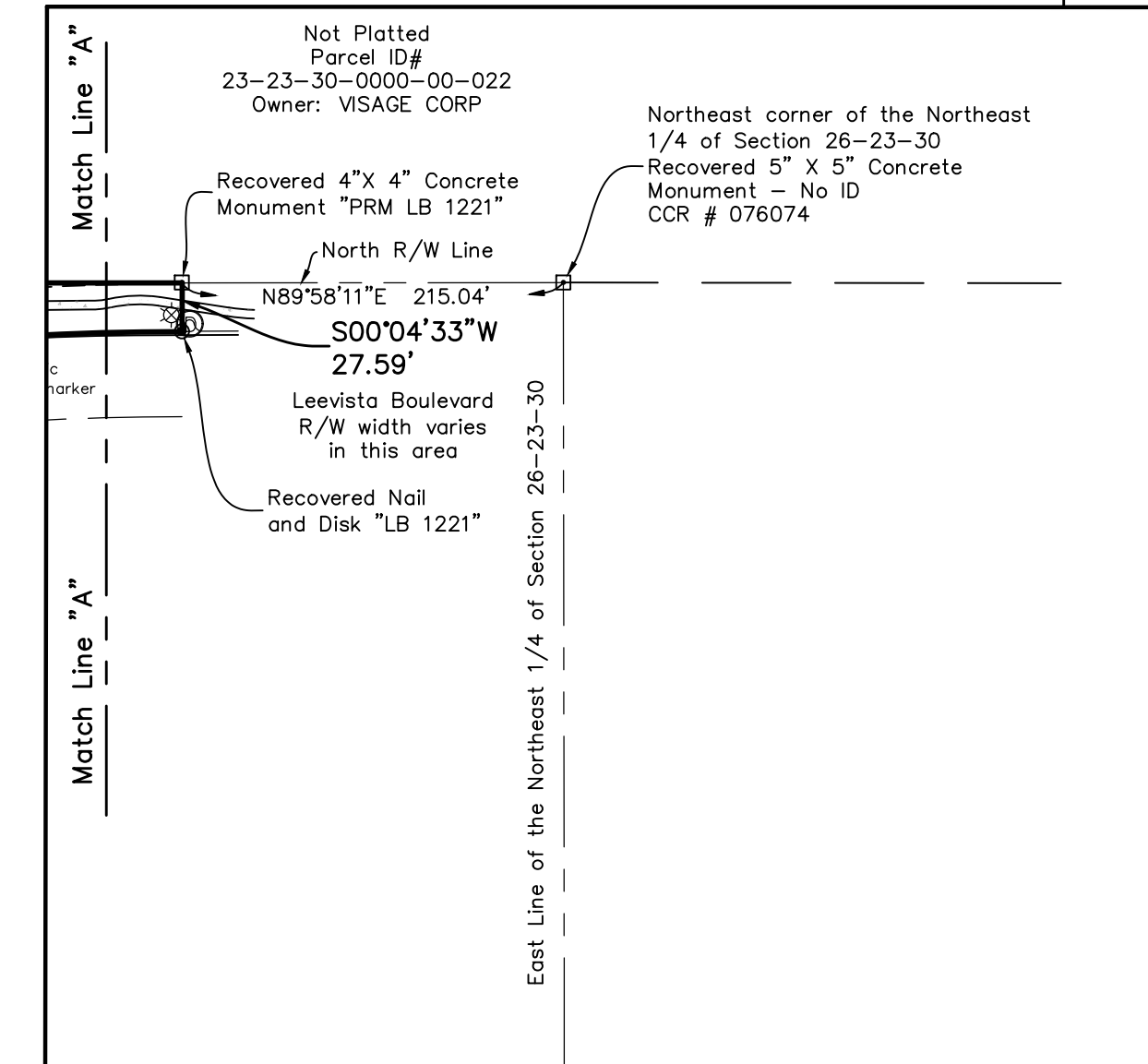
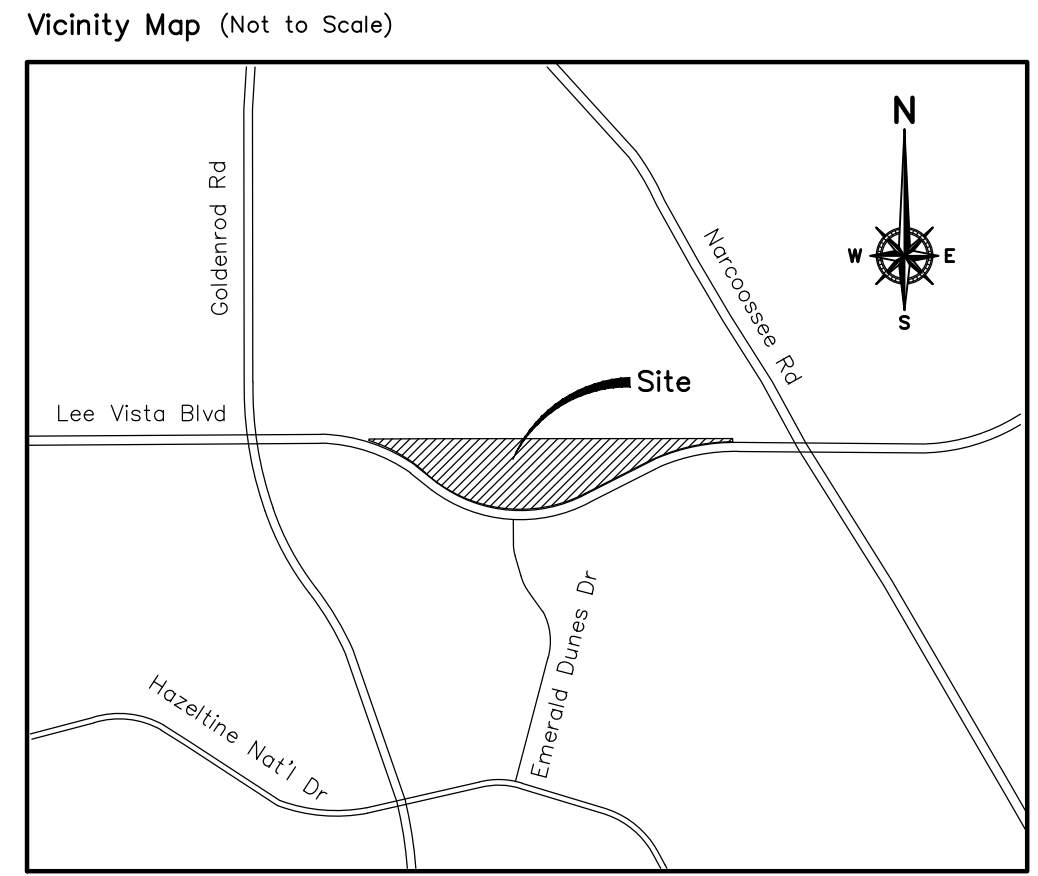
