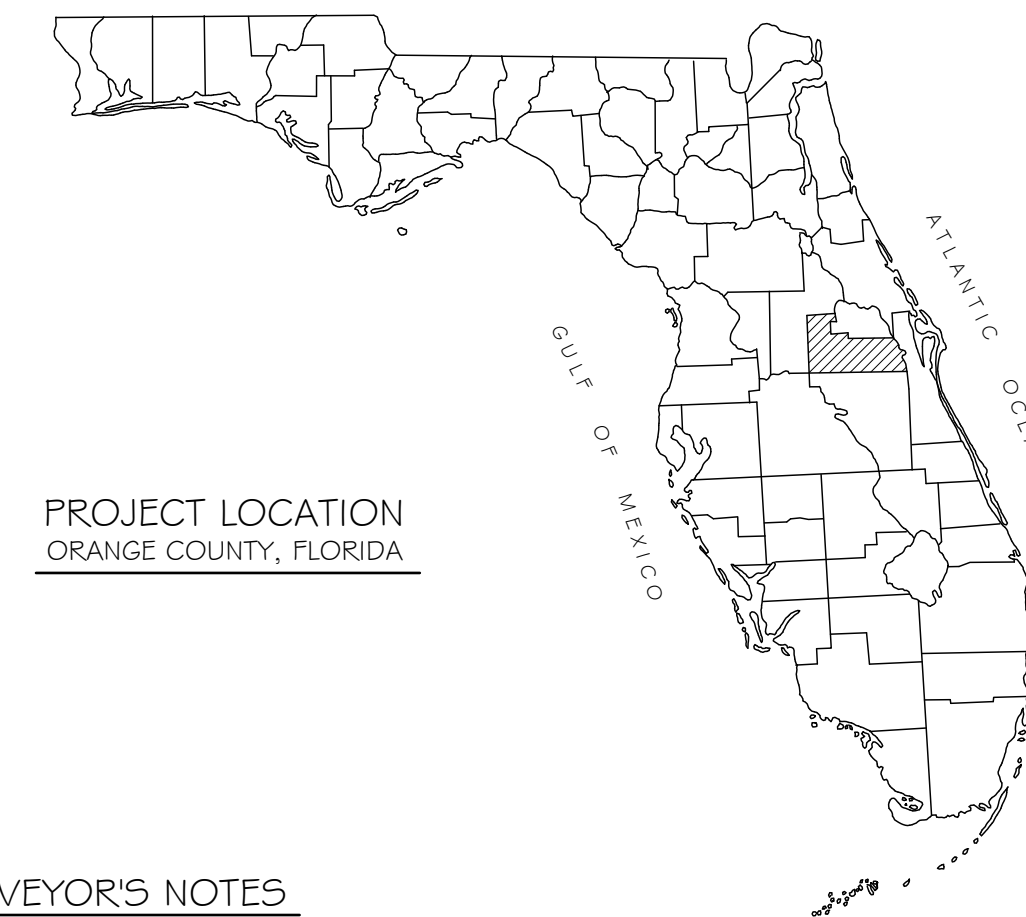


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SHEET	DESCRIPTION
1	DESCRIPTION & NOTES
2	BOUNDARY SURVEY & KEY MAP
3-8	TOPOGRAPHIC SURVEY DETAILS

# ALTANSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHY SURVEY

-FOR-  
**FIRST PARK 417, LLC**

STATE ROAD 417  
LYING IN SECTIONS 20 & 29, TOWNSHIP 23 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO  
ORANGE COUNTY, FLORIDA



PROJECT LOCATION  
ORANGE COUNTY, FLORIDA

## SCHEDULE B, SECTION II EXCEPTIONS (PER TITLE COMMITMENT NO. 22000031349)

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. *NON-SURVEY ITEM*
  - STANDARD EXCEPTIONS:
    - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
    - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
    - ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
    - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
    - 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.
- RESPONSE TO ITEMS 2(a), (b), (d): *NON-SURVEY ITEMS*  
 RESPONSE TO ITEM 2(c): *SEE MAP OF SURVEY*  
 RESPONSE TO ITEM 2 (d): *THERE ARE NO WATER BODIES ON OR ADJACENT TO SURVEYED PARCEL*

