

LEGEND

- Wood Power Pole
- Concrete Power Pole
- Light Pole
- Sanitary Manhole
- Water Valve
- Water Meter
- Fire Hydrant
- Electric Transformer
- Catch Basin
- Chain Link Fence
- OHE
- Overhead Electric Line
- Title Commitment Review Identifier, refer to notes

ABBREVIATIONS

- FDOT = Florida Department of Transportation
- ROW = Right of Way
- L.B. = Licensed Business
- CL = Centerline
- ORB = Official Record Book
- PB = Plat Book
- R = Radius
- D = Delta
- L = Length
- CB = Chord Bearing
- CD = Chord Distance

PROPERTY CORNER & CONTROL DATA

- Found Iron Rod & Cap, Illegible
- Found 4x4" concrete monument, no identification
- Found PK Nail, no identification
- Found 5/8" Iron Rod, no identification
- Found 5/8" Iron Pipe & Cap, marked # F148
- Found 1" Iron Pipe, no identification
- Found "X" Cut in walk (now demolished)
- Found 1/2" Iron Pipe, marked LB148
- Found 5/8" Iron Rod & Cap, marked "Delta"

SURVEYORS NOTE: ALL LEGAL DESCRIPTIONS ARE PER TITLE COMMITMENT SCHEDULE "A" ITEM 4. NOTATIONS TO OTHER OFFICIAL RECORD RECORDINGS ARE SHOWN FOR REFERENCE AND HISTORICAL RELEVANCE TO DEED TRANSFERS

LEGAL DESCRIPTION PARCEL "1" (ORB 26264 Page 1776 (Folio 143359-0000))
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 364.00 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence S.89°53'00"E, parallel to the Southerly right-of-way line of Nebraska Avenue, for 364.00 feet; thence S.89°53'E, along the Southerly right-of-way line of Fowler Avenue, for 251.65 feet to the Westery right-of-way line of the Seaboard Coast Line Railroad; thence S.03°41'E, along the Westery right-of-way line of the Seaboard Coast Line Railroad, for 1204.50 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 18; thence N.89°58'W, along said South boundary of the Northwest 1/4 of the Northwest 1/4, for 956.65 feet to the Easterly right-of-way line of Nebraska Avenue; thence North, along the Easterly right-of-way line of Nebraska Avenue, for 839.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue and the right-of-way for Fowler Avenue.

LESS AND EXCEPT a parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 364.00 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING continue thence South 89°53' East along the Southerly right-of-way line of Fowler Avenue for 150 feet; thence South 3°41' East for 150.00 feet; thence N.89°53'W, for 159.97 feet; thence N.0°07'E, along the line perpendicular to said Southerly right-of-way line of Fowler Avenue for 150.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Parcels 3, 4 and 5 described in Special Warranty Deed recorded June 30, 2000 in Official Records Book 10254, Page 1220, of the Public Records of Hillsborough County, Florida.

LEGAL DESCRIPTION PARCEL "2" (PHANTOM FIREWORKS) ORB 26264 Page 1784 (Folio 143361-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Southerly right-of-way line of Fowler Avenue for 150 feet; thence South 3°41' East for 150.00 feet; thence N.89°53'W, for 159.97 feet; thence N.0°07'E, along the line perpendicular to said Southerly right-of-way line of Fowler Avenue for 150.00 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL "3" (BURGER KING) ORB 3686 Page 1916 (Folio 143362-0000)
 A parcel of land in Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:
 Commencing at the Northwest corner of said Section 18, run then South 132.00 feet along the West boundary of Section 18; thence S.89°53'00"E, 100.55 feet to the intersection of the South right-of-way line of Fowler Avenue (State Road No. 582) and the Easterly right-of-way line of North Nebraska Avenue (State Road No. 45); as per Department of Transportation Section 10290-2519 and recorded in Official Records Book 7557, Page 649, of the Public Records of Hillsborough County, Florida, said intersection also being the POINT OF BEGINNING; thence continue S.89°53'00"E, 129.45 feet along said South right-of-way line of Fowler Avenue; thence South, 175.00 feet along a line 230.00 feet East of and parallel to the West boundary of said Section 18; thence N.89°53'00"W, 144.44 feet along a line 307.00 feet South of and parallel to the North boundary of said Section 18 to a point on the aforesaid Easterly right-of-way line of North Nebraska Avenue; thence N.00°00'16"W, 145.00 feet along said Easterly right-of-way line; thence N.26°35'31"E, 33.51 feet along said Easterly right-of-way line to the POINT OF BEGINNING.

TOGETHER WITH: (SURVEYORS NOTE: AKA EXPANSION PARCEL ORB 26264 Page 1797)
 A parcel of land in Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:
 Commencing at the Northwest corner of said Section 18, run then South 132.00 feet along the West boundary of Section 18; thence S.89°53'00"E, 100.55 feet to the intersection of the South right-of-way line of Fowler Avenue (State Road No. 582) and the Easterly right-of-way line of North Nebraska Avenue (State Road No. 45), as per Department of Transportation Section 10290-2519 and recorded in Official Records Book 7557, Page 649, of the Public Records of Hillsborough County, Florida; thence continue S.89°53'00"E, 129.45 feet along said South right-of-way line of Fowler Avenue; thence South, 175.00 feet along a line 230.00 feet East of and parallel to the West boundary of said Section 18, to the POINT OF BEGINNING of the herein described parcel; thence continue S.00°18'33"W, 56.41 feet; thence N.89°53'00"W, 144.56 feet along a line 363.41 feet South of and parallel to the North boundary of said Section 18 to a point on the aforesaid Easterly right-of-way line of North Nebraska Avenue; thence N.00°00'16"W, 56.41 feet along said Easterly right-of-way line; thence S.89°31'53"E, 144.56 feet to the POINT OF BEGINNING.

LESS AND EXCEPT (SURVEYORS NOTE: DEPARTMENT OF TRANSPORTATION PARCEL # 104, ORB 7557, PAGE 649) any portion of the above parcels lying within the right-of-way of Nebraska Avenue and the right-of-way for Fowler Avenue.

LEGAL DESCRIPTION PARCEL 4 (VALUE PAWN) ORB 10254 Page 1220 (Folio 143363-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 806.00 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence East, perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 150.00 feet; thence West, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to a point on the said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue.

