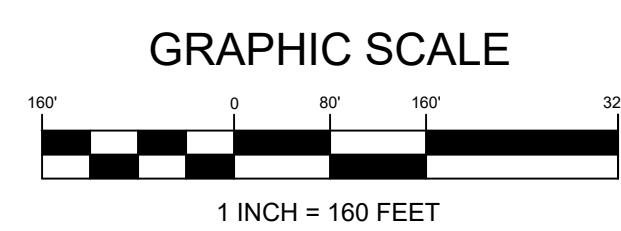
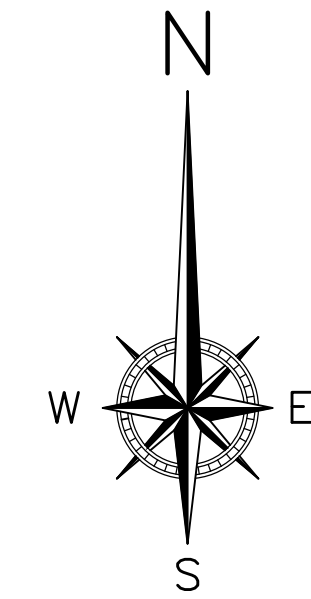
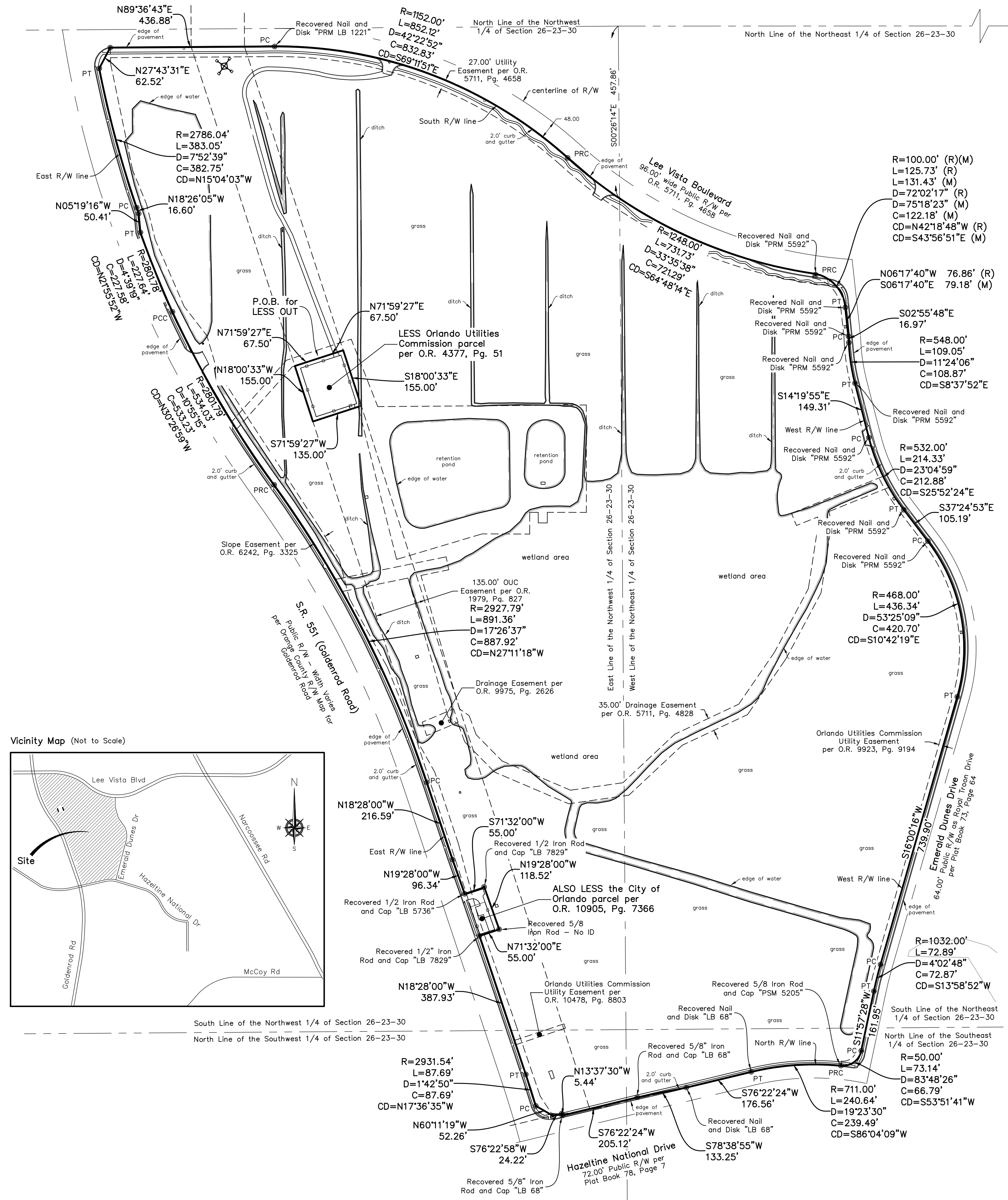


