ATTACHMENT 5

RIVER OAKS RESERVE COMMERCIAL REPLAT

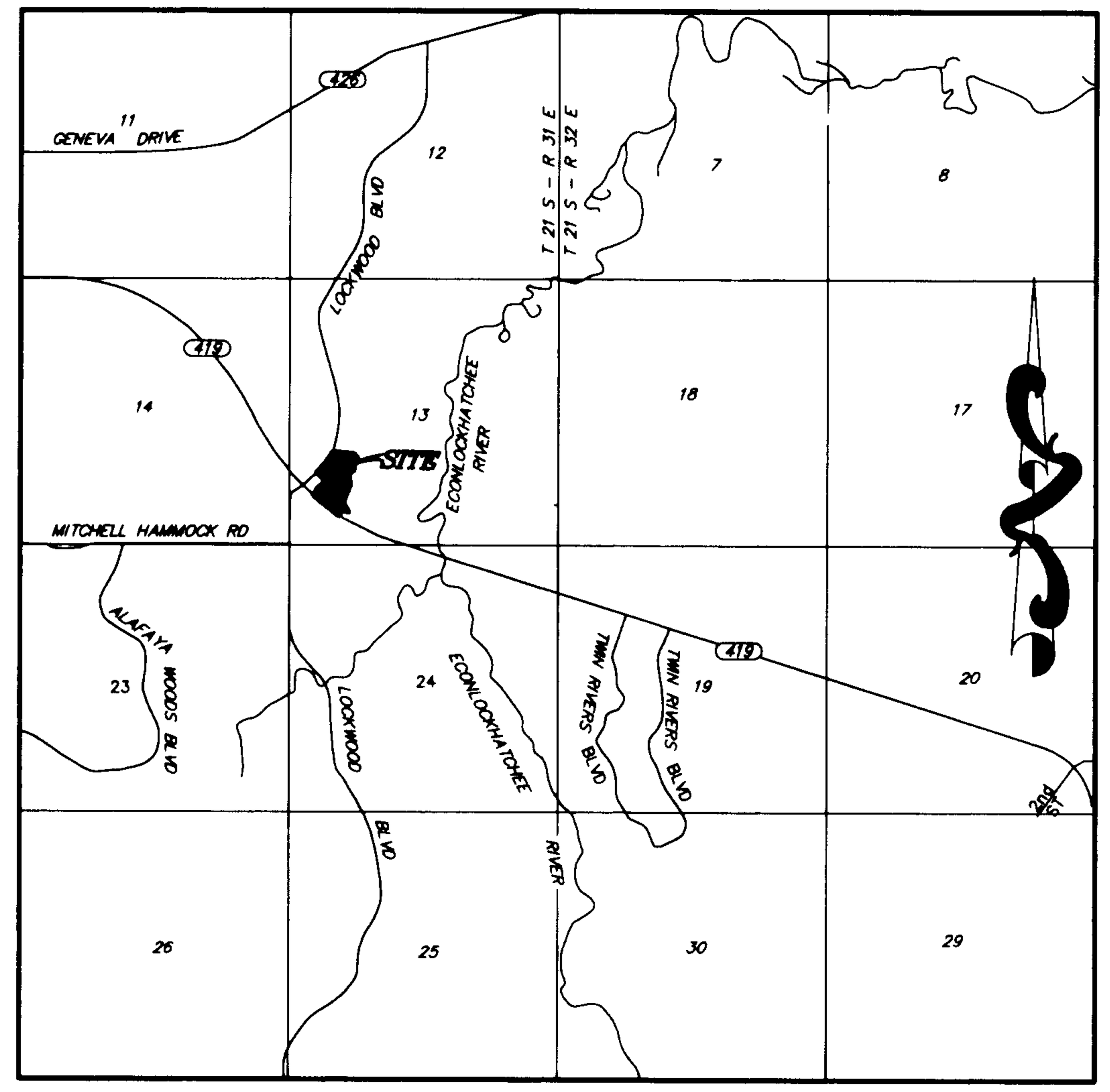
SHEET 1 OF 2

PLAT BOOK 66 PAGE 47

REPLATTING LOT 1, RIVER OAKS RESERVE COMMERCIAL, PB.63, PGS.20 AND 21

LOCATED IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 31 EAST

CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING LOT 1, RIVER OAKS RESERVE COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63 , PAGES 20 AND 21 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2 OF SAID RIVER OAKS RESERVE COMMERCIAL, FOR A POINT OF BEGINNING; THENCE RUN NORTH 41°21'50"EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF, 81.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID WESTERLY LINE AND SAID CURVE, HAVING A RADIUS OF 1323.24 FEET, A CENTRAL ANGLE OF 18°36'04", AN ARC LENGTH OF 429.59 FEET, A CHORD LENGTH OF 427.70 FEET AND A CHORD BEARING OF NORTH 32°03'48" EAST TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 412.19 FEETTO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN ALONG THE EAST LINE OF SAID LOT 1 THE FOLLOWING COURSES: ; SOUTH 43°27'59" EAST, 109.15 FEET; SOUTH 43°32'13" WEST, 52.05 FEET; SOUTH 02°36'39" WEST, 151.19 FEET; SOUTH 00°03'11" WEST, 58.87 FEET; SOUTH 52°17'08" WEST, 122.58 FEET; SOUTH 13°09'54" EAST, 84.52 FEET; SOUTH 12°26'52" EAST, 144.35 FEET; SOUTH 17°30'17" WEST, 188.95 FEET; SOUTH 18°43'44" WEST, 169.26 FEET; SOUTH 32°21'57" EAST, 230.98 FEET; NORTH 71°34'35" WEST, 151.52 FEET, SOUTH 16°31'59" WEST,141.