LEGAL DESCRIPTION PARCEL "5" (O'REILLY AUTO) ORB 26264 Page 1780 (Folio 143364-0000)
 That part of the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, described as follows:
 From the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) and the State Road Department survey line) of State Road 582 (Fowler Avenue) with the former Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue), run thence S.89°53'00"E, 190.00 feet (assumed bearing), along said Southerly right-of-way line of State Road 582 (Fowler Avenue), for a POINT OF BEGINNING; from said POINT OF BEGINNING continue thence S.89°53'00"E, 440.00 feet, along said Southerly right-of-way line; thence South 364.00 feet, parallel with said former Easterly right-of-way line of State Road 45 (Nebraska Avenue), thence N.89°53'00"W, 618.09 feet, parallel with said Southerly right-of-way line of State Road 582 (Fowler Avenue), to the present Easterly right-of-way line (25.25 feet from centerline) of State Road 45 (Nebraska Avenue); thence Northerly, 65.17 feet, along said present Easterly right-of-way line (being a curve concave to the Westery, having a radius of 5754.83 feet, a central angle of 00°38'56", and a chord bearing and distance of N.01°59'04"W, 65.17 feet), to a Point of Reverse Curve; thence Northerly, 123.92 feet, along said present Easterly right-of-way line (being a curve concave to the Easterly, having a radius of 5704.33 feet, a central angle of 01°14'41", and a chord bearing and distance of N.14°11'5"W, 123.92 feet); thence S.89°53'00"E, 184.00 feet, parallel with said Southerly right-of-way line of State Road 582 (Fowler Avenue); thence North, 175.00 feet, parallel with said former Easterly right-of-way line of State Road 45 (Nebraska Avenue), to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue and the right-of-way for Fowler Avenue.

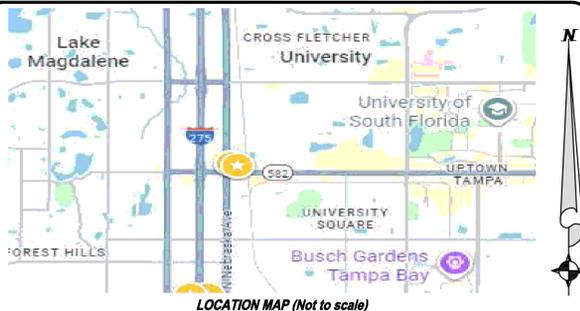
LEGAL DESCRIPTION PARCEL "6" (CENTRAL PARKING) ORB 10254 Page 1220 (Folio 143365-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 1,058 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence East, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 50.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 142.00 feet; thence East, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 32.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 145.31 feet to the Southerly boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 18; thence North 89°58'W, along the South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 18, for 536.00 feet to a point on said Easterly right-of-way line of Nebraska Avenue; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 30.00 feet; thence East along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet; thence North, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 115.00 feet; thence West along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to a point on said Easterly right-of-way line of Nebraska Avenue; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 142.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue.

LEGAL DESCRIPTION PARCEL "7" (PE'KING CHINESE) INSTRUMENT # 2024490247 (Folio 143367-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 1,058 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence East, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 50.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 115.00 feet; thence West along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to a point on said Easterly right-of-way line of Nebraska Avenue; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 115.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue.

LEGAL DESCRIPTION PARCEL "8" (DRAINAGE RETENTION TRACT) INSTRUMENT # 2024490247 (Folio 143373-0000)
 A parcel of land in the NW 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the Northwest corner of Lot of TRANON PARK REVISED, as per map thereof recorded in Plat Book 22, Page 83, of the Public Records of Hillsborough County, Florida, run thence South (assumed bearing), along the platted Easterly right of way line of Nebraska Avenue, for 160.36 feet; thence South 89 degrees, 58 minutes East, parallel to the South boundary of the NW 1/4 of the NW 1/4 of said Section 17, (SURVEYORS NOTE, ERROR IN LAST COURSE SHOULD BE SECTION 18) for 600 feet to the Point of Beginning of the parcel herein described; from said Point of Beginning run thence North, parallel to the platted Easterly right of way line of Nebraska Avenue, for 185.96 ft. to the South boundary of the NW 1/4 of the NW 1/4 of said Section 18, thence South 89 degrees 58 minutes East, along the South boundary of the NW 1/4 of the NW 1/4 of said Section 18, for 356.80 feet to the Westery right of way line of the Seaboard Coast Line Railroad; thence South 3 degrees 41 minutes East, along the Westery right of way line of the Seaboard Coast Line Railroad, for 186.34 feet; thence North 89 degrees 58 minutes West, parallel to the South boundary of the NW 1/4 of the NW 1/4 of said Section 18, for 368.77 feet to the Point of Beginning.



SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS, AS PER Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025

Item 1. (Not Survey Related)
 Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
 Item 3. (Not Survey Related)
 Item 4. (Not Survey Related)
 Item 5. (Not Survey Related)
 Item 6. (Not Survey Related)

- Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
- Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3159, Page 962. - (as to Parcel 5) (Shown hereon)
10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
15. Easement, recorded in Official Records Book 4972, Page 892. - (as to Parcel 4) (Shown hereon)
16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
18. Ground Lease Agreement dated August 2, 2018, recorded in Official Records Book 26264, Page 1800. - (as to Parcel 3) (Shown hereon)
19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

