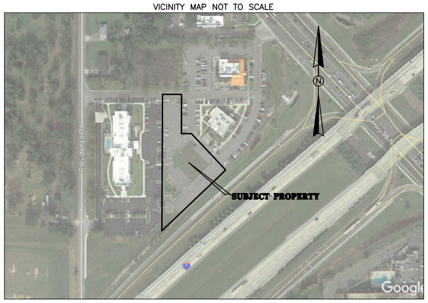
VICINITY MAP NOT TO SCALE



DESCRIPTION: (As per Title Commitment Number 2140-2619789 issued by First American Title Insurance Company bearing an effective date of November 18, 2019 at 8:00 AM)

Lot 3, LAKELAND INTERCHANGE, according to the plat thereof as recorded in Plat Book 152, Pages 33 and 34, of the Public Records of Polk County, Florida.

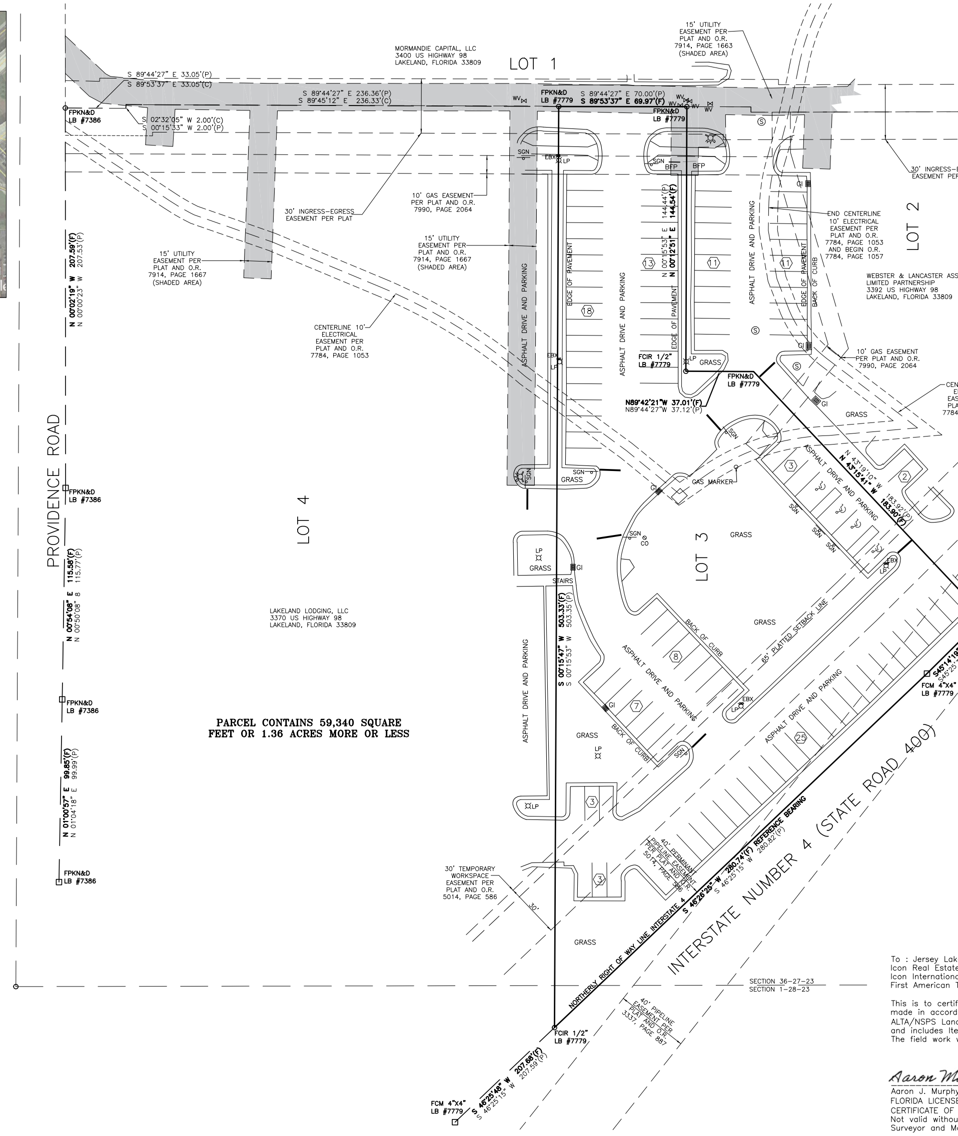
Together with those certain easements in the Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded in Book 8412, Page 1383, of the Public Records of Polk County, Florida.

NOTES REGARDING SCHEDULE B-II EXCEPTIONS: (As per Title Commitment Number 2140-2619789 issued by First American Title Insurance Company bearing an effective date of November 18, 2019 at 8:00 AM)