ALTA/NSPS Land Title Survey of
7150 Lee Vista Boulevard, Orlando, Florida
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Property Description
A parcel of land being a portion of Section 26, Township 23 South, Range 30 East in Orange County, Florida, said parcel of land being bounded on the North by the South right of way line of Lee Vista Boulevard, a public right of way being 96.00 feet wide, in accordance with that certain Warranty Deed Right-of-Way recorded in Official Records Book 5711, Page 4658, Public Records of Orange County, Florida, bounded on the East by the West right of way line of Emerald Dunes Drive, also known as Royal Troon Drive, a public right of way being 64.00 feet wide, in accordance with LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40 recorded in Plat Book 73, Page 64, Public Records of Orange County, Florida, bounded on the South by the North right of way line of Hazeline National Drive, a public right of way being 72.00 feet wide, in accordance with LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 41 recorded in Plat Book 78, Page 7, Public Records of Orange County, Florida and bounded on the West by the East right of way line of Goldenrod Road, a variable width right of way, in accordance with the Orlando-Orange County Expressway Authority Right of Way Map of Goldenrod Road Extension, Orange County Project Number 903.
LESS that portion owned by Orlando Utilities Commission according to that certain Special Warranty Deed recorded in Official Records Book 4377, Page 51, Public Records of Orange County, Florida.
AND LESS that portion owned by the City of Orlando, Florida according to that certain Special Warranty Deed recorded in Official Records Book 10905, Page 7366, Public Records of Orange County, Florida.

Title Exception Notes
10. Easement in favor of the City of Orlando as set forth in Order of Taking recorded in Official Records Book 1838, Page 953 and Final Judgment as to Parcel 8 recorded in Official Records Book 1979, Page 827. (as to Parcel 1) (Applies to subject property - plotted hereon)
12. Developers Agreement recorded in Official Records Book 3196, Page 1648. (as to Parcels 1 to 4) (Applies to subject property - no plottable easements)
20. Rights of the City of Orlando and the Orlando Utilities Commission traverse the land described in Schedule A for ingress and egress to the landlocked parcel conveyed by Special Warranty Deed recorded in Official Records Book 4377, Page 51, based on any statutory or common law right-of-way, including but not limited to Chapter 704.01 Florida Statutes; in areas not within the boundaries of the Easement in favor of the City of Orlando as set forth in Order of Taking recorded in Official Records Book 1838, Page 953 and Final Judgment as to Parcel 8 recorded in Official Records Book 1979, Page 827. (as to Parcel 1) (Applies to subject property - the dirt road plotted hereon is being used as ingress and egress)
22. Lee Vista Boulevard Extension Right-of-way Dedication Agreement - LeeVista Development of Regional Impact, together with the easements, ponds and access points depicted thereon, recorded in Official Records Book 5641, Page 3083. (as to Parcels 1 to 4) (Applies to subject property - no plottable easements)
23. 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 - no plottable easements)
24. Twenty-seven foot right of way and utility easement as contained in Warranty Deed for Right-of-Way recorded in Official Records Book 5711, Page 4658. (as to Parcels 1 and 2) (Applies to subject property - plotted hereon)
25. Permanent Drainage Easement in favor of the City of Orlando recorded in Official Records Book 5711, Page 4828. (as to Parcel 1) (Applies to subject property - plotted hereon)
26. Goldenrod Road Extension Right-of-way Dedication Agreement - LeeVista Development or Regional Impact recorded in Official Records Book 5750, Page 4664. (as to Parcels 1 to 4) (Applies to subject property - no plottable easements)
27. Limited access to State Road 551 and rights of ingress, egress, light, air and view contained in the City Deed recorded in Official Records Book 6242, Page 3313. (as to Parcel 1) (Does not apply to subject property)
28. Slope Easement in favor of the City of Orlando recorded in Official Records Book 6242, Page 3325. (as to Parcel 1) (Applies to subject property - plotted hereon)
33. Matters set forth on the Lee Vista Commerce Park Overall Site Plan, attached as Exhibit "D" to that certain Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for LeeVista Business Center, recorded in Official Records Book 9797, Page 2194. (as to Parcels 1 and 4) (Does not apply to subject property)
34. Orlando Utilities Commission Utility Easement recorded in Official Records Book 9923, Page 9194. (as to Parcels 1 and 4) (Applies to subject property - plotted hereon)
35. Drainage Easement Agreement in favor of LeeVista Industrial Owners Association, Inc. recorded in Official Records Book 9975, Page 2626. (as to Parcel 1) (Applies to subject property - plotted hereon)
36. Utility Easement in favor of the City of Orlando and the Orlando Utility Commission recorded in Official Records Book 10478, Page 8803. (as to Parcel 1) (Applies to subject property - plotted hereon)
39. 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)