SURVEYOR'S NOTES

- The current and expected use of the site is Commercial and meets the accuracy standards for such as required by the Florida Minimum Technical Standards per FAC chapter J5-17.
- The Specific purpose of this survey is to provide data to Site Development.
- The overall Property contains 1,143,905 square feet / 26.26 acres more or less.
- Foundations, Footers and other Underground Facilities not located, unless otherwise shown.
- Encroachments of property lines: The neighboring property along the south line of site has multiple encroachments of roof overhangs, air conditioning pads, and miscellaneous utilities on to subject site. These encroachments are detailed in separate specific purpose survey and report supplied to client.
- Violations of encumbrances: None.
- Existing easements and rights-of-way as shown hereon are per a compilation of deeds, unless otherwise shown.
- Distances and angles / bearings shown hereon are per State Plane Coordinate System, Florida West FL-091W and agree with the survey measurement unless otherwise specified. The Bearing base is the North Line of Section 18, Township 28 South, Range 19 East.
- based on FDOT ROW Map Section 10290-2519, bearing S89°31'53"E, and all other bearings are relative thereto. Note: State Plane Bearing (S89°31'53"E) to Dead Bearing (S89°53'E) rotation, clockwise 01°21'07".
- A search of the Public Records was provided to this Surveyor in the form of Title Commitment, # 25082218AJ dated 08/12/2025. All survey related matters contained within have been shown hereon. See Title Review Report.
- At the time of Survey, there was no observable evidence of earth moving work or building construction.
- At the time of Survey, the Surveyor was unaware of any proposed changes in street right of way lines or observable evidence of street or sidewalk repairs.
- At the time of Survey, the Surveyor was not provided any documentation, made aware of and did not observe any ground markings with regards to wetlands on the surveyed property. No Environmental assessment was performed by this Surveyor.
- At the time of Survey, there was no observable evidence of the site being used as a burial ground or cemetery.
- The adjoining information shown hereon was obtained from the County's Property Appraiser.
- The property has direct physical access to N. Nebraska Ave. & E Fowler Ave., a dedicated public right of way, lying adjacent to and contiguous with the West and North boundary line of the overall property.
- There are no Gaps, Gores or Overlaps inherent to the Surveyed property based on the Field Survey performed.
- Other significant observations: None.
- This survey cannot be transferred or assigned, unless authorized by Daniel L. Blanton, Professional Surveyor and Mapper PSM # 5958.
- Additions or Deletions to this sketch other than by the signing surveyor are prohibited.
- Not valid without the signature and original raised or State Approved Electronic seal of a licensed surveyor.

This Drawing, including its electronic form, as well as any modifications thereto ("Drawing") is the property of the Owners of the Property shown to which they shall retain all common law, statutory and other reserved rights, including copyrights, with respect thereto. The Drawing is provided with the strict understanding it is for reference only and shall not be relied upon for accuracy of existing conditions by anyone. Any interested party is encouraged to conduct whatever investigation of existing conditions deemed necessary for their needs.

This is to certify that 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 ALTA and NSPS and includes Items 1, 2, 3, 4, 6a, 7b-1, 7c, 8, 9, 14, 16, 18 & 20 of Table A thereof.

Undersigned further certifies that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter J5-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

D. L. BLANTON, Inc.
 SURVEYING & MAPPING
 1887 SW Newport Isles Blvd.
 Port Saint Lucie FL 34953
 Telephone: (561) 963-1953
 Email: DLBlanton@bellsouth.net

DANIEL L. BLANTON
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATION NO. 5988

ALTA/NSPS LAND TITLE SURVEY OF:
 Logan Properties N Nebraska Ave. / E Fowler Ave.
 Tampa, Florida

REFERENCE: 1029/19	REVISIONS:	SCALE: 1"=80'
OFFICE: DLB		DWG. NUMBER: 21-032-05
DATE OF SURVEY: 07/2025		SHEET 1 OF 9



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LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue and the right-of-way for Fowler Avenue.

LESS AND EXCEPT a parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South 89°53' East (assumed bearing), along the Southerly right-of-way line of Fowler Avenue, for 698.65 feet to the POINT OF BEGINNING of the parcel herein described; from said point of beginning continue thence South 89°53' East along the Southerly right-of-way line of Fowler Avenue for 150 feet; thence South 3°41' East for 150.00 feet; thence N.89°53'W, for 159.87 feet; thence N.0°07'E, along the line perpendicular to said Southerly right-of-way line of Fowler Avenue for 150.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Parcels 3, 4 and 5 described in Special Warranty Deed recorded June 30, 2000 in Official Records Book 10254, Page 1220, of the Public Records of Hillsborough County, Florida.

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- Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
- Item 3. (Not Survey Related)
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- Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
- 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3133, Page 962. - (as to Parcel 6) (Shown hereon)
- 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
- 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
- 12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
- 13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
- 14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
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- 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Not Survey Related)
- 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
- 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
- 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
- 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

LEGEND

- = Wood Power Pole
- = Concrete Power Pole
- = Light Pole
- = Sanitary Manhole
- = Water Valve
- = Water Meter
- = Fire Hydrant
- = Electric Transformer
- = Catch Basin
- = Chain Link Fence
- = Overhead Electric Line
- = Title Commitment Review Identifier, refer to notes

ABBREVIATIONS

- FDOT = Florida Department of Transportation
- ROW = Right of Way
- L.B. = Licensed Business
- C/L = Centerline
- ORB = Official Record Book
- PB = Plat Book
- R = Radius
- D = Delta
- L = Length
- CB = Chord Bearing
- CD = Chord Distance

PROPERTY CORNER & CONTROL DATA

- 1 = Found Iron Rod & Cap, illegible
- 2 = Found 4x4" concrete monument, no identification
- 3 = Found PK Nail, no identification
- 4 = Found 5/8" Iron Rod, no identification
- 5 = Found 5/8" Iron Pipe & Cap, marked # F148
- 6 = Found 1" Iron Pipe, no identification
- 7 = Found "X" Cut in walk (now demolished)
- 8 = Found 1/2" Iron Pipe, marked LB148
- 9 = Found 5/8" Iron Rod & Cap, marked "Delta"

<p>DL BLANTON, Inc. SURVEYING & MAPPING Licensed Surveying Business # LB7487 1887 SW Newport Island Blvd. Port Saint Lucie FL 34953 Telephone: (561) 963-1953 Email: DLBlanton@bellsouth.net</p>	<p>ALT/NSPS LAND TITLE SURVEY OF: Logan Properties N Nebraska Ave. / E Fowler Ave. Tampa, Florida</p>		<p>SCALE: 1"=60' DWG. NUMBER: 21-032-05 SHEET 2 OF 9</p>
	<p>REFERENCE: 1828/19 OFFICE: DLB DATE OF SURVEY: 6/7/2025</p>	<p>REVIEWS: (None listed)</p>	



LEGAL DESCRIPTION PARCEL "2" (PHANTOM FIREWORKS) ORB 26264 Page 1784 (Folio 143361-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South 89°53' East (assumed bearing), along the Southerly right-of-way line of Fowler Avenue, for 698.65 feet to the POINT OF BEGINNING of the parcel herein described; from said point of beginning continue thence South 89°53' East along the Southerly right-of-way line of Fowler Avenue for 150 feet; thence South 3°41' East for 150.00 feet; thence N.89°53'W., for 159.97 feet; thence N.0°07'E., along the line perpendicular to said Southerly right-of-way line of Fowler Avenue for 150.00 feet to the POINT OF BEGINNING.

SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS, As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025

- Item 1. (Not Survey Related)
- Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
- Item 3. (Not Survey Related)
- Item 4. (Not Survey Related)
- Item 5. (Not Survey Related)
- Item 6. (Not Survey Related)
- Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
- Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
- Item 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3135, Page 962. - (as to Parcel 8) (Shown hereon)
- Item 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
- Item 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
- Item 12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
- Item 13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
- Item 14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
- Item 15. Easement, recorded in Official Records Book 4972, Page 892. - (as to Parcel 4) (Shown hereon)
- Item 16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
- Item 17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
- Item 18. Ground Lease Agreement dated August 2, 2018, recorded in Official Records Book 26264, Page 1800. - (as to Parcel 3) (Shown hereon)
- Item 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
- Item 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
- Item 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
- Item 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
- Item 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

LEGEND

- = Wood Power Pole
- = Concrete Power Pole
- = Light Pole
- = Sanitary Manhole
- = Water Valve
- = Water Meter
- = Fire Hydrant
- = Electric Transformer
- = Catch Basin

ABBREVIATIONS

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PROPERTY CORNER & CONTROL DATA

- 1 = Found Iron Rod & Cap, Illegible
- 2 = Found 4x4" concrete monument, no identification
- 3 = Found PK Nail, no identification
- 4 = Found 5/8" Iron Rod, no identification
- 5 = Found 5/8" Iron Pipe & Cap, marked # F148
- 6 = Found 1" Iron Pipe, no identification
- 7 = Found "X" Cut in walk (now demolished)
- 8 = Found 1/2" Iron Pipe, marked LB148
- 9 = Found 5/8" Iron Rod & Cap, marked "Delta"



 Licensed Surveying Business # LB7487 1887 SW Newport Isles Blvd. Port Saint Lucie FL 34953 Telephone: (561) 963-1953 Email: DLBlanton@bellsouth.net	ALTA/NPS LAND TITLE SURVEY OF: Logan Properties N Nebraska Ave. / E Fowler Ave. Tampa, Florida		SCALE: 1"=20' DWG. NUMBER: 21-032-05 SHEET 3 OF 9
	REFERENCE: 18/28/19 OFFICE: DLB DATE OF SURVEY: 6/7/2025	REVISIONS:	



LEGAL DESCRIPTION PARCEL "3" (BURGER KING) ORB 3686 Page 1916 (Folio 143362-0000)
 A parcel of land in Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 18, run then South 132.00 feet along the West boundary of Section 18; thence S.89°53'00"E, 100.55 feet to the intersection of the South right-of-way line of Fowler Avenue (State Road No. 582) and the Easterly right-of-way line of North Nebraska Avenue (State Road No. 45), as per Department of Transportation Section 10290-2519 and recorded in Official Records Book 7557, Page 649, of the Public Records of Hillsborough County, Florida, said intersection also being the POINT OF BEGINNING; thence continue S.89°53'00"E, 129.45 feet along said South right-of-way line of East Fowler Avenue; thence South, 175.00 feet along a line 230.00 feet East of and parallel to the West boundary of said Section 18; thence N.89°53'00"W, 144.44 feet along a line 307.00 feet South of and parallel to the North boundary of said Section 18 to a point on the aforesaid Easterly right-of-way line of North Nebraska Avenue; thence N.00°00'16"W, 145.00 feet along said Easterly right-of-way line; thence N.26°35'31"E, 33.51 feet along said Easterly right-of-way line to the POINT OF BEGINNING.

TOGETHER WITH: (SURVEYORS NOTE: AKA EXPANSION PARCEL ORB 26264 Page 1797)
 A parcel of land in Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 18, run then South 132.00 feet along the West boundary of Section 18; thence S.89°53'00"E, 100.55 feet to the intersection of the South right-of-way line of Fowler Avenue (State Road No. 582) and the Easterly right-of-way line of North Nebraska Avenue (State Road No. 45), as per Department of Transportation Section 10290-2519 and recorded in Official Records Book 7557, Page 649, of the Public Records of Hillsborough County, Florida; thence continue S.89°53'00"E, 129.45 feet along said South right-of-way line of East Fowler Avenue; thence South, 175.00 feet along a line 230.00 feet East of and parallel to the West boundary of said Section 18, to the POINT OF BEGINNING of the herein described parcel; thence continue S.00°18'35"W, 56.41 feet; thence N.89°53'00"W, 144.58 feet along a line 363.41 feet South of and parallel to the North boundary of said Section 18 to a point on the aforesaid Easterly right-of-way line of North Nebraska Avenue; thence N.00°00'16"W, 56.41 feet along said Easterly right-of-way line; thence S.89°53'15"E, 144.56 feet to the POINT OF BEGINNING.

LESS AND EXCEPT (SURVEYORS NOTE: DEPARTMENT OF TRANSPORTATION PARCEL # 104, ORB 7557, PAGE 649) any portion of the above parcels lying within the right-of-way of Nebraska Avenue and the right-of-way for Fowler Avenue.

SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS.

- As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025
- Item 1. (Not Survey Related)
 - Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
 - Item 3. (Not Survey Related)
 - Item 4. (Not Survey Related)
 - Item 5. (Not Survey Related)
 - Item 6. (Not Survey Related)
 - Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
 - Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
 - Item 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3139, Page 962. - (as to Parcel 8) (Shown hereon)
 - Item 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
 - Item 12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
 - Item 14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
 - Item 15. Easement, recorded in Official Records Book 4972, Page 892. - (as to Parcel 4) (Shown hereon)
 - Item 16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
 - Item 17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
 - Item 18. Ground Lease Agreement dated August 2, 2018, recorded in Official Records Book 26264, Page 1800. - (as to Parcel 3) (Shown hereon)
 - Item 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
 - Item 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
 - Item 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
 - Item 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
 - Item 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

LEGEND	ABBREVIATIONS
⊗ = Wood Power Pole	FDOT = Florida Department of Transportation
⊠ = Concrete Power Pole	ROW = Right of Way
⊙ = Light Pole	L.B. = Licensed Business
⊕ = Sanitary Manhole	C/L = Centerline
⊖ = Water Valve	ORB = Official Record Book
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⊕ = Fire Hydrant	R = Radius
⊖ = Electric Transformer	D = Delta
⊗ = Catch Basin	L = Length
—x—x— = Chain Link Fence	CB = Chord Bearing
—OHE— = Overhead Electric Line	CD = Chord Distance
# = Title Commitment Review Identifier, refer to notes	