## SPECIAL EXCEPTIONS:

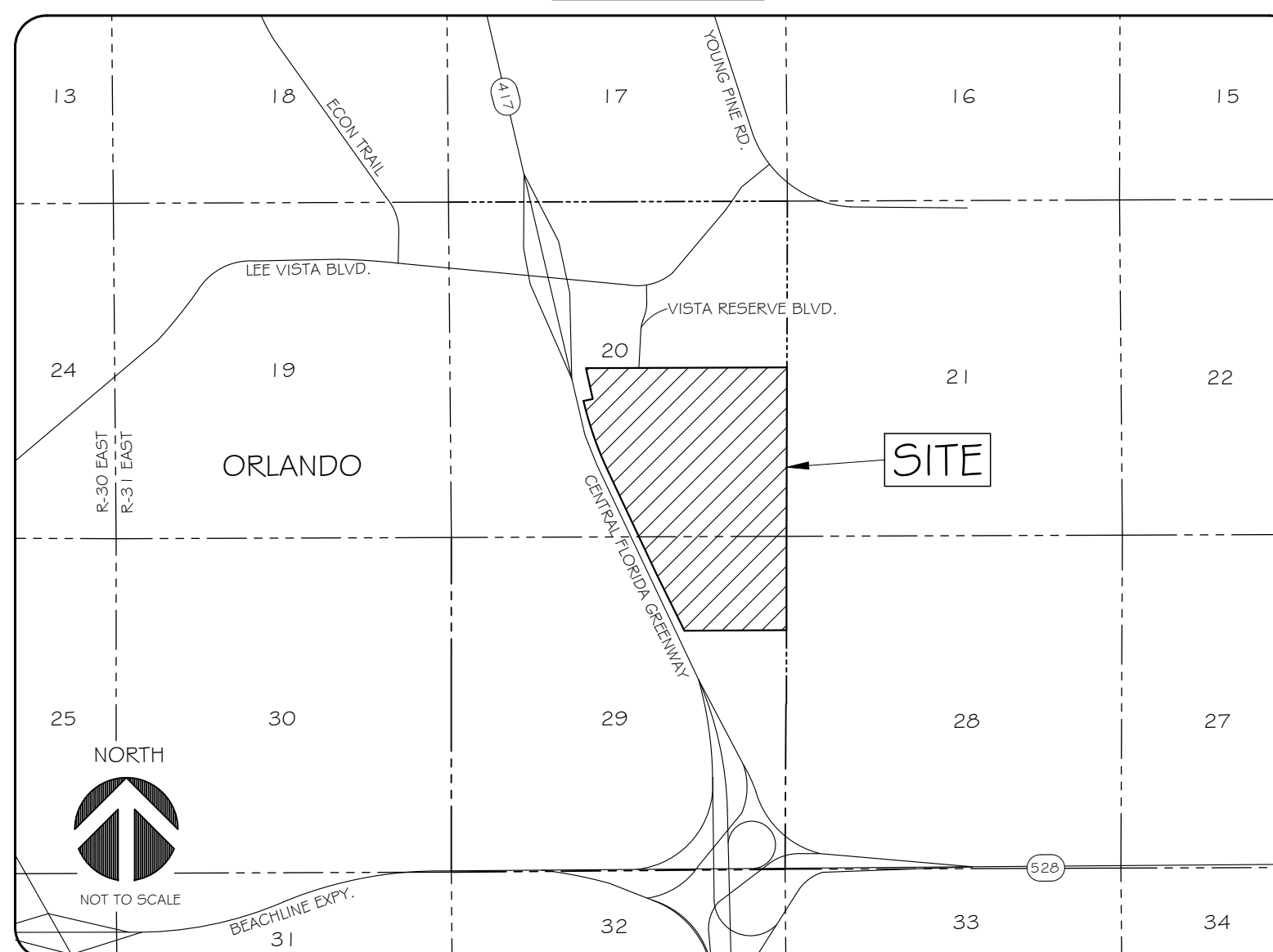
- TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. *NON-SURVEY ITEM*
- ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN. *NON-SURVEY ITEM*
- ANY AND ALL ABUTTING'S RIGHT, INCLUDING ACCESS RIGHTS, AS SET FORTH IN THE STIPULATED ORDER OF TAKING RECORDED APRIL 3, 1999 IN OFFICIAL RECORDS BOOK 4068, PAGE 3668, (AS SHOWN ON THE SURVEY) *SEE MAP OF SURVEY*
- PORTIONS OF THE LAND SET FORTH ON EXHIBIT "A" ARE ADJACENT TO STATE ROAD 417 (CENTRAL FLORIDA GREENWAY), WHICH IS A LIMITED ACCESS HIGHWAY AND NO RIGHT OF INGRESS OR EGRESS FROM THE LAND SAID HIGHWAY ARE INSURED. *SEE MAP OF SURVEY*
- THOSE MATTERS AS DISCLOSED BY THAT CERTAIN SURVEY ENTITLED "BOUNDARY AND ALTANSPS LAND TITLE SURVEY PREPARED FOR FIRST INDUSTRIAL REALTY TRUST, INC.", CERTIFIED TO FIST PARK (CONT. NEXT LINE)
- 417, LLC A DELAWARE LIMITED LIABILITY COMPANY, DAL-BM ORLANDO LAND HOLDING LP, A DELAWARE LIMITED PARTNERSHIP AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY MILLMAN NATIONAL LAND SERVICES, BEARING THE SEAL AND CERTIFICATION OF TIMOTHY L. FISH, FLORIDA PROFESSIONAL SURVEYOR AND AND MAPPER NO. 6819, DATED JULY 1, 2021, LAST REVISED NOVEMBER 18, 2021, BEING MSI PROJECT NO. 50507, (THE "SURVEY") AS FOLLOWS: *THE ABOVE REFERENCED SURVEY NOT PROVIDED*
  - SIX (6) FOOT CHAIN LINK FENCE WITH GATE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PROPERTY;
  - SIX (6) FOOT CHAIN LINK FENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PROPERTY; AND
  - SIX (6) FOOT CHAIN LINK FENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PROPERTY.
- RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES. *NON-SURVEY ITEM*
- RESERVATION OF OIL, GAS, OR OTHER MINERALS AS SET FORTH IN QUIT CLAIM MINERAL DEED RECORDED IN INSTRUMENT NUMBER 20200004179, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL RIGHTS AND EASEMENTS APPERTAINING THERETO IN FAVOR OF THE HOLDER OF SAID INTEREST AND ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST. *NON-SURVEY ITEM*

NOTE: TITLE TO THE ESTATE OR INTEREST SHOWN IN SCHEDULE A WAS ACQUIRED BY SPECIAL WARRANTY DEED FROM DAL-BM ORLANDO LAND HOLDINGS L.P. A DELAWARE LIMITED PARTNERSHIP TO FIRST PARK 417 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON 12/02/2021, IN OFFICIAL RECORDS INSTRUMENT 20210734485.

