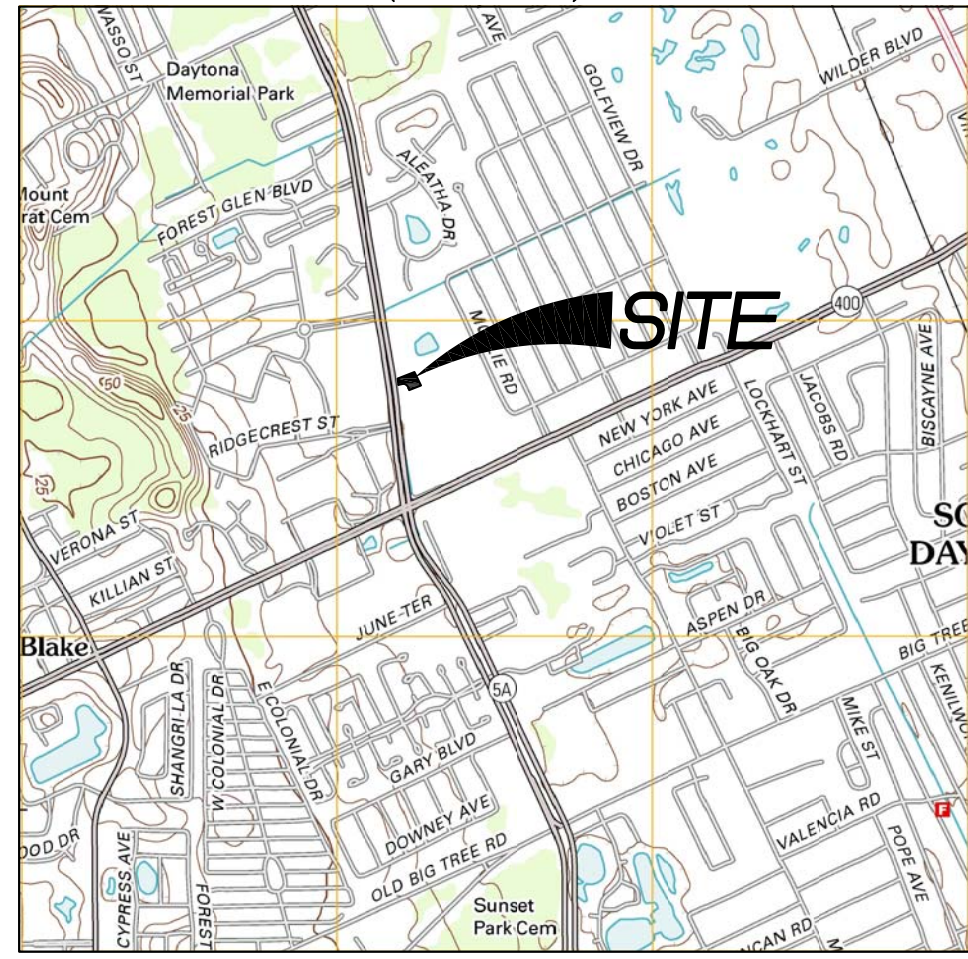


# ALTA/ACSM LAND TITLE SURVEY

VICINITY MAP  
(NOT TO SCALE)



LEGAL DESCRIPTION:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Daytona Beach, County of Volusia, State of Florida.

Being part of Lot 2, less the Northerly 8.9 feet thereof, THE PROMENADE, according to the Plat thereof recorded in Plat Book 42, Page 19, of the Public Records of Volusia County, Florida.

More particularly as follows:  
All of Lot 6, DAYTONA PROMENADE, according to the Plat there recorded May 10, 2013 in Plat Book 56, Pages 36 through 38, inclusive, of the Public Records of Volusia County, Florida.