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF CHULUOTA ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 76 AND 77 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 65°16'09" WEST, ALONG SAID SOUTH LINE OF LOT 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF CHULUOTA ROAD, 38.04 FEET TO A POINT LYING ON A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID SOUTH LINE OF LOT 1 AND SAID CURVE, HAVING A RADIUS OF 5647.58 FEET, A CENTRAL ANGLE OF 06°14'03", AN ARC LENGTH OF 614.49 FEET, A CHORD LENGTH OF 614.19 FEET AND A CHORD BEARING OF NORTH 54°58'44" WEST TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE RUN NORTH ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING COURSES: NORTH 41°21'50" EAST, 75.60 FEET; NORTH 03°57'19" EAST, 63.65 FEET; NORTH 41°21'50" EAST, 236.40 FEET; NORTH 48°38'10" WEST, 240.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA AND CONTAINS 14.455 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING NORTH 00°46'51" WEST.

(2) —⊡— DENOTES A (P.R.M.) PERMANENT REFERENCE MONUMENT, A SET 4"X 4" CONCRETE MONUMENT AND BRASS DISC. STAMPED LS. 4044

(3) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(4) TRACT "A" IS DEDICATED TO AND MAINTAINED BY THE RIVER OAKS RESERVE COMMERCIAL TRACT PROPERTY OWNERS ASSOCIATION, INC., WITH A PERPETUAL NON-EXCLUSIVE EASEMENT DEDICATED TO SEMINOLE COUNTY, FLORIDA.