- PROPERTY CORNER & CONTROL DATA**
- 1 = Found Iron Rod & Cap, illegible
 - 2 = Found 4x4" concrete monument, no identification
 - 3 = Found PK Nail, no identification
 - 4 = Found 5/8" Iron Rod, no identification
 - 5 = Found 5/8" Iron Pipe & Cap, marked # F148
 - 6 = Found 1" Iron Pipe, no identification
 - 7 = Found "X" Cut in walk (now demolished)
 - 8 = Found 1/2" Iron Pipe, marked LB148
 - 9 = Found 5/8" Iron Rod & Cap, marked "Delta"

<p>DLBLANTON, Inc. SURVEYING & MAPPING 1887 SW Newport Lakes Blvd. Port Saint Lucie FL 34953 Telephone: (888) 963-1953 Email: DLBlanton@bellsouth.net</p>	ALTA/NSPS LAND TITLE SURVEY OF: Logan Properties N Nebraska Ave. / E Fowler Ave. Tampa, Florida		
	REFERENCE: 18/28/19 OFFICE: DLB DATE OF SURVEY: 6/7/2025	REVISIONS:	SCALE: 1"=20' DWG. NUMBER: 21-032-05 SHEET 4 OF 9



LEGAL DESCRIPTION PARCEL 4 (VALUE PAWN) ORB 10254 Page 1220 (Folio 143363-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 606.00 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence run thence East, perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet; thence South, along a line parallel to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet; thence West, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to a point on the said Easterly right-of-way line; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue.

- SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS.**
 As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025
- Item 1. (Not Survey Related)
 - Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
 - Item 3. (Not Survey Related)
 - Item 4. (Not Survey Related)
 - Item 5. (Not Survey Related)
 - Item 6. (Not Survey Related)
 - Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
 - Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
 - Item 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3139, Page 962. - (as to Parcel 8) (Shown hereon)
 - Item 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
 - Item 12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
 - Item 14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
 - Item 15. Easement, recorded in Official Records Book 4972, Page 892. - (as to Parcel 4) (Shown hereon)
 - Item 16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
 - Item 17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
 - Item 18. Ground Lease Agreement dated August 2, 2018, recorded in Official Records Book 26264, Page 1800. - (as to Parcel 3) (Shown hereon)
 - Item 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
 - Item 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
 - Item 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
 - Item 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
 - Item 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

- LEGEND**
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 - ⊠ = Concrete Power Pole
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 - ⊖ = Water Valve
 - ⊗ = Water Meter
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 - ⊞ = Title Commitment Review Identifier, refer to notes
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 - ROW = Right of Way
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- PROPERTY CORNER & CONTROL DATA**
- 1 = Found Iron Rod & Cap, illegible
 - 2 = Found 4x4" concrete monument, no identification
 - 3 = Found PK Nail, no identification
 - 4 = Found 5/8" Iron Rod, no identification
 - 5 = Found 5/8" Iron Pipe & Cap, marked # F148
 - 6 = Found 1" Iron Pipe, no identification
 - 7 = Found "X" Cut in walk (now demolished)
 - 8 = Found 1/2" Iron Pipe, marked LB148
 - 9 = Found 5/8" Iron Rod & Cap, marked "Delta"



LEGAL DESCRIPTION PARCEL "5" (O'REILLY AUTO) ORB 26264 Page 1780 (Folio 143364-0000)
 That part of the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, described as follows:
 From the intersection of the Southerly right-of-way line (132 feet from the North boundary of said Section 18 and the State Road Department survey line) of State Road 582 (Fowler Avenue) with the former Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue), run thence S.89°53'00"E, 190.00 feet (assumed bearing), along said Southerly right-of-way line of State Road 582 (Fowler Avenue), for a POINT OF BEGINNING; from said POINT OF BEGINNING continue thence S.89°53'00"E., 440.00 feet, along said Southerly right-of-way line; thence South 364.00 feet, parallel with said former Easterly right-of-way line of State Road 45 (Nebraska Avenue); thence N.89°53'00"W., 618.09 feet, parallel with said Southerly right-of-way line of State Road 582 (Fowler Avenue), to the present Easterly right-of-way line (25.25 feet from centerline of Right Roadway) of State Road 45 (Nebraska Avenue); thence Northerly, 65.17 feet, along said present Easterly right-of-way line (being a curve concave to the Westerly, having a radius of 5754.83 feet, a central angle of 00°38'56", and a chord bearing and distance of N.01°59'04"W., 65.17 feet), to a Point of Reverse Curve; thence Northerly, 123.92 feet, along said present Easterly right-of-way line (being a curve concave to the Easterly, having a radius of 5704.33 feet, a central angle of 01°14'41", and a chord bearing and distance of N.01°41'11.5"W., 123.92 feet); thence S.89°53'00"E., 184.00 feet, parallel with said Southerly right-of-way line of State Road 582 (Fowler Avenue); thence North, 175.00 feet, parallel with said former Easterly right-of-way line of State Road 45 (Nebraska Avenue), to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue and the right-of-way for Fowler Avenue.

- SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS.**
 As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025
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 - Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
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 - Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
 - Item 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3139, Page 962. - (as to Parcel 8) (Shown hereon)
 - Item 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
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 - Item 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
 - Item 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
 - Item 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
 - Item 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
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⊗ = Catch Basin	CB = Chord Bearing
—x—x— = Chain Link Fence	CD = Chord Distance
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# = Title Commitment Review Identifier, refer to notes	