THE FOLLOWING 24 MONTH CHAIN OF TITLE IS SHOWN FOR INFORMATIONAL PURPOSES, STEWART DOES NOT INSURE THE ACCURACY OF THE CHAIN OF TITLE INFORMATION AND THE INSURED LISTED IN SCHEDULE A SHALL NOT RELY ON THIS INFORMATION IN REACHING A DETERMINATION ON THIS LOAN TRANSACTION:

SPECIAL WARRANTY DEED RECORDED ON 12/02/2021, IN OFFICIAL RECORDS INSTRUMENT 20210734485.

## VICINITY MAP



## LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 22000031349)

THAT PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 417 (CENTRAL FLORIDA GREENWAY), AS DESCRIBED IN OFFICIAL RECORDS BOOK 4068, PAGE 3668, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 417 (CENTRAL FLORIDA GREENWAY) AND NORTH OF PARCEL NO.41-103, WETLANDS MITIGATION AREAS TAKING, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4068, PAGE 3668, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE VRS NOW NETWORK, AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE SE 1/4 OF SECTION 20, T23S, R31E, HAS A BEARING OF 500°08'18"W (M).
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY GPS/ROVER METHODS.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO ORANGE COUNTY BENCHMARK "S-1343-067" (3" ALUMINUM O.C. DISK IN CONCRETE CURB INLET), HAVING AN ELEVATION OF 83.539 FEET (NAVD 88).
- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF "COMMITMENT FOR TITLE INSURANCE" BY STEWART NATIONAL GUARANTY COMPANY, EFFECTIVE DATE JULY 12, 2022, FILE NO. 22000031349.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS PART OF THIS SURVEY.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- SUBJECT PARCEL CONTAINS: ±243.09 ACRES.  
ZONING CODE: PD (PLANNED DEVELOPMENT)  
PER CITY OF ORLANDO ZONING MAP.
- RIGHT OF WAY INFORMATION FOR S.R. 417 PER ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS PROJECT NO. 410, 401 & 402.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS, THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATIONS.
- THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.

## FLOOD CERTIFICATION

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12095C0455G, EFFECTIVE DATE JUNE 20, 2018, THE PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD ZONE "X" AND PARTIALLY WITHIN FLOOD ZONE "A" (AREA WITH 1% ANNUAL CHANCE FLOOD, OR THE 100 YEAR FLOOD). FLOOD ZONE DETERMINATION WAS PERFORMED BY GRAPHICALLY PLOTTING ONTO FLOOD RATE INSURANCE MAPS PREPARED BY FEMA. THERE HAS BEEN NO FIELD SURVEYING PERFORMED BY THIS FIRM TO DETERMINE THIS FLOOD ZONE. THIS IS THE PROFESSIONAL OPINION OF CANVAS LAND SURVEYING, LLC. THE LENDER (IF ANY) MAKES THE FINAL DETERMINATION AS TO THE REQUIREMENT OF FLOOD INSURANCE OR NOT. WE ASSUME NO RESPONSIBILITY FOR ACTUAL FLOODING CONDITIONS.

JOB NO. J447	COMMITMENT NO. 22000031349
CERTIFIED TO:	
FIRST PARK 417, LLC	

## SURVEYOR'S CERTIFICATE:

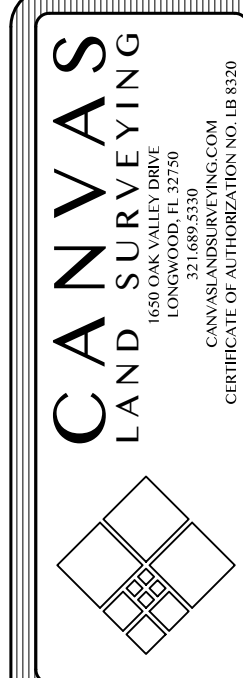
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 8, 9, 10(A), 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 23, 2022.

DATE OF PLAT OR MAP: AUGUST 29, 2022.

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

LUKE P. FULFORD, P.S.M., NO. 6954  
CANVAS LAND SURVEYING, LB 8320

LEGEND AND ABBREVIATIONS:			
±	MORE OR LESS	—	SIGN
(D)	DEED	—E	ELECTRIC METER
(C)	CALCULATED	—T	TELEPHONE RISER
(M)	MEASURED	—W	WATER METER
O.R.B.	OFFICIAL RECORDS BOOK	—S	STORM MANHOLE
RW	RIGHT OF WAY	—	SEWER MANHOLE
PPW	WOOD POWER POLE	—	BOLLARD
CONC.	CONCRETE	—	CLEANOUT
E/P	EDGE OF PAVEMENT	—	FIRE HYDRANT
ASPH.	ASPHALT	—	LIGHT POLE
I.C.V.	IRRIGATION CONTROL VALVE	—	WATER VALVE
B.F.P.	BACKFLOW PREVENTER	—	BOUNDARY LINE
—	SPOT ELEVATION	—	FENCE AS NOTED
—	PULL BOX	—	LINE BREAK
—	TRANSFORMER	—	CONTOUR LINE
—	FOUND NAIL AND DISK "1B 68"		
—	FOUND NAIL AND DISK "1B 68"		

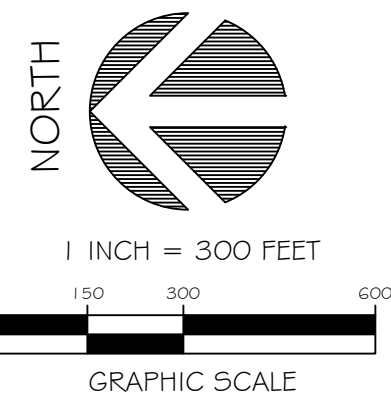


CHK	DATE	BY
	07/29/22	L.P.F.

