

ALTA/NSPS Land Title Survey of S TPC Boulevard Site, Orlando, Florida Sections 27 and 34, Township 23 South, Range 30 East, Orange County, Florida

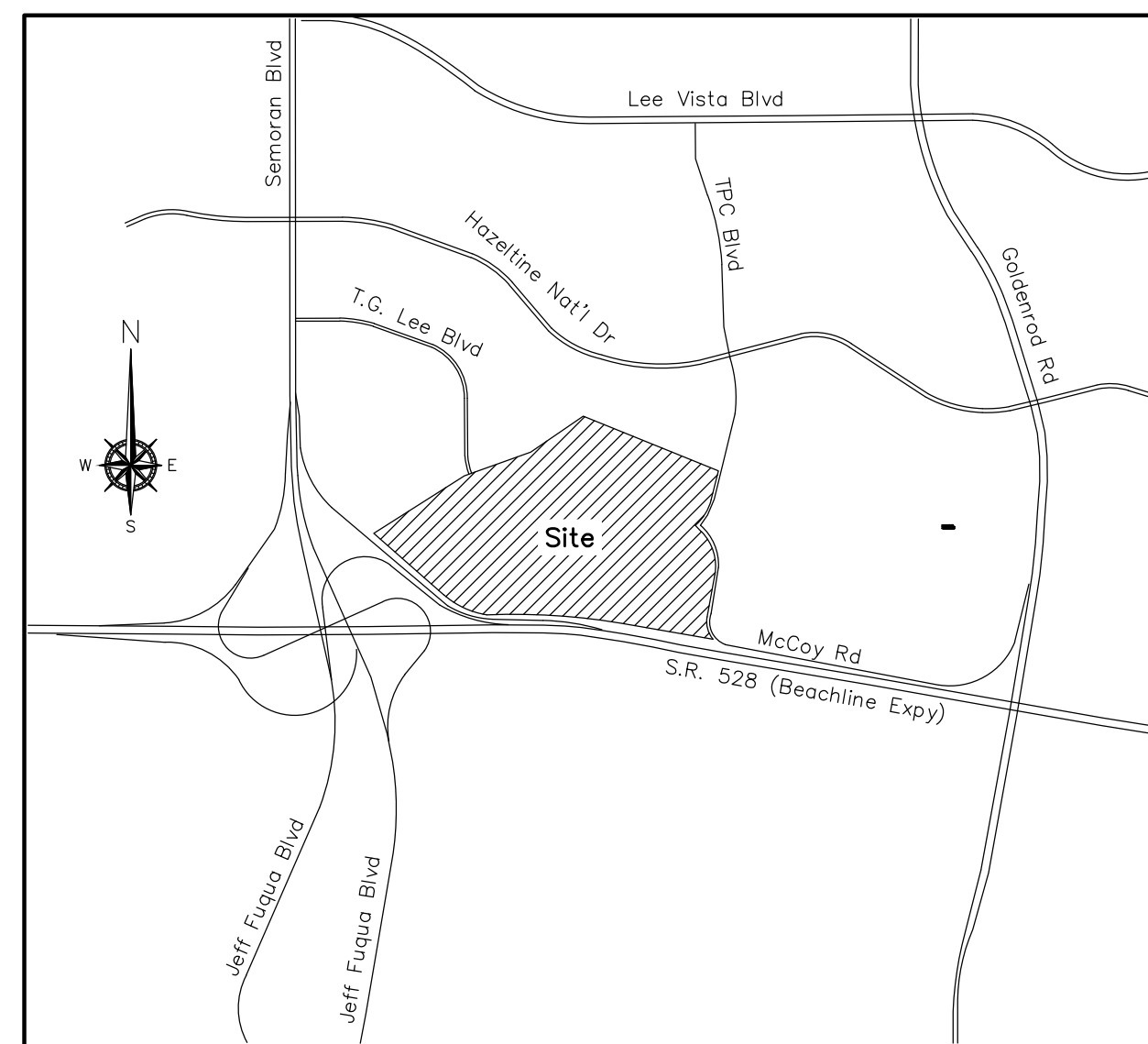
Property Description

A parcel of land being a portion of the Southwest 1/4 and the Southeast 1/4 of Section 27, and the Northeast 1/4 of Section 34, Township 23 South, Range 30 East in Orange County, Florida, said parcel of land being bounded on the North by the South boundary lines of the following subdivisions: LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 1 recorded in Plat Book 11, Page 68, Public Records of Orange County, Florida; LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 2 recorded in Plat Book 14, Page 1088, Public Records of Orange County, Florida and LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 2B recorded in Plat Book 17, Page 101, Public Records of Orange County, Florida; bounded on the South by the North right of way line of State Road 528 (Beachline Expressway), a limited access right of way, in accordance with a Specific Purpose Survey of the Orlando - Orange County Expressway Authority Right of Way of State Road 528, dated May 27, 2011; bounded on the East by the West right of way line of T.P.C. Drive and McCoy Road in accordance with that certain City Deed recorded in Official Records Book 7041, Page 1075, Public Records of Orange County, Florida.

