

(50' Right-of-Way)
Known As: **East Pine Avenue**
(Asphalt Road)
Platted As: Pine Street

Owner: Raghoonanan Neil
Parcel ID#
31-20-30-5AU-0000-2670

Owner: Florida Power Tax Dept DEC41B
Parcel ID#
31-20-30-5AU-0000-2810

Lot 267

Lot 269

Lot 271

Lot 273

Lot 275

Lot 277

Lot 279

Lot 281

Lot 283

Owner: Freyman Alexander V.
Parcel ID#
31-20-30-5AU-0000-2660

Owner: Goodman James M.
Parcel ID#
31-20-30-5AU-0000-2760

Owner: Enterprise Leasing Co of Orlando
Parcel ID#
31-20-30-5AU-0000-2800

Lot 268

Lot 270

Lot 272

Lot 274

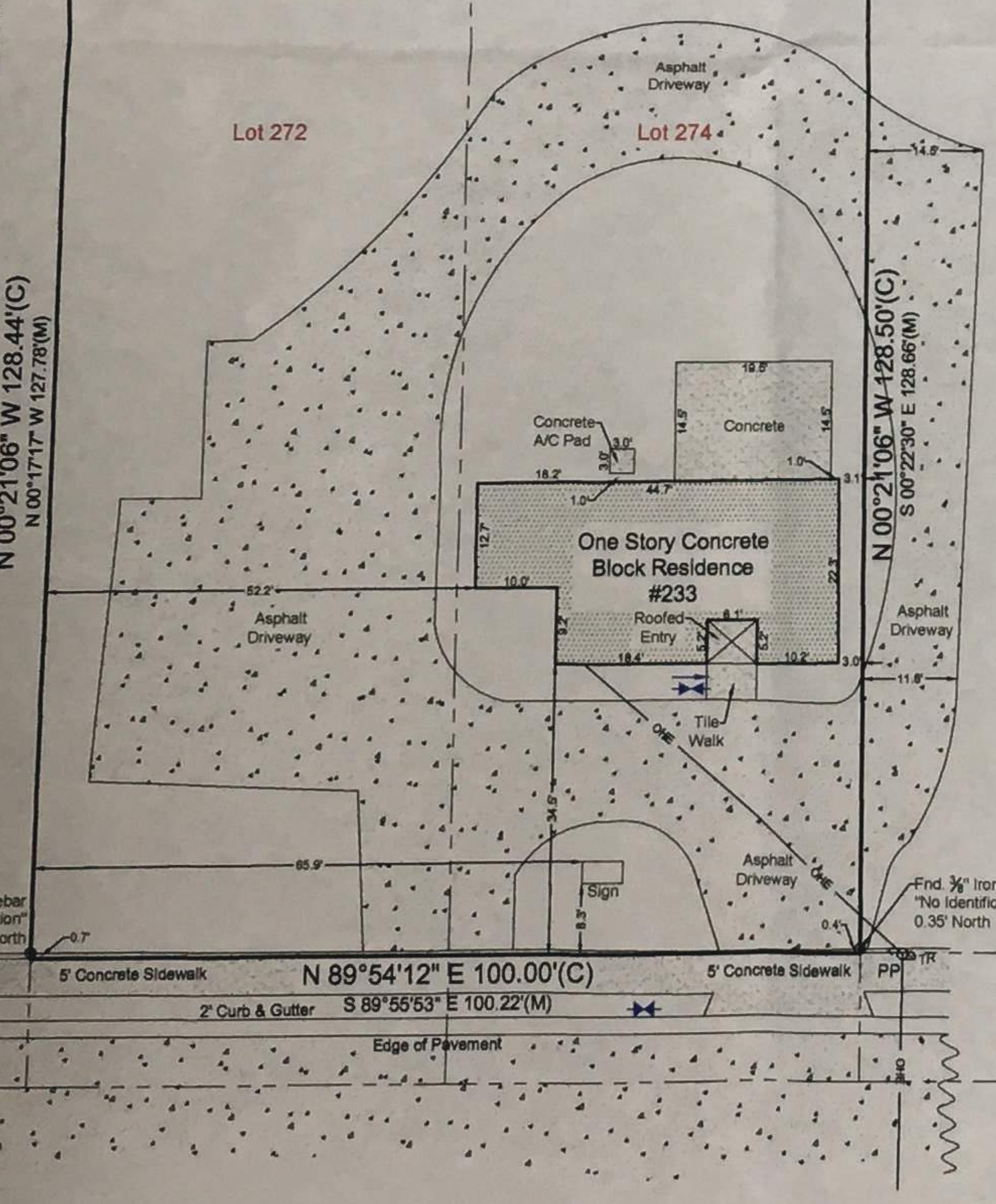
Lot 276

Lot 278

Lot 280

Lot 282

Lot 284



(80' Right-of-Way)
Known As: **East State Road 434**
(Asphalt Road)
Platted As: Molnar Avenue
(Florida D.O.T. Right-of-Way Map
Section 77580-2609 &
Section 77120-240233 4)

ALTA/NSPS CERTIFICATION

Certified to: Old Republic National Title Insurance Company; A1 Assets, Inc., a Florida Corporation; James P. Panico, Individually; Citizens Bank of Florida; DLAH Holdings, LLC, a Florida limited liability company; James P. Panico, P.A.