REV	DATE	BY
1	07/29/22	L.P.F.

LYING IN SECTIONS 20 & 29,  
TOWNSHIP 23 SOUTH,  
RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

ALTANSPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
FIRST PARK 417, LLC



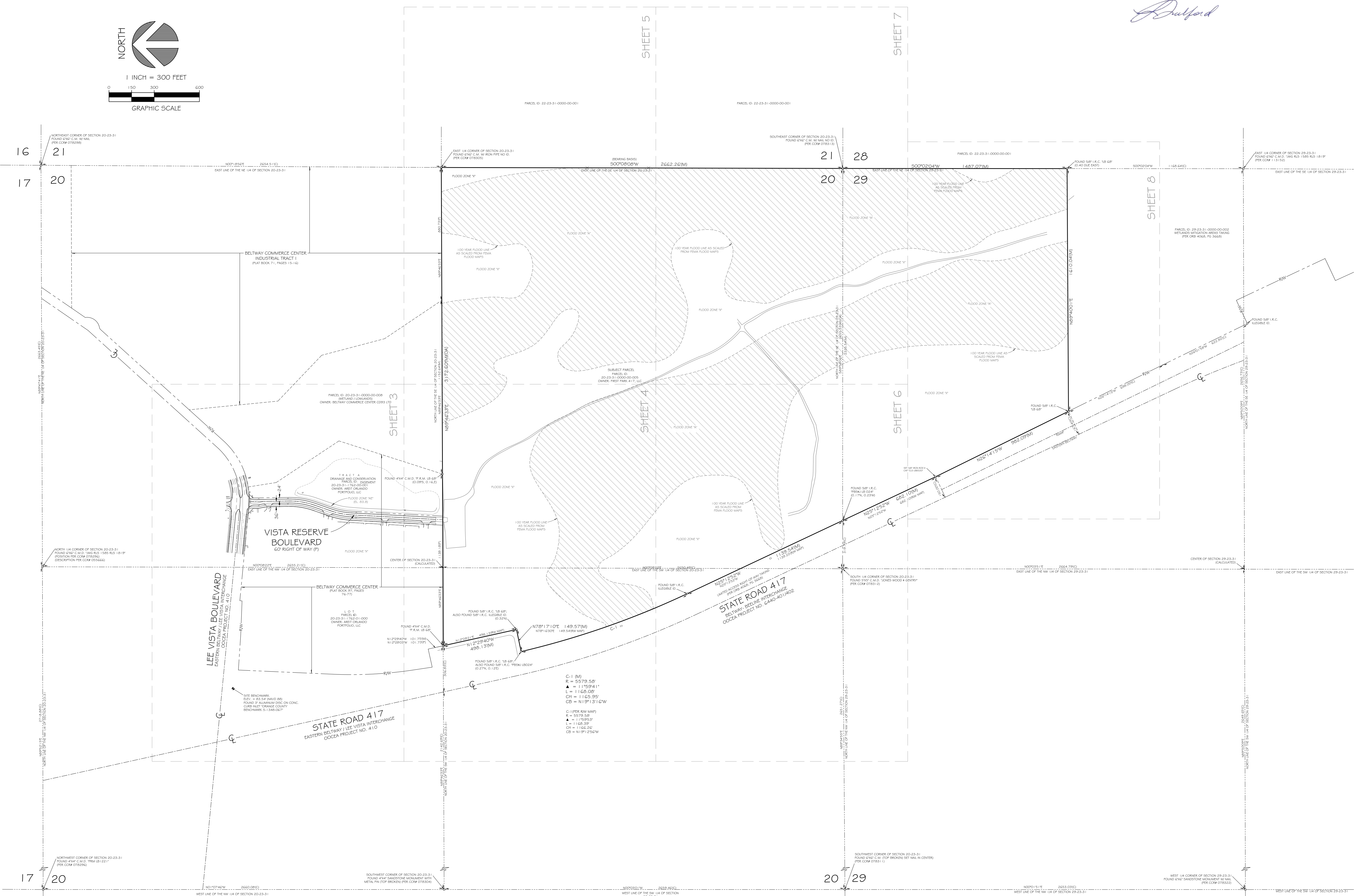
*Bulford*

CHK	DATE	DRAWN	REVISIONS
	08/29/22	L.P.F.	INITIAL RELEASE

CLIENT: FIRST PARK 417, LLC	DATE: 8/29/2022	DRAWN BY: L.P.F.
JOB NO. 1447	DATE OF SURVEY: 8/23/2022	ACAD FILE: LEE VISTA.DWG

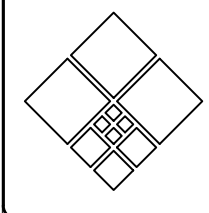
LYING IN SECTIONS 20 & 29,  
TOWNSHIP 23 SOUTH,  
RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

ALTANSPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
-JOB-  
FIRST PARK 417, LLC