10. Matters shown on the Plat of Lakeland Interchange, recorded in Plat Book 152, Page 33.
11. Terms and conditions of the Encroachment Agreement between Florida Gas Transmission Company, LLC., a Delaware limited liability company and Hooters of America, Inc., a Georgia corporation recorded in Official Records Book 7752, Page 895. Affects the subject property and is blanket in nature.
12. Easement, granted from Hooters of America, Inc., a corporation existing under the laws of the State of Georgia to the City of Lakeland, Florida, recorded in Official Records Book 7784, Page 1053. Shown on the survey.
13. Easement, granted from LakeLand Interchange Development LLC, a limited liability company existing under the laws of the State of Georgia to the City of Lakeland, Florida, recorded in Official Records Book 7784, Page 1057. Shown on the survey.
14. Intentionally deleted.
15. Intentionally deleted.
16. Easement, granted from Lakeland Interchange Development LLC., a limited liability company existing under the laws of the State of Georgia to the City of Lakeland, Florida, recorded in Official Records Book 7914, Page 1663. Shown on the survey.
17. Easement, granted from Hooters of America, Inc., a corporation existing under the laws of the State of Florida to the City of Lakeland, Florida, recorded in Official Records Book 7914, Page 1667. Shown on the survey.
18. Terms and conditions of the Privately Owned Wastewater Facility Agreement Involving Multiple Private Parties between Hooters of America, Inc., a GA Corporate and LakeLand Interchange Development, LLC., a GA LLC recorded in Official Records Book 7915, Page 446. Affects the subject property and is blanket in nature.
19. Grant of Non-Exclusive Utility Easement, granted from Hooter's of America, Inc., a Georgia corporation to Peoples Gas System, a Division of Tampa Electric Company, a Florida corporation, recorded in Official Records Book 7990, Page 2064. Shown on the survey.
20. Grant of Non-Exclusive Utility Easement, granted from Lakeland Interchange Development LLC, a Georgia limited liability company to Peoples Gas System, a Division of Tampa Electric Company, a Florida corporation, recorded in Official Records Book 7990, Page 2068. Insufficient data to plot or know if it affects the subject property.
21. Declaration of Reciprocal Easements, Covenants, Conditions, Restrictions, which contains provisions for a private charge or assessments, recorded in Official Records Book 8412, Page 1383 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects the subject property and is blanket in nature.

Legend: (AS APPLICABLE)

SCIR	SET CAPPED IRON ROD 1/2" LB #7013	(D)	DESCRIPTION
FCIR	FOUND CAPPED IRON ROD	(C)	CALCULATED
FIR	FOUND IRON ROD	(P)	PLAT
FCIP	FOUND CAPPED IRON PIPE	(F)	FIELD
FIP	FOUND IRON PIPE	ID	IDENTIFICATION
FCM	FOUND CONCRETE MONUMENT	LB	LICENSED BUSINESS
SPKN&D	SET PK NAIL & DISK	CONC	CONCRETE
FPKN&D	FOUND PK NAIL & DISK	CLF	CHAIN LINK FENCE
		B/W	BARBED-WIRE
WM	WATER METER	OUL	OVERHEAD UTILITY LINE
HYD	FIRE HYDRANT	UP	UTILITY POLE
WV	WATER VALVE	LP	LIGHT POLE
BFP	BACK FLOW PREVENTER	GA	GUY ANCHOR
GI	GRATE INLET	SGN	SIGN
CI	CURB INLET	X 99.99	EXISTING ELEVATION
		O.R.	OFFICIAL RECORDS BOOK



Surveyor's Notes: (AS APPLICABLE)

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONES "X" PANEL NO. 12105C0320G DATED DECEMBER 22, 2016. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING; THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 4 HAVING A BEARING OF S 46°26'25" W.
2) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
5) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
6) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
7) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
8) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
9) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
10) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
11) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
12) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
14) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
15) FENCE OWNERSHIP NOT DETERMINED.
16) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
17) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
18) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
19) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
20) THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

COPYRIGHT 2019 – HAMILTON ENGINEERING & SURVEYING, INC.

NOTES REGARDING OPTIONAL ALTA TABLE A

1. MONUMENTS ARE SHOWN.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS NOT AVAILABLE.
3. THE FLOOD ZONE IS SHOWN.
4. THE AREA OF THE PROPERTY IS SHOWN.
8. SUBSTANTIAL FEATURES OBSERVED ARE SHOWN.
9. PARKING IS SHOWN.
11. VISIBLE EVIDENCE OF ABOVE GROUND AND UNDERGROUND UTILITIES IS SHOWN.
13. THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE POLK COUNTY PROPERTY APPRAISER'S WEB SITE.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. THERE WHERE NO WETLANDS DELINEATED THIS DATE.
20. PROFESSIONAL LIABILITY INSURANCE IS IN PLACE IN THE AMOUNT OF $2,000,000.

To : Jersey Lakeland, Inc.
Icon Real Estate, Inc.
Icon International, Inc.
First American 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 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, 8, 9, 11, 13, 16, 18 and 20 of Table A thereof. The field work was completed on November 22, 2019

Aaron Murphy — Aaron J Murphy — Digitally signed by Aaron J Murphy Date: 2020.02.11 14:27:52 -05'00'

Aaron J. Murphy, PLS — Date of Signature
FLORIDA LICENSE NO. PLS#6768
CERTIFICATE OF AUTHORIZATION LB #7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

HAMILTON
ENGINEERING & SURVEYING, INC.
3409 W LEMON STREET
TAMPA, FL 33609
TEL (813) 250-3535
FAX (813) 250-3636
LB #7013

SHEET TITLE:
MAP OF BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY
HOOTERS PARCEL LAKELAND
U.S. HIGHWAY NO. 98, LAKELAND
FLORIDA, POLK COUNTY

PREPARED FOR:	ICON INTERNATIONAL, INC
CERTIFIED TO:	
FIELD BOOK/PAGE:	
QUALITY CONTROL FIELD:	VINCE
QUALITY CONTROL OFFICE:	AJM
DRAWN BY:	RHF
PARTY CHIEF:	VINCE
JOB #:	03779.0001
SEC TWP RNG:	1-28-23 36-27-23
SURVEY DATE:	11-22-2019
NOT VALID WITHOUT ALL SHEETS	1 OF 1

L:\3501 to 3999\03779 ICON INTERNATIONAL\0001 HOOTERS LAKELAND\SURV\1 DWG\03779.0001 hooters lakeland alta boundary.dwg (BOUNDARY SHEET 1) rickf Feb 11, 2020 – 10:46am