Flood Zone: X Community Number: 121170
SITE ADDRESS: Pine Avenue, Longwood, FL
SITE ADDRESS: 233 E 434 SR, Longwood, FL
SITE ADDRESS: Pine Avenue, Longwood, FL
SITE ADDRESS: Pine Avenue, Longwood, FL

SCHEDULE B - Section II
EXCEPTIONS:

Issued by: Old Republic National Title Insurance Company
Agent: James P. Panico
File No.: 488651
Agent File #: Sammo-Spellman/A1 Assets
Effective Date: July 26, 2017@11:00pm

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment 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. Asphalt Driveway as Shown in Survey.
d. Easements or claims of easements not recorded in the Public Records. None Provided to Surveyor at time of Survey.
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by the law not recorded in the Public Records. Not a Survey Matter.
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, and lands accreted to such lands. Not a Survey Matter.
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 feed in favor of any county or municipality. Not a Survey Matter.
5. Rights of the lessees under unrecorded leases. Not a Survey Matter.
6. All matter contained on the Plat of Longwood, as recorded in Plat Book 1, Page 18, Public Records of Seminole County, Florida. Nothing on Plat to Address.
7. Easement contained in instrument recorded April 30, 2001, under O.R. Book 4064, Page 171, Public Records of Seminole County, Florida. (As to Parcels 1 and 2) Shown on Survey.
8. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded July 22, 1946, under Deed Book 133, Page 213, (As to all Parcels) as affected by Quit Claim Deed recorded in O.R. Book 1403, Page 1075 and O.R. Book 1403, Page 1076 (As to Parcel 4), Public Records of Seminole County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S. Deed Book 133, Page 213 and OR Book 1403, Page 1075 are Not a Survey Matter as they address Mineral Rights. As to OR Book 1403, Page 1076, does not affect Parcel 4 in that no State Road existed at the time of the deed.

LEGAL DESCRIPTION:

Parcel 1:

Lots 271 and 273, Longwood, according to the map or plat thereof as recorded in Plat Book 1,, Page 18, Public Records of Seminole County, Florida; less and except the road right of way.

Parcel 2:

Lots 272 and 274, Longwood, according to the map or plat thereof as recorded in Plat Book 1, Page 18 Public Records of Seminole County, Florida; less and except the road right of way.

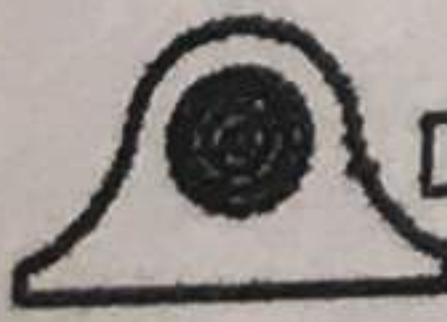
Parcel 3:



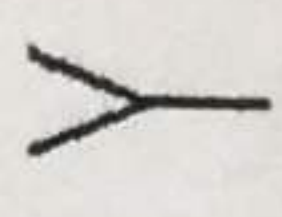


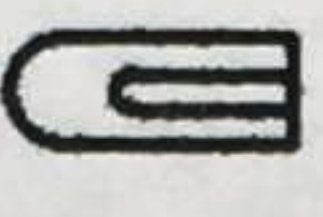
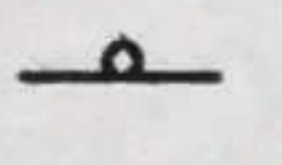







Lot 275, Longwood, according to the map or plat thereof as recorded in Plat Book I, Page 18. Public Records of Seminole County, Florida.

Parcel 4:

Lots 277 and 279, Longwood, according to the map or plat thereof as recorded in Plat Book 1, Page 18. Public Records of Seminole County, Florida.