Surveyor's Report
1. The bearings shown are based on the North line of the Northeast 1/4 of Section 26, Township 23 South, Range 30 East, Orange County, Florida, being assumed as North 89°58'11" East.
2. 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.
3. As to Table A Item 1 in the Surveyor's Certification, monuments are placed at all major boundary corners.
4. As to Table A Item 2 in the Surveyor's Certification, according to the Orange County Property Appraiser's map, the address of the subject property is 7150 Lee Vista Boulevard, Orlando, Florida.
5. 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, according to the National Flood Insurance Program, Flood Insurance Rate Map numbers 12095C0435G, dated June 20, 2018.
6. As to Table A Item 4 in the Surveyor's Certification, the gross land area of the subject property is 86.325 acres (3,760,300 square feet), more or less, and is currently vacant.
7. 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.
8. 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.
9. As to Table A Item 13 in the Surveyor's Certification, the names of adjoining owners according to current tax records are shown hereon.
10. As to Table A Item 14 in the Surveyor's Certification, the subject property is Southeast of the intersection of Goldenrod Road and Lee Vista Boulevard, Orlando, Florida.
11. 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.
12. 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 of sidewalk construction or repairs within the road rights of way.
13. Subject property has direct driveway access to Goldenrod Road on West, Lee Vista Boulevard on North, Emerald Dunes Drive on East, and Hazeline National Drive on the South, all dedicated public right of ways. The subject property abuts said public right of ways with no overlaps, gaps or gores.
14. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.
15. 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.
16. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17.052, pursuant to Florida Statute Chapter 472.
17. 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.

Symbol and Abbreviations Legend

R/W - denotes Right of Way
O.R. - denotes Official Records Book
Pg. - denotes Page
LB - denotes Licensed Business
PSM - denotes Professional Surveyor & Mapper
PRM - denotes Permanent Reference Monument
PC - denotes point of curvature
PT - denotes point of tangency
PRC - denotes point of reverse curvature
PCC - denotes point of compound curvature
P.O.B. - denotes Point of Beginning
S.M.F. - denotes Stormwater Management Facility
(R) - denotes recorded dimension
(M) - denotes measured dimension
CCR - denotes Certified Corner Record
R - denotes radius
L - denotes length
D - denotes delta
C - denotes chord
CD - denotes chord direction
OUC - denotes Orlando Utilities Commission
No. - denotes number
Cable TV pole
Concrete light pole
Storm drainage inlet

⊙ - denotes storm drainage manhole
⊕ - denotes sanitary sewer manhole
● - denotes concrete power pole
⊞ - denotes electric box
⊙ - denotes electric manhole
⊞ - denotes electric pulbox
⊙ - denotes fire hydrant
⊙ - denotes fiber optic marker
⊞ - denotes fiber optic pulbox
→ - denotes guy wire
⊙ - denotes electric marker
⊙ - denotes metal light pole
⊙ - denotes pedestrian crossing pole
⊞ - denotes reclaimed water meter
⊙ - denotes signal mast arm
⊙ - denotes traffic signal box
⊞ - denotes water meter
⊙ - denotes wooden utility pole
⊙ - denotes water valve
—○— denotes over-head utility lines
—○— denotes over-head utility lines
● - denotes set 5/8" iron rod and cap stamped "PSM 5205", unless otherwise noted

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 plot 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 October 14, 2021.
Date of Plat or Map: March 09, 2022

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

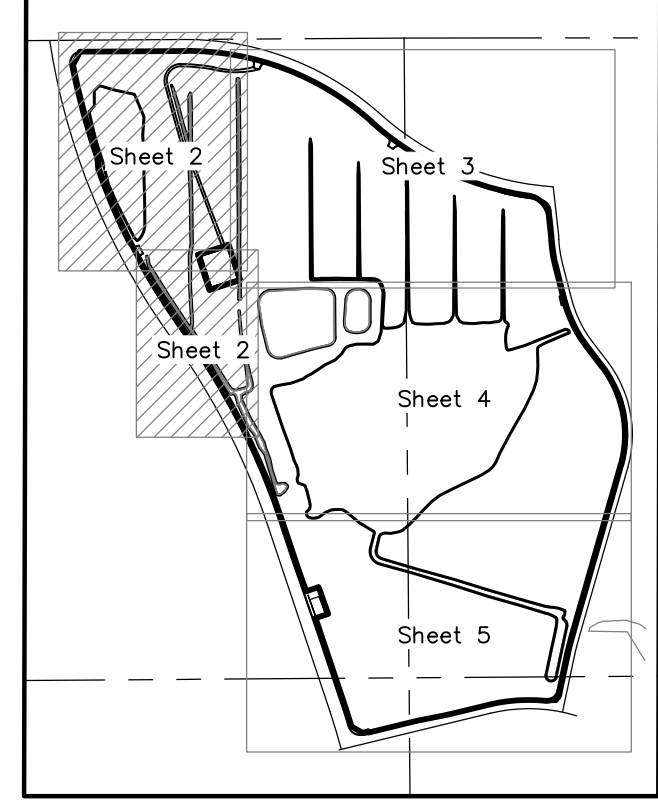
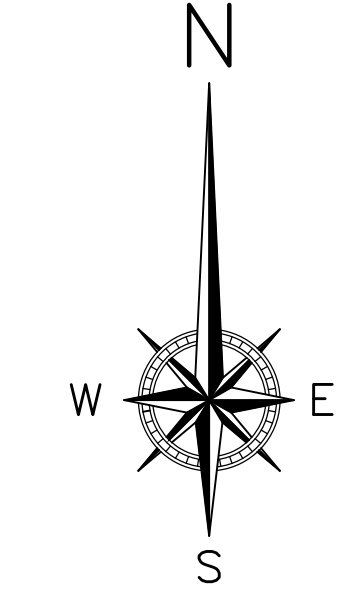
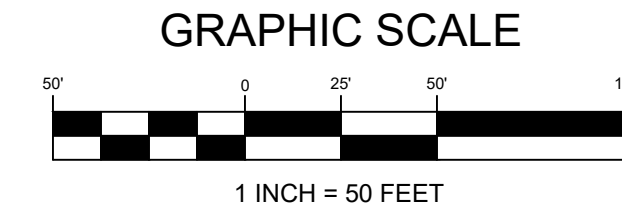
Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183
www.benchmarksurveyingandmapping.com

