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PROPERTY INFORMATION REPORT

File No.: 25000030836

Provided for: Stewart Title Commercial Services - Chicago

Effective date of search : February 07, 2014 to March 31, 2026 at 8:00 AM

Description of Real Property Situated in Osceola County, Florida.

LEGAL DESCRIPTION TO BE DETERMINED BY A REGISTERED FLORIDA LAND SURVEYOR BEING A PORTION OF THE BELOW DESCRIBED PARCEL OF LAND:

A portion of Lots 1 and 2 of Exchange at Saint Cloud, according to the map or plat thereof as recorded in Plat Book 33, Page 159, of the Public Records of Osceola County, Florida.

Together with a permanent and perpetual, non-exclusive easement under and through the Pond Easement Area and Road Easement as set forth in Master Easement Agreement recorded in Official Records Book 6392, Page 2439, of the Public Records of Osceola County, Florida.

The following documents pertaining to the above described property appear in the official records as described in F.S. Section 28.222 and in the records of the county tax collector pertaining to ad valorem real property taxes for the effective date of the search set forth above. In addition a 20 year Judgment and Lien search was conducted in said official records for the grantee(s) on the deed(s) listed below and those Judgments and Liens which pertain to the property are also shown below.

1. Taxes and assessments for the year 2025 under Tax I.D. Number R052631-010500010010, showing a gross amount of $166.46 were paid in the amount of $159.80 on 11/04/2025.

   Taxes and assessments for the year 2025 under Tax I.D. Number R052631-010500010020, showing a gross amount of $26.85 were paid in the amount of $25.78 on 11/25/2025.

2. Warranty Deed from Q & S Holdings, LLC, a Florida limited liability company to SLS Investments of Central Florida, LLLP, a Florida limited liability limited partnership recorded in Official Records Book 4567, Page 87, of the Public Records of Osceola County, Florida.

3. Special Warranty Deed from SLS Investments of Central Florida, LLLP, a Florida limited liability limited partnership to DD Retail St. Cloud, LLC, a Georgia limited liability company recorded in Official Records Book 6392, Page 2431, of the Public Records of Osceola County, Florida.

4. Mortgage recorded 02/07/2014, in Official Records Book 4567, Page 88, of the Public Records of Osceola County, Florida, in the original principal amount of $3,400,000.00 from SLS Investments of Central Florida, LLLP, a Florida limited liability limited partnership to Florida Traditions Bank. Modification of Mortgage recorded 09/11/2014, in Official Records Book 4664, Page 2092. Modification of Mortgage recorded 09/09/2020, in Official Records Book 5790, Page 1131.

Modification of Mortgage recorded 07/27/2021, in Official Records Book 6010, Page 1757, to Centennial Bank. Release of Mortgage recorded 03/30/2023, in Official Records Book 6379, Page 194. Assignment of Rents recorded 02/07/2014, in Official Records Book 4567, Page 98. Release of Assignment of Rents recorded 06/28/2021, in Official Records Book 5990, Page 1789.

5. All matters shown on the plat recorded in Plat Book 33, Page 159, of the Public Records of Osceola County, Florida.

6. Master Easement Agreement recorded in Official Records Book 6392, Page 2439, of the Public Records of Osceola County, Florida.

7. St. Cloud, Florida Resolution No. 2022-184R, recorded 10/06/2022 in Official Records Book 6295, Page 2021, of the Public Records of Osceola County, Florida.

8. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 6426, Page 89, of the Public Records of Osceola County, Florida.

9. Tohopekaliga Water Authority Water, Reuse, and Wastewater System Developer's Service Agreement recorded 10/17/2023 in Official Records Book 6491, Page 64, of the Public Records of Osceola County, Florida.

10. Tohopekaliga Water Authority Submetering Agreement recorded 10/17/2023 in Official Records Book 6491, Page 77, of the Public Records of Osceola County, Florida..

This report is not title insurance. Pursuant to s 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors and omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Prepared Date: 2nd day of April, 2026.

Prepared by:

Stewart Title Guaranty Company - Commercial Services