-Legend-

- - BOLLARD
- C - Calculated
- ⊕ - Centerline
- CB - Concrete Block
- CM - Concrete Monument
- Conc. - Concrete
- D - Description
- DE - Drainage Easement
- Esmt. - Easement
- F.E.M.A. - Federal Emergency Management Agency
- FFE - Finished Floor Elevation
- Fnd. - Found
- IP - Iron Pipe
- L - Length (Arc)
- M - Measured
- N&D - Nail & Disk
- N.R. - Non-Radial
- ORB - Official Records Book
- P - Plat
- P.B. - Plat Book
- □ - Wood Fence
- PC - Point of Curvature
- Pg. - Page
- PI - Point of Intersection
- P.O.B. - Point of Beginning
- P.O.L. - Point on Line
- PP - Power Pole
- PRM - Permanent Reference Monument
- PT - Point of Tangency
- R - Radius
- Rad. - Radial
- R&C - Rebar & Cap
- R.D. - Roofed Dirt
- Rec. - Recovered
- Rfd. - Roofed
- Set Rebar - Set 1/2" Rebar & Cap "LB 7623"
- SP - Screened Porch
- Typ. - Typical
- UE - Utility Easement
- △ - Delta (Central Angle)
- X- - Chain Link Fence
- ↔ - Back Flow Preventor
- CB - Concrete Block
- CR - Cable Riser
- CO - Cleanout
- CWP - Crosswalk Post
- ▬ - Curb Inlet
-  DOT INLET
- DP - Dumpster Pad
- EB - ELECTRIC BOX
- EM - ELECTRIC METER

-  - FDOT Storm Manhole
- FDC - FIRE DEPARTMENT CONNECTION
- FOC - FIBER OPTIC CABLE
- FOCB - FIBER OPTIC CABLE BOX
-  - Fire Hydrant
-  - Guy Anchor
-  - HANDICAP PARKING
- HR - HANDICAP RAMP
- GM - Gas Meter
- GV - Gas Valve
- GT - Grease Trap
-  - Concrete Light Pole
-  - Mitered End Section
-  - SIGN
- PS - PARKING SPACES
- - Concrete Power Pole
- PP - Wood Power Pole
- - Sanitary Manhole
-  - Sanitary Valve
- SB - Setback
-  - Storm Inlet
- SP - SIGNAL POLE
-  - Air Release Manhole
-  - Storm Manhole
- TB - TELEPHONE BOX
- TR - TELEPHONE RISER
- TLP - TRAFFIC LIGHT POLE
- - TRAFFIC LIGHT POLE
- TSB - TRAFFIC SIGNAL BOX
- TP - TRAFFIC PANEL
- T - Transformer
-  - Gas Valve
-  - Water Valve
-  - Water Meter
- JB - STORM JUNCTION BOX

CB - Concrete Block

CR - Cable Riser

CO - Cleanout

CWP - Crosswalk Post

CI - Curb Inlet

DI - DOT INLET

DP - Dumpster Pad

EB - ELECTRIC BOX

EM - ELECTRIC METER

SP - SIGNAL POLE

SM - Storm Manhole

TB - TELEPHONE BOX

TR - TELEPHONE RISER

TLP - TRAFFIC LIGHT POLE

TSB - TRAFFIC SIGNAL BOX

TP - TRAFFIC PANEL

T - Transformer

GV - Gas Valve

WV - Water Valve

WM - Water Meter

JB - STORM JUNCTION BOX

I hereby Certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
FOR THE FIRM
Patrick K. Ireland
PSMP 5631 LB 7623
Date Signed: 09-13-17