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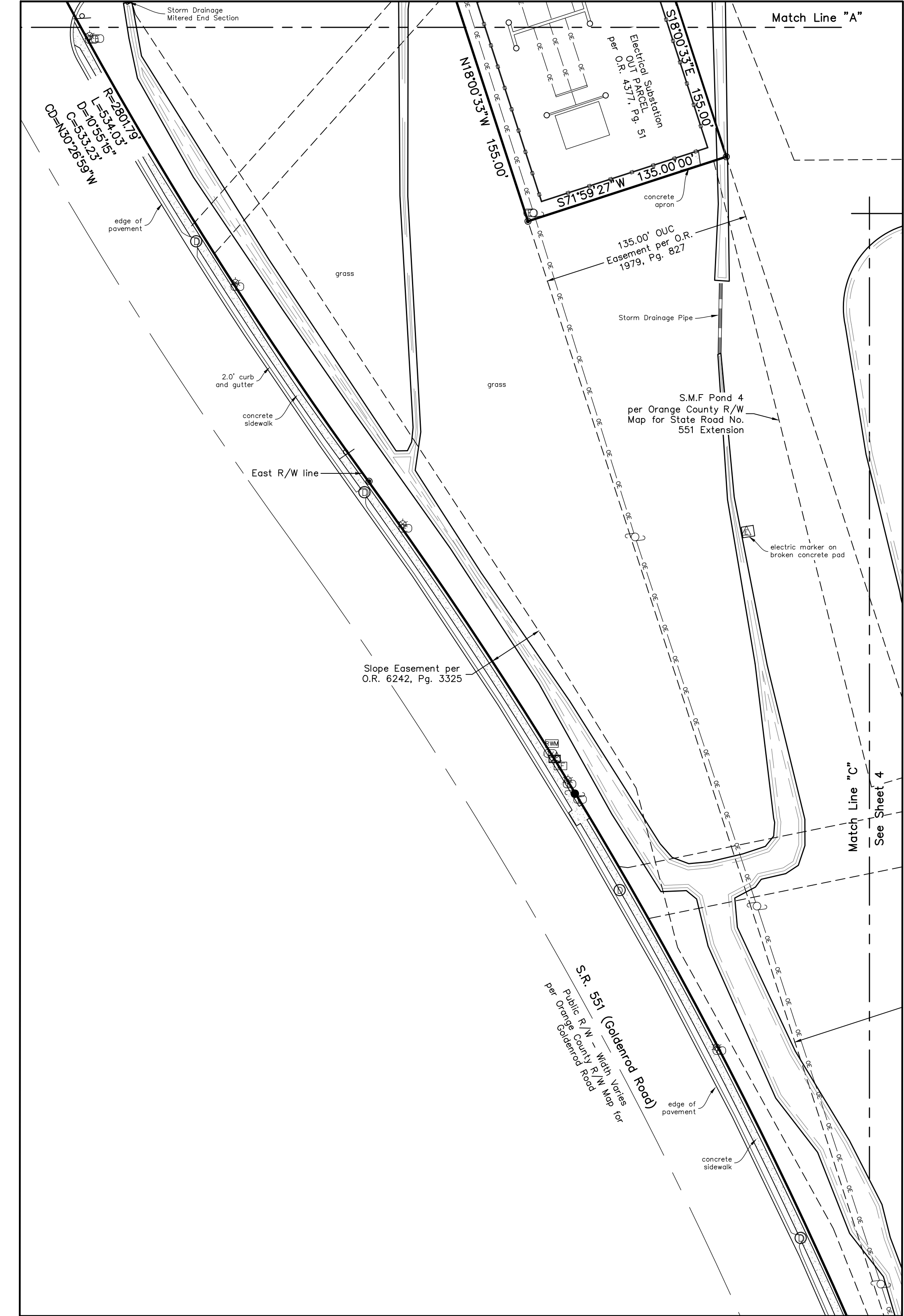