Surveyor's Report

- The bearings shown are based on the South boundary line of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 1 recorded in Plat Book 11, Page 68, Public Records of Orange County, Florida being North 57°38'30" East.
- This Survey was performed with the benefit of a Title Commitment prepared by Chicago Title Insurance Company, file number 402101721TS, dated January 14, 2022 @ 5:00 PM (revised February 10, 2022). This firm relied on said commitment and did not search the public records for easements or restrictions of record.
- As to Table A Item 1 in the Surveyor's Certification, monuments are placed at all major boundary corners.
- As to Table A Item 2 in the Surveyor's Certification, according to the Orange County Property Appraiser's map, no address has been assigned to this property.
- As to Table A Item 3 in the Surveyor's Certification, subject property lies within Zone X, an area determined to be outside the 0.2% annual chance floodplain, and Zone A, an area with no base flood elevations determined, according to the National Flood Insurance Program, Flood Insurance Rate Map numbers 12095C0435G, dated June 20, 2018.
- As to Table A Item 4 in the Surveyor's Certification, the gross land area of the subject property is 121.956 acres (5,312,380 square feet), more or less, and is currently vacant.
- As to Table A Item 8 in the Surveyor's Certification, the substantial features observed in the process of conducting the field work are shown hereon.
- As to Table A Item 11 in the Surveyor's Certification, only the observed evidence of the underground utilities as shown hereon. The underground utility lines, if any, were not marked on the ground by the utility companies for the purpose of this survey.
- As to Table A Item 13 in the Surveyor's Certification, the names of adjoining owners according to current tax records are shown hereon.
- As to Table A Item 14 in the Surveyor's Certification, the subject property is located West of the intersection of T.P.C. Boulevard and McCoy Road.
- As to Table A Item 16 in the Surveyor's Certification, at the time of this survey there were no observable evidence of recent earth moving work and building construction.
- As to Table A Item 17 in the Surveyor's Certification, at the time of this survey there were no observable evidence of recent street or sidewalk construction or repairs within the road rights of way.
- Subject property has direct driveway access to TPC Boulevard and McCoy Road on the East, and T.G. Lee Boulevard on the North, all dedicated public right of ways. The subject property abuts said public right of ways with no overlaps, gaps or gores.
- The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.
- This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.
- This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17.052, pursuant to Florida Statute Chapter 472.
- A paper original of this Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper and a Portable Document Format (PDF) file version of this survey is not valid without a digital signature and seal of a Florida licensed surveyor and mapper.

Vicinity Map (Not to Scale)