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 - 3 = Found PK Nail, no identification
 - 4 = Found 5/8" Iron Rod, no identification
 - 5 = Found 5/8" Iron Pipe & Cap, marked # F148
 - 6 = Found 1" Iron Pipe, no identification
 - 7 = Found "X" Cut in walk (now demolished)
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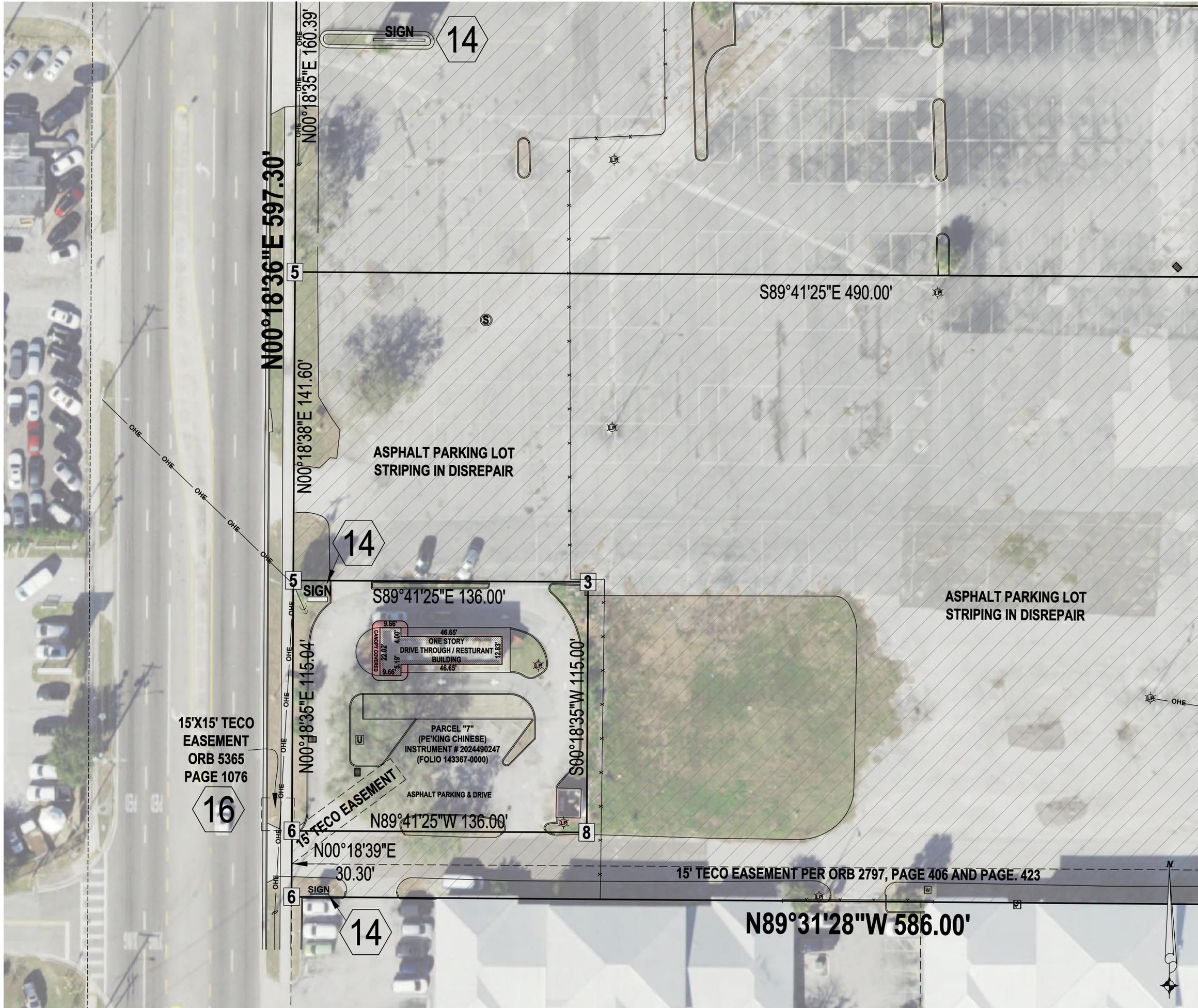


LEGAL DESCRIPTION PARCEL "6" (CENTRAL PARKING) ORB 10254 Page 1220 (Folio 143365-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 916 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence north 89°41'25"W for 136.00 feet; thence East, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 504.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 142.00 feet; thence East, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 32.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 145.31 feet to the Southerly boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 18; thence North 89°58'W., along the South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 18, for 536.00 feet to a point on said Easterly right-of-way line of Nebraska Avenue; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 30.00 feet; thence East along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet; thence North, along a line parallel to said Easterly right-of-way line of Nebraska Avenue, for 115.00 feet; thence West along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to a point on said Easterly right-of-way line of Nebraska Avenue; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 142.00 feet to the POINT OF BEGINNING.
 LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue.

- SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS.**
 As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025
- Item 1. (Not Survey Related)
 - Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
 - Item 3. (Not Survey Related)
 - Item 4. (Not Survey Related)
 - Item 5. (Not Survey Related)
 - Item 6. (Not Survey Related)
 - Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
 - Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
 - Item 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3139, Page 962. - (as to Parcel 8) (Shown hereon)
 - Item 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
 - Item 12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
 - Item 14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
 - Item 15. Easement, recorded in Official Records Book 4972, Page 892. - (as to Parcel 4) (Shown hereon)
 - Item 16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
 - Item 17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
 - Item 18. Ground Lease Agreement dated August 2, 2018, recorded in Official Records Book 26264, Page 1800. - (as to Parcel 3) (Shown hereon)
 - Item 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
 - Item 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
 - Item 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
 - Item 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
 - Item 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

- LEGEND**
- ☉ = Wood Power Pole
 - ⊗ = Concrete Power Pole
 - ⊙ = Light Pole
 - ⊕ = Sanitary Manhole
 - ⊖ = Water Valve
 - ⊗ = Water Meter
 - ⊕ = Fire Hydrant
 - ⊖ = Electric Transformer
 - ⊕ = Catch Basin
 - ⊗ = Chain Link Fence
 - ⊙ = Overhead Electric Line
 - ⊕ = Title Commitment Review Identifier, refer to notes
- ABBREVIATIONS**
- FDOT = Florida Department of Transportation
 - ROW = Right of Way
 - L.B. = Licensed Business
 - C/L = Centerline
 - ORB = Official Record Book
 - PB = Plat Book
 - R = Radius
 - D = Delta
 - L = Length
 - CB = Chord Bearing
 - CD = Chord Distance

- PROPERTY CORNER & CONTROL DATA**
- 1 = Found Iron Rod & Cap, Illegible
 - 2 = Found 4x4" concrete monument, no identification
 - 3 = Found PK Nail, no identification
 - 4 = Found 5/8" Iron Rod, no identification
 - 5 = Found 5/8" Iron Pipe & Cap, marked # F148
 - 6 = Found 1" Iron Pipe, no identification
 - 7 = Found "X" Cut in walk (now demolished)
 - 8 = Found 1/2" Iron Pipe, marked LB148
 - 9 = Found 5/8" Iron Rod & Cap, marked "Delta"



