



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7a, 8 and 9 of Table A thereof. The field work was completed on April 23, 2017.

ALTAINSPS

77t/e

Survey

SLH Graphics. (2)
Sustom T-Shirts... (2)
CM AutoWerkz Total Ref ADDRESS 2164 Platinum Road Apopka, FL 32703 0

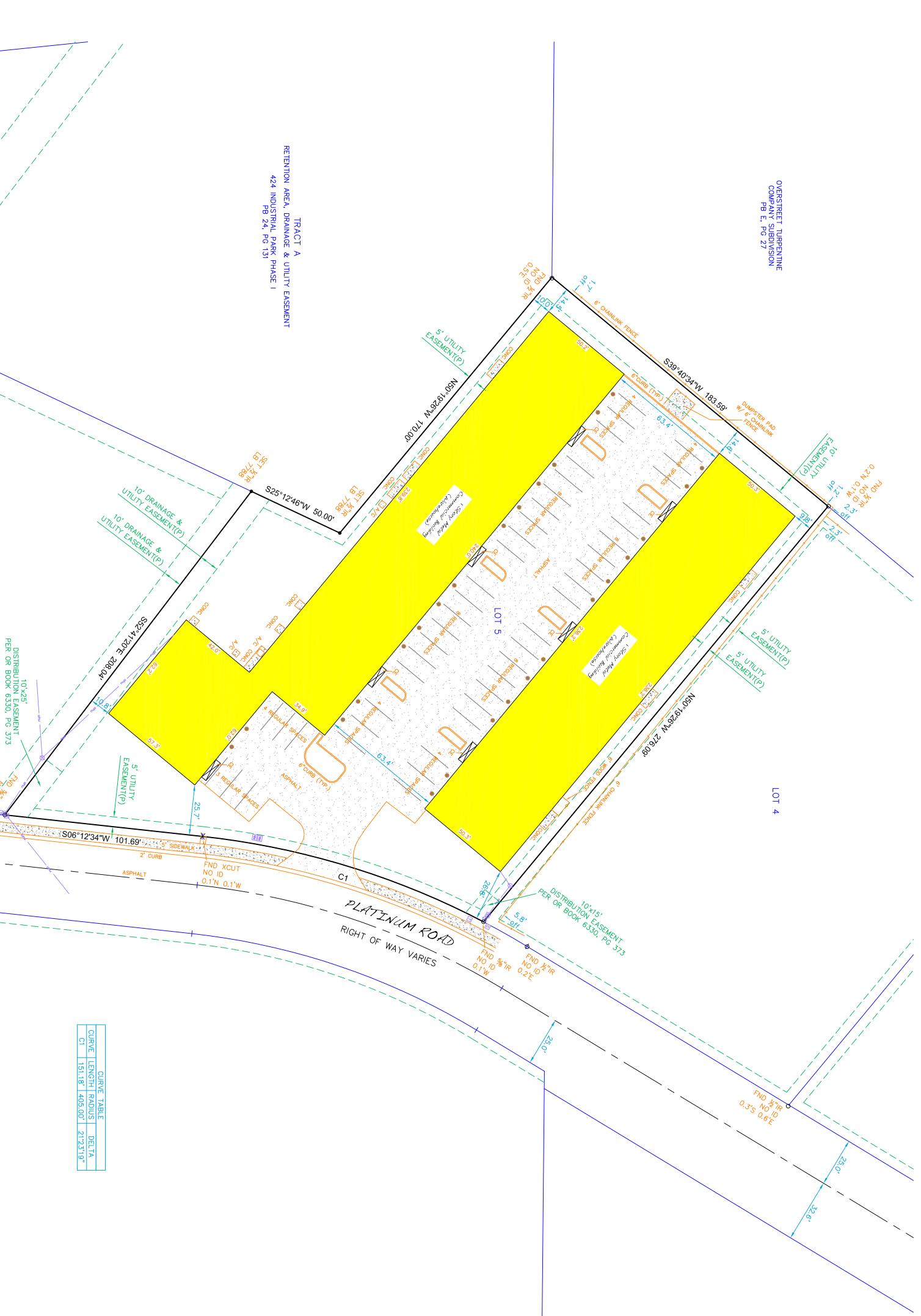


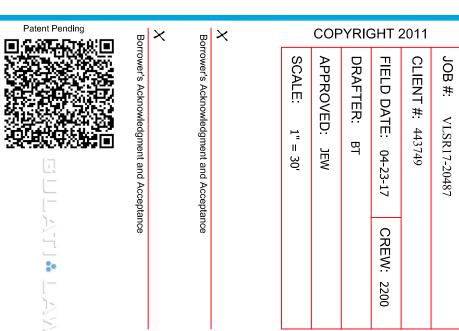
The Surveyor has reviewed all survey related items contained in Schedule B-II of that certain Commitment for Title Insurance issued by Old Republic National TItle Insurance Company with Fund File Number: 443749, Agent's File Reference: 2164 Platinum Rd and an Effective Date of April 12, 2017 at 11:00 P.M. and has the following comments:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. Not applicable for Surveyor's review.

a. General or special taxes and assessments required to be paid in the year 2017 and subsequent years. Not applicable for Surveyor's

b. Rights or claims of parties in possession not recorded in the Public Records. Not applicable for Surveyor's review.
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. Not applicable for Surveyor's review.
d. Easements, or claims of easements, not recorded in the Public Records. Not applicable for Surveyor's review.
e. Any lien or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. No applicable for Surveyor's review.





PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION (FORMERLY FLORIDA PUBLIC SERVICE COMPANY) AS RECORDED IN OFFICIAL RECORD BOOK 389, PAGE 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PLAT NOTE 7:

THE SUBJECT PROPERTY IS 66,252 sqft (1.52 acres)
 THE SUBJECT PROPERTY HAS 55 REGULAR PARKING FOR A TOTAL OF 55 MARKED PARKING SPACES

LOT 6

50'

RIGHT

유

COURT

Lot 5, 424 Industrial Park Phase I, according to the map or plat thereof as recorded in Plat Book 24, Page 131, Public Records of Orange County, Florida.

Legal Description (as provided)

12. Distributiuon Easement in favor of Florida Power Corporation recorded in O.R. Book 6330, Page 373, Public Records of Orange County, Florida. Subject to easements contained therein and are shown hereon.

Developers Agreement by and between Orange County, Alex Greenspoon, Robert J. Gamson, Joseph Yogman and David Kerben recorded in O.R. Book 4131, Page 1853, Public Records of Orange County, Florida. Not applicable for Surveyor's review.

Orange County / 424 Industrial Park Agreement for Interim Use of Septic Tanks recorded in O.R. Book 3934, Page 4626, Public Records of Orange County, Florida. Not applicable for Surveyor's review.

Any and all consequences arising from the fact that 424 Industrial Park, Inc., the "Association" as referenced in that certain Declaration of Covenants and Restrictions recorded in O.R. Book 4131, Page 1875, as amended, Public Records of Orange County, Florida, is a dissolved not for profit corporation. Not applicable for Surveyor's review.

Rights of the lessees under unrecorded leases.

9.

œ

Declaration of Covenants and Restrictions recorded in O.R. Book 4131, Page 1875, together with Amendments recorded in O.R. Book 4220, Page 851, O.R. Book 5445, Page 1163 and O.R. Book 5711, Page 3843, Public Records of Orange County, Florida, which contain provisions creating easements and/or assessments. Subject to, contains no plottable items.

All matters contained on the Plat of OVERSTREET TURPENTINE COMPANY SUBDIVISION, as recorded in Plat Book E, Page 27, Public Records of Orange County, Florida. Subject to, contains no plottable items.

All matters contained on the Plat of 424 INDUSTRIAL PARK PHASE I, as recorded in Plat Book 24, Page 131, Public Records of Orange County, Florida. Subject to easements contained therein and is shown hereon.

7.

5

If neither the survey nor any other fact known to the Title Agent indicates that the subject property is submerged, or was at any time submerged, or that there is water in, upon or adjacent to the property, the general sovereignty land exception may be deleted from the owner policy issued pursuant to this Commitment, despite the above Exception 3 (Exception 8 if this is a Fund Title Certificate) to the contrary. Not applicable for Surveyor's review.

Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. Not applicable for Surveyor's review.

Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. Not applicable for Surveyor's review.

4.

SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

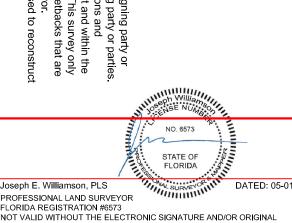
LB 7788 VISION LAND 941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LIST OF POSSIBLE ENCROACHMENTS:

FLOOD ZONE

CERTIFIED TO: (AS FURNISHED) Platinum Flex Warehouse, LLC Gulati Law, P.L. Premier Florida Title LLC Old Republic National Title Insurance Company CenterState Bank



DUMPSTER PAD LIES PARTIALLY IN EASEMENT AREA OWNERSHIP OF FENCES NOT DETERMINED WHICH HAS A BEARING OF S 06°12'34" W PER PLAT.

BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF PLATINUM ROAD

DATED: 05-01-1 AISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12095C0140F, LAST REVISION DATE 09-25-09, PER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.