

ALTA/ACSM LAND TITLE SURVEY WALTON ACQUISITIONS FL., LLC

LYING IN A PORTIONS OF SECTