

**SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA**

LEGAL DESCRIPTION (STEWART TITLE GUARANTY COMPANY, COMMITMENT No. 72528-20160355) :

**PARCEL 1:**

Lots 1 through 6 and a portion of Lots 7 through 12, Block 16, and Lots 1, 2, 3, 9, 10, 11 and a portion of Lots 4 through 8, Block 27, Corrected Map of Unit No. 1 Griffin Park, as recorded in Plat Book 4, Page 36, and a portion of the vacated street(s) and alley(s) pursuant to Resolution recorded in Official Records Book 1078, Page 288, both of the Public Records of Pasco County, Florida, all being more particularly described as follows:

From the Southwest corner of Block 27 run South 89°29'03" East, 58.53 feet to the East right-of-way line of Fivay Road; thence North 01°37'02" West, 337.31 feet along the East right-of-way line of Fivay Road to the Point of Beginning; thence North 01°37'02" West, 342.32 feet along said East right-of-way line to the South right-of-way line of Allamander Street; thence South 89°29'03" East, 437.14 feet along said South right-of-way line to the West right-of-way line of Delaware Avenue; thence South 00°31'57" West, 679.00 feet along said West right-of-way line to the North right-of-way line of State Road 52; thence North 89°29'03" West, 258.30 feet along said North right-of-way line; thence North 00°31'57" East, 337.00 feet; thence North 89°29'03" West, 164.81 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Southeast corner of Section 2, Township 25 South, Range 16 East; thence South 00°36'08" West along the Southerly extension of the East line of the Southeast 1/4 of said Section 2 a distance of 38.23 feet to a point on the existing Northwesterly right-of-way of S.R. 52 (Half Block); thence South 89°56'03" East along the existing Northwesterly right-of-way of S.R. 52, a distance of 57.81 feet to a point; thence North 02°33'23" West along the existing Easterly right-of-way of Little Road (Fivay Road) a distance of 337.31 feet to the Point of Beginning. Said point being on the centerline of Magnolia Street (vacated); thence continue North 02°33'23" West along the existing East right-of-way line of Little Road (Fivay Road) a distance of 342.32 feet to a point; said point being on the South right-of-way line of Allamander Street; thence North 89°17'44" East along the South right-of-way line of Allamander Street a distance of 30.00 feet to a point; thence South 02°33'23" East a distance of 342.32 feet to a point, said point being on the centerline of Magnolia Street; thence South 89°17'44" West, a distance of 30.00 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that portion conveyed to the State of Florida as shown on that certain State Road Department Right of Way Map for Project 1412-1050, Pasco County, Florida.

**PARCEL 2:**

Lots 7, 8, 9, and 10, Block 17, Corrected Map of Unit No. 1 Griffin Park, according to the plat thereof, as recorded in Plat Book 4, Page 36, of the Public Records of Pasco County, Florida.

and

Lots 6, 7, 8, and 9, Block 28, Corrected Map of Unit No. 1 Griffin Park, according to the plat thereof, as recorded in Plat Book 4, Page 36, of the Public Records of Pasco County, Florida.

and

Beginning at the intersection of the East Right-of-Way line of Delaware Avenue, the North Right-of-Way line of Magnolia Street, also being the Southwest corner of Lot 7, Block 17 of the Corrected Map of Unit No. 1 Griffin Park as recorded in Plat Book 4, Page 36, of Public Records of Pasco County, Florida; thence East along the last mentioned Right-of-Way line 132.50 feet to the Southeast corner of Lot 7, Block 17; thence South a distance of 25.00 feet to the centerline of Magnolia Street; thence West along said centerline 55.00 feet; thence South 25.00 feet to the Northeast corner of Lot 6, Block 26; also being the South Right-of-Way line of Magnolia Street; thence West 77.50 feet to the Northwest corner of Lot 7, Block 28; being the East Right-of-Way line of Delaware Avenue; thence South along said Right-of-Way line 151.00 feet to the Southwest corner of Lot 7, Block 28; being the North Right-of-Way line of a 10.00 foot wide alley; thence East 77.50 feet to the Southeast corner of Lot 6, Block 26; thence South 10.00 feet to the Northeast corner of Lot 9, Block 26; thence West 77.50 feet to the Northwest corner of Lot 6, Block 26; being the East Right-of-Way line of Delaware Avenue; thence South along the last mentioned Right-of-Way line 141.00 feet to the existing North Right-of-Way line of State Road 52 as shown on that certain State Road Department Right of Way Map for Project No. 1412-1050, Pasco County, Florida; thence West along last mentioned Right-of-Way line 50.00 feet to the Northeast corner of Lot 3, Block 16; thence North along the last mentioned Right-of-Way line 589.00 feet to the Northeast corner of Lot 3, Block 16; thence East 50.00 feet to the Northwest corner of Lot 10, Block 17; being the East Right-of-Way line of Delaware Avenue; thence South 217.00 feet to the POINT OF BEGINNING.