(5) THE CROSS ACCESS/DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO AND MAINTAINED BY THE RIVER OAKS RESERVE COMMERCIAL TRACT PROPERTY OWNERS ASSOCIATION, INC.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors
Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

CERTIFICATE OF SURVEYOR AND MAPPER

I hereby certify that this plat is true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all the requirements of Chapter 177 of the Florida Statutes, I further certify that I have complied with the requirements of Section 177.091(7) regarding "permanent reference monuments",and that the land is located within the City of Oviedo, Seminole County, Florida

[signature] Surveyors Signature — NOV 10 2004 Date

David A. White — Surveyors Name (printed)

LS 4044 — Surveyors Registration Number

LB 3556 — Certificate of Authorization Number

Professional Engineering Consultants,Inc.
200 East Robinson Street, Suite 1560 Orlando Florida,32801

PLAT CERTIFICATION FOR REVIEWING SURVEYOR

I HEREBY CERTIFY that the information shown on this record plat meets or exceeds the requirements of Chapter 177, Florida Statutes. No conformation of mathematical closure or the placement of PRM'S and PCP's in the field was made in this review.

By: [signature] Date: 11/23/04

Printed Name: Phillip E. Hampton. P.L.S.
Registered Surveyor and Mapper Number 3744
State of Florida.
As agent for the City of Oviedo

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on December 20, 2004 the City City Council of the City of Oviedo FL approved the foregoing plat .

[signature] Mayor
Thomas G. Walters Mayor

Attest: [signature] City Clerk
Barbara J. Barbour City Clerk

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on Dec 29, 2004 at 10:22 AM file No. 2004199965

CLERK OF THE CIRCUIT COURT
in and for Seminole County, Fla.
BY Robert Lewis D.C.

RIVER OAKS RESERVE COMMERCIAL DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the General Partnership named below being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates ______________

shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, have caused these presents to be signed by the officer named below on November 11, 2004

By: K & B ASSOCIATES VII , A FLORIDA GENERAL PARTNERSHIP
By: MARTNI HOLDINGS VII, INC. A FLORIDA CORPORATION , GENERAL PARTNER
By: [signature]
Printed Name RANDALL R. HODGE
Title VICE PRESIDENT
WITNESSES:
[signature] Printed Name Joann Auld
[signature] Printed Name Patricia Zeckser

STATE OF FLORIDA COUNTY OF SEMINOLE
THIS IS TO CERTIFY, That on November 11, 2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared RANDALL R. HODGE respectively the Vice President of the above named General Partnership incorporated under the laws of the State of Florida is personally known to me or has produced the following identification ______________ and did (did not) take an oath that he is the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer, thereunto duly authorized and that the said Dedication is the act and deed of said General Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

[signature]
NOTARY PUBLIC
My Commission Expires 5/1/2007

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates ______________

shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, have caused these presents to be signed by the officer named below on NOVEMBER 19, 2004

By: SUNTRUST BANK
By: [signature]
Printed Name ANTHONY J. BOWER
Title SENIOR VICE PRESIDENT
WITNESSES:
[signature] Printed Name Lea E. Lajoie
[signature] Printed Name Haydee Roman

STATE OF Florida COUNTY OF Orange
THIS IS TO CERTIFY, That on 11/19/04 ,before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Anthony J. Bower respectively the Senior Vice Pres of the above named Corporation incorporated under the laws of the State of Florida is personally known to me or has produced the following identification ______________ and did (did not) take an oath that he is the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer, thereunto duly authorized and that the said Dedication is the act and deed of said General Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. [signature]