LEGAL DESCRIPTION PARCEL "7" (PE'KING CHINESE) INSTRUMENT # 2024490247 (Folio 143367-0000)
 A parcel of land in the Northwest 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:
 Commencing at the intersection of the Southerly right-of-way line (132 feet from the Survey Line) of State Road 582 (Fowler Avenue) with the Easterly right-of-way line (40 feet from the centerline) of State Road 45 (Nebraska Avenue); run thence South (assumed bearing), along the Easterly right-of-way line of Nebraska Avenue, for 1,058 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence run thence East, along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet; thence South, along a line parallel to said Easterly right-of-way line for Nebraska Avenue, for 115.00 feet; thence West along a line perpendicular to said Easterly right-of-way line of Nebraska Avenue, for 150.00 feet to a point on said Easterly right-of-way line of Nebraska Avenue; thence North, along said Easterly right-of-way line of Nebraska Avenue, for 115.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the right-of-way of Nebraska Avenue.

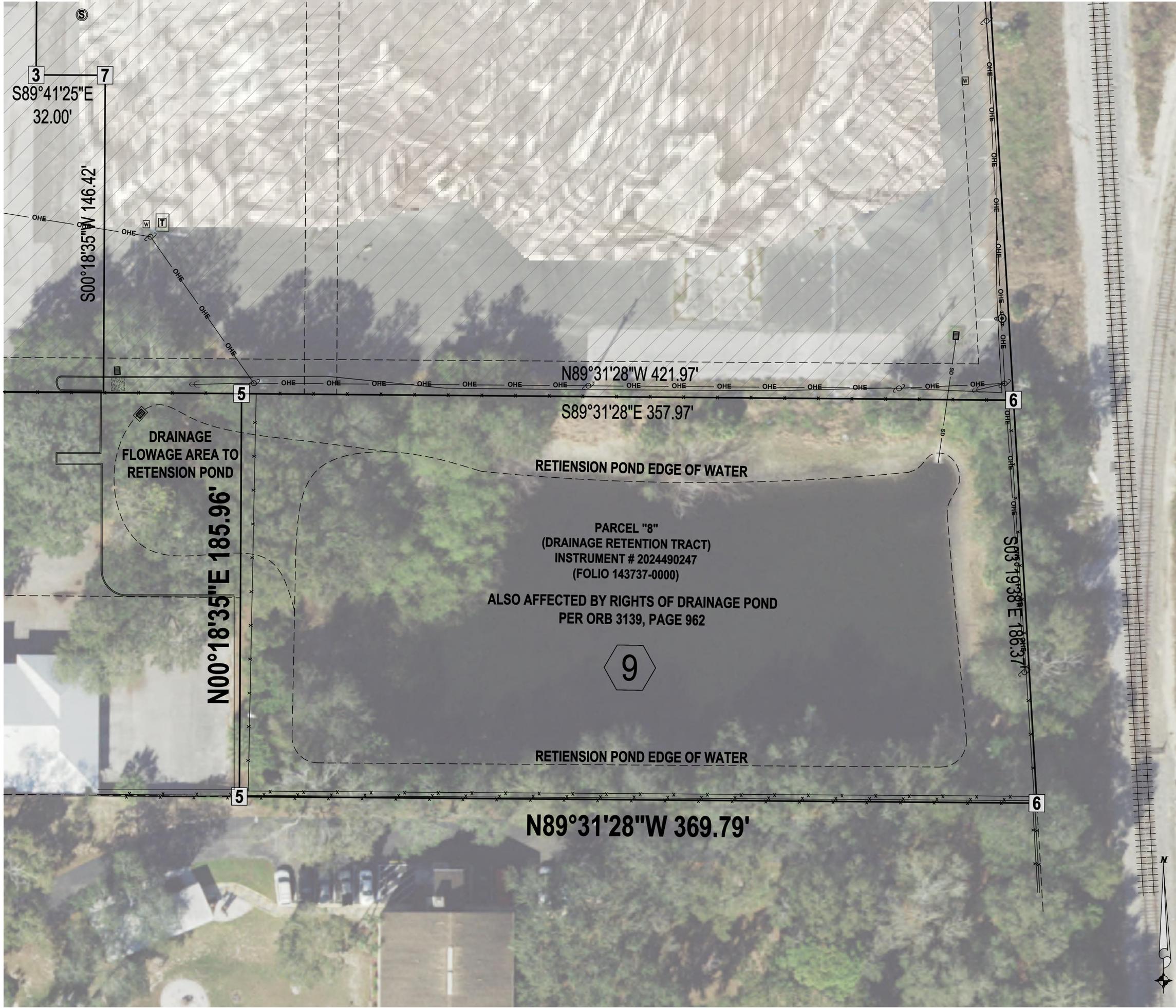
SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS.
 As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025

- Item 1. (Not Survey Related)
- Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
- Item 3. (Not Survey Related)
- Item 4. (Not Survey Related)
- Item 5. (Not Survey Related)
- Item 6. (Not Survey Related)
- Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
- Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
- 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3139, Page 962. - (as to Parcel 8) (Shown hereon)
- 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
- 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
- 12. Underground Easement, recorded in Official Records Book 3647, Page 1918. - (as to Parcels 1 and 2) (Shown hereon)
- 13. Easement, recorded in Official Records Book 3806, Page 938, Book 3806, Page 1030. - (as to Parcel 1) (Shown hereon)
- 14. Revocable License from the City of Tampa, recorded in Official Records Book 4480, Page 1411. - (as to ALL Parcels) (Shown hereon)
- 15. Easement, recorded in Official Records Book 4972, Page 892. - (as to Parcel 4) (Shown hereon)
- 16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
- 17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
- 18. Ground Lease Agreement dated August 2, 2018, recorded in Official Records Book 26264, Page 1800. - (as to Parcel 3) (Shown hereon)
- 19. Easement, recorded in Official Records Book 26443, Page 809. - (as to Parcel 3) (Shown hereon)
- 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
- 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
- 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
- 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