C-1 (RM)  
R = 5579.50'  
▲ = 1150.41'  
L = 1162.00'  
CH = 1165.95'  
CB = N19°13'16\"/>

C-1 (PER ROW MAP)  
R = 5579.50'  
▲ = 1150.41'  
L = 1162.00'  
CH = 1165.20'  
CB = N19°12'50\"/>

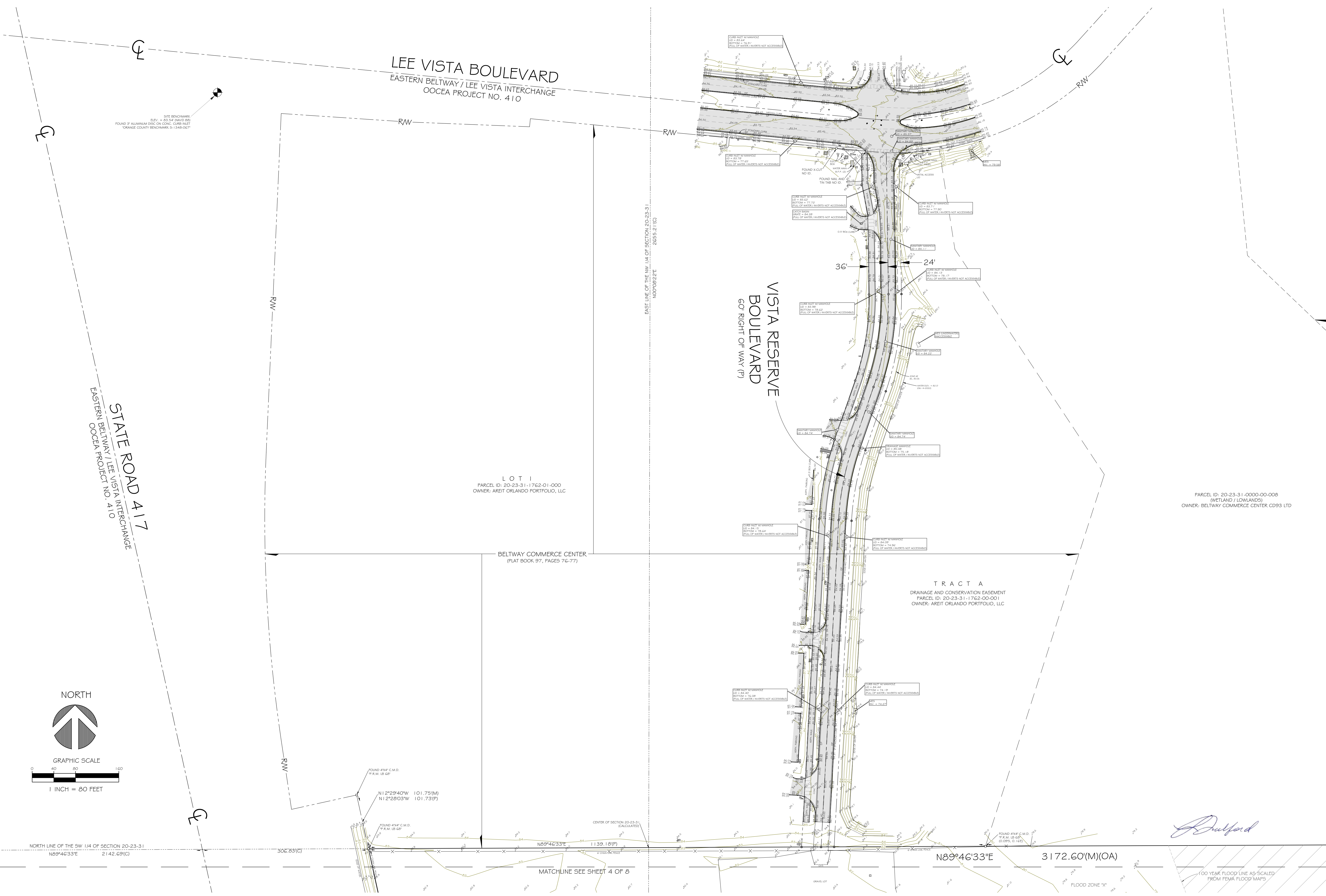


FB/FG	DATE	DRAWN	REVISIONS
	08/29/22	L.P.F.	INITIAL RELEASE

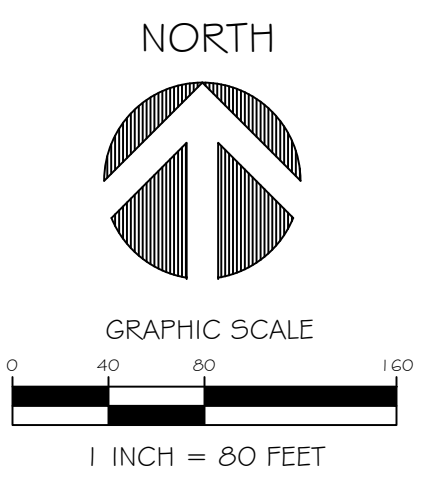
CLIENT	JOB NO.	DRAWING DATE	DRAWN BY
FIRST PARK 417, LLC	1447	8/29/2022	L.P.F.

LYING IN SECTIONS 20 & 29,  
TOWNSHIP 23 SOUTH,  
RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

ALTAIRPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
-100-  
FIRST PARK 417, LLC



100 YEAR FLOOD LINE AS SCALED FROM FEMA FLOOD MAPS



NORTH LINE OF THE SW 1/4 OF SECTION 20-23-31  
N89°46'33"E 2142.69'(C)

MATCHLINE SEE SHEET 4 OF 8

N89°46'33"E 3172.60'(M)(OA)

RIGHT LINE OF THE SW 1/4 OF SECTION 20-23-31  
N89°46'33"E 2142.69(C)

306.83(C)

N89°46'33"E 1139.18(F)

N89°46'33"E

3172.60(M)(OA)

