

A.L.T.A./N.S.P.S. LAND TITLE SURVEY FOR TWO TEN COMMERCIAL, LLC

SECTION 25, TOWNSHIP 19 SOUTH, RANGE 30 EAST
THE CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION: (PROVIDED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT SCHEDULE A, AGENT'S FILE REFERENCE 2017-131 EFFECTIVE MAY 7 2017)

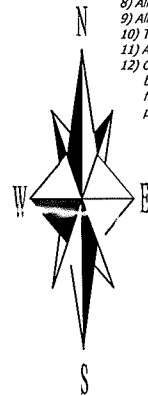
The E 20 feet of Lot 38 and all of lots 39 and 40, and the Westerly 6 feet of Palmetto Avenue abutting Lot 40, Lakeview Park, according to the plat thereof as recorded in Plat Book 3, Page 41, Public Records of Seminole County, Florida.

SUREYOR'S NOTES:

- 1) The surveyor has not abstracted the land shown hereon for easements, rights-of-way or any other matter recorded or unrecorded that may affect the use or title of this land.
- 2) No sub-surface installations or improvements have been located other than shown.
- 3) The bearing structure is based on the North line of the Northwest 1/4 of Lots 35 through 40, and the Westerly 6 feet of Palmetto Avenue abutting Lot 40, LAKEVIEW PARK, Plat Book 3, Page 41, Public Records of Seminole County, Florida as being N 89°47'42" E referenced to the State Plane Coordinate System, Florida East Zone, North America Datum of 1983 (adjustment of 1993).
- 4) No environmental or jurisdictional land determination has been made as a part of this survey.
- 5) No environmental assessment has been made as a part of this survey.
- 6) All corners set are 5/8" X 18" rebar irons with an LB 220 Doudney Surveyors cap, unless otherwise noted.
- 7) This drawing reflects the conditions observed on the field date noted below.
- 8) All distances shown hereon are measured in standard U.S. foot and decimals of feet.
- 9) All dimensions are actual or computed unless otherwise noted.
- 10) This survey meets or exceeds the accuracy requirement of a Commercial Survey.
- 11) All recording information refers to the Public Records of Seminole County, Florida unless noted otherwise.
- 12) Copyright © 2017 by The Doudney Companies, Inc. All rights reserved. No part of this survey map or drawing may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of The Doudney Companies, Inc., except for those parties expressly named hereon, and in no case is this survey map or drawing to be used for any other purposes except for the purpose and intent for which it was produced and prepared. For permission requests, write to The Doudney Companies, Inc. at the address below.

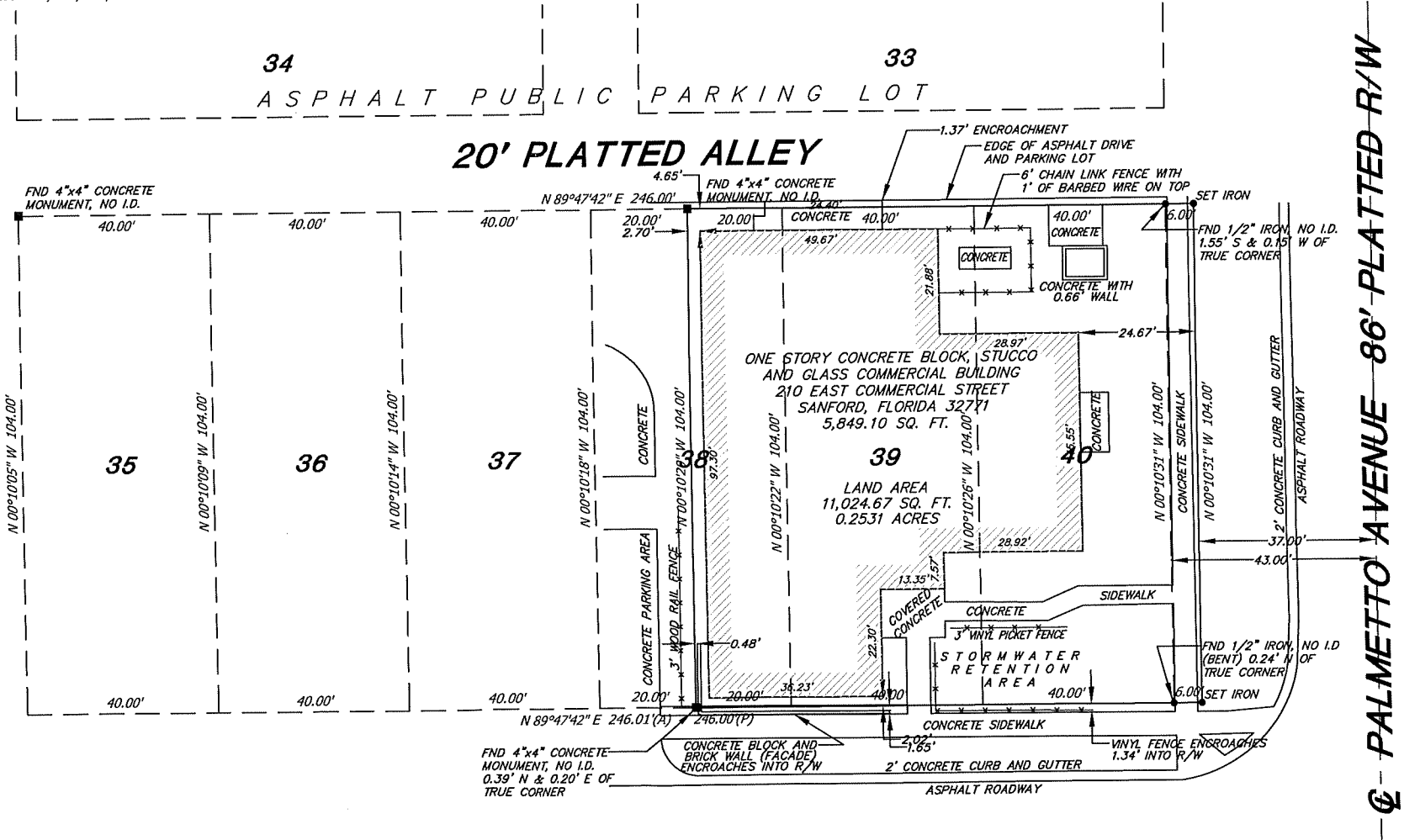
EASEMENT NOTES: (FROM SCHEDULE B-II PROVIDED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT, AGENT'S FILE REFERENCE 2017-131 EFFECTIVE MAY 7 2017)