**PARCEL 3:**

Lots 11 and 12, Block 17, Corrected Map of Unit No. 1 Griffin Park, according to the map or plat thereof as recorded in Plat Book 4, Pages 36 and 38A, Public Records of Pasco County, Florida.

**PARCEL 4:**

Lots 1 and 2, Block 17, Corrected Map of Unit No. 1, Griffin Park, according to the map or plat thereof as recorded in Plat Book 4, Pages 36 and 38A, Public Records of Pasco County, Florida.

**PARCEL 5:**

Easements for the benefit of Parcel 1, 2, 3 and 4 pursuant to that certain Declaration of Easements with Covenants and Restrictions Affecting Land ("ECR") by and between RMC LO BOCA, LLC, a Florida limited liability company ("Lessor") and Wawa Stores East, LP, a Delaware limited partnership dated 04/04/2016, and recorded 04/04/2016, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Pasco County, Florida.

Together with the following Parcels included within the overall development:

**PARCEL 6:**

The North 90 feet of Lot 3, and all of Lots 4 and 5, lying in Block 26, AND the North 1/2 of vacated alley lying adjacent thereto, Corrected Map of Unit No. 1 Griffin Park, Pasco County, Florida, according to the map or plat thereof, as recorded in Plat Book 4, Pages 36 and 38A, of the Public Records of Pasco County, Florida.

AND

The South 61.5 feet of Lot 3, lying in Block 26, AND the North 1/2 of vacated alley lying adjacent thereto, Corrected Map of Unit No. 1 Griffin Park, Pasco County, Florida, according to the map or plat thereof, as recorded in Plat Book 4, Pages 36 and 38A, of the Public Records of Pasco County, Florida.

**PARCEL 7:**

A Portion of Lots 10, 11, 12, 13 and 14, Block 28, Corrected Map of Unit No. 1 Griffin Park, a subdivision, according to the plat thereof, as recorded in Plat Book 4, Page(s) 36, of the Public Records of Pasco County, Florida. Said portion being more particularly described as follows:

Beginning at the Northwest corner of Lot 10, Block 28, Corrected Map of Unit No. 1 Griffin Park, a subdivision according to the Plat thereof, as recorded in Plat Book 4, Page(s) 36, of the Public Records of Pasco County, Florida; thence along the North Boundary of said Lots 10 and 11, Block 28, South 89°29'03" East, 63.88 feet; thence departing said North Boundary, South 00°44'48" West, 151.00 feet to a point on the South Boundary of said Lot 11; thence along said South Boundary, North 89°29'03" West, 65.07 feet to the Southwest corner of said Lot 10; thence departing said North Boundary, and along the West Boundary of said Lot 10; North 00°31'57" East, 151.00 feet to the point of beginning.

**PARCEL 8:**

Lot 6, Block 17, Corrected Map of Unit No. 1 Griffin Park, according to the map or plat thereof as recorded in Plat Book 4, Pages 36 and 38A, of the Public Records of Pasco County, Florida.

TOGETHER WITH:

**PARCEL 9:**

All the various street Rights of Way and Alley contained within or adjacent to Blocks 16, 17, 26 and 27, Corrected Map of Unit No. 1, Griffin Park, as per Plat thereof, as recorded in Plat Book 4, Pages 36 and 38A, Public Records of Pasco County, Florida being further described as follows:

The part of Delaware Avenue lying between Lots 1 and 2, Block 16 and Lots 11 and 12, Block 17 of said Corrected Map of Griffin Park Unit No. 1.

And

That portion of Magnolia Street lying North of Lot 5 and the West 15.00 feet of Lot 4, Block 26 of said Corrected Map of Griffin Park Unit No. 1.

And

All of the West 1/2 of that North-South alley, together with the East 1/2 of said alley being West of Lots 1, 2 and 3, Block 17 of said Corrected Map of Griffin Park Unit No. 1.

And

That certain alley lying South of Lots 3, 4 and 5, and North of Lot 10, and the West 23.88 feet of Lot 11, Block 26 of said Corrected Map of Griffin Park Unit No. 1.