ELEV. = 79.17



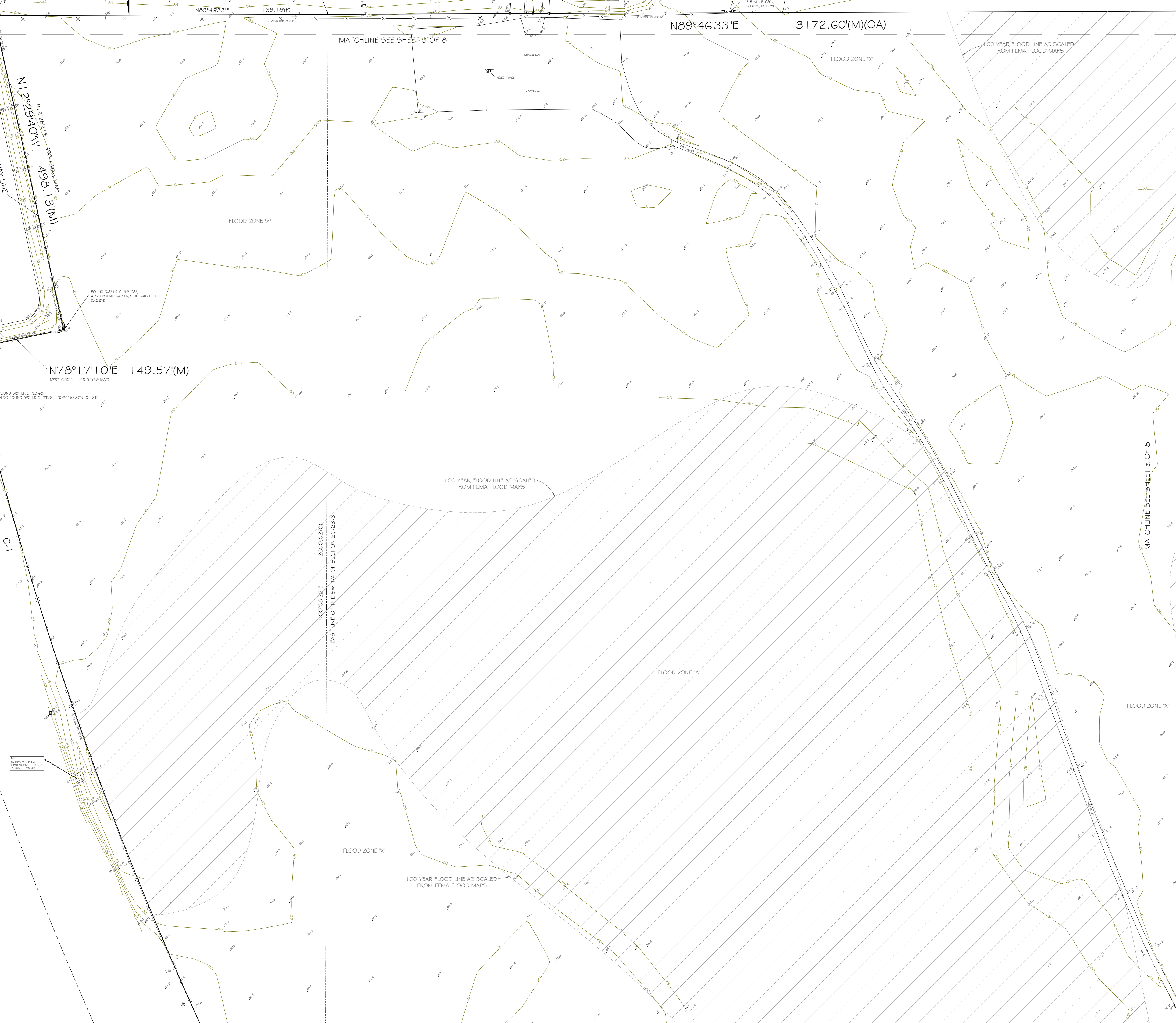
GRAPHIC SCALE  
0 40 80 120  
1 INCH = 80 FEET

STATE ROAD 417  
BELTWAY-BEELINE INTERCHANGE  
OCEAN PROJECT NO. 6440-4011402

C-1 (M)  
R = 5579.58'  
▲ = 111°59'41"  
L = 1168.08'  
CH = 1165.95'  
CB = N19°13'16"W

C-1 (PER RW MAP)  
R = 5579.58'  
▲ = 111°59'53"  
L = 1168.39'  
CH = 1166.26'  
CB = N19°12'56"W

UNITED ACCESS RIGHT-OF-WAY TANKING  
(PER OPS AREA FC 5668)



**CANVAS**  
LAND SURVEYING  
1400 DAN VALLEY DRIVE  
SUITE 100  
ORANGE COUNTY, FLORIDA 32139  
CERTIFICATE OF AUTHORIZATION NO. 118520