Title Exception Notes

- This Policy does not insure the nature or extent of riparian or littoral rights. (as to Parcel 3) (Applies to subject property - no plottable easements)
 - Rights of the public to use the waters over the submerged land lying within the subject property for boating, fishing, swimming and other public purposes. (as to Parcel 3) (Applies to subject property - no plottable easements)
 - Rights of property owners whose property abuts Lake Michelle or the stream of water leading thereto or therefrom, in and to the concurrent use of the water of said lake and in and to the bed or submerged portions thereof; also, any rights of those owners to use said lake for boating, fishing or other recreational purpose, drainage or common purpose. (as to Parcel 3) (Applies to subject property - no plottable easements)
 - This Policy does not insure, and should not be construed to insure, the right of the insured to fill any portion of the submerged lands described in Schedule A without first having complied with all applicable state and federal requirements. (as to Parcel 3) (Applies to subject property - no plottable easements)
 - Limited access to State Road 528 and rights of access contained in the Warranty Deed recorded in Official Records Book 1558, Page 317. (as to Parcel 3) (Applies to the subject property - not plotted)
 - Limited access to State Road 528 and rights of ingress, egress, light, air and view contained in the Final Judgment as to Parcel 1.1 recorded in Official Records Book 3152, Page 1061. (as to Parcel 3) (Applies to the subject property - not plotted)
 - Developers Agreement recorded in Official Records Book 3196, Page 1648. (as to Parcels 1 to 4) (Applies to subject property - no plottable easements)
 - Declaration of Restrictive Covenants recorded in Official Records Book 3280, Page 596. (as to Parcel 3) (Does not apply to the subject property - easement is not plotted)
 - Conservation Easement in favor of the State of Florida Department of Environmental Regulation recorded in Official Records Book 3295, Page 2746. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Nonexclusive Utility Easement in favor of the City of Orlando and the Orlando Utility Commission recorded in Official Records Book 3374, Page 150; corrected in Corrective Nonexclusive Utility Easement recorded in Official Records Book 3394, Page 1051. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Easement Agreement recorded in Official Records Book 3477, Page 2517. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Easement in favor of the City of Orlando and the Orlando Utility Commission recorded in Official Records Book 3478, Page 1435. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Declaration of Avigation Easement recorded in Official Records Book 3623, Page 1475. (as to Parcels 3 and 4) (Applies to subject property - easement is blanket in nature)
 - Water Easement in favor of the City of Orlando and the Orlando Utility Commission recorded in Official Records Book 4079, Page 3214. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Easement in favor of BellSouth Telecommunications, Inc. recorded in Official Records Book 4787, Page 974. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Western Link of Lee Vista Boulevard Extension Contribution Agreement recorded in Official Records Book 5686, Page 2393. (as to Parcels 1 to 4) (Applies to subject property - easement is plotted hereon)
 - Easements as set forth in City Deed recorded in Official Records Book 7041, Page 1122. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Orlando Utilities Commission Utility Easement recorded in Official Records Book 9450, Page 2126. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Utility Easement in favor of the City of Orlando and the Orlando Utility Commission recorded in Official Records Book 9507, Page 2730. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Grant of Easement in favor of Billboard, LLC recorded in Official Records Instrument No. 20210709910. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Grant of Easement in favor of Billboard, LLC recorded in Official Records Instrument No. 20210709912. (as to Parcel 3) (Applies to subject property - easement is plotted hereon)
 - Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (as to Parcels 1 to 4) (Not a survey matter)
- NOTE: Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument No. 20170358698. (as to Parcel 3) (Applies to a portion of the subject property - document describes South 1/2 of the Southeast 1/4 of Section 27-23-30, plotted hereon)

Symbols and Abbreviations Legend

R/W - denotes right of way	~ - denotes back flow preventer	— — — - denotes buried electric
O.R. - denotes Official Records Book	☉ - denotes concrete utility pole	— — — - denotes buried gas line
P.B. - denotes Plat Book	☐ - denotes electric riser	— — — - denotes buried water line
Pg. - denotes page	⊙ - denotes electric manhole	— — — - denotes overhead utility lines
☉ - denotes center line	⊕ - denotes fire hydrant	☐ - denotes storm drainage inlet
PSM - denotes Professional Surveyor and Mapper	⚠ - denotes force main marker	⊙ - denotes storm drainage manhole
(M) - denotes measured dimension	⚠ - denotes fiber optic marker	⊙ - denotes sanitary sewer manhole
(R) - denotes recorded dimension	⚠ - denotes gas line marker	
ID - denotes identification	→ - denotes guy wire	
R - denotes radius	⊗ - denotes metal light pole	
L - denotes length	☐ - denotes reclaimed water meter	
D - denotes delta angle	☐ - denotes traffic or information sign	
C - denotes chord	☐ - denotes electric transformer	
CD - denotes chord direction	☐ - denotes unknown utility pullbox	
RCP - denotes reinforced concrete pipe	☐ - denotes water meter	
PVC - denotes polyvinyl chloride pipe	☐ - denotes water valve	
CMP - denotes corrugated metal pipe		

Surveyor's Certification

To:
Orlando Logistics Park Leevista-Land, LLC, an Indiana limited liability company
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 8, 11 (above evidence of utilities only), 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on December 28, 2021.