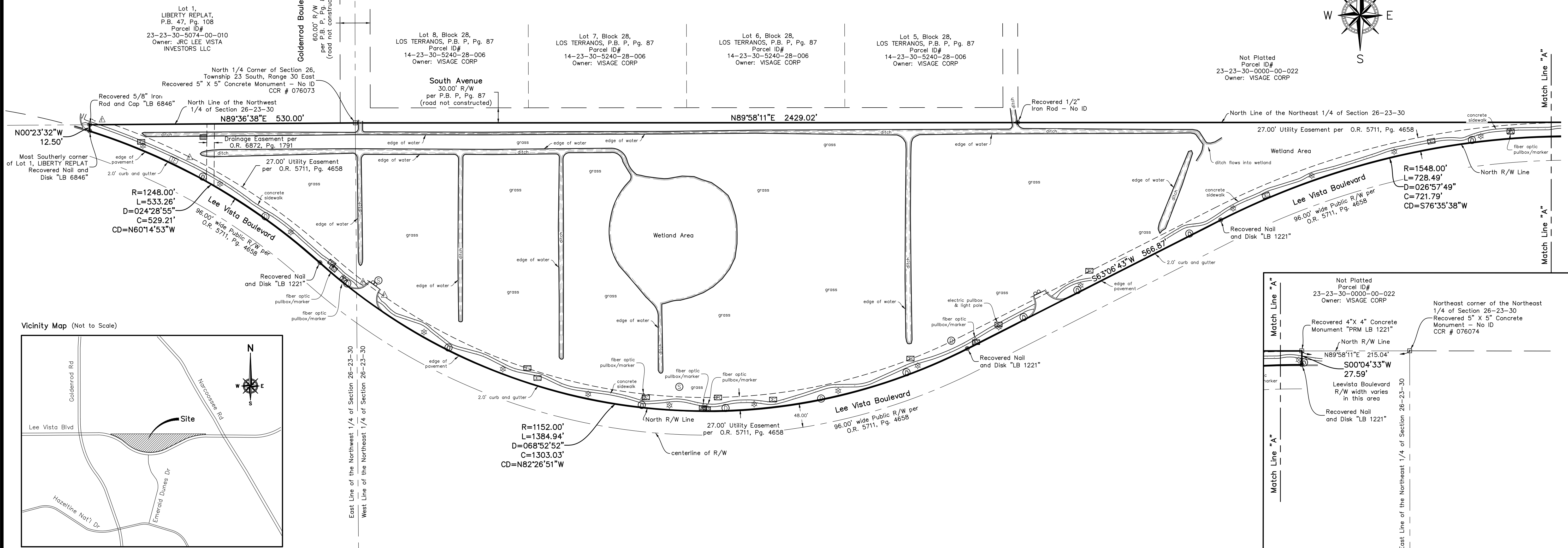
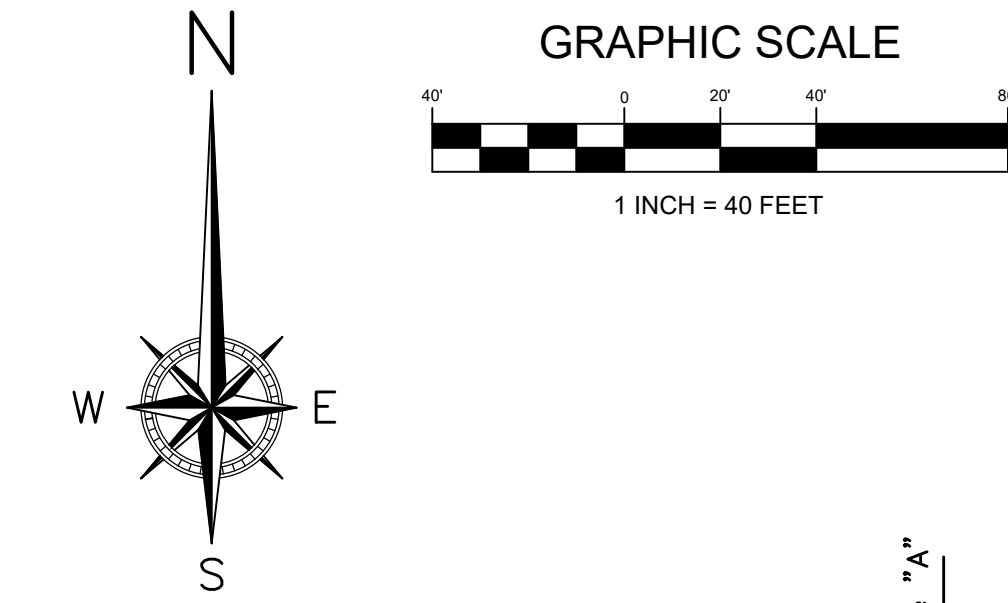