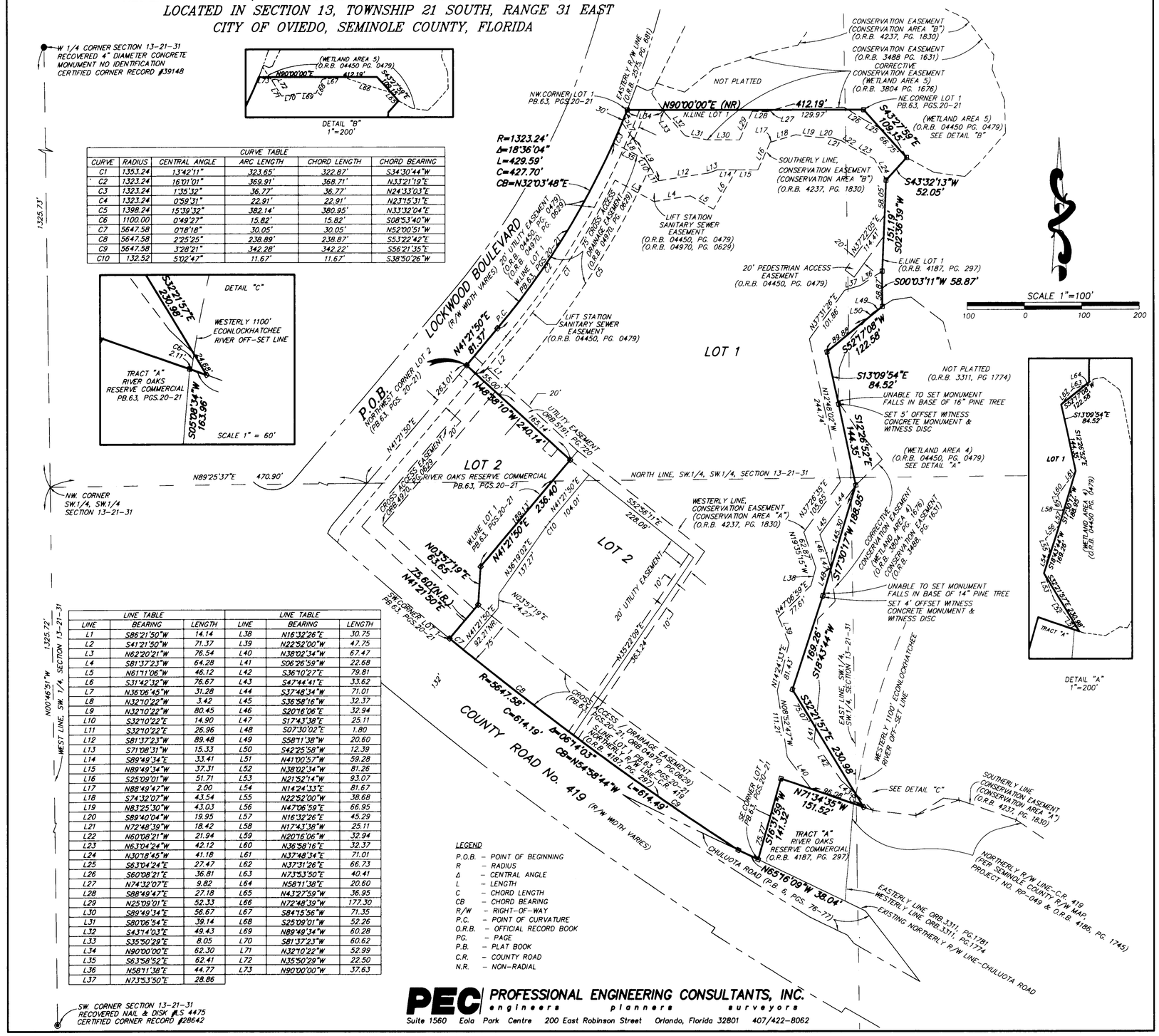
NOTARY PUBLIC
My Commission Expires Carole M Lathem My Commission DD075108 Expires January 01 2006

RIVER OAKS RESERVE COMMERCIAL REPLAT

SHEET 2 OF 2

PLAT BOOK 66 PAGE 48

REPLATTING LOT 1, RIVER OAKS RESERVE COMMERCIAL, PB.63, PGS.20 AND 21
LOCATED IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 31 EAST
CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1353.24	13°42'11"	323.65'	322.87'	S34°30'44"W
C2	1323.24	16°01'01"	369.91'	368.71'	N33°21'19"E
C3	1323.24	1°35'32"	36.77'	36.77'	N24°33'03"E
C4	1323.24	0°59'31"	22.91'	22.91'	N23°15'31"E
C5	1398.24	15°39'32"	382.14'	380.95'	N33°32'04"E
C6	1100.00	0°49'27"	15.82'	15.82'	S08°53'40"W
C7	5647.58	0°18'18"	30.05'	30.05'	N52°00'51"W
C8	5647.58	2°25'25"	238.89'	238.87'	S53°22'42"E
C9	5647.58	3°28'21"	342.28'	342.22'	S56°21'35"E
C10	132.52	5°02'47"	11.67'	11.67'	S38°50'26"W