LESS AND EXCEPT:

Parcels 100, 101 and 102, as conveyed to the Florida Department of Transportation in Clarke Minutes Book 4, Page 465, Public Records of Pasco County, Florida.

SAID PARCELS COLLECTIVELY DESCRIBED AS FOLLOWS:

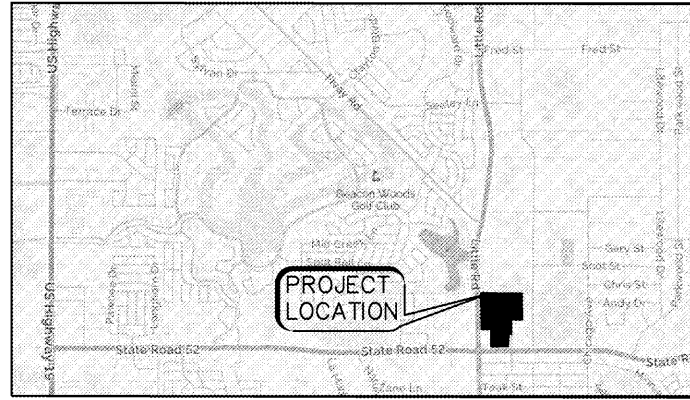
**SHEET INDEX:**

SHEET 1 - TITLE PLAN  
SHEET 2 - OVERALL BOUNDARY SKETCH  
SHEET 3 - TOPOGRAPHIC SURVEY - NORTH 1/2 OF DEVELOPMENT  
SHEET 4 - TOPOGRAPHIC SURVEY - SOUTH 1/2 OF DEVELOPMENT

No.	REVISIONS	DATE	BY
1	CLIENT REVIEW UPDATES	2/09/17	DFF
2	BOUNDARY LINE	2/16/17	DFF
3	BLOCK LINE	3/30/17	DFF
4	TITLE COMMITMENT UPDATES	4/04/17	DFF
5	NEW RIGHT OF WAY LINE	6/08/17	DFF
6	RIGHT OF WAY RESERVATION	7/14/17	DFF

REVISIONS

**ALTA/ACSM LAND TITLE SURVEY**  
STATE ROAD 52 AND LITTLE ROAD  
HUDSON  
PASCO COUNTY, FLORIDA



VICINITY MAP - NOT TO SCALE

**OVERALL CENTER PARCEL: (Parcels 1-9):**

A PORTION OF BLOCKS 16, 17, 26 AND 27, TOGETHER WITH THE ADJOINING ALLEYS AND RIGHTS OF WAY, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 27, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; thence South 89°45'23" East, 58.53 feet; thence North 02°13'22" West, 337.31 feet; thence South 89°45'23" East, 30.63 feet to a point on the Easterly right of way line of Little Road, as described in Official Records Book 3117, Page 1642, Public Records of Pasco County, Florida, said point being the point of beginning of the herein described parcel; thence along said Easterly right of way line, North 02°13'22" West, 343.42 feet to a point on the southerly right of way line of ALTHEA STREET, (ALLAMANDER STREET PER PLAT); thence along said southerly right of way line, South 89°45'23" East, 733.00 feet to a point on the east boundary of Block 17, said point lying on the westerly right of way line of ALTOONA AVENUE; thence departing said southerly right of way line, and along said east boundary and said westerly right of way line, South 00°15'37" West, 100.00 feet to the Southeast corner of Lot 2, Block 17; thence along the South boundary of said Lot 2, and the westerly extension thereof, North 89°45'23" West, 137.50 feet; thence South 00°15'37" West, 158.50 feet; thence South 89°45'23" East, 137.50 feet to a point on the westerly extension of the boundary of Block 17 and westerly right of way line of ALTOONA AVENUE; thence along said east boundary and westerly right of way line, South 00°15'37" West, 58.00 feet to a point on the South boundary of said Block 17 and the Northerly right of way line of MAGNOLIA STREET; thence along said South boundary and said Northerly right of way line, North 89°45'23" East, 65.00 feet to the Northeast corner of Lot 3, Block 26; thence departing said North boundary and said southerly right of way line, South 00°15'37" West, 50.00 feet to a point on the North boundary of Block 26 and the Southerly right of way line of MAGNOLIA STREET; thence along said North boundary and said southerly right of way line, South 89°45'23" East, 65.00 feet to the Northeast corner of Lot 3, Block 26; thence departing said North boundary and said southerly right of way line, South 00°15'37" West, 156.00 feet; thence North 89°45'23" East, 22.79 feet; thence departing said Northerly right of way line, North 00°10'09" East, 327.12 feet; thence North 89°48'24" West, 134.30 feet to the Point of Beginning. SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE SOUTH 8.00 FEET THEREOF.