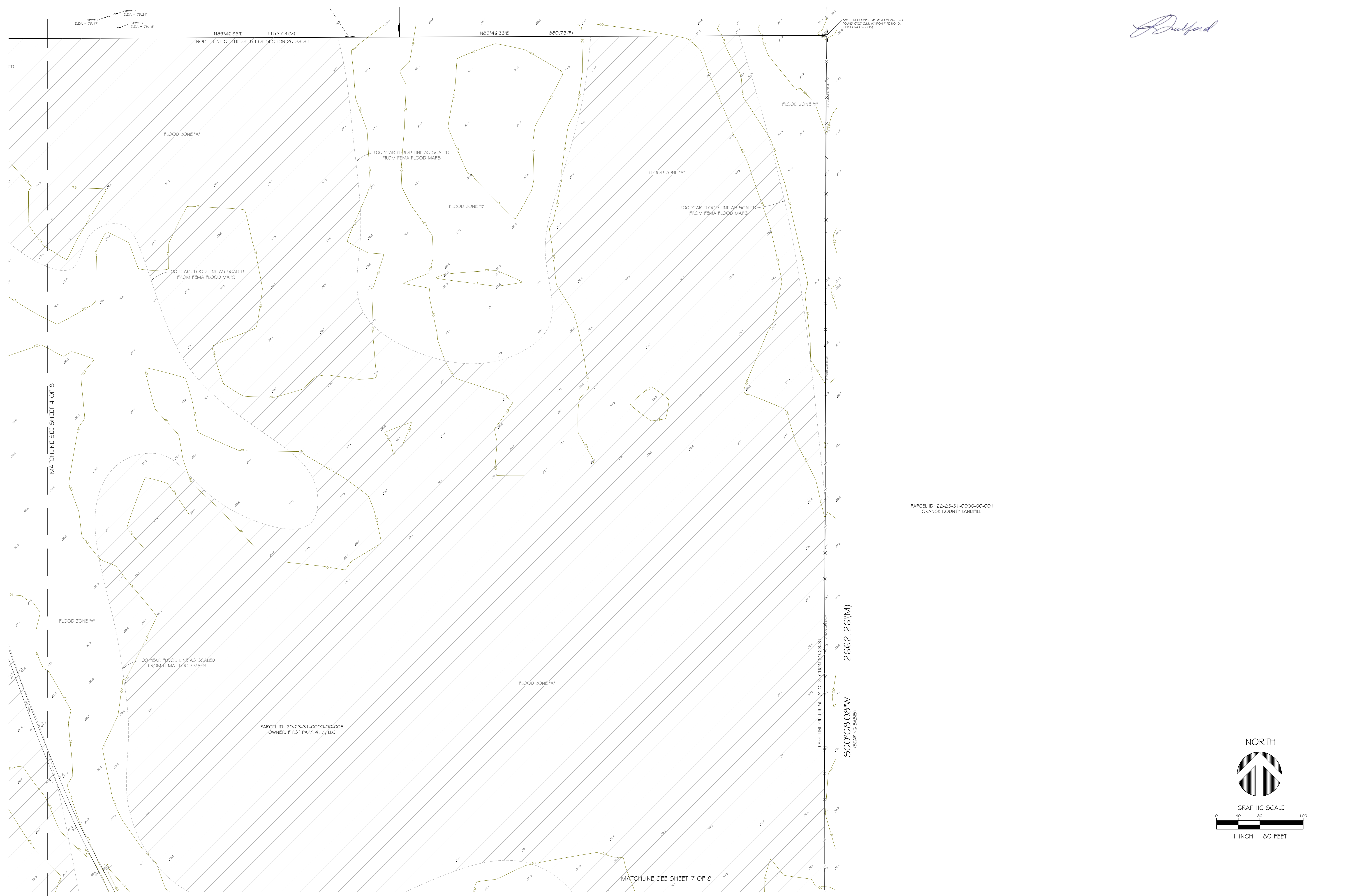
FB/FG	DATE	DRAWN	REVISIONS
	08/29/22	L.P.F.	INITIAL RELEASE

CLIENT: FIRST PARK 417, LLC  
JOB NO. 1447  
DRAWING DATE: 8/29/2022  
DATE OF SURVEY: 8/23/2022  
ACAD FILE: LEE\_VISTA.DWG

LYING IN SECTIONS 20 & 29,  
TOWNSHIP 23 SOUTH,  
RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

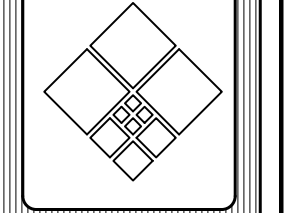
ALTAIRPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
FIRST PARK 417, LLC

SHEET  
4 OF 8



*Dulford*

**CANVAS**  
LAND SURVEYING



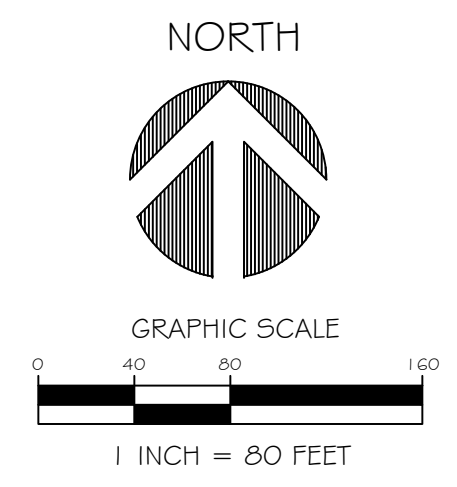
FB/FG	DATE	DRAWN	REVISIONS	CHK
	08/29/22	L.P.F.	INITIAL RELEASE	

CLIENT: FIRST PARK 417, LLC	JOB NO. J447	DRAWING DATE: 8/29/2022	DRAWN BY: L.P.F.
PARCEL ID: 22-23-31-0000-00-001	ORANGE COUNTY LANDFILL	DATE OF SURVEY: 8/23/2022	ACAD FILE: LIF_VISTA.DWG

LYING IN SECTIONS 20 & 29,  
TOWNSHIP 23 SOUTH,  
RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

ALTAIRSPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
FIRST PARK 417, LLC

SHEET  
5 OF 8



500°08'08"W  
(BEARING BASIS) 2662.26(M)

