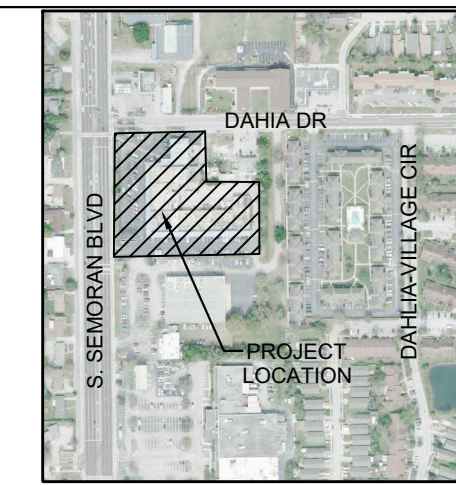


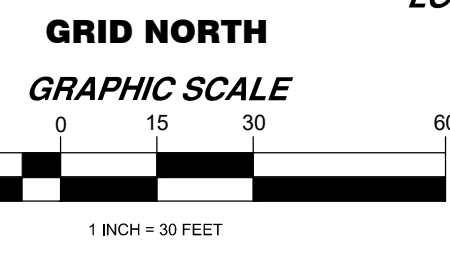
ALTA/NSPS LAND TITLE SURVEY
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 30 EAST,
ORANGE COUNTY, FLORIDA

LEGEND

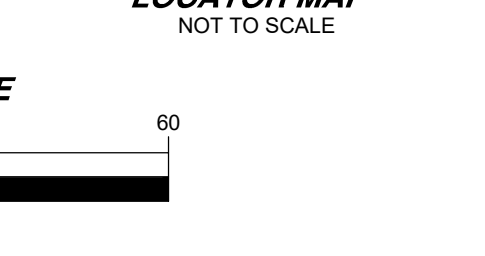
| | | | |
|------|------------------------------|---|------------------------|
| FRRS | FOUND RAILROAD SPIKE | ○ | SIGN |
| FIR | FOUND IRON ROD | ○ | GUYED ANCHOR |
| FCIR | FOUND CAPPIED IRON ROD | ○ | UTILITY POLE |
| SCIR | SET CAPPIED IRON ROD LB 6901 | ○ | WATER VALVE |
| SND | SET NAIL AND DISK | ○ | TELEPHONE PEDESTAL |
| A/C | AIR CONDITION | ○ | STORM MANHOLE |
| BFP | BACK FLOW PREVENTOR | ○ | WATER METER |
| CI | CURB INLET | ○ | STREET LIGHT |
| ELEV | ELEVATION | ○ | ELECTRIC RECEPTACLE |
| FF | FINISHED FLOOR ELEVATION | ○ | FIRE HYDRANT |
| FOM | FIBER OPTIC MARKER | ○ | TRAFFIC SIGNAL POLE |
| FOV | FIBER OPTIC VAULT | ○ | TYPICAL |
| HH | HANDHOLE | ○ | DEED |
| LA | LANDSCAPED AREA | ○ | CALCULATED |
| MES | MITERED END SECTION | ○ | HANDI-CAP |
| SV | SEWER VALVE | ○ | REGULAR PARKING SPACES |
| (D) | DEED | ○ | GRATE INLET |
| (C) | CALCULATED | ○ | |
| SD | STORM LINE | — | |
| SS | SANITARY SEWER FORCE MAIN | — | |
| OHW | OVERHEAD UTILITY LINE | — | |



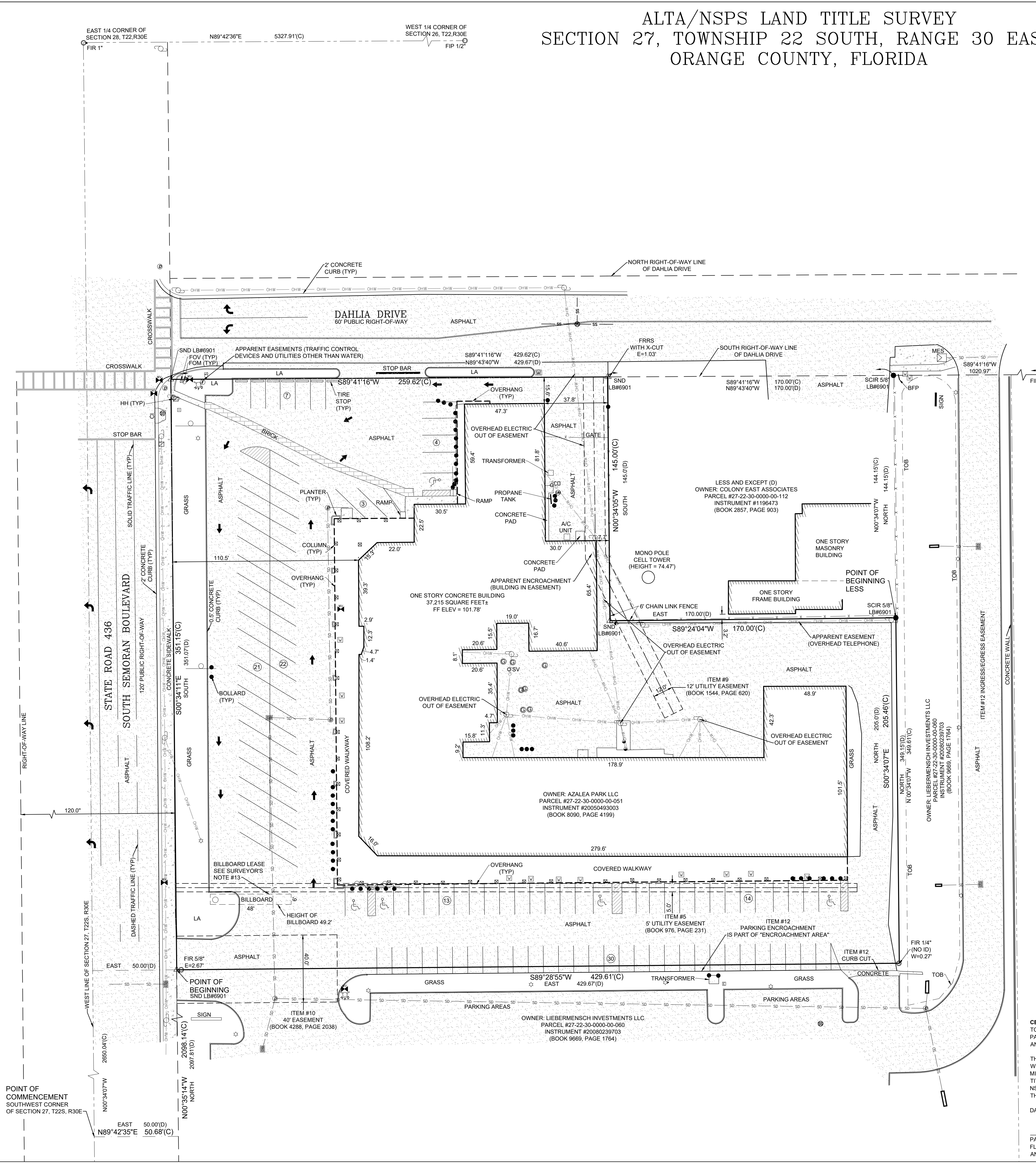
VICINITY MAP
NOT TO SCALE



GRID NORTH
GRAPHIC SCALE



LOCATOR MAP
NOT TO SCALE



DESCRIPTION (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, EXHIBIT A COMMITMENT ORDER #9170914):

BEGIN 2097.81 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 30 EAST, RUN THENCE EAST 429.67 FEET; THENCE NORTH 349.15 FEET; THENCE NORTH 89°43'40" WEST 429.67 FEET, THENCE SOUTH 351.07 FEET TO POINT OF BEGINNING. LESS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 30 EAST, RUN EAST 50 FEET, THENCE NORTH 2097.81 FEET; THENCE EAST 429.67 FEET; THENCE NORTH 205.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 144.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DAHLIA DRIVE, THENCE NORTH 89°43'40" WEST 170.0 FEET; THENCE SOUTH 145.0 FEET; THENCE EAST 170.0 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, CURRENT AS OF THE DATE OF THE SURVEY AND IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLES SURVEYS (EFFECTIVE 2/23/2021).
 - THIS SURVEY WAS PREPARED FOR AZALEA PARK PLAZA, LLC. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING SURVEYOR AND MAPPER IS PROHIBITED WITHOUT WRITTEN CONSENT FROM KCI TECHNOLOGIES, INC.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (NGS ZONE 902). THE SOUTH RIGHT-OF-WAY LINE OF DAHLIA DRIVE BEARS SOUTH 89°41'16" WEST.
 - THE ADDRESS OF THE SURVEYED PROPERTY IS 1 SOUTH SEMORAN BOULEVARD, ORLANDO, FLORIDA.
 - THE SUBJECT PROPERTY CONTAINS 2.891 ACRES (125,950 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED.
 - THE LEGAL DESCRIPTION PROVIDED IN EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED BELOW AND AS SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. THE LEGAL DESCRIPTION IN THE VESTING DEED (BOOK 8090, PAGE 4199 AS PROVIDED BY THE CLIENT) DOES NOT CLOSE DUE TO AN APPARENT SCRIVENER'S ERROR.
 - THE SURVEYOR WAS NOT MADE AWARE OF ANY PROPOSED WIDENING OF EXISTING STREET RIGHTS-OF-WAY ADJACENT TO THE SUBJECT PROPERTY.
 - AT THE TIME OF THE SURVEY, THERE WERE 83 REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 12095C0270F WITH AN EFFECTIVE DATE OF 9/25/2009, THE PROPERTY SHOWN ON THIS SURVEY SITE LIES WITHIN "ZONE SHADED X". (AREA OF MINIMAL FLOOD HAZARD)
 - THE FIELD WORK FOR THIS SURVEY WAS COMPLETE ON JUNE 16, 2021.
 - NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES WAS OBSERVED AND IS SHOWN ON THE SURVEY.
 - PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.
 - SEE LEASE AGREEMENT DATED MAY 14, 1993, AMENDED NOVEMBER 11, 2011 AND JUNE 5, 2020.
 - FOR USE IN PREPARING THIS SURVEY, KCI WAS PROVIDED ALTA COMMITMENT ORDER NO. 9170914 WITH A COMMITMENT DATE OF JANUARY 13, 2021 AT 5:00 PM PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF THE COMMITMENT ARE NOTED BELOW TOGETHER WITH THE OPINION OF THE SURVEYOR IN BOLD TEXT.
- ITEM #4: DRAINAGE DITCH EASEMENT TO ORANGE COUNTY RECORDED IN DEED BOOK 385, PAGE 511. **DOES NOT AFFECT THE SUBJECT PROPERTY. THE DRAINAGE EASEMENT IS NOT ON THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.**
- ITEM #5: EASEMENT TO CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION RECORDED MARCH 29, 1954 IN DEED BOOK 976, PAGE 231. **AFFECTS THE SUBJECT PROPERTY. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN ON THE SURVEY.**
- ITEM #6: EASEMENT TO CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION RECORDED JUNE 30, 1956 IN OFFICIAL RECORDS BOOK 393, PAGE 376; AND PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 2909, PAGE 1948. **DOES NOT AFFECT THE SUBJECT PROPERTY. THE EASEMENT IS NOT ON THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.**
- ITEM #7: EXCLUSIVE UTILITY SERVICE AGREEMENT TO AZALEA PARK UTILITIES, INC. RECORDED APRIL 20, 1962 IN OFFICIAL RECORDS BOOK 1041, PAGE 418. **AFFECTS TO THE EXTENT THE SUBJECT PROPERTY LIES WITHIN SECTION 27, TOWNSHIP 22 SOUTH RANGE 30 EAST HOWEVER, IT IS NOT APPARENT IF THE SUBJECT PROPERTY WAS A PART OF PROPERTY OWNED BY "OWNER".**
- ITEM #8: AGREEMENT BETWEEN PERRY HOMES, INC., AND CITY OF ORLANDO RECORDED JUNE 4, 1964 IN OFFICIAL RECORDS BOOK 1337, PAGE 526 AND OFFICIAL RECORDS BOOK 1337, PAGE 527. **AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND AS SUCH, CANNOT BE SHOWN GRAPHICALLY ON THE SURVEY.**
- ITEM #9: EASEMENT TO CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION RECORDED MAY 20, 1966 IN OFFICIAL RECORDS BOOK 1544, PAGE 620. **AFFECTS THE SUBJECT PROPERTY. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN GRAPHICALLY ON THE SURVEY.**
- ITEM #10: EASEMENT AND MAINTENANCE AGREEMENT CONTAINED IN THE WARRANTY DEED BETWEEN SIMMKESON AND AFFECTS OTHHEPSAUNBYJEACAN DPTOHPEERTY P BOYS - MANNY, MOE & JACK RECORDED MAY 17, 1991 IN OFFICIAL RECORDS BOOK 4288, PAGE 2038. **THE SUBJECT PROPERTY IS DESCRIBED IN THE DOCUMENT UNDER THE HEADING "EASEMENT AND MAINTENANCE AGREEMENT" THE "PEP BOYS" DRIVEWAY EASEMENT IS SHOWN GRAPHICALLY ON THE SURVEY.**
- ITEM #11: EASEMENT AND MAINTENANCE AGREEMENT BETWEEN THE PEP BOYS - MANNY, MOE & JACK AND JIN YOUNG CHANGE AND OK SUM CHANG RECORDED MAY 17, 1991 IN OFFICIAL RECORDS BOOK 4288, PAGE 2042. **AFFECTS THE SUBJECT PROPERTY. THE LOCATION OF THE EASEMENT IS UNREADABLE AND CANNOT BE SHOWN ON THE SURVEY.**
- ITEM #12: EASEMENT AND MAINTENANCE AGREEMENT FOR PARKING AND ACCESS BETWEEN JIN YOUNG CHANG AND OK SUN CHANG AND THE PEP BOYS - MANNY, MOE & JACKS RECORDED MAY 17, 1991 IN OFFICIAL RECORDS BOOK 4288, PAGE 2058. **AFFECTS THE SUBJECT PROPERTY. THE "ENCROACHMENT AREAS" AND "EASEMENTS" ARE SHOWN ON THE SURVEY.**
- ITEM #13: RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **NOT A SURVEY MATTER.**

CERTIFICATION
TO: LOWNDERS, DROSDICK, DOSTER, KANTOR & REED, P.A., AZALEA PARK PLAZA, LLC, FESTIVAL PROPERTIES, INC., A TEXAS CORPORATION AND FIDELITY 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, 7(a), 8, 9, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 16, 2021.

DATE OF PLAT OR MAP: JUNE 17, 2021

PAUL R. JACKSON, PSM 6/17/21
AND MAPPER NO. 6719 (DATE)

| REV# | REVISION | DATE |
|------|---------------|---------|
| 0 | ISSUED | 3/23/21 |
| 1 | UPDATED | 3/23/21 |
| 1 | UPDATED FIELD | 6/17/21 |



KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
LICENSED BUSINESS # 6901
4041 CRESCENT PARK DRIVE
TAMPA, FL 33678
PHONE (813) 740-2300 • FAX (813) 740-0159

ALTA/NSPS LAND TITLE SURVEY
1 SOUTH SEMORAN BOULEVARD
ORLANDO, FL 32807
FOR
AZALEA PARK PLAZA, LLC

DATE: MARCH 23, 2021 SCALE: 1" = 30' SHEET: 1 OF 1

POINT OF COMMENCEMENT
SOUTHWEST CORNER
OF SECTION 27, T22S, R30E

EAST 50.00(D)
N89°42'35"E 50.68(C)

LAST DATE OF FIELD WORK: 6/17/21
PARTY CHIEF: DK
FIELD/BOOK/PAGE: / /
DRAWN BY: SLB
CHECKED BY: PRJ