

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

- Fence extends across boundary lines, as shown.
Sign extends across right of way, as shown.
Railroad tracks without the benefit of an easement, as shown.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "A" & ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120186 0440 F (MAP NO. 12095C0440F), WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA...

6Diii LEGEND AND ABBREVIATIONS

SEE SHEET 2 OF 2

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

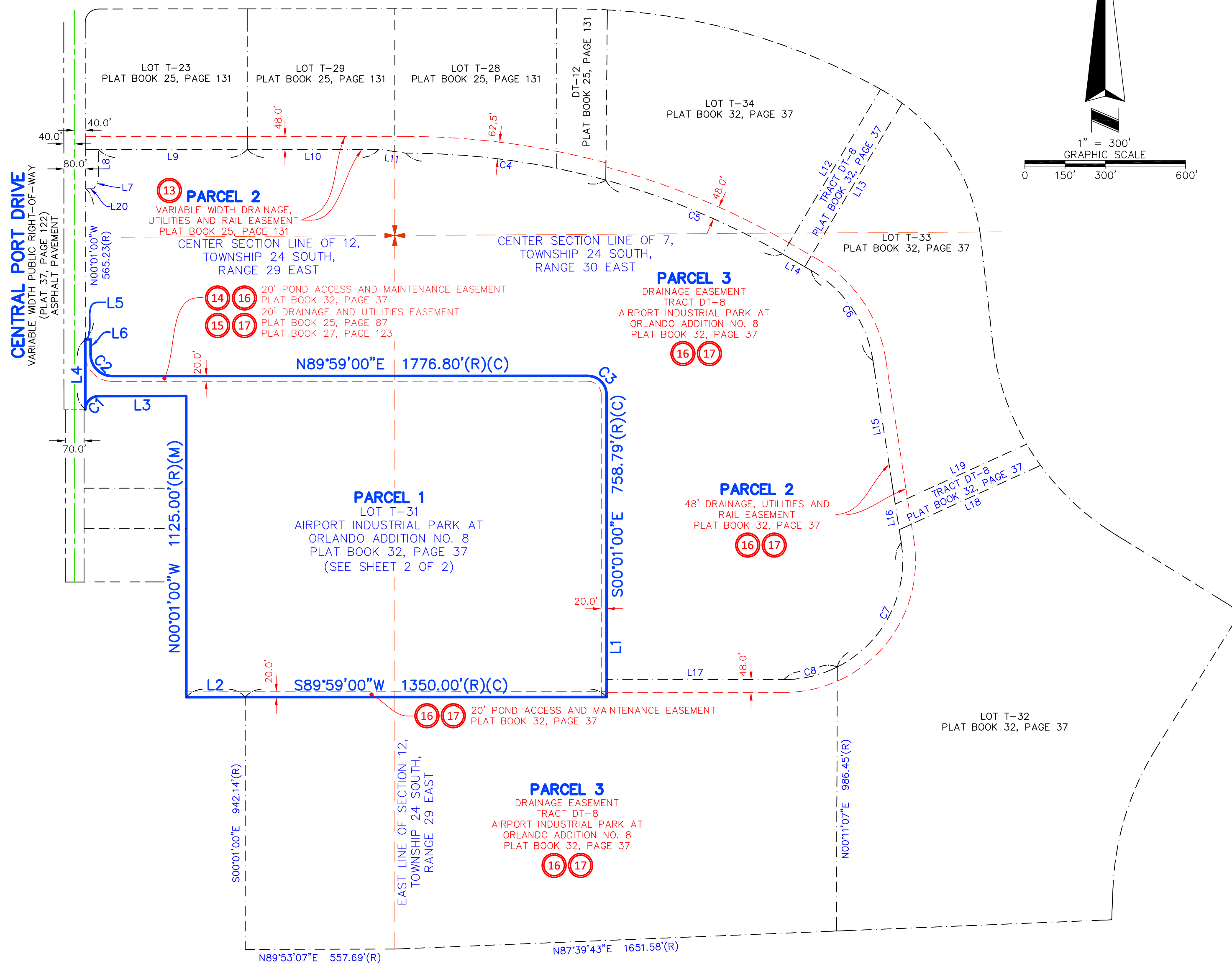
5Ei "SCHEDULE B - SECTION 2" ITEMS

- 13 MATTERS AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 25 PAGE 131...
14 MATTERS AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 27 PAGE 85...
15 MATTERS AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 27 PAGE 123...
16 MATTERS AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 32 PAGE 37...
17 RESTRICTIVE COVENANTS, CONDITIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS...
18 DEVELOPER'S AGREEMENT BETWEEN TOYS "R" U, INC., A DELAWARE CORPORATION...
19 OVERHEAD AND UNDERGROUND EASEMENT FROM TOYS "R" U, INC., GRANTED TO CITY OF ORLANDO...

5Ei "SCHEDULE B - SECTION 2" ITEMS CONTINUED

- 20 NON-EXCLUSIVE UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS...
21 AIRPORT INDUSTRIAL PARK AT ORLANDO CITY DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS...
22 EASEMENT FROM EQUITY INDUSTRIAL LIMITED PARTNERSHIP IV, A MASSACHUSETTS LIMITED PARTNERSHIP...
23 LEASE MADE BY EQUITY INDUSTRIAL LIMITED PARTNERSHIP IV, A MASSACHUSETTS LIMITED PARTNERSHIP...
24 ORLANDO UTILITIES COMMISSION UTILITY EASEMENT DATED SEPTEMBER 18, 2019...

OFFSITE EASEMENTS



LINE TABLE(R)(C) table with columns for LINE #, DIRECTION, and LENGTH. Includes lines L1 through L20.

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

CURVE DATA(R)(C) table with columns for NUMBER, RADIUS, DELTA, LENGTH, CHORD, and CHORD BEARING. Includes curves C1 through C8.

NOTE: THE PROPERTY IS THE SAME AS THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED 11/30/2018 IN DOC. NO. 20180705632 IN THE ORANGE COUNTY, FLORIDA RECORDS.