PARCEL ID: 20-23-31-0000-00-005  
OWNER: FIRST PARK 417, LLC

PARCEL ID: 22-23-31-0000-00-001  
ORANGE COUNTY LANDFILL

MATCHLINE SEE SHEET 7 OF 8

MATCHLINE SEE SHEET 4 OF 8

SHW 1  
ELEV. = 79.17

SHW 2  
ELEV. = 79.24

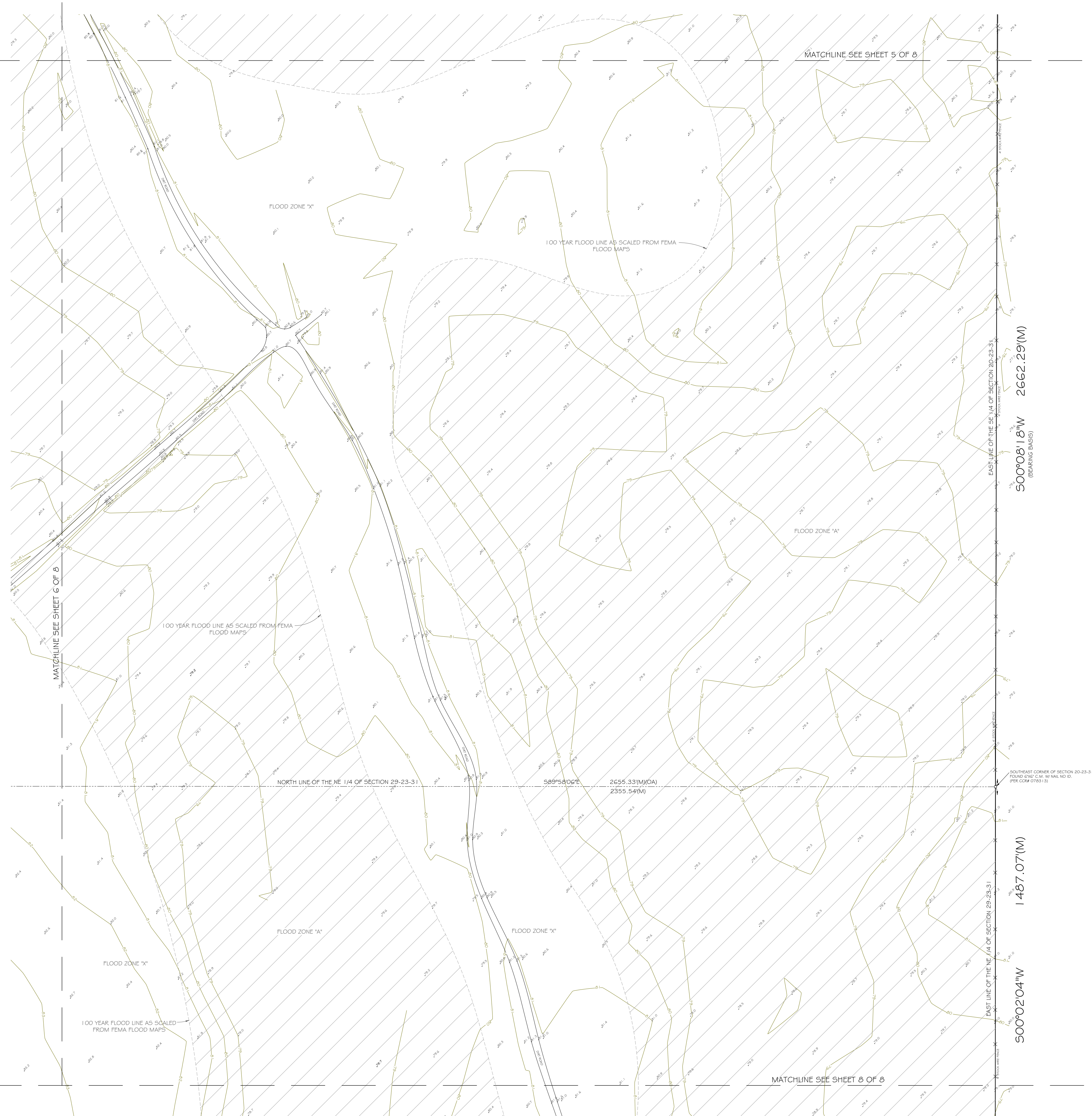
SHW 3  
ELEV. = 79.15

N89°46'33"E 1152.64(M)  
NORTH LINE OF THE SE 1/4 OF SECTION 20-23-31

N89°46'33"E 860.73(F)

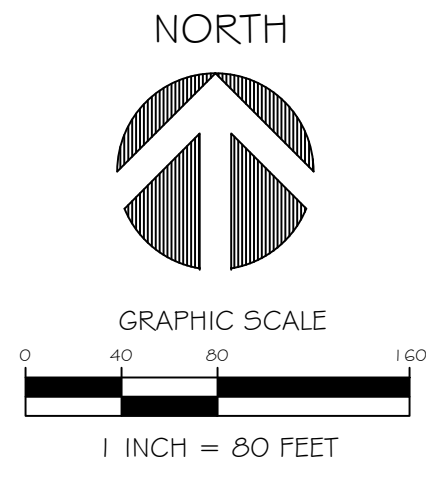
EAST 1/4 CORNER OF SECTION 20-23-31  
FOUND 4"X4" C.M. IRON PIPE NO. 10 ID.  
(PER COMP 07/03/00)





PARCEL ID: 22-23-31-0000-00-001  
ORANGE COUNTY LANDFILL

*Bulford*



FB/FG	DATE	DRAWN	REVISIONS	CHK
	08/29/22	L.P.F.	INITIAL RELEASE	

CLIENT: FIRST PARK 417, LLC  
JOB NO. 1447  
DRAWING DATE: 8/29/2022  
DATE OF SURVEY: 8/23/2022  
DRAWN BY: L.P.F.  
ACAD FILE: LEE\_VISTA.DWG

LYING IN SECTIONS 20 & 29,  
TOWNSHIP 23 SOUTH,  
RANGE 31 EAST,  
ORANGE COUNTY, FLORIDA

ALTAIRPS LAND TITLE SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
FIRST PARK 417, LLC