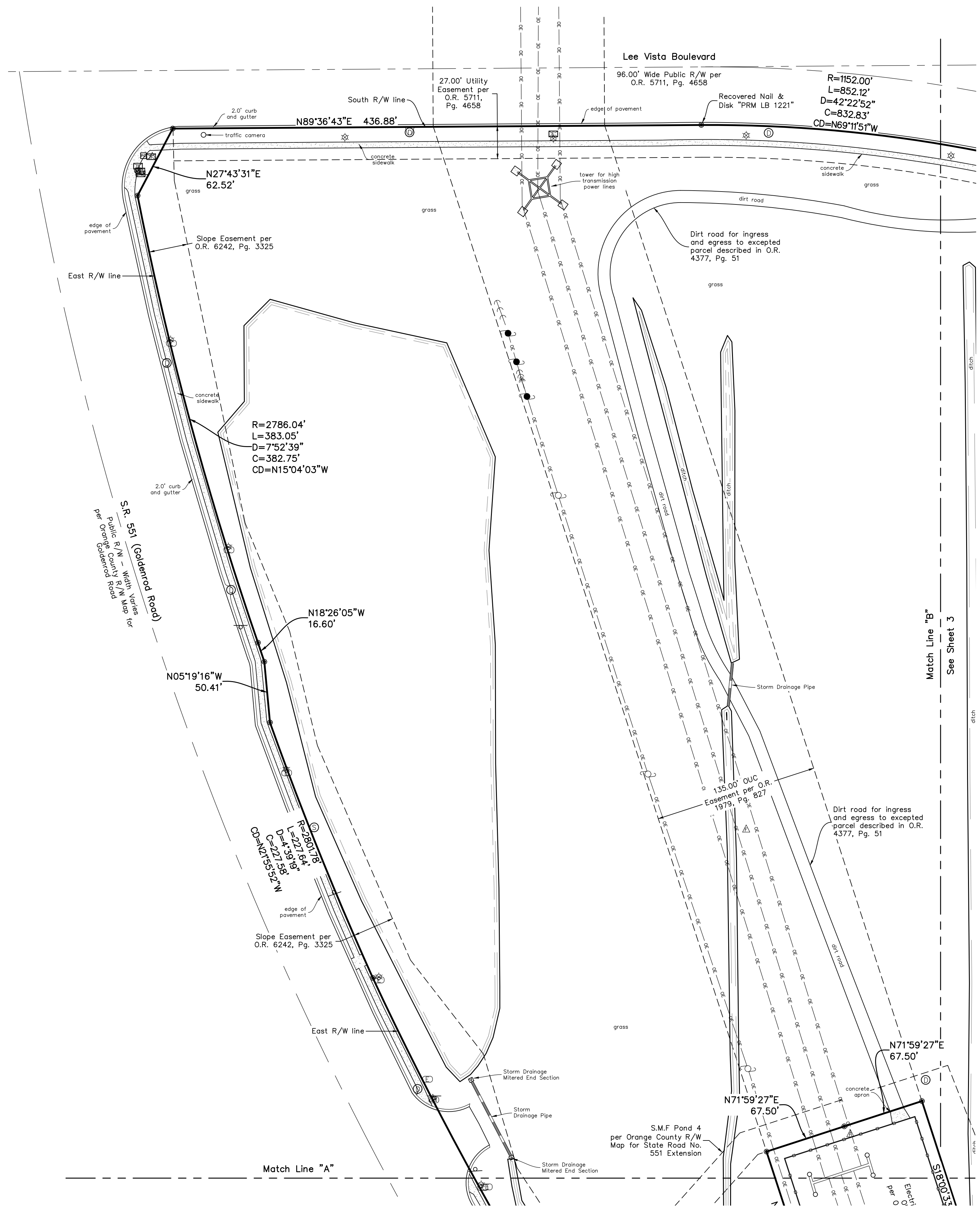
Date	Revision
03/09/22	Corrections made per Attorney's review comments