1. 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 a survey matter.
2. a. General or special taxes and assessments required to be paid in the year 2017 and subsequent years. Not a survey matter.
b. Rights or claims of parties in possession not recorded in the Public Records. Not a survey matter.
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. Encroachments noted on Survey drawing.
d. Easements, or claims of easements, not recorded in the Public Records. None noticed by Surveyor at the time of the field survey.
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 new construction or improvements were noticed by Surveyor at the time of the field survey.
3. Any Owner's 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 land insured hereunder, including submerged, filled and artificially exposed lands accreted to such lands. No submerged, filled and artificially exposed lands accreted to such lands were noticed by Surveyor at the time of the field survey.
4. 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 a survey matter.
5. All matters contained on the Plat of Lake View Park, as recorded in Plat Book 3, Page 41, Public Records of Seminole County, Florida. Noted on survey drawing.
6. Rights of the lessees under unrecorded leases. Not a survey matter.

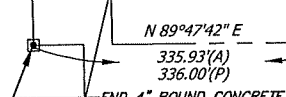


PARK AVENUE 82' PLATTED R/W

HOOD AVENUE 82' PLATTED R/W



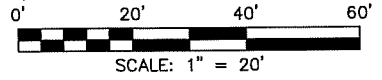
PALMETTO AVENUE 86' PLATTED R/W



ABBREVIATIONS LEGEND:
 (A).....ACTUAL MEASUREMENT
 C.....CENTER LINE
 FND.....FOUND
 I.D.....IDENTIFICATION
 IRON.....IRON BAR SET OR FOUND AS NOTED
 L.B.....CORPORATE LICENSE NUMBER
 L.B.220.....CORPORATE REGISTRATION NUMBER OF DOUDNEY SURVEYORS, INC.
 (P).....PLATTED MEASUREMENT
 R/W.....RIGHT-OF-WAY

FLOOD CERTIFICATE:
 By graphic plotting only, the property described hereon lies in Zone X of the flood Insurance Rate Map, Community Panel 120294 0060 F, City of Sanford, Seminole County, Florida which bears an effective 9/28/07 and is not in a special flood hazard area. No field surveying was performed to determine this zone.

SURVEYORS CERTIFICATE:
 To Two Ten Commercial, LLC, Florida Community Bank, N.A., ISAOA, ATIMA; Old Republic National Title Insurance Company; Roland J. Martinez, P.A./Roland J. Martinez, Esq. and to Attorney's Title Fund Services, LLC; 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, 5, 7(a) and 7(b)(1) of Table A thereof. The fieldwork was completed on 6 June 2017. Date of Plat or Map: 7 June 2017.



THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREIN.

CERTIFIED TO TWO TEN COMMERCIAL, LLC; FLORIDA COMMUNITY BANK, N.A., ISAOA, ATIMA; ROLAND J. MARTINEZ, P.A./ROLAND J. MARTINEZ, ESQ.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND TO ATTORNEY'S TITLE FUND SERVICES, LLC.

FIELD	NAME/ACF	REVISIONS	DATE
TECHNICIAN	DAD		
COMP. FILE	16-17		
DRAW. FILE	16-17		
CHECKED BY:	ACF		

DOUDNEY COMPANIES, INC. Florida Certificate of Authorization Number LB220
 By David A. Doudney, President, Florida Registration Number 3939
 Field Date: 6 June 2017

**DOUDNEY
Companies,
Inc.**