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com

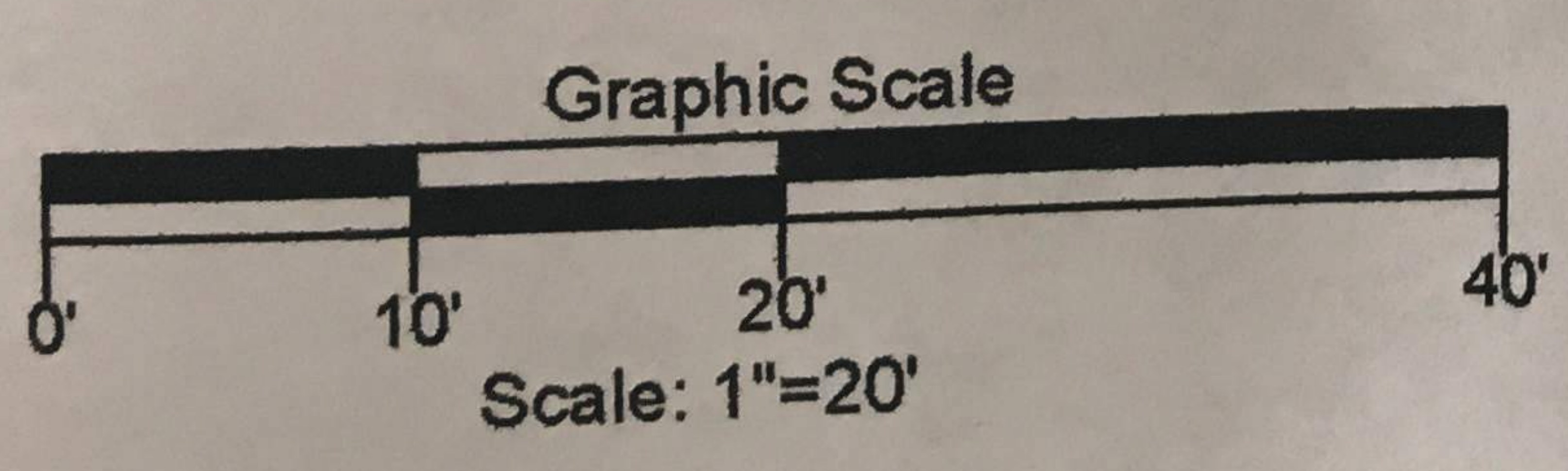
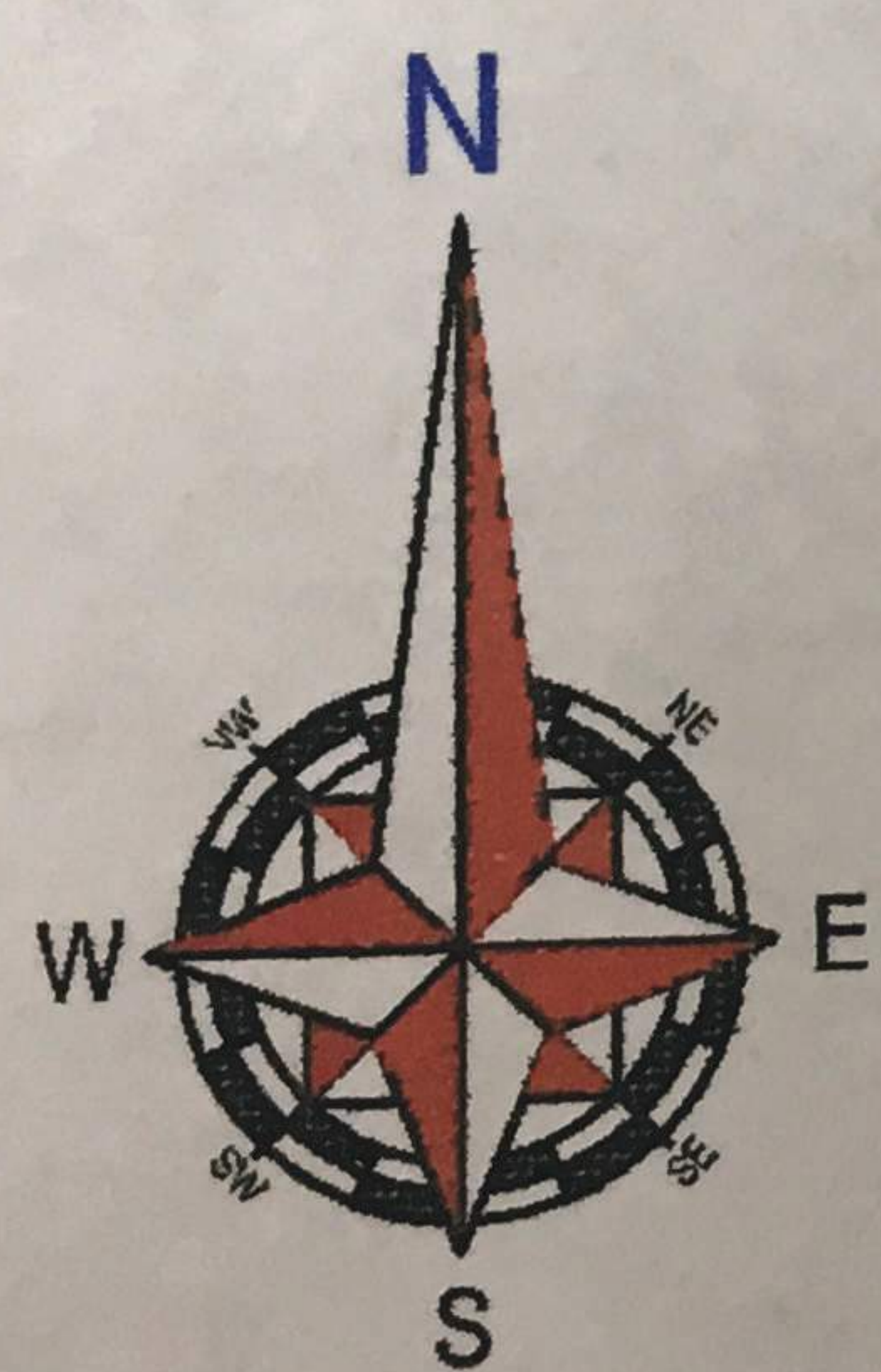
Office - 407.678.3366
Fax - 407.320.8165