ALTA/NSPS Land Title Survey of
7533 Lee Vista Boulevard, Orlando, Florida
Section 26, Township 23 South, Range 30 East
Orange County, Florida



Property Description

A parcel of land being a portion of the North one-half of Section 26, Township 23 South, Range 30 East in Orange County, Florida, lying North of Lee Vista Boulevard, a public right of way being 96.00 feet wide, according to that certain Warranty Deed for Right-of-Way recorded in Official Records Book 5711, Page 4658, Public Records of Orange County, Florida.

Title Exception Notes

- Developers Agreement recorded in Official Records Book 3196, Page 1648. (as to Parcels 1 to 4) (Applies to subject property - no plottable easements)
- Lee Vista Boulevard Extension Right-of-Way Dedication Agreement - Lee Vista 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)
- Western Link of Lee Vista Boulevard Extension Contribution Agreement recorded in Official Records Book 5686, Page 2393. (as to Parcels 1 to 4) (Does not apply to subject property - no plottable easements)
- 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)
- Drainage Easement in favor of the City of Orlando recorded in Official Records Book 6872, Page 1791. (as to Parcel 2) (Applies to subject property - 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)

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 November 27, 2021.

Date of Plat or Map: March 09, 2022

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

Surveyor's Report

- 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.
- 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, the address of the subject property is 7533 Lee Vista Boulevard, Orlando, Florida.
- 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.
- As to Table A Item 4 in the Surveyor's Certification, the gross land area of the subject property is 21.280 acres (926,981 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 North of the intersection of Emerald dunes Drive and Lee Vista Boulevard, Orlando, Florida.
- 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 of sidewalk construction or repairs within the road rights of way.
- Subject property has direct driveway access to Lee Vista Boulevard, a dedicated public right of way. The subject property abuts said public right of way with no overlaps, gaps or gares.
- 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.

Symbol and Abbreviations Legend

- | | |
|--|---|
| R/W - denotes Right of Way | ■ - denotes storm drainage inlet |
| P.B. - denotes Plat Book | ⊙ - denotes storm drainage manhole |
| O.R. - denotes Official Records | ⊕ - denotes sanitary sewer manhole |
| Pg. - denotes Page | ~ - denotes back flow preventer |
| LB - denotes Licensed Business | ⊞ - denotes electric meter |
| PRM - denotes Permanent Reference Monument | ⊞ - denotes electric pull box |
| PSM - denotes Professional Surveyor and Mapper | ⊞ - denotes fiber optic cable marker |
| ID - denotes identification | ⊞ - denotes fiber optic pullbox |
| R - denotes radius | ⊞ - denotes metal light pole |
| L - denotes length | ⊞ - denotes traffic or information sign |
| D - denotes delta | ⊞ - denotes electric transformer |
| C - denotes chord | |
| CD - denotes chord direction | |
| CCR - denotes Certified Corner Record | |

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
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ALTA/NSPS Land Title Survey of
7533 Lee Vista Boulevard, Orlando, Florida
Section 26, Township 23 South, Range 30 East
Orange County, Florida

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

Nov. 01, 2021	Field Date	128/03	Field Book/Page
510.22 ALTA	Project Number	1" = 100'	Scale