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S86°21'50"W	14.14	L38	N16°32'26"E	30.75
L2	S41°21'50"W	71.37	L39	N22°52'00"W	47.75
L3	N62°20'21"W	76.54	L40	N38°02'34"W	67.47
L4	S81°37'23"W	64.28	L41	S06°26'59"W	22.68
L5	N61°11'06"W	46.12	L42	S36°10'27"E	79.81
L6	S31°42'32"W	76.67	L43	S47°44'41"E	33.62
L7	N36°06'45"W	31.28	L44	S37°48'34"W	71.01
L8	N32°10'22"W	3.42	L45	S36°58'16"W	32.37
L9	N32°10'22"W	80.45	L46	S20°16'06"E	32.94
L10	S32°10'22"E	14.90	L47	S17°43'38"E	25.11
L11	S32°10'22"E	26.96	L48	S07°30'02"E	1.80
L12	S81°37'23"W	89.48	L49	S58°11'38"W	20.60
L13	S71°08'31"W	15.33	L50	S42°25'58"W	12.39
L14	S89°49'34"E	33.41	L51	N41°00'57"W	59.28
L15	N89°49'34"W	37.31	L52	N38°02'34"W	81.26
L16	S25°09'01"W	51.71	L53	N21°52'14"W	93.07
L17	N88°49'47"W	2.00	L54	N14°24'33"E	81.67
L18	S74°32'07"W	43.54	L55	N22°52'00"W	38.68
L19	N83°25'30"W	43.03	L56	N47°06'59"E	66.95
L20	S89°40'04"W	19.95	L57	N16°32'26"E	45.29
L21	N72°48'39"W	18.42	L58	N17°43'38"W	25.11
L22	N60°08'21"W	21.94	L59	N20°16'06"W	32.94
L23	N63°04'24"W	42.12	L60	N36°58'16"E	32.37
L24	N30°18'45"W	41.18	L61	N37°48'34"E	71.01
L25	S63°04'24"E	27.47	L62	N37°31'26"E	66.73
L26	S60°08'21"E	36.81	L63	N73°53'50"E	40.41
L27	N74°32'07"E	9.82	L64	N58°11'38"E	20.60
L28	S88°49'47"E	27.18	L65	N43°27'59"W	36.95
L29	N25°09'01"E	52.33	L66	N72°48'39"W	177.30
L30	S89°49'34"E	56.67	L67	S84°15'56"W	71.35
L31	S80°06'54"E	39.14	L68	S25°09'01"W	52.26
L32	S43°14'03"E	49.43	L69	N89°49'34"W	60.28
L33	S35°50'29"E	8.05	L70	S81°37'23"W	60.62
L34	N90°00'00"E	62.30	L71	N32°10'22"W	52.99
L35	S63°58'52"E	62.41	L72	N35°50'29"W	22.50
L36	N58°11'38"E	44.77	L73	N90°00'00"W	37.63
L37	N73°53'50"E	28.86			

LEGEND

- P.O.B. – POINT OF BEGINNING
- R – RADIUS
- Δ – CENTRAL ANGLE
- L – LENGTH
- C – CHORD LENGTH
- CB – CHORD BEARING
- R/W – RIGHT-OF-WAY
- P.C. – POINT OF CURVATURE
- O.R.B. – OFFICIAL RECORD BOOK
- PG. – PAGE
- P.B. – PLAT BOOK
- C.R. – COUNTY ROAD
- N.R. – NON-RADIAL

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors
Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062