SAID PARCEL CONTAINS 8.51 ACRES, MORE OR LESS.

**PROPOSED WAL-MART PARCEL: (Parcel A):**

**PARCEL 1:**

The Leasehold estate created by that certain Lease by and between RMC LO BOCA, LLC, a Florida limited liability company ("Lessor") and Wawa Stores East, LP, a Delaware limited partnership ("Lessee"), as evidenced by that certain Memorandum of Lease dated 04/04/2016, and recorded 04/04/2016, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Pasco County, Florida, for the following described property:

A PORTION OF BLOCKS 16, 17, 26 AND 27, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, TOGETHER WITH THE ADJOINING VACATED ALLEYS AND RIGHTS OF WAY PURSUANT TO RESOLUTION NUMBER 17-202, RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, 2017, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 27, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; thence South 89°45'23" East, 58.53 feet; thence North 02°13'22" West, 337.31 feet; thence South 89°45'23" East, 30.63 feet to a point on the Easterly right of way line of LITTLE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3117, PAGE 1642, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; thence along said Easterly right of way line, North 02°13'22" West, 343.42 feet to a point on the Southerly right of way line of ALTHEA STREET, (ALLAMANDER STREET PER PLAT); thence along said southerly right of way line, South 89°45'23" East, 733.00 feet to a point on the east boundary of Block 17, said point lying on the westerly right of way line of ALTOONA AVENUE; thence departing said southerly right of way line, and along said east boundary and said westerly right of way line, South 00°15'37" West, 100.00 feet to the Southeast corner of Lot 2, Block 17; thence along the South boundary of said Lot 2, and the westerly extension thereof, North 89°45'23" West, 137.50 feet; thence South 00°15'37" West, 158.50 feet; thence South 89°45'23" East, 137.50 feet to a point on the westerly extension of the boundary of Block 17 and westerly right of way line of ALTOONA AVENUE; thence along said east boundary and westerly right of way line, South 00°15'37" West, 58.00 feet to a point on the South boundary of said Block 17 and the Northerly right of way line of MAGNOLIA STREET; thence along said South boundary and said Northerly right of way line, North 89°45'23" East, 65.00 feet to the Northeast corner of Lot 3, Block 26; thence departing said North boundary and said southerly right of way line, South 00°15'37" West, 50.00 feet to a point on the North boundary of Block 26 and the Southerly right of way line of MAGNOLIA STREET; thence along said North boundary and said southerly right of way line, South 89°45'23" East, 65.00 feet to the Northeast corner of Lot 3, Block 26; thence departing said North boundary and said southerly right of way line, South 00°15'37" West, 156.00 feet; thence North 89°45'23" East, 22.79 feet; thence departing said Northerly right of way line, North 00°10'09" East, 327.12 feet; thence North 89°48'24" West, 134.30 feet to the Point of Beginning. SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE SOUTH 8.00 FEET THEREOF.

SAID PARCEL CONTAINS 226,487.00 SQUARE FEET, OR 5.20 ACRES, MORE OR LESS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCELS PURSUANT TO THAT CERTAIN DECLARATION WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BY AND BETWEEN RMC LO BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, DATED 04/04/2016, AND RECORDED 04/04/2016, IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**WAWA PARCEL:**

The Leasehold estate created by that certain Lease by and between RMC LO BOCA, LLC, a Florida limited liability company ("Lessor") and Wawa Florida LLC, a Delaware limited liability company ("Lessee"), as evidenced by that certain Memorandum of Lease dated 04/04/2016, and recorded 04/04/2016, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Pasco County, Florida, and pertaining to the described property to wit:

**PARCEL B1:**

THAT PORTION OF BLOCK 26 AND 27, TOGETHER WITH THE ADJOINING ALLEYS AND RIGHTS OF WAY, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 27, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; thence South 89°45'23" East, 58.53 feet; thence North 02°13'22" West, 337.31 feet; thence South 89°45'23" East, 30.63 feet to a point on the Easterly right of way line of LITTLE ROAD; thence along said Easterly right of way line, North 02°13'22" West, 343.42 feet to a point on the southerly right of way line of ALTHEA STREET, (ALLAMANDER STREET PER PLAT); thence along said southerly right of way line, South 89°45'23" East, 733.00 feet to a point on the east boundary of Block 17, said point lying on the westerly right of way line of ALTOONA AVENUE; thence departing said southerly right of way line, and along said east boundary and said westerly right of way line, South 00°15'37" West, 100.00 feet to the Southeast corner of Lot 2, Block 17; thence along the South boundary of said Lot 2, and the westerly extension thereof, North 89°45'23" West, 137.50 feet; thence South 00°15'37" West, 158.50 feet; thence South 89°45'23" East, 137.50 feet to a point on the westerly extension of the boundary of Block 17 and westerly right of way line of ALTOONA AVENUE; thence along said east boundary and westerly right of way line, South 00°15'37" West, 58.00 feet to a point on the South boundary of said Block 17 and the Northerly right of way line of MAGNOLIA STREET; thence along said South boundary and said Northerly right of way line, North 89°45'23" East, 65.00 feet to the Northeast corner of Lot 3, Block 26; thence departing said North boundary and said southerly right of way line, South 00°15'37" West, 50.00 feet to a point on the North boundary of Block 26 and the Southerly right of way line of MAGNOLIA STREET; thence along said North boundary and said southerly right of way line, South 89°45'23" East, 65.00 feet to the Northeast corner of Lot 3, Block 26; thence departing said North boundary and said southerly right of way line, South 00°15'37" West, 156.00 feet; thence North 89°45'23" East, 22.79 feet; thence departing said Northerly right of way line, North 00°10'09" East, 327.12 feet; thence North 89°48'24" West, 134.30 feet to the Point of Beginning. SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE SOUTH 8.00 FEET THEREOF.

SAID PARCEL CONTAINS 94,288.76 SQUARE FEET, OR 2.18 ACRES, MORE OR LESS.

TOGETHER WITH:

**PARCEL B2:**

LOT 6, BLOCK 17, TOGETHER WITH THE 10 FOOT ALLEY LYING WEST OF SAID LOT 6, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SAID PARCEL CONTAINS 0.19 ACRES, MORE OR LESS.

**BURGER KING PARCEL: (PARCEL C):**

THAT PORTION OF BLOCK 26, TOGETHER WITH THE ADJOINING ALLEYS AND RIGHTS OF WAY, CORRECTED MAP OF UNIT NO. 1, GRIFFIN PARK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 36 AND 38A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, OF SAID BLOCK 26; thence along the East boundary of said Lot 3, and the southerly extension thereof, South 00°15'37" West, 156.00 feet; thence departing said East boundary, North 89°45'23" West, 56.16 feet; thence South 00°15'37" West, 146.00 feet to a point on the Northerly right of way line of STATE ROAD 52, PER OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; thence along said Northerly right of way line, North 89°45'23" West, 133.97 feet; thence departing said Northerly right of way line, North 00°11'11" West, 11.50 feet to a point on the Tangent Circular Curve, CONCAVE SOUTHEASTERLY, THENCE 94.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET; A CENTRAL ANGLE OF 90°07'11"; a CHORD WHICH BEARS NORTH 45°56'44" East, a CHORD DISTANCE OF 64.86 FEET TO A POINT OF TANGENCY; thence South 89°44'22" East, 65.50 feet; thence South 00°15'37" West, 13.15 feet to a point on the North boundary of said Block 26 and the southerly right of way line of MAGNOLIA STREET; thence along said North boundary and said southerly right of way line, South 89°45'23" East, 65.00 feet to the Point of Beginning. SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE SOUTH 8.00 FEET THEREOF.

SAID PARCEL CONTAINS 50,046.44 SQUARE FEET, OR 1.15 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

To: Wal-Mart Stores East, LP, a Delaware limited partnership; RMC LO BOCA, LLC, a Florida limited liability company; USAMerBank, a Florida Banking Corporation; Stewart Title Guaranty Company; Brood and Cassel; Hill, Ward and Henderson; Greg W. Dworkowski, 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 1-5, 6(a), 6(b), 7(a), 7(b)(1), 8-9, 11, 13, 14, and 16-19 of Table A thereof. The fieldwork was completed on 7/18/2017.