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER HAVE BEEN LOCATED AS SHOWN HEREON.

10 DIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

11a UNDERGROUND UTILITIES

NO UTILITY PLANS OR REPORTS WERE RECEIVED BY THE SURVEYOR FOR USE IN PREPARING THIS SURVEY. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY.

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVIDUTES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES INCLUDE PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS AND/OR SERVIDUTES WHICH ARE PLOTTED AND GRAPHICALLY DEPICTED ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED AND/OR SHOWN WITHIN SAID EASEMENTS AS REQUESTED.

6Bxii TITLE COMMITMENT INFORMATION. THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 255636FL, HAVING AN EFFECTIVE DATE OF APRIL 13, 2023. SHEET 1 OF 2

6B1 TITLE DESCRIPTION

PARCEL 1 LOT T-31, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32 PAGE 37 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
PARCEL 2 THAT CERTAIN PRIVATE DRAINAGE, UTILITY AND RAIL EASEMENT OF VARYING WIDTH APPURTENANT TO LOT T-31, SHOWN ON, CREATED, GRANTED AND DEDICATED PURSUANT TO THE PLATS OF AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 8, AS RECORDED IN PLAT BOOK 32 PAGE 37; AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 6, AS RECORDED IN PLAT BOOK 27 PAGE 85; AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 4, AS RECORDED IN PLAT BOOK 25 PAGE 131, AND AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 5, AS RECORDED IN PLAT BOOK 27, PAGES 123 THROUGH 127, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
PARCEL 3 THAT CERTAIN NON-EXCLUSIVE DRAINAGE EASEMENT APPURTENANT TO LOT T-31, OVER TRACT DT-8 AS SHOWN ON, CREATED, GRANTED AND DEDICATED PURSUANT TO THE PLAT OF AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 8, AS RECORDED IN PLAT BOOK 32 PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Dix SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUTES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA 1,915,853 ± SQUARE FEET 43,982 ± ACRES

6Biv BEARING BASIS BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT T-31, WHICH BEARS NORTH 89°59'00" EAST, PER PLAT BOOK 32, PAGE 7.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

Table with columns: REGULAR = 283, TRUCK/TRAILER = 190, HANDICAP = 0, LOADING DOCKS = 91, TOTAL = 564

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CENTRAL PORT DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

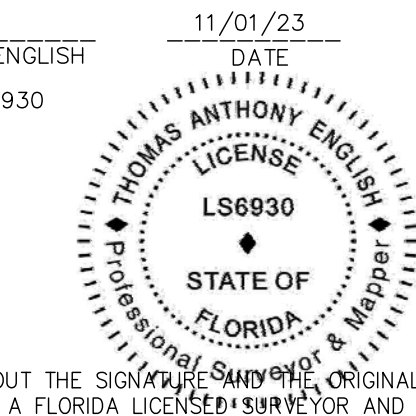
7 SURVEYOR'S CERTIFICATE

TO: RGA REINSURANCE COMPANY, A MISSOURI CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, EIP-RC, 10701 CENTRAL PORT DRIVE, LLC, ITS SUCCESSORS AND/OR ASSIGNS; CHICAGO TITLE INSURANCE COMPANY; OLD REPUBLIC NATIONAL 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED), AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/29/2023. DATE OF PLAT OR MAP: 06/21/2023.

THOMAS ANTHONY ENGLISH, 11/01/23 DATE

PROFESSIONAL SURVEYOR & MAPPER NO: LS6930 STATE OF FLORIDA PROJECT NO: # 2318616-45925



SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 221 CIRCLE DRIVE, MAILAND, FL 32751
CERTIFICATE OF AUTHORIZATION # LB6393 PHONE: (407) 426-9799 FAX: (407) 426-9741 INFO@AMCORPORATE.COM

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE with columns for table number, description, and reference.

TABLE OF REFERENCES

Table listing references: PLAT BOOK 32 PAGE 37, PLAT BOOK 27 PAGE 85, PLAT BOOK 25 PAGE 131.

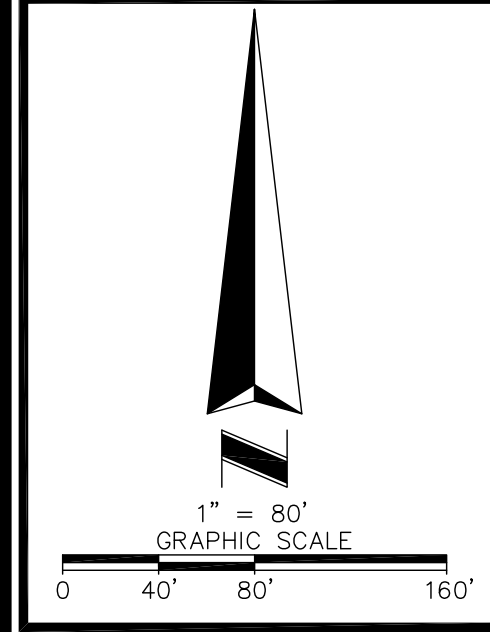
6 ZONING INFORMATION

Zoning information table with columns: ITEM, REQUIRED, OBSERVED. Includes items for warehouse, setbacks, and parking requirements.

Revision table with columns: DATE, REVISIONS, TECH, DATE, REVISIONS, TECH, FIELD, MS, DRAWING SCALE, 1"=80'

ALTA/NSPS LAND TITLE SURVEY OF 10701 CENTRAL PORT DRIVE ORLANDO, FLORIDA ORANGE COUNTY

ASAM AMERICAN SURVEYING & MAPPING, INC. NATIONAL DUE DILIGENCE SERVICES & DEVELOPER OF FAST TRACK SURVEYING & MAPPING INC.



6Dii LEGEND AND ABBREVIATIONS

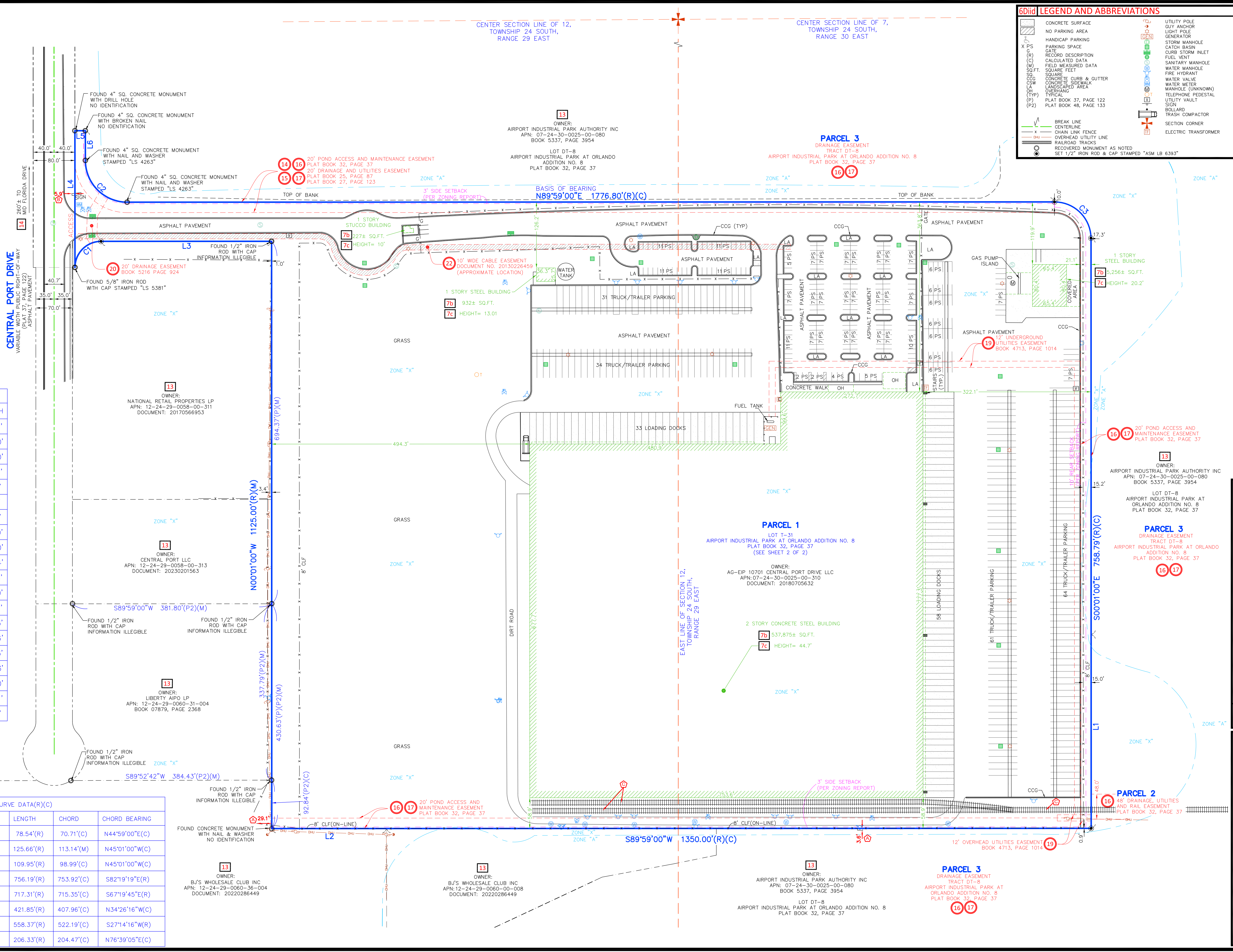
	CONCRETE SURFACE		UTILITY POLE
	NO PARKING AREA		GUY ANCHOR
	HANDICAP PARKING		LIGHT POLE
	PARKING SPACE		GENERATOR
	GATE		STORM MANHOLE
	RECORD DESCRIPTION		CATCH BASIN
	CALCULATED DATA		CURB STORM INLET
	FIELD MEASURED DATA		FUEL VENT
	SQUARE FEET		WATER MANHOLE
	SQUARE		SANITARY MANHOLE
	CONCRETE CURB & GUTTER		WATER HYDRANT
	CONCRETE SIDEWALK		WATER VALVE
	LANDSCAPED AREA		WATER METER
	TYPICAL		MANHOLE (UNKNOWN)
	PLAT BOOK 37, PAGE 122		TELEPHONE PEDESTAL
	PLAT BOOK 48, PAGE 133		UTILITY VAULT
	BREAK LINE		SIGN
	CENTERLINE		BOLLARD
	CHAIN LINK FENCE		TRASH COMPACTOR
	OVERHEAD UTILITY LINE		SECTION CORNER
	RAILROAD TRACKS		ELECTRIC TRANSFORMER
	RECOVERED MONUMENT AS NOTED		
	SET 1/2" IRON ROD & CAP STAMPED "ASM LB 6393"		

LINE TABLE(R)(C)

LINE #	DIRECTION	LENGTH
L1(R)	S00°01'00"E	371.21'
L2(R)	S89°59'00"W	220.00'
L3(R)	S89°59'00"W	326.80'
L4(R)(M)	N00°01'00"W	261.91'
L5(R)(M)	N89°59'00"E	20.00'
L6(R)(M)	S00°01'00"E	56.91'
L7(R)	N24°29'37"E	38.45'
L8(R)	N00°01'00"W	109.60'
L9(C)	N89°59'00"E	555.00'
L10(R)	S89°59'00"W	492.04'
L11(R)	N81°45'48"W	101.05'
L12(C)	N30°46'47"E	716.20'
L13(C)	N30°46'47"E	711.36'
L14(R)	N60°01'49"W	123.33'
L15(R)	N08°50'35"W	492.56'
L16(R)	S08°50'36"E	196.43'
L17(R)	S89°59'00"W	662.43'
L18(C)	N65°30'41"E	579.80'
L19(C)	N65°30'41"E	539.31'
L20(R)	N89°59'00"E	34.05'

CURVE DATA(R)(C)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'(R)	90°00'00"(R)	78.54'(R)	70.71'(C)	N44°59'00"E(C)
C2	80.00'(R)	90°00'00"(R)	125.66'(R)	113.14'(M)	N45°01'00"W(C)
C3	70.00'(R)	90°00'00"(R)	109.95'(R)	98.99'(C)	N45°01'00"W(C)
C4	2815.43'(R)	15°23'20"(R)	756.19'(R)	753.92'(C)	S82°19'19"E(R)
C5	2815.43'(R)	14°35'52"(R)	717.31'(R)	715.35'(C)	S67°19'45"E(R)
C6	472.17'(R)	51°11'14"(R)	421.85'(R)	407.96'(C)	N34°26'16"W(C)
C7	443.34'(R)	72°09'41"(R)	558.37'(R)	522.19'(C)	S27°14'16"W(R)
C8	443.34'(R)	26°39'53"(R)	206.33'(R)	204.47'(C)	N76°39'05"E(C)



ALTA/NSPS LAND TITLE SURVEY
OF
10701 CENTRAL PORT DRIVE
ORANGE COUNTY
ORLANDO, FLORIDA

ASSM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
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