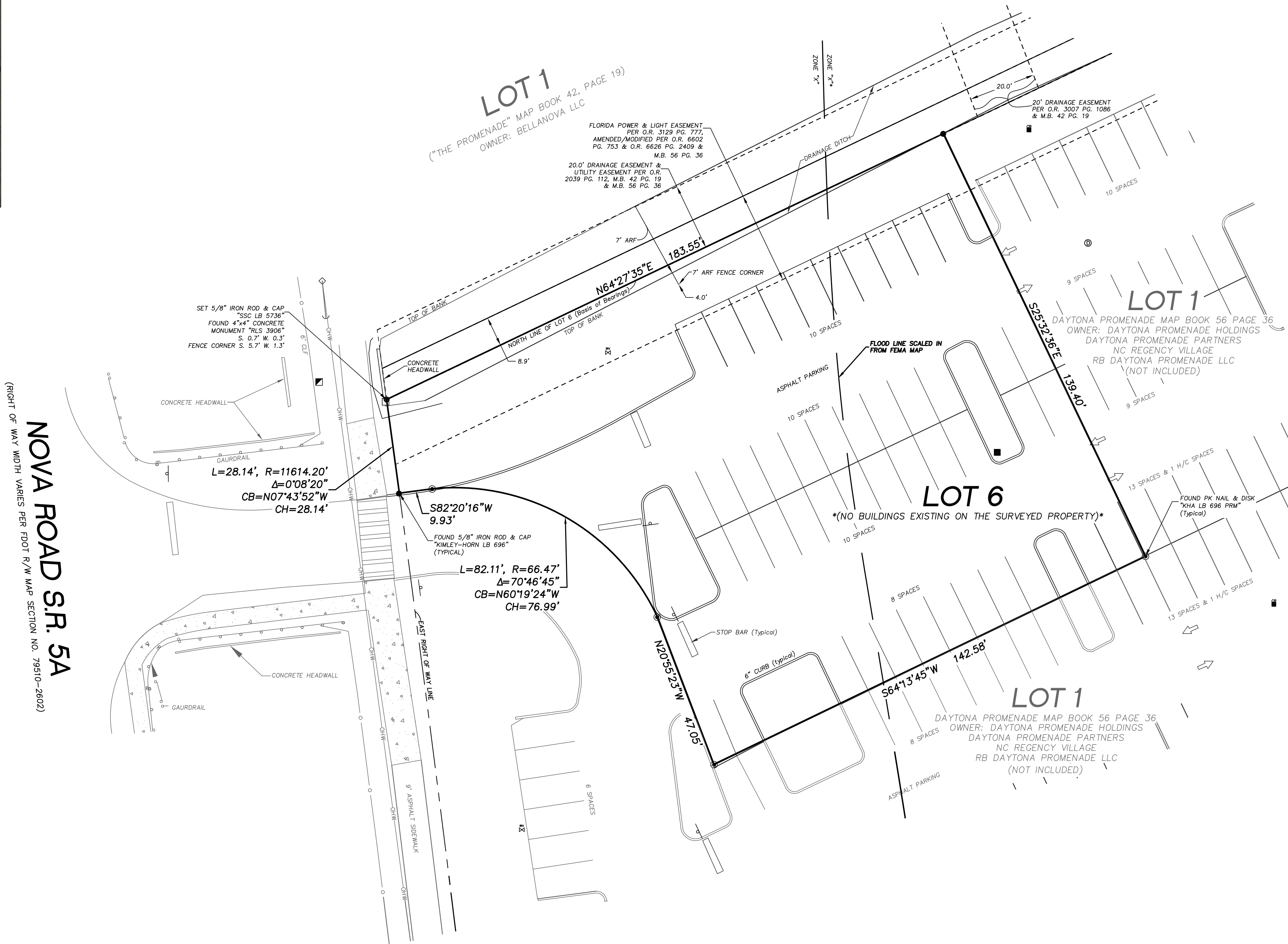
TOGETHER WITH THE FOLLOWING EASEMENT INTERESTS:  
Utility easement as set forth in Official Records Book 3007, Page 1080; Drainage easement as set forth in Official Records Book 3007, Page 1086; Drainage easement as set forth in Official Records Book 3054, Page 1277, all of the Public Records of Volusia County, Florida.