-Notes-

- >Survey is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- >Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

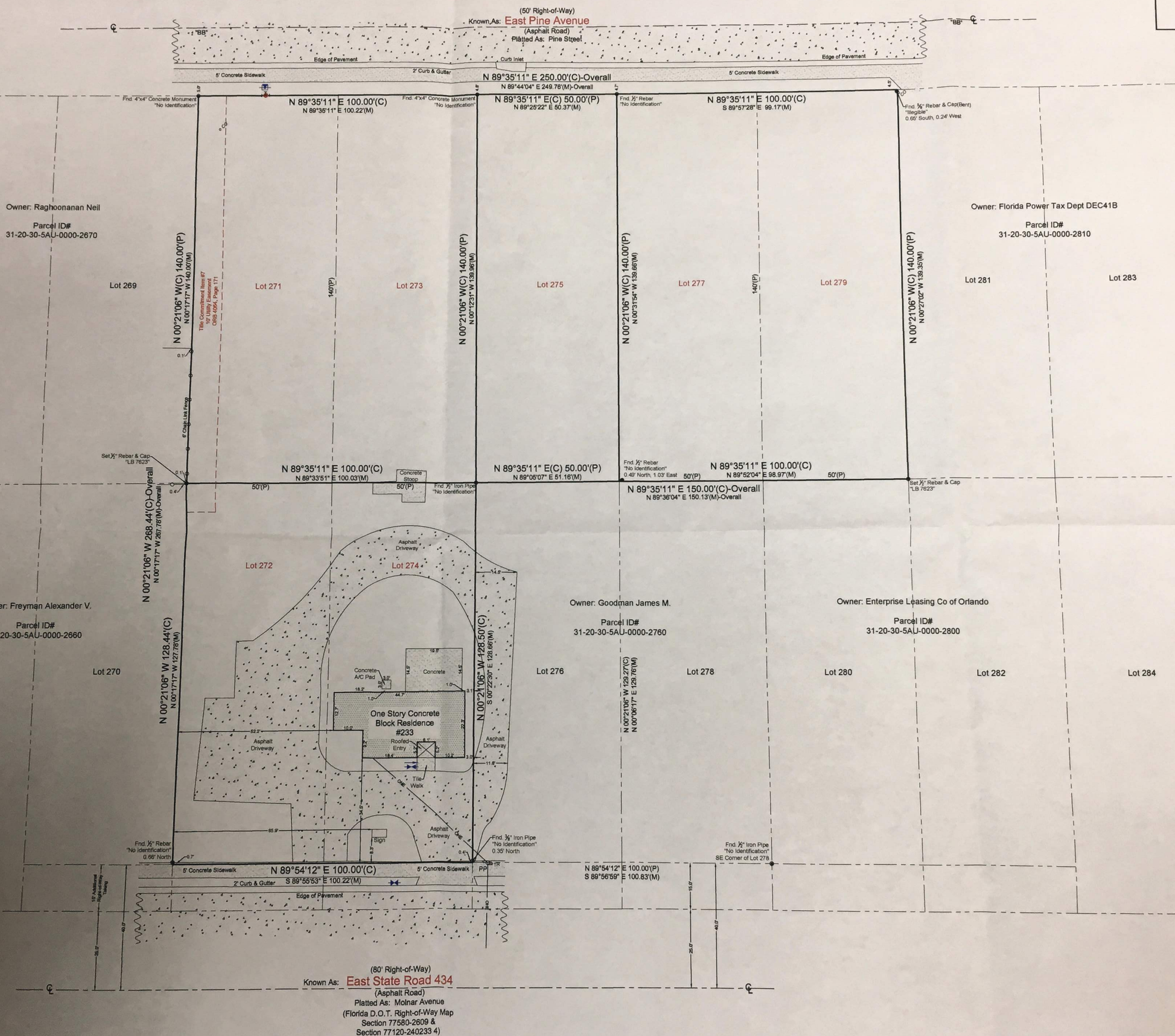
P.A.

