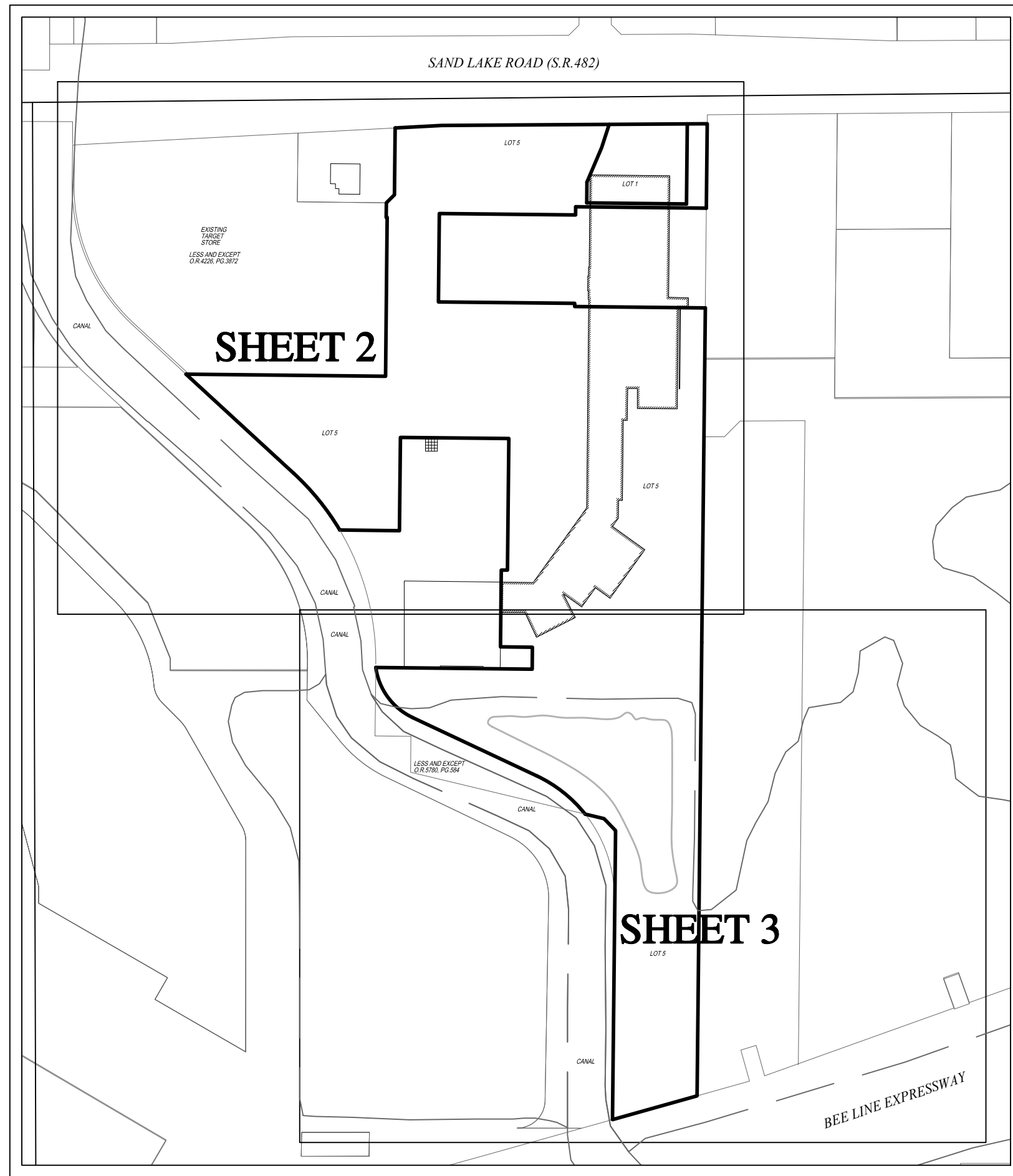
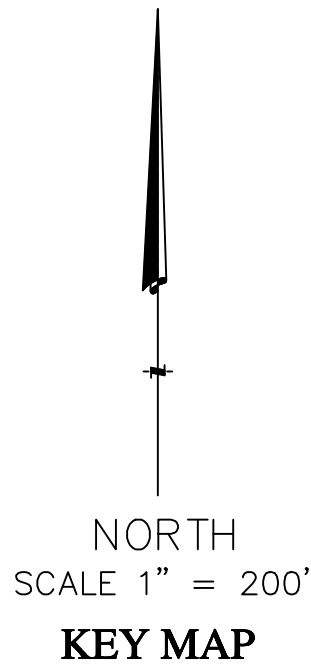


ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 29 EAST



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

Lots 1 and 5, THE TERRACE AT FLORIDA MALL, according to the plat thereof as recorded in Plat Book 23, Pages 16, 17, and 18, Public Records of Orange County, Florida; LESS AND EXCEPT those portions of Lot 5 conveyed in Special Warranty Deed recorded October 11, 1990 in Official Records Book 4226, Page 3872 and in Quitclaim Deed recorded June 23, 1999 in Official Records Book 5780, Page 584, of the Public Records of Orange County, Florida.

TOGETHER WITH Easements granted in:

- a) Declaration of Easements and Restrictions by Terrace Associates and Florida Mall Official Records Book 4055, Page 1315, of the Public Records of Orange County, Florida;
- b) Reciprocal Easement and Operation Agreement by and among Terrace Associates and Service Merchandise Company, Inc. and Amecena Properties, Inc. recorded April 18, 1989 in Official Records Book 4073, Page 1313; as amended by that certain First to Amendment to Reciprocal Easement and Operation Agreement, dated August 14, 1990, recorded October 11, 1990 in Official Records Book 4226, Page 3884; as further amended by that certain Second Amendment to Reciprocal Easement and Operating Agreement dated August 31, 1994 and recorded September 20, 1994 in Official Records Book 4798, Page 562, all of the Public Records of Orange County, Florida;

and

A) Easement Agreement by and between Dayton Hudson Corporation and Terrace Associates dated August 14, 1990 and recorded October 11, 1990 in Official Records Book 4226, Page 3876, of the Public Records of Orange County, Florida.



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business LB7153

Legend & Abbreviations

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- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ GREASE TRAP
- ⊙ TRANSFORMER
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- ▲ = SET NAIL & DISK LB 7153
- = SET 5/8" IRON ROD WITH CAP "LB 7153" UNLESS NOTED
- = SET 4" x 4" C.M. PRM—LB 7153
- = FOUND 4" x 4" C.M.

GENERAL NOTES:

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
- THE LAND DESCRIPTION HEREON WAS TAKEN DIRECTLY FROM THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 421700803MS, REFERENCE NUMBER: NACS17-283, ORDER NO.: 6622745, COMMITMENT DATE 09/22/2017 AT 8:00 A.M., AND WAS PROVIDED BY THE CLIENT.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLANDS, IF ANY EXIST ON THE SUBJECT PROPERTY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS IN THE FIELD AND COMPARED TO PLAT MEASUREMENTS.
- UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED SOLELY ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 421700803MS, REFERENCE NUMBER: NACS17-283, ORDER NO.: 6622745, COMMITMENT DATE 09/22/2017 AT 8:00 A.M., AND WAS PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 5, THE TERRACE AT FLORIDA MALL, PLAT BOOK 23, PAGE 16, BEING NORTH 89°37'47" EAST, (PER FURNISHED DESCRIPTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS, OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 12095C0410 F, EFFECTIVE DATE 9/25/2009, A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD) AND THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C0410 F, EFFECTIVE DATE 9/25/2009. THE LIMITS OF ZONE AE AS DEPICTED ON THIS DRAWING HAVE BEEN IMPORTED FROM GIS SHAPE FILES.
- THE SUBJECT PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT CONTAINS 28.44 ACRES, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
A. PLAT OF "THE TERRACE AT FLORIDA MALL" AS RECORDED IN PLAT BOOK 23, PAGES 16-18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2016, AND INCLUDES ITEMS 1-4, 6(a), 8, 9, 11 (bullet one only), 13, 16, 17 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS AND EXCEEDS THAT WHICH IS SPECIFIED THEREIN.
- THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER, 2017 AND CORRECTLY SHOWS THAT AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS OR (B) BY THE IMPROVEMENTS UPON ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED 09/22/2017, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- THIS SITE CONTAINS A TOTAL OF 824 PARKING SPACES. THERE ARE 808 REGULAR PARKING SPACES AND 16 HANDICAPPED PARKING SPACES.