LEGEND	ABBREVIATIONS
☉ = Wood Power Pole	FDOT = Florida Department of Transportation
☒ = Concrete Power Pole	ROW = Right of Way
☉ = Light Pole	L.B. = Licensed Business
☉ = Sanitary Manhole	C/L = Centerline
☉ = Water Valve	ORB = Official Record Book
☉ = Water Meter	PB = Plat Book
☉ = Fire Hydrant	R = Radius
☉ = Electric Transformer	D = Delta
☉ = Catch Basin	L = Length
—x—x—x— = Chain Link Fence	CB = Chord Bearing
—OHE— = Overhead Electric Line	CD = Chord Distance
⬢ = Title Commitment Review Identifier, refer to notes	

- PROPERTY CORNER & CONTROL DATA**
- 1 = Found Iron Rod & Cap, illegible
 - 2 = Found 4x4" concrete monument, no identification
 - 3 = Found PK Nail, no identification
 - 4 = Found 5/8" Iron Rod, no identification
 - 5 = Found 5/8" Iron Pipe & Cap, marked # F148
 - 6 = Found 1" Iron Pipe, no identification
 - 7 = Found "X" Cut in walk (now demolished)
 - 8 = Found 1/2" Iron Pipe, marked LB148
 - 9 = Found 5/8" Iron Rod & Cap, marked "Delta"

 DL Blanton, Inc. SURVEYING & MAPPING 1887 SW Newport Isles Blvd. Fort Saint Lucie FL 34953 Telephone: (561) 963-1953 Email: DLBlanton@bellsouth.net	ALTA/NSPS LAND TITLE SURVEY OF: Logan Properties N Nebraska Ave. / E Fowler Ave. Tampa, Florida		SCALE: 1"=20' DWG. NUMBER: 21-032-05 SHEET 8 OF 9
	REFERENCE: 18/28/19 OFFICE: DLB DATE OF SURVEY: 6/7/2025	REVISIONS:	



LEGAL DESCRIPTION PARCEL "8" (DRAINAGE RETENTION TRACT) INSTRUMENT # 2024490247 (Folio 143737-0000)
 A parcel of land in the NW 1/4 of Section 18, Township 28 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: Commencing at the Northwest corner of Lot 1 of TRIANON PARK REVISED, as per map thereof recorded in Plat Book 22, Page 83, of the Public Records of Hillsborough County, Florida; run thence South (assumed bearing), along the platted Easterly right of way line of Nebraska Avenue, for 180.96 feet; thence South 89 degrees, 58 minutes East, parallel to the South boundary of the NW 1/4 of the NW 1/4 of said Section 17, (SURVEYORS NOTE: ERROR IN LAST COURSE SHOULD BE SECTION 18) for 600 feet to the Point of Beginning of the parcel herein described; from said Point of Beginning run thence North, parallel to the platted Easterly right of way line of Nebraska Avenue, for 185.96 ft. to the South boundary of the NW 1/4 of the NW 1/4 of said Section 18, thence South 89 degrees 58 minutes East, along the South boundary of the NW 1/4 of the NW 1/4 of said Section 18, for 356.80 feet to the Westerly right of way line of the Seaboard Coast Line Railroad; thence South 3 degrees 41 minutes East, along the Westerly right of way line of the Seaboard Coast Line Railroad, for 186.34 feet; thence North 89 degrees 58 minutes West, parallel to the South boundary of the NW 1/4 of the NW 1/4 of said Section 18, for 368.77 feet to the Point of Beginning.

- SURVEYORS REVIEW OF TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS, As per Old Republic National Title Insurance Company # 25082218AJ, Dated 08/12/2025**
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 - Item 2. Facts which would be disclosed by an accurate and comprehensive survey. (Shown hereon)
 - Item 3. (Not Survey Related)
 - Item 4. (Not Survey Related)
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 - Item 7. Easement Deed recorded in Official Records Book 631, Page 10. - (as to Parcel 1) (Shown hereon)
 - Item 8. Easement recorded in Official Records Book 2797, Page 405, Book 2797, Page 406, Book 2797, Page 407 and Book 2797, Page 423. - (as to Parcels 1, 6 and 8) (Shown hereon)
 - Item 9. Rights, if any, to use the subject premises as a drainage or seepage pond, recorded in Official Records Book 3139, Page 962. - (as to Parcel 8) (Shown hereon)
 - Item 10. Underground Easement, recorded in Official Records Book 3640, Page 648. - (as to Parcels 1 and 2) (Shown hereon)
 - Item 11. Easement, recorded in Official Records Book 3647, Page 1915, Book 3647, Page 1916. - (as to Parcel 1) (Shown hereon)
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 - Item 16. Easement, recorded in Official Records Book 5365, Page 1076. - (as to Parcel 7) (Shown hereon)
 - Item 17. Amended Easement Deed by Court Order recorded in Official Records Book 21670, Page 95. - (as to Parcels 1, 2 and 8) (Not Shown / Blanket easement over parcels 1, 2 and 8)
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 - Item 20. Riparian and littoral rights are not insured. - (as to Parcel 8) (Not Survey Related)
 - Item 21. Title to any submerged land included within the land described in this Policy is not insured - (as to Parcel 8) (Not Survey Related)
 - Item 22. Rights of others to use the waters of any water body extending from the insured land onto other lands. - (as to Parcel 8) (Not Survey Related)
 - Item 23. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession. - (as to ALL Parcels) (Not Survey Related)

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 - ⊞ = Overhead Electric Line
 - ⊞ = Title Commitment Review Identifier, refer to notes
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 - ROW = Right of Way
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- PROPERTY CORNER & CONTROL DATA**
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 - 4 = Found 5/8" Iron Rod, no identification
 - 5 = Found 5/8" Iron Pipe & Cap, marked # F148
 - 6 = Found 1" Iron Pipe, no identification
 - 7 = Found "X" Cut in walk (now demolished)
 - 8 = Found 1/2" Iron Pipe, marked LB148
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<p>DL BLANTON, Inc. SURVEYING & MAPPING</p> <p>Licensed Surveying Business # LB7487 1887 SW Newport Isles Blvd. Port Saint Lucie FL 34953 Telephone: (561) 963-1953 Email: DLBlanton@bellsouth.net</p>	ALTA/NSPS LAND TITLE SURVEY OF: Logan Properties N Nebraska Ave. / E Fowler Ave. Tampa, Florida		
	REFERENCE: 18/28/19 OFFICE: DLB DATE OF SURVEY: 6/7/2025	REVISIONS:	SCALE: 1"=20' DWG. NUMBER: 21-032-05 SHEET 9 OF 9