nd



Flood Zone: X Community Number: 12117C Panel: 0155F Date: 09/28/2007
 SITE ADDRESS: Pine Avenue, Longwood, FL (Parcel ID# 31-20-30-5AU-0000-2710)
 SITE ADDRESS: 233 E 434 SR, Longwood, FL (Parcel ID# 31-20-30-5AU-0000-2720)
 SITE ADDRESS: Pine Avenue, Longwood, FL (Parcel ID# 31-20-30-5AU-0000-2750)
 SITE ADDRESS: Pine Avenue, Longwood, FL (Parcel ID# 31-20-30-5AU-0000-2770)

Revisions		
Revised Certifications: 10/6/2017		
Scale: 1"= 20'	Approved By: PKI	Drawn By: DJC
Field Date: 08/28/17		Revised By:
ALTA / NSPS Land Title Survey Certified To: Old Republic National Title Insurance Company; A1 Assets, Inc., a Florida Corporation; James P. Panico, Individually; Citizens Bank of Florida; DLAH Holdings, LLC, a Florida limited liability company James P. Panico, P.A.		
CADD File: \\z\IrelandAssociates\SEC31-20-30 IS-40410.dwg	(F.E./C.E.)	File Number: IS-40410



Owner: Raghoonanan Neil
Parcel ID#
31-20-30-5AU-0000-2670

Owner: Florida Power Tax Dept DEC41B
Parcel ID#
31-20-30-5AU-0000-2810

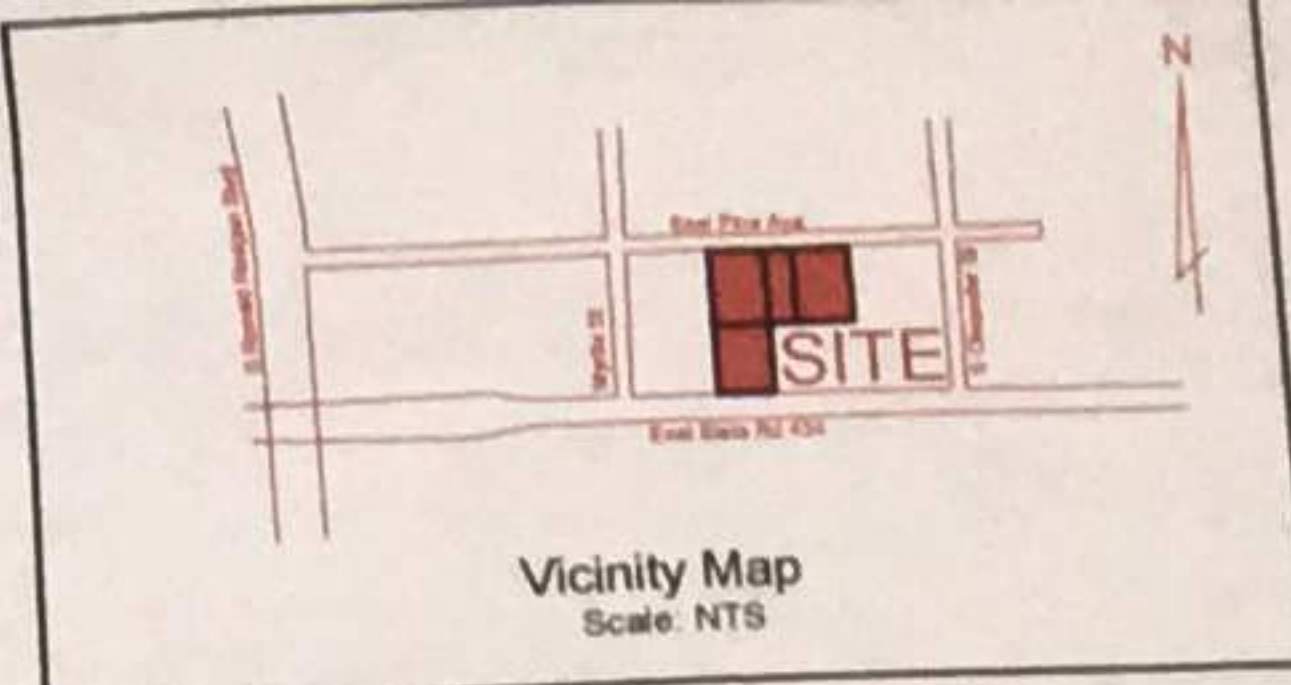
Owner: Freyman Alexander V.
Parcel ID#
31-20-30-5AU-0000-2660