SCHEDULE B - SECTION II

- Easement granted to Florida Power & Light Company recorded in Deed Book 208, Page 53, of the Public Records of Volusia County, Florida. Affects subject property, but contains no plottable easements therein.
- Easement granted to Florida Power & Light Company recorded in Official Records Book 573, Page 575, of the Public Records of Volusia County, Florida. Affects subject property, but contains no plottable easements therein.
- Easement granted to the City of Daytona Beach recorded in Official Records Book 2039, Page 109 and as amended and/or modified by instrument(s) recorded in Official Records Book 6559, Page 343; Official Records Book 6602, Page 753; Official Records Book 6796, Page 4041 and in Official Records Book 6796, Page 4043, all of the Public Records of Volusia County, Florida. May benefit the subject property for the purpose of offsite drainage, but can not be determined.
- Drainage Easement granted to the City of Daytona Beach recorded in Official Records Book 2039, Page 112, of the Public Records of Volusia County, Florida. Affects subject property as shown hereon.
- Easement granted to Florida Power & Light Company recorded on February 27, 1986 in Official Records Book 2790, Page 1124, of the Public Records of Volusia County, Florida. Does not affect subject property.
- Utility Easement by and between Samuel R. Meitin and Shoppes of Towne South, Inc., recorded on July 14, 1987 in Official Records Book 3007, Page 1080, of the Public Records of Volusia County, Florida. Benefits the subject property for the use of utilities, but is not on or touch the surveyed property.
- Drainage Easement by and between Samuel R. Meitin and Shoppes of Towne South, Inc., recorded on July 14, 1987 in Official Records Book 3007, Page 1086, of the Public Records of Volusia County, Florida. Benefits the subject property for the use of drainage, but is not on or touch the surveyed property.
- Drainage Easement by and between Samuel R. Meitin and Shoppes of Towne South, Inc., recorded on November 2, 1987 in Official Records Book 3054, Page 1277, of the Public Records of Volusia County, Florida. Benefits the subject property for the use of drainage, but is not on or touch the surveyed property.
- Declaration of Restrictions and Grant of Easements recorded on November 4, 1987 in Official Records Book 3056, Page 309, of the Public Records of Volusia County, Florida. Does not affect subject property.
- Easement granted to Florida Power & Light Company recorded on April 26, 1988 in Official Records Book 3129, Page 777 and as amended and/or modified by instrument(s) recorded on June 15, 2011 in Official Records Book 6602, Page 753 and on August 29, 2011 in Official Records Book 6626, Page 2409, all of the Public Records of Volusia County, Florida. Affects subject property as shown hereon.
- Lease between Great Oak, LLC, as Lessor and BellSouth Entertainment, Inc., as Lessee, recorded in Official Records Book 4365, Page 3816, of the Public Records of Volusia County, Florida. Does not affect subject property.
- Notice of Non-Responsibility of Landlord Pursuant to Florida Statutes Sec. 713.10, recorded on January 23, 2008 in Official Records Book 6183, Page 2041, of the Public Records of Volusia County, Florida. Affects subject property, but contains no plottable easements therein.
- Lease between Woolbright Daytona Promenade, LLC, as Lessor and Family Dollar Stores of Florida, Inc., as Lessee, recorded on July 21, 2008 in Official Records Book 6256, Page 3087, of the Public Records of Volusia County, Florida. Does not affect subject property.
- Utility Easement granted to the City of Daytona Beach recorded on August 6, 2008 in Official Records Book 6312, Page 3094, of the Public Records of Volusia County, Florida. Does not affect subject property.
- Easement granted to Florida Power & Light Company recorded on January 13, 2009 in Official Records Book 6312, Page 3094, of the Public Records of Volusia County, Florida. Does not affect subject property.
- Lease between Woolbright Daytona Promenade, LLC, as Lessor and National City Bank, as Lessee, recorded on April 7, 2009 in Official Records Book 6340, Page 2631.
- Subordination, Non-Disturbance and Attornment Agreement recorded on March 2, 2009 in Official Records Book 6328, Page 1144, all of the Public Records of Volusia County, Florida. Does not affect subject property.
- Daytona Promenade Planned District Agreement recorded on May 2, 2013 in Official Records Book 6852, Page 1147, of the Public Records of Volusia County, Florida. Affects subject property, but contains no plottable easements therein.
- All conditions, matters, easements and setback lines as set forth on plat of DAYTONA PROMENADE, according to the Plat thereof recorded in Plat Book 56, Page(s) 36 through 38, inclusive, of the Public Records of Volusia County, Florida. Affects subject property as shown hereon.
- All conditions, matters, easements and setback lines as set forth on plat of THE PROMENADE, according to the Plat thereof recorded in Plat Book 42, Page(s) 19, of the Public Records of Volusia County, Florida. Affects subject property as shown hereon.

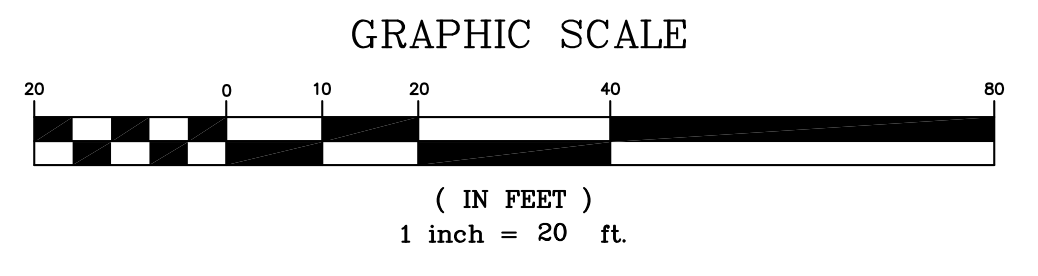
Surveyors Notes:

- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were abstracted for rights of way, easements, ownership, or other instruments of record, by Stewart Title Guaranty Company, Commitment No. MTAFL-0908821 with an effective date of July 1, 2013.
- Revisions do not constitute a recertification of the existing field conditions of this survey.
- Bearings shown hereon are based on the North line of Lot 6 per Map Book 56 Page 36 as being N64°27'35"E (Plat).
- The description shown hereon is from the above referenced title commitment.
- All adjacers provided by the client have been shown hereon.
- Underground improvements and installations have not been located.
- Precision of closure 1:10,000 - Commercial Class Survey.
- The lands shown hereon lie partially within Zone X (areas determined to be outside the 500 year flood plain) with portions lying within Zone X\* (areas of 500 year flood; areas of 100 year flood with average depths less than 1 foot, or with drainage areas less than 1 square mile) as shown hereon, according to "FIRM" map no. 12127C0367G and Community No. 125099 0367 G, dated April 15, 2002.
- The electronic file for this project is the property of Sears Surveying Company, Inc. and is not the property of the client.
- The property as described hereon contains 21,683.09 square feet or 0.50 acres, more or less.
- There are no gaps, gares, or overlaps with the above reference property.



LEGEND:

— W — WATER LINE	— R — RECLAIMED WATER LINE	— FOC — FIBER OPTIC CABLE	— O — OVERHEAD UTILITY WIRES	— U — UNDERGROUND POWER LINE	— G — UNDERGROUND GAS LINE	— T — UNDERGROUND TELEPHONE LINE	— C — UNDERGROUND CABLE TELEVISION	— B — CONCRETE BLOCK WALL	— W — WOODEN UTILITY POLE	— C — CONCRETE UTILITY POLE	— G — GUY POLE	— A — GUY ANCHOR	— M — MASTHEAD LIGHT	— E — MIXED END SECTION	— O — ELECTRICAL OUTLET	— T — TELEPHONE RISER	— H — FIRE HYDRANT	— M — MASTER WATER ASSEMBLY	— V — SEWER VALVE	— W — WATER VALVE	— L — LICENSED BUSINESS	— P.S.M. — PROFESSIONAL SURVEYOR & MAPPING	— P.L.S. — PROFESSIONAL LAND SURVEYOR	— P.C.P. — POLYPROPYLENE CHLORIDE PIPE	— R.C.P. — REINFORCED CONCRETE PIPE	— C.M.P. — CORRUGATED METAL PIPE	— D.I.P. — DUCTILE IRON PIPE	— V.C.P. — VITRIFIED CLAY PIPE	— C.P.P. — CORRUGATED PLASTIC PIPE	— R — RADIUS	— A — CENTRAL ANGLE	— L — LENGTH	— O — OHOD	— B — CHORD BEARING	— T.B. — TANGENT BEARING	— P.M. — PARKING METER	— (M) — MEASURED	— (P) — PLAT	— (C) — CALCULATED	— (D) — DESCRIPTION	— 89.68.75 — INVERT ELEVATION	— 68.5 — EXISTING GROUND ELEVATION (UNLESS OTHERWISE NOTED)	— F — FOUND 5/8" IRON ROD & CAP "X" IN LB 696 "PM" FOUND "X" IN LB 696 "PM"	— C — REINFORCED 4" x 4" CONCRETE MONUMENT	— R — RECORDED IRON PIPE	— F.P. — FLAG POLE	— V — UTILITY VAULT	— P.B. — POINT OF BEGINNING	— P.O.C. — POINT OF COMMENCEMENT	— P.O.T. — POINT OF TERMINATION	— P.T. — POINT OF TANGENCY	— P.C. — POINT OF CURVATURE	— P.C.P. — PERMANENT CONTROL POINT	— F.A.C. — FLORIDA ADMINISTRATIVE CODE	— R/W — RIGHT OF WAY	— B.M. — BENCH MARK	— D.B. — DEED BOOK	— P.B. — PLAT BOOK	— P.C. — PAGE	— S.B. — SOIL BORING	— S.F. — SQUARE FEET
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<p><b>SHEET</b></p> <p>1</p> <p><b>OF</b></p> <p>1</p>	<p><b>BETHUNE GRANT</b></p> <p><b>SECTION 40,</b></p> <p><b>TOWNSHIP 15 SOUTH,</b></p> <p><b>RANGE 33 EAST</b></p> <p>VOLUSIA COUNTY FLORIDA</p>	<p>JOB NUMBER: 13010.005</p> <p>SURVEY DATE: 7/29/13</p> <p>FIELD BY: E. CAIN</p> <p>FIELD BOOK: 458</p> <p>PAGES: 28-33</p> <p>FIELD FILE: 13010</p> <p>CALC. BY: J. SEARS</p> <p>DRAWN BY: J. SEARS</p> <p>CHECKED BY: D. BISHMAN</p> <p>DRAWING NAME: P:\13010\dwg\13010-Lots2-6.dwg</p> <p>DRAWING SCALE: 1" = 20'</p>	<p>REVISIONS:</p>	<p>To NC Regency Village, LLC; RB Daytona Promenade, LLC; Daytona Promenade Holdings, LLC; Daytona Promenade Partners, LLC; Oklahoma Fidelity Bank; Stewart Title Guaranty Company; Madison Title Agency, LLC;</p> <p>This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) of Table A thereof. The field work was completed on July 13, 2013.</p> <p>Date of Plat or Map 7/30/13</p>	<p>SEARS SURVEYING COMPANY</p> <p>126 Wigwam Place, Maitland, Florida 32751 (407) 645-1332</p>
		<p>FLORIDA REGISTRATION No. 4218</p> <p>CERTIFICATE OF AUTHORIZATION L.B. No. 5736</p>			