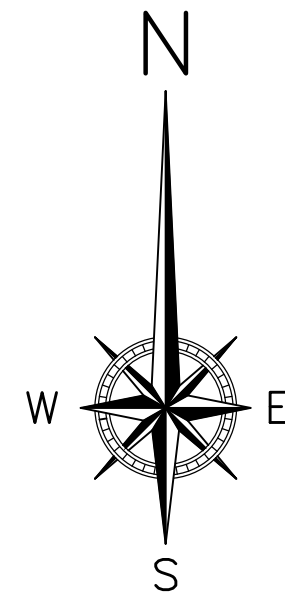
Date of Plat or Map: March 09, 2022

Billy Joe Jenkins, Jr.
Florida Surveyor and Mapper Registration Number 5205

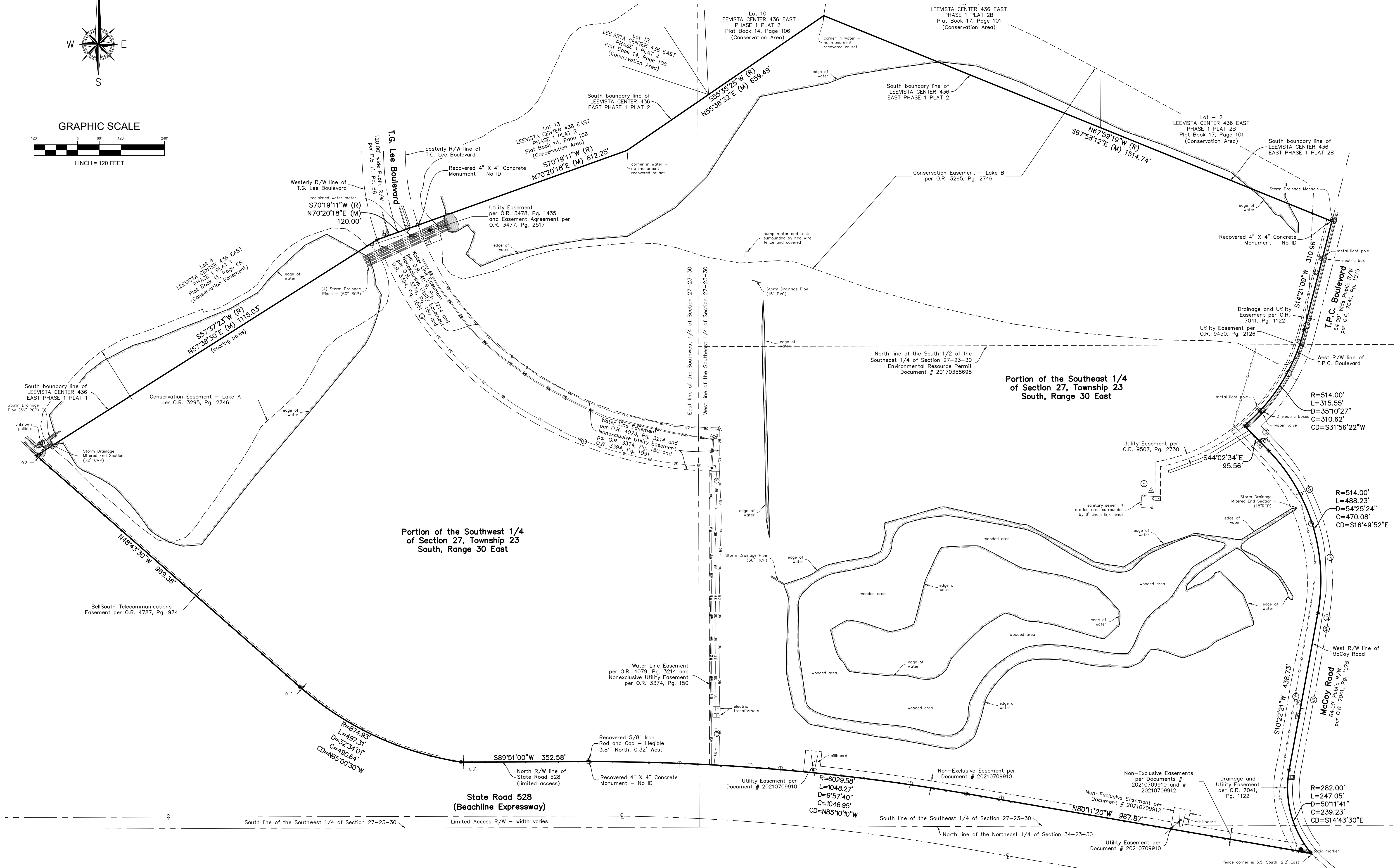
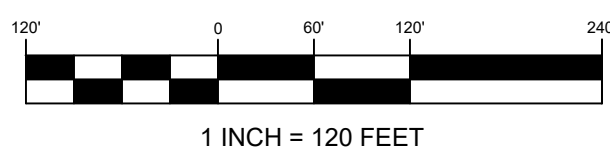
Date	Revision
03/09/22	per Attorney's review comments

December 28, 2021	Field Date	125/39	Field Book/Page
510.19 ALTA	Project Number	1" = 120'	Scale

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S TPC Boulevard Site, Orlando, Florida
Sections 27 and 34, Township 23 South,
Range 30 East, Orange County, Florida



GRAPHIC SCALE



Portion of the Southwest 1/4
of Section 27, Township 23
South, Range 30 East

Portion of the Southeast 1/4
of Section 27, Township 23
South, Range 30 East

Benchmark Surveying & Mapping, LLC
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