510.21 ALTA	Project Number	Scale
Oct. 14, 2021	Field Date	1" = 160'
127/67	Field Book/Page	

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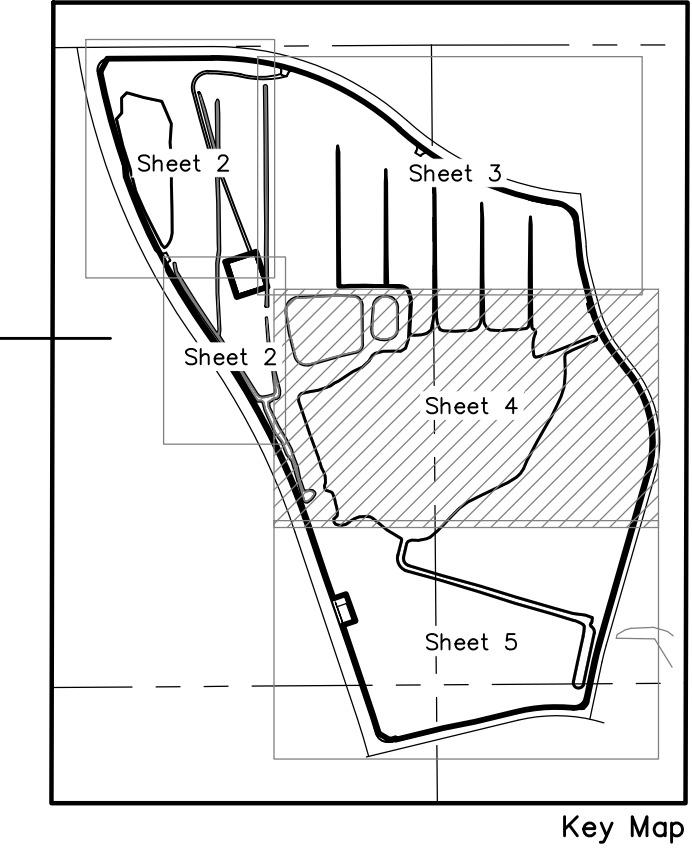
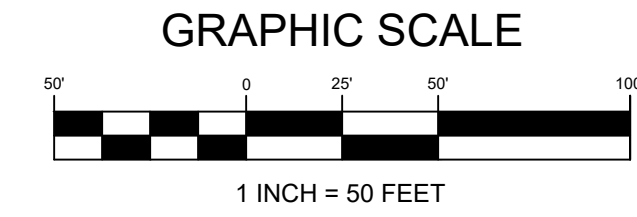
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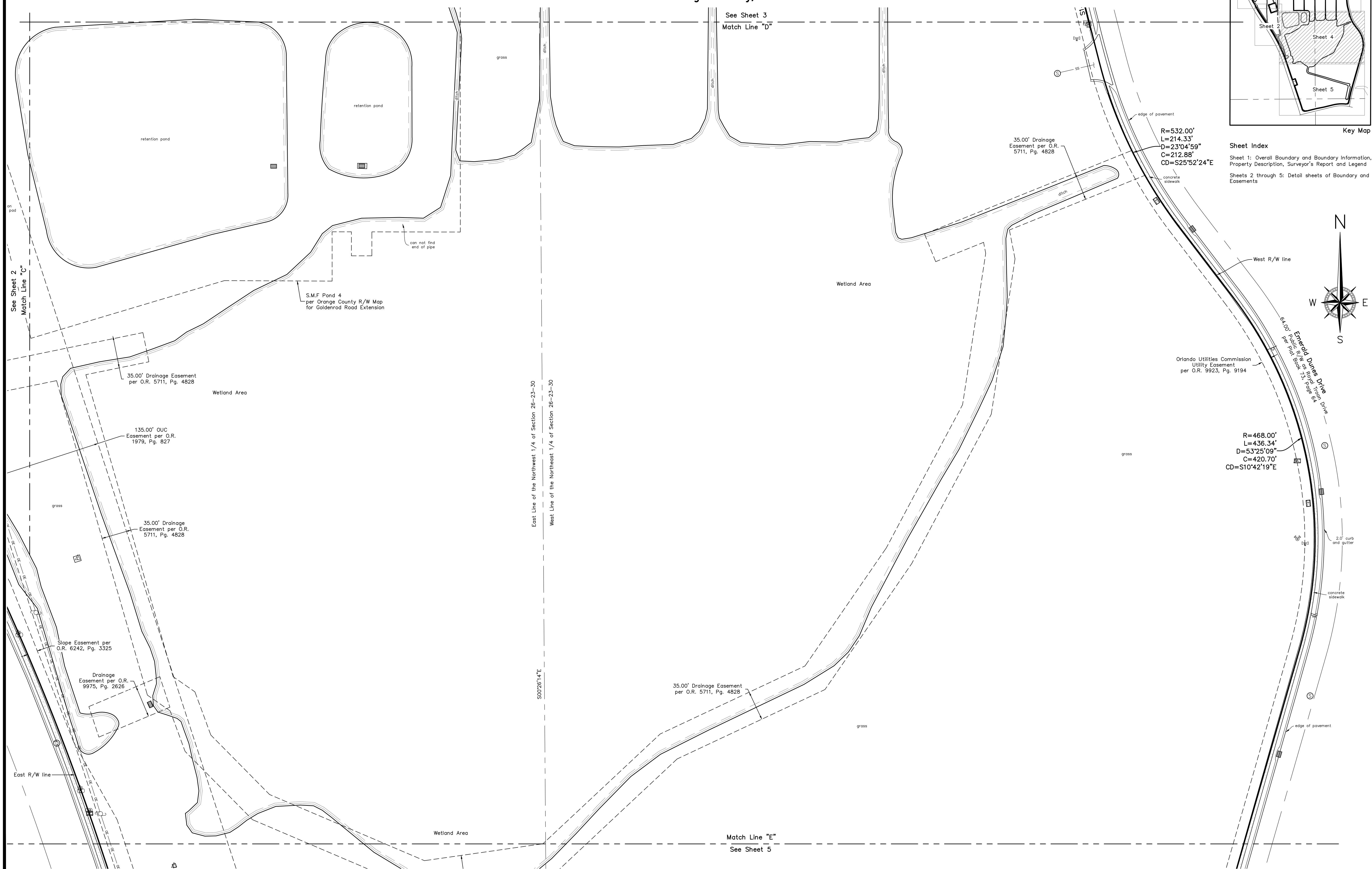
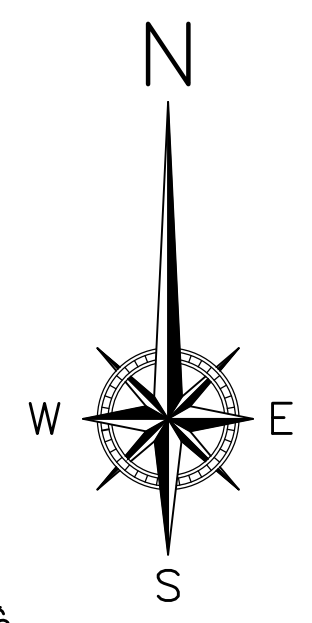
Revision	Date

510.21 ALTA	Project Number	Scale
Jan. 05, 2022	Field Date	1" = 50'
127/67	Field Book/Page	

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 $L=214.33'$
 $D=23^{\circ}04'59''$
 $C=212.88'$
 $CD=S25^{\circ}52'24''E$

$R=468.00'$
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 $D=53^{\circ}25'09''$
 $C=420.70'$
 $CD=S10^{\circ}42'19''E$

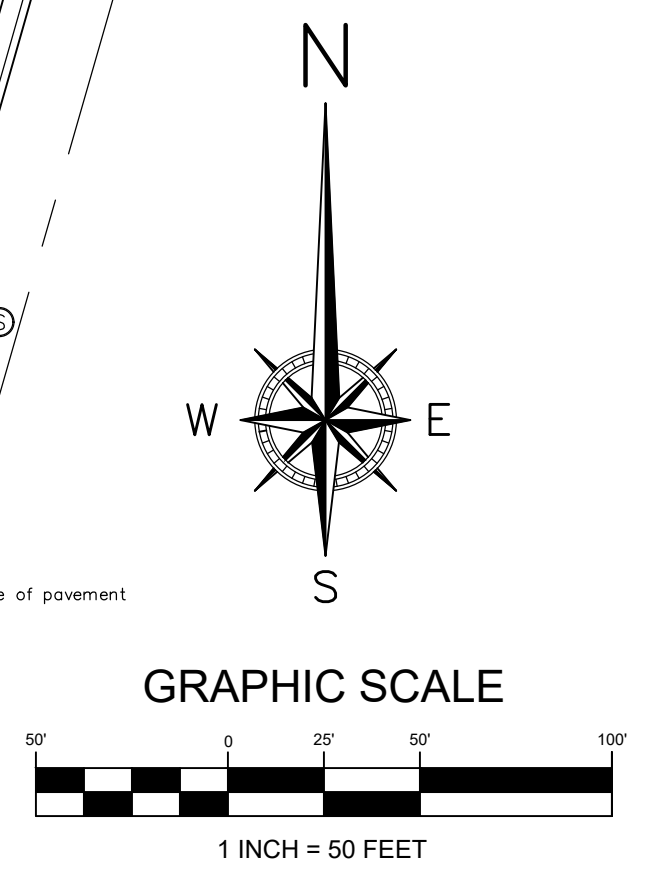
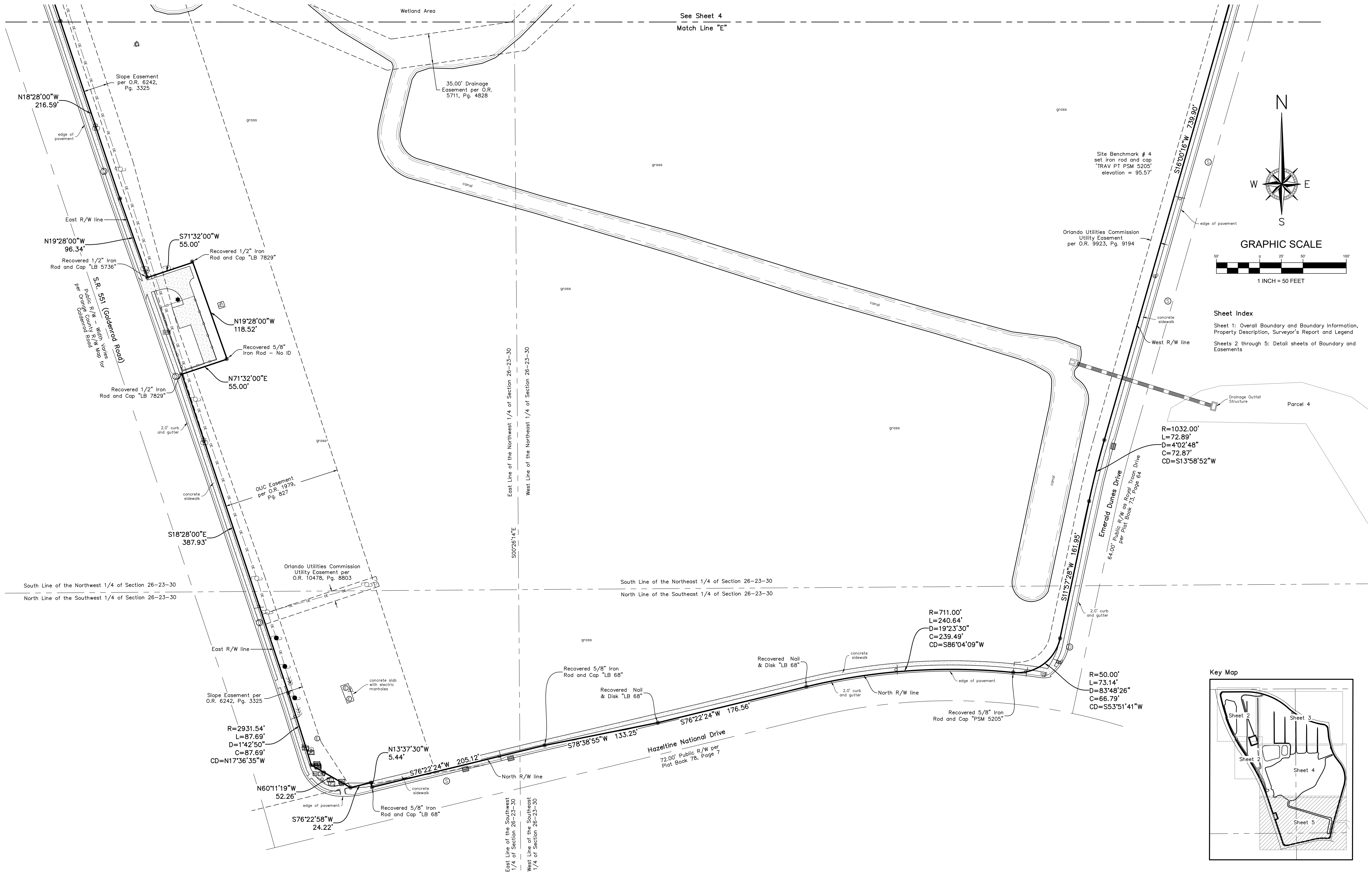
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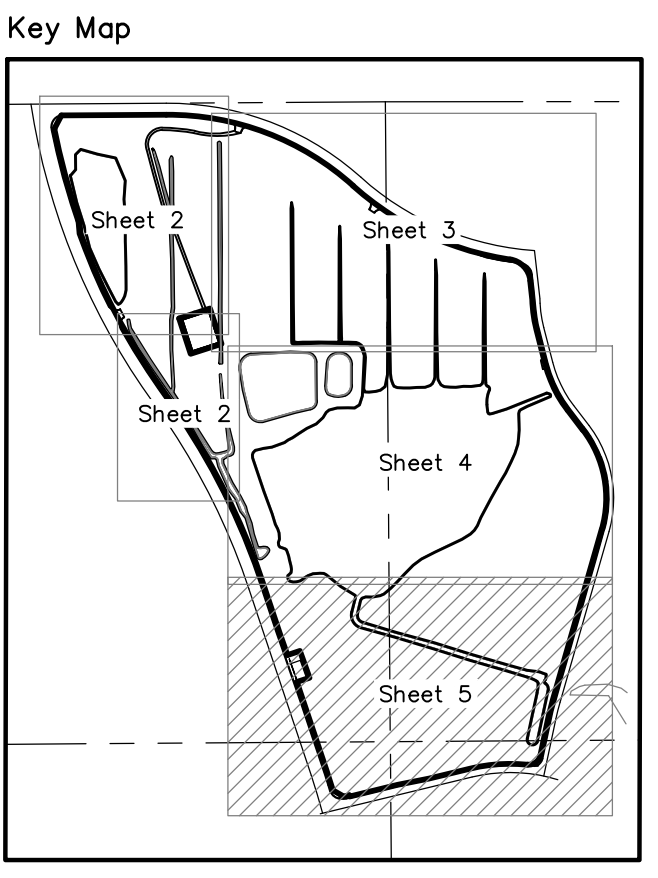
Revision	Date

510.21 ALTA	Project Number	1" = 50'	Scale
Jan. 05, 2022	Field Date	127/67	Field Book/Page

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