Owner: Goodman James M.
Parcel ID#
31-20-30-5AU-0000-2760

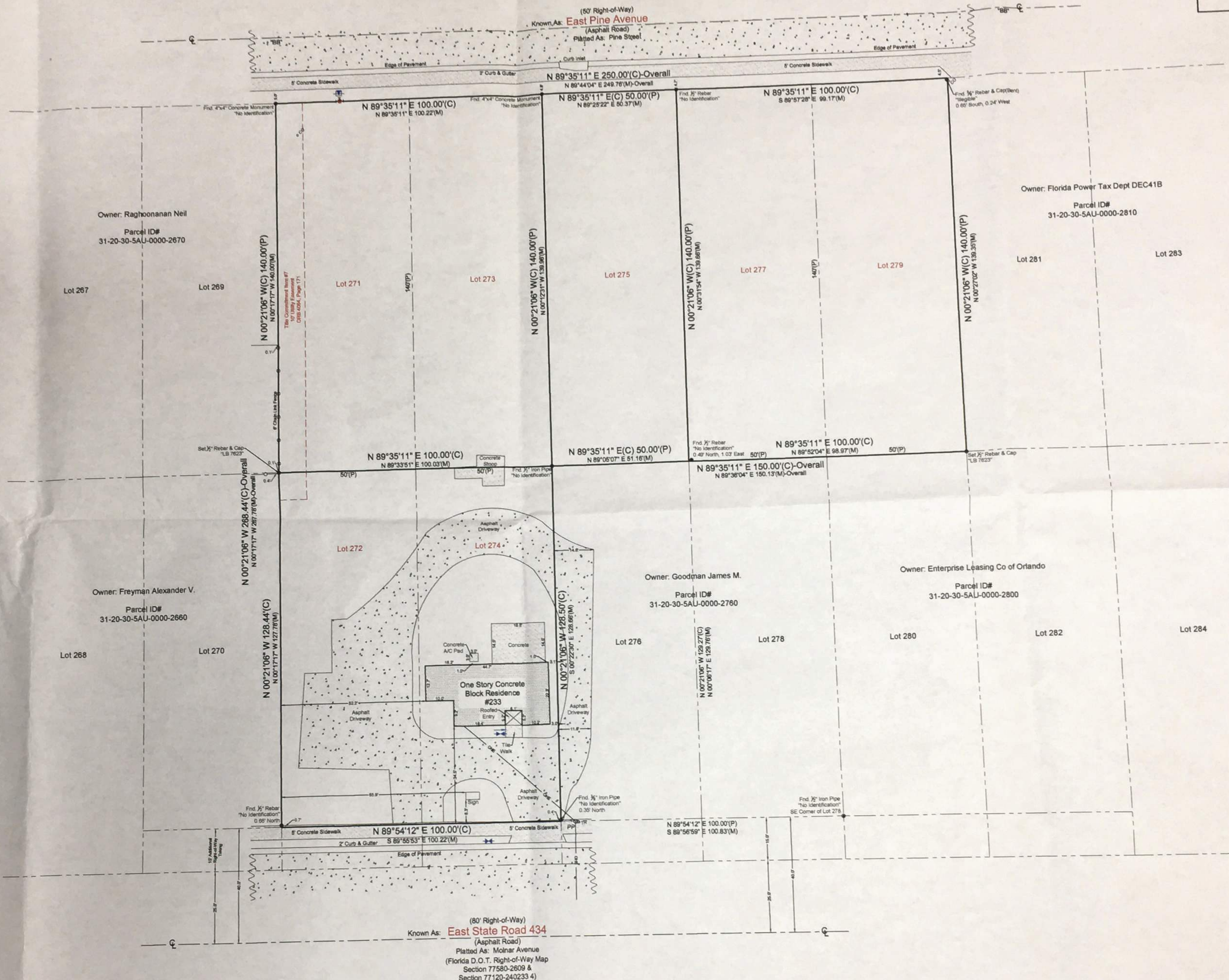
Owner: Enterprise Leasing Co of Orlando
Parcel ID#
31-20-30-5AU-0000-2800

(80' Right-of-Way)
Known As: **East State Road 434**
(Asphalt Road)
Platted As: Molnar Avenue
(Florida D.O.T. Right-of-Way Map
Section 77580-2609 &
Section 77120-240233 4)

ALTA / NSPS Land Title Survey



LEGAL DESCRIPTION
Parcel 1: Lots 271 and 273, Longwood, according to the map or plat thereof as recorded in Plat Book 1, Page 18, Public Records of Seminole County, Florida, less and except the road right of way.
Parcel 2: Lots 272 and 274, Longwood, according to the map or plat thereof as recorded in Plat Book 1, Page 18 Public Records of Seminole County, Florida, less and except the road right of way.
Parcel 3: Lot 275, Longwood, according to the map or plat thereof as recorded in Plat Book I, Page 18, Public Records of Seminole County, Florida.
Parcel 4: Lots 277 and 279, Longwood, according to the map or plat thereof as recorded in Plat Book 1, Page 18, Public Records of Seminole County, Florida.



Owner: Ragoonan Neil
Parcel ID# 31-20-30-SAU-0000-2670

Owner: Freyman Alexander V.
Parcel ID# 31-20-30-SAU-0000-2660

Owner: Goodman James M.
Parcel ID# 31-20-30-SAU-0000-2760

Owner: Enterprise Leasing Co of Orlando
Parcel ID# 31-20-30-SAU-0000-2800

Owner: Florida Power Tax Dept DEC41B
Parcel ID# 31-20-30-SAU-0000-2810

Known As: East State Road 434 (Asphalt Road)
Platted As: Molnar Avenue (Florida D.O.T. Right-of-Way Map Section 77580-2609 & Section 77120-240233 4)

- Legend:
B - BOLLARD
C - CURB
CB - CONCRETE BLOCK
CM - CONCRETE MOUNTAIN
CNS - CONCRETE NAIL
CS - CONCRETE SIGN
D - DRIVEWAY
DS - DRIVEWAY SIGN
E - ELEVATION
EM - ELEVATION MARKER
F - FENCE
F.A. - FIRE ALARM
F.F. - FIRE FIGHTING
F.P. - FIRE PUMP
F.S. - FIRE SIGNAL
F.T. - FIRE TRUCK
F.V. - FIRE VALVE
F.W. - FIRE WATER
F.X. - FIRE EXTINGUISHER
G - GROUND
H - HOLE
I - IRON
J - JOINT
K - KEY
L - LIGHT
M - MARKER
N - NAIL
O - OIL
P - PIPE
R - RAILROAD
S - SIGN
T - TIE
U - UTILITY
V - VALVE
W - WALL
X - X-MARKER
Y - Y-MARKER
Z - Z-MARKER

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 201
Lake Mary, Florida 32746
www.irelandsurveying.com
Office - 407.678.3366
Fax - 407.320.8165

ALTA/NSPS CERTIFICATION
Certified to: Old Republic National Title Insurance Company, A1 Assets, Inc., a Florida Corporation; James P. Panico, Individually; Citizens Bank of Florida, DLAH Holdings, LLC, a Florida limited liability company; James P. Panico, P.A.
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, 7, 8, 9, 11, and 13 of Table A thereof.
The fieldwork was completed on 08/28/2017.
Date of Plat or Map: 08/28/2017
Patrick K. Ireland, PSM 6337

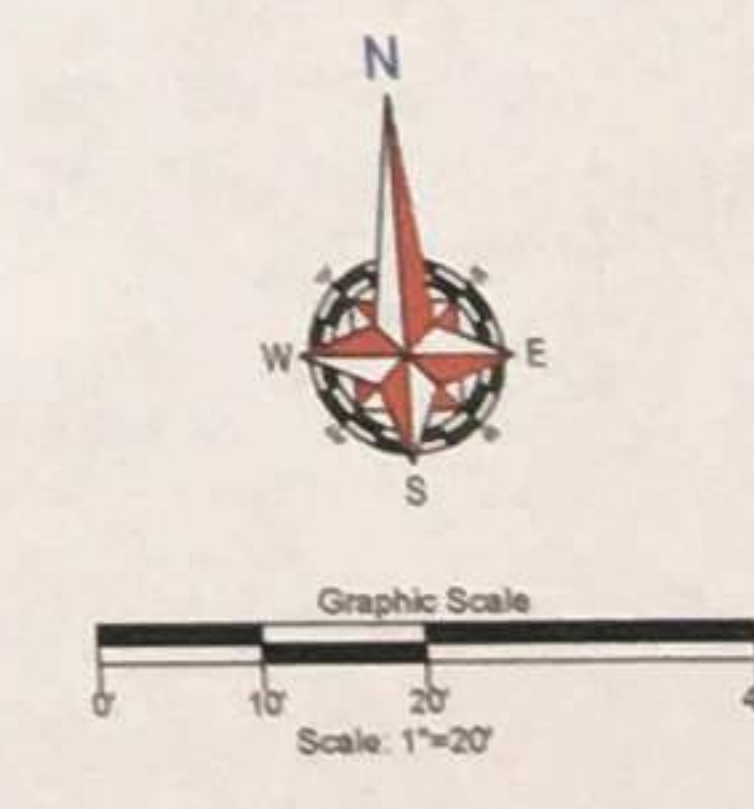


Table with columns: Revisions, Scale, Approved By, Drawn By, Revised By. Includes details for the survey and certification.

Small text at the bottom left containing survey notes, disclaimers, and contact information for Ireland & Associates Surveying, Inc.