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PROPERTY INFORMATION REPORT

File No.: 26000030621A

Provided for: 2026 Puffin St Cloud LLC and Wal-Mart Stores East, LP, Re: the plat of Puffin Road Retail

Effective date of search : July 09, 2026 to August 18, 2026 at 7:29 AM

Description of Real Property Situated in Osceola County, Florida.

LOTS 1 AND 2, EXCHANGE AT SAINT CLOUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH 00°00'19" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 362.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 495.00 FEET, A CHORD BEARING OF SOUTH 04°31'09" WEST AND A CHORD DISTANCE OF 78.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°02'56", A DISTANCE OF 78.18 FEET; THENCE RUN SOUTH 09°02'37" WEST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING OF SOUTH 04° 50'56" WEST AND A CHORD DISTANCE OF 79.73 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'22", A DISTANCE OF 79.80 FEET; THENCE RUN SOUTH 00°39'15" WEST, A DISTANCE OF 131.44 FEET; THENCE RUN SOUTH 02°45'53" WEST, A DISTANCE OF 298.68 FEET; THENCE RUN SOUTH 00°39'15" WEST, A DISTANCE OF 248.94 FEET; THENCE RUN SOUTH 13°03'40" WEST, A DISTANCE OF 51.20 FEET; THENCE RUN SOUTH 00°38'41" WEST, A DISTANCE OF 89.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF EAST IRLO BRONSON MEMORIAL HIGHWAY, A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 11,559.20 FEET, A CHORD BEARING OF NORTH 87°40'14" WEST AND A CHORD DISTANCE OF 1,082.84 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°22'09", A DISTANCE OF 1,083.24 FEET; THENCE RUN SOUTH 89°36'55" WEST, A DISTANCE OF 155.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°28'37" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 40.61 FEET; THENCE RUN NORTH 01°16'09" WEST, A DISTANCE OF 94.48 FEET; THENCE RUN NORTH 00°01'17" EAST, A DISTANCE OF 1,229.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°11'57" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1,291.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 39.87 ACRES, MORE OR LESS.

PROPERTY INFORMATION REPORT (continued)

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.

2. **Title vested in: Wal-Mart Stores East, LP, a Delware limited partnership**, having taken title by Special Warranty Deed from DD Retail St. Cloud, LLC, a Georgia limited liability company, dated as of July 6, 2026 and recorded July 9, 2026 in Official Records Book 7001, Page 1287, of the Public Records of Osceola County, Florida.

3. **Title vested in: 2026 Puffin St Cloud LLC, a Florida limited liability company**, having taken title by Special Warranty Deed from DD Retail St. Cloud, LLC, a Georgia limited liability company, dated as of July 6, 2026 and recorded July 9, 2026 in Official Records Book 7701, Page 1287, of the Public Records of Osceola County, Florida.

4. **Title vested in: Wal-Mart Stores East, LP, a Delaware limited partnership**, having taken title by Special Warranty Deed from SLS Investments of Central Florida, LLLP, a Florida limited liability partnership, dated as of July 6, 2026 and recorded July 9, 2026 in Official Records Book 7001, Page 1292, of the Public Records of Osceola County, Florida.

5. **Title vested in: 2026 Puffin St Cloud LLC, a Florida limited liability company**, having taken title by Special Warranty Deed from SLS Investments of Central Florida, LLLP, a Florida limited liability limited partnership, dated as of July 6, 2026 and recorded July 9, 2026 in Official Records Book 7001, Page 1296, of the Public Records of Osceola County, Florida.

6. Mortgage and Security Agreement from 2026 Puffin St Cloud LLC, a Florida limited liability company to Cogent Bank, a Florida banking corporation, in the original principal amount of $7,973,000.00, dated as of July 8, 2026 and recorded July 15, 2026 in Book 7004, Page 1699 as Instrument No. 2026092862 in the records of the Clerk of Osceola County, Florida.

7. Assignment of Leases, Rents and Contract Rights by 2026 Puffin St Cloud LLC, a Florida limited liability company to Cogent Bank, a Florida banking corporation, dated as of July 8, 2026 and recorded July 15, 2026 in Book 7004, Page 1722 as Instrument No. 2026092863 in the records of the Clerk of Osceola County, Florida.

8. UCC-1 Financing Statement naming 2026 Puffin St Cloud LLC as Debtor, and Cogent Bank as Secured Party, recorded July 15, 2026 in Book 7004, Page 1734 as Instrument No 2026092864 in the records of the Clerk of Osceola County, Florida.

9. Notice of Commencement by 2026 Puffin St Cloud LLC, a Florida limited liability company dated July 9, 2026 and recorded August 3, 2026 in Official Records Book 7014, Page 1734 as Instrument No. 2026101094, of the Public Records of Osceola County, Florida.

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

11. City of St. Cloud, Florida Resolution No. 85-14 recorded 08/06/1985 in Official Records Book 781, Page 2898, of the Public Records of Osceola County, Florida.

12. City of St. Cloud, Florida Resolution No. 85-Q, recorded 09/03/1985 in Official Records Book 783, Page 2351, of the Public Records of Osceola County, Florida.

13. City of St. Cloud, Florida Resolution No. 2005-112, recorded 03/28/2006 in Official Records Book 3108, Page 1667, of the Public Records of Osceola County, Florida.

14. 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.

15. 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.

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

17. Easements with Covenants and Restrictions Affecting Land (ECR) between Wal-Mart Stores East, LP, a Delaware limited partnership, and 2026 Puffin St Cloud LLC, a Florida limited liability company, dated as of July 2, 2926 and recorded July 9, 2026 in Book 7001, Page 1300 as Instrument No. 202608939 and re-recorded August 6, 2026 in Book 7016, Page 788 as Instrument No. 2026102965 in the records of the Clerk of Osceola County, Florida.

18. Surveyor's Affidavit by John M. Hughes dated July 1, 2026 and recorded July 15, 2026 in Book 7004, Page 1739 as Instrument No. 2026092865 in the records of the Clerk of Osceola County, Florida.

19. Post-Closing Plat Joinder Agreement by and between Wal-Mart Stores East, LP, a Delaware limited partnership, and Puffin St Cloud LLC, a Florida limited liabilty company, dated as of July 6, 2026 and recorded July 23, 2026 in Book 7008, Page 2114 as Instrument No. 2026096542 in the records of the Clerk of Osceola County, Florida.

20. Notice of Lease (Wendy's) by 2026 Puffin St Cloud LLC, a Florida limited liability company, dated July 6, 2026 and recorded July 23, 2026 in Book 7008, Page 2114 as Instrument No. 2026096543 in the records of the Clerk of Osceola County, Florida.

21. Unrecorded lease by and between 2026 Puffin St Cloud LLC, a Florida limited liability company, as landlord, and Panda Express, Inc., a California corporation, as tenant, dated April 13, 2026, as evidenced by Memorandum of Lease dated as of July 6, 2026 and recorded July 23, 2026 in Book 7008, Page 2138 as Instrument No. 2026096547 in the records of the Clerk of Osceola County, Florida. As affected by Subordination, Non-disturbance and Attornment Agreement by and between Panda Express, Inc., a California corporation, Tenant, 2026 Puffin St Cloud LLC, a Florida limited liabilty company, Landlord, and Cogent Bank, a Florida Bank, Lender, dated as of July 6, 2026 and recorded July 24, 2026 in Book 7009, Page 869 as Instrument No. 2026097061, and re-recorded July 28, 2026 in Book 7010, Page 1009 as Instrument No. 2026098127 in the records of the Clerk of Osceola County, Florida

22. Notice of Lease (Panda Express) by 2026 Puffin St Cloud LLC, a Florida limited liability company, dated July 6, 2026 and recorded July 23, 2026 in Book 7008, Page 2134 as Instrument No. 2026096546 in the records of the Clerk of Osceola County, Florida.

23. Unrecorded lease by and between 2026 Puffin St Cloud LLC, a Florida limited liability company, as landlord, and Wendy's Properties, LLC, a Delaware limited liability company, as tenant, dated May 19, 2026, as evidenced by Memorandum of Lease, dated June 23, 2026 and recorded July 23, 2026 in Book 7008, Page 2118 as Instrument No. 2026096544 in the records of the Clerk of Osceola County, Florida. As affected by Subordination, Non-disturbance and Attornment Agreement by and between Wendy's Properties, LLC, a Delaware limited liability company, Tenant, 2026 Puffin St Cloud LLC, a Florida limited liabilty company, Landlord, and Cogent Bank, a Florida Bank, Lender, dated as of July 6, 2026 and recorded July 23, 2026 in Book 7008, Page 2126 as Instrument No. 2026096545 in the records of the Clerk 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: 26th day of August, 2026.

Prepared by: Mary S. Pelley

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