SCHEDULE BII EXCEPTIONS:

- Distribution Easement in favor of Florida Power Corporation recorded November 9, 1984 in Official Records Book 3575, Page 1390. (AS TO LOT 5, PLOTTABLE AND SHOWN ON SKETCH)
- Easement in favor of Florida Power Corporation recorded December 23, 1986 in Official Records Book 3846, Page 4516; and Amendment recorded December 7, 1988 in Official Records Book 4037, Page 2367. (AS TO LOT 5, PLOTTABLE AND SHOWN ON SKETCH)
- Easement in favor of Florida Power Corporation recorded December 23, 1986 in Official Records Book 3846, Page 4519. (AS TO LOT 5, PLOTTABLE AND SHOWN ON SKETCH)
- Developers Agreement with Orange County recorded February 13, 1989 in Official Records Book 4055, Page 1309. (BLANKET)
- Matters reflected upon the plat of The Terrace at Florida Mall, according to the plat thereof as recorded February 13, 1989 in Plat Book 23, Pages 16, 17, and 18. (PLOTTABLE AND SHOWN ON SKETCH)
- Declaration of Easements and Restrictions by Terrace Associates and Florida Mall Peripheral Associates recorded February 13, 1989 in Official Records Book 4055, Page 1315. (PLOTTABLE AND SHOWN ON SKETCH)
- Reciprocal Easement and Operation Agreement by and among Terrace Associates and Service Merchandise Company, Inc. and Amecena Properties, Inc. recorded April 18, 1989 in Official Records Book 4073, Page 1313; First Amendment recorded October 11, 1990 in Official Records Book 4226, Page 3884; and Second Amendment recorded September 20, 1994 in Official Records Book 4798, Page 562, and the effect, if any, of Supplemental Agreement dated April 14, 1989 and First Amendment to Supplemental Agreement dated February 3, 2013 in Official Records Book 6781, Page 2041. (BLANKET AND AS PLOTTED)
- Notice of Lease by and between Terrace Associates, landlord, and Marshalls of Orlando-Mall, FL, nc., tenant, dated November 27, 1990 and recorded December 19, 1990 in Official Records Book 4246, Page 2581. (AS TO LOT 5, BLANKET)
- Distribution Easement in favor of Florida Power Corporation recorded April 1, 1999 in Official Records Book 5717, page 375. (AS TO LOT 5, PLOTTABLE AND SHOWN ON SKETCH)
- Amended and Restated Development Order for The Florida Mall Development of Regional Impact recorded June 27, 2001 in Official Records Book 6290, Page 7328. (BLANKET)
- Florida Mall DRI Transportation Proportionate Share Development Agreement recorded July 13, 2001 in Official Records Book 6301, Page 4303; Ratification Agreement regarding Sand Lake Road Improvement Project recorded August 13, 2009 in Official Records Book 9917, Page 2850. (BLANKET)

THE TERRACE AT FLORIDA MALL

730 West Sand Lake Road
Orange County, Florida

No.	Revision	Date	Appr.
1	REVISION PARKING AND BUILDINGS	3/29/22	JAP
2	ADD LOT 4 PARKING AND BUILDING	05/02/22	JAP

Designed by _____
Checked by _____
Date
December 24, 2017

Issued for
HAUPPAUGE PROPERTIES INC.
1975 HEMPSTEAD TPKE, SUITE 309
EAST MEADOW, NY 11554

ALTA/NSPS LAND TITLE SURVEY

Drawing Number

Sv-1

Sheet 1 of 3

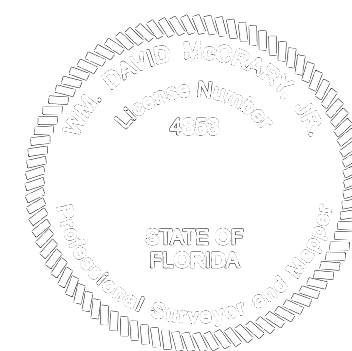
Project Number
63113.00

Certified To: Fidelity National Title Insurance Company
Commercial Bank, its successors and/or Assigns, ATIMA
Island Abstract Inc.
FL Equities LLC
Commitment #NACS17-283

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 1-4, 6(a), 8, 9, 11 (bullet one only), 13, 16, 17, of Table A thereof. The field work was completed on 10/25/2017.

The undersigned Surveyor is attesting to the revisions made to this survey and not to the ALTA/NSPS Land Title Survey itself. The additional field work was completed on 03/29/2022 and 4/13/2022.

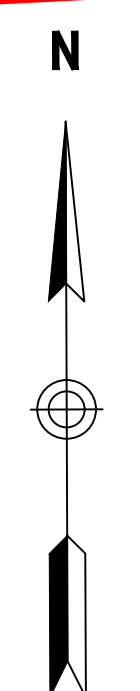
Signed: _____
Wm. David McCrary, P.L.S.
Florida Professional Land Surveyor and Mapper #4853
Representing:
Vanasse Hangan Brustlin, Inc. ("VHB")
Florida Licensed Business LB7153





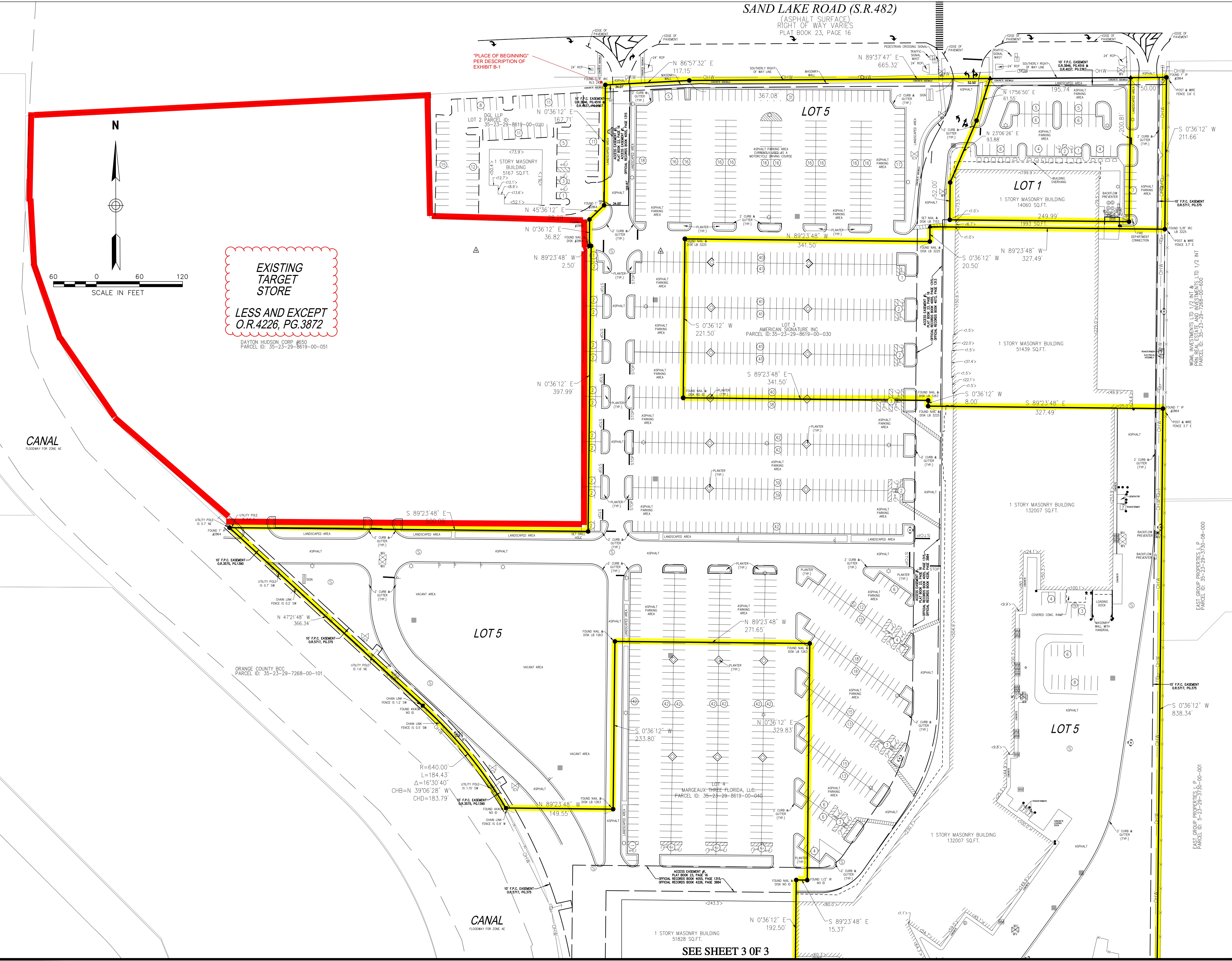
225 E. Robinson Street
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Licensed Business LB7153

