken from Title Commitment File Number FA-C-394164-2, issued by First American Title Insurance Company, effective April 08, 2009 at 8:00 A.M., and was relied upon to be complete and correct. The following items refer to Schedule B-II of said commitment:

DATE ISSUED: MAY 12, 2009

9) SUBJECT TO Utility Easement recorded in Book 3359, Page 1784. (Shown)

10) SUBJECT TO the terms, provisions and conditions contained in that certain Ordinance No. 985, recorded in Book 4406, Page 1542. (Subject Parcel annexed into the City of Auburndale, Florida)

11) SUBJECT TO the terms, provisions and conditions contained in that certain Boundary Line Agreement, recorded in Book 4822, Page 1799, as affected by: Book 4837, Page 688. (Detail of Section Corner and affected boundaries are shown)

12) SUBJECT TO Easement recorded in Book 5054, Page 1057. (Shown)

13) SUBJECT TO Easement recorded in Book 5054, Page 1061. (Temporary workspaces shown)

14) SUBJECT TO Easement recorded in Book 5421, Page 1177. (Permanent non-exclusive easementshown;Temporary construction non-exclusive easement has expired and is not shown)

NOTE: All of the above recording information refers to the Public Records of Polk County, Florida.

AUBURNDALE MEMORIAL PARK

PARCEL #252816000000011020
P.B. 85, PGS. 41 & 42

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:
Calpine Construction Finance Company, LP, Wilmington Trust Company, as Collateral Trustee, Stewart Title Guaranty Company, First American Title Insurance Company, and their respective successors and assigns.
I, Ralph H. Whisler III, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "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(a), 8, 9, 10, 11(b), 13, 14, 16, and 18 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 therein.

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.

The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. FA-C-394164-2 with an effective date of 04/08/2009 at 8:00AM, Issued May 12, 2009 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.12105C0345 F, effective 12-2-2000, for Community No. 120261, in Polk County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

The Property has direct access to Derby Avenue (C.R.544-A & Recker Highway (S.R. S-655), a dedicated public street or highway.

The total number of striped parking spaces on the subject property is 20, including 2 designated handicap spaces.

SEAL

5/21/09

Name:RALPH H. WHISLER III, P.L.S.
Address: 363 U.S. 27 SOUTH, SEBRING, FLORIDA 33870
Phone No.: (863) 382-4160
Professional Land Surveyor License No.: L.B. #262

engineers – architects – surveyors – scientists
chastain skillman incorporated
Lakeland Sebring Tampa Orlando Atlanta
Sebring Survey Office:
363 U.S. Highway 27 South, Sebring, Florida 33870 (863) 382-4160

DATE	DESCRIPTION

REVISED DATE

	R/W

REVISION NO.

FIELD BY	JCL
DRAWN BY	BWD
SURVEYOR	RHW III
ACAD FILE	728719A.dwg

CALPINE CORPORATION
OSPREY ENERGY CENTER

ALTA/ACSM LAND TITLE SURVEY

FIELD BOOK:
FB S-132 - PG 33

SCALE:
1"= 40'

DATE OF SURVEY:
05/04/2009

DRAWING NO.
ESS-7287.19A