**JMPACT** SURVEYING AND MAPPING, INC.  
L.B. #7934  
7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33614  
Phone: (813) 644-6570  
E-Mail: psm5931@msn.com  
www.impactsurveyingandmapping.com

David F. Peach, P.S.M.  
Registered Professional Surveyor  
State of Florida No. 5537

Date Signed: \_\_\_\_\_

SCALE: 1"=40'

CAD FILE: WALMART.DWG

JOB NUMBER: 2015-49

SHEET 1 of 4

**SURVEYOR'S NOTES:**

- 1) This is an ALTA/ACSM Land Title Survey, made on the ground under the supervision of a Florida Registered Surveyor and Mapper, and exceeds the minimum technical standard for horizontal accuracy for this property's expected use.
- 2) Bearings are based on the Northerly Right of Way Line of State Road 52, as per Florida Department of Transportation Right of Way Map, Section 14120-2521, as being North 89°45'23" West. (NAD83, NSR2007, Florida West Zone Grid Bearing)
- 3) Latitudes, Longitudes and Coordinates as shown hereon are referenced to the North American Datum of 1983, National Adjustment of 2007 (NAD83, NSR 2007), Florida West Zone.
- 4) This survey was conducted for the purpose of an ALTA/ACSM Land Title Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or similar entity.
- 5) Impact relied entirely upon a Title Commitment prepared by Stewart Title Guaranty Company, Commitment No. 72528-20160355, Effective Date March 2, 2017 at 8:00 A.M., Last Revised March 7, 2017, said commitment subject to the following items referenced in Schedule B, Section 2 of said commitment:
  - A) (Item 5) Terms, provisions and conditions contained in Lease by and between Twelfth Street Coffee, LP 2 Limited Partnership, Lessor, and Family Center Inc., Lessee, as recorded in Official Records Book 1409, Page 1353, of the Public Records of Pasco County, Florida, for the purpose of that certain Lease Assignment and Assumption Agreement recorded 04/20/1987, in Official Records Book 1399, Page 1363; as further assigned by Super Drugs Corporation to Kohn N'Kary Food Stores, Inc. pursuant to that certain Lease Assignment and Assumption Agreement recorded 10/13/1988, in Official Records Book 1748, Page 1677; as effected by Subordination, Non-Disturbance and Attornment Agreement between Retained Subsidiary One, LLC and USAMerBank, recorded 04/04/2016, in Official Records Book 9346, Page 2227, of the Public Records of Pasco County, Florida.
  - B) (Item 8) All matters shown on the plat of the Corrected Map of Unit No. 1 Griffin Park recorded in Plat Book 4, Page 36, of the Public Records of Pasco County, Florida. (Affects Subject Parcel, Plotted hereon).
  - C) (Item 7) Coverages, conditions and easements recorded in Official Records Book 1078, Page 1074, of the Public Records of Pasco County, Florida. (Affects Subject Parcel, Plotted hereon).
  - D) (Item 8) Easements granted to Withalcoochee River Electric Coop, as more fully set forth in the document recorded in Official Records Book 8851, Page 835, of the Public Records of Pasco County, Florida. (Affects Subject Parcel, Plotted hereon).
  - E) (Item 9) Intentionally Deleted.
  - F) (Item 10) Intentionally Deleted.
  - G) (Item 3) Non-Exclusive General Purpose Utility Easement granted to Pasco County, as more fully set forth in the document recorded in Official Records Book 3802, Page 1003, of the Public Records of Pasco County, Florida. (Affects Subject Parcel, Plotted hereon).
  - H) (Item 12) Easement for Right of Way granted to Withalcoochee River Electric Cooperative, Inc., as more fully set forth in the document recorded in Official Records Book 7848, Page 1553, of the Public Records of Pasco County, Florida. (Affects Subject Parcel, Plotted hereon).
  - I) (Item 13) Easement for Right of Way granted to Withalcoochee River Electric Cooperative, Inc., as more fully set forth in the document recorded in Official Records Book 8668, Page 201, of the Public Records of Pasco County, Florida. (Affects Subject Parcel, Plotted hereon).
  - J) (Item 14) Easement in favor of Withalcoochee River Electric Association as set forth in that certain Resolution Vacating, Abandoning, and Discontinuing Right-of-Way Alleyway, recorded in Official Records Book 7828, Page 1417, of the Public Records of Pasco County, Florida. (Affects Easement Parcel, Plotted hereon).
  - K) (Item 15) Mortgage and Security Agreement from RMC LO BOCA, LLC, a Florida limited liability company to USAMerBank, in the original principal amount of \$4,200,000.00, recorded 04/04/2016, in Official Records Book 9346, Page 2224, as amended by Subordination, Non-Disturbance and Attornment Agreement by and between Retained Subsidiary One, LLC and USAMerBank recorded 04/04/2016, in