SAND LAKE ROAD (S.R.482)
(ASPHALT SURFACE)
RIGHT OF WAY VARIES
PLAT BOOK 23, PAGE 16



60 0 60 120
SCALE IN FEET

**EXISTING
TARGET
STORE**
**LESS AND EXCEPT
O.R.4226, PG.3872**
DAYTON HUDSON CORP #650
PARCEL ID: 35-23-29-8619-00-051



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**THE TERRACE AT
FLORIDA MALL**
730 West Sand Lake Road
Orange County, Florida

No.	Revision	Date	Appr'd.
1	REVISION PARKING AND BUILDINGS	3/29/22	JAP
2	ADD LOT 4 PARKING AND BUILDING	05/02/22	JAP

Designed by: _____ Checked by: _____
Date: _____

December 24, 2017

Issued for:
HAUPPAUGE PROPERTIES INC.
1975 HEMPSTEAD TPKE, SUITE 309
EAST MEADOW, NY 11554

Drawing Title:
**ALTA/NSPS
LAND TITLE
SURVEY**

Drawing Number

Sv-2

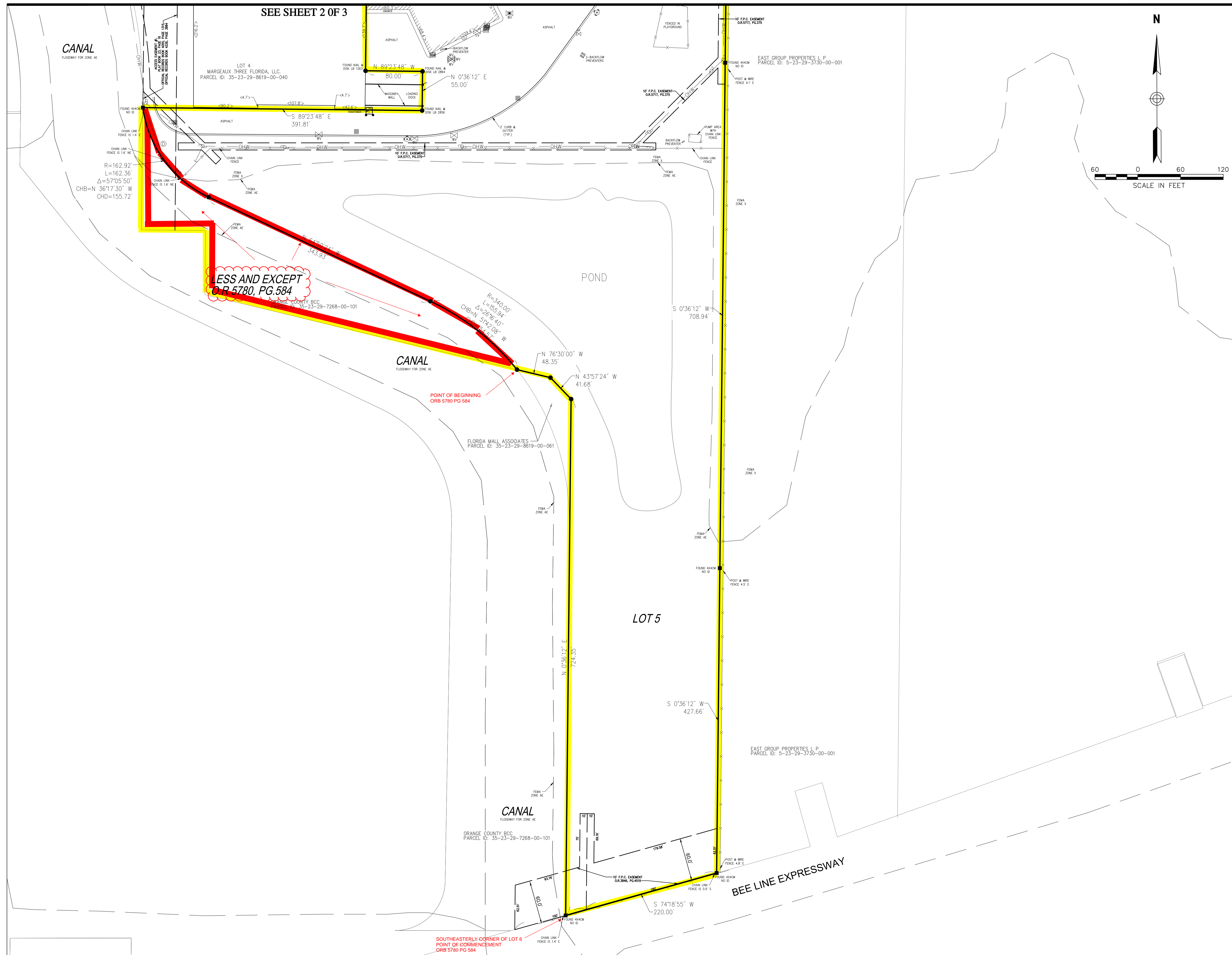
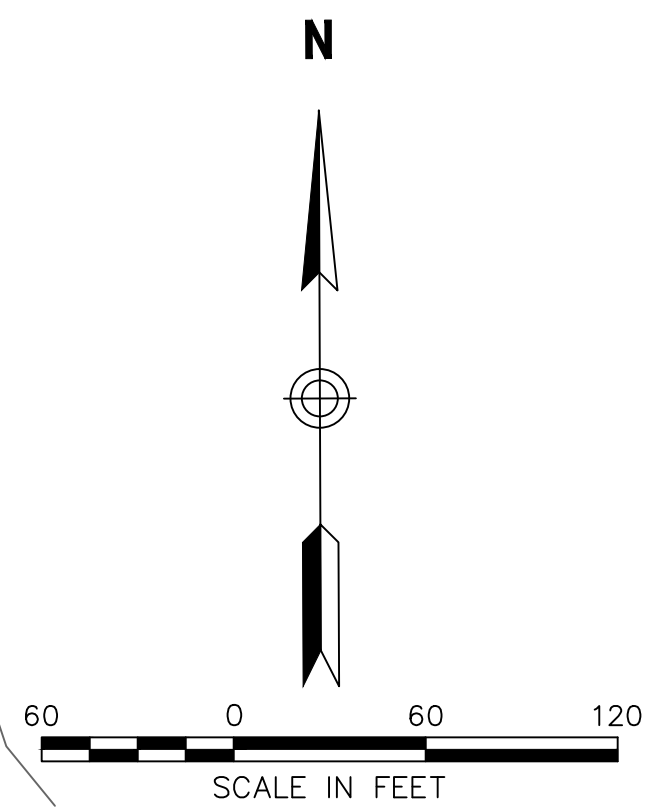
Sheet 2 of 3

Project Number
63113.00

SEE SHEET 3 OF 3



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business LB7153



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Sv-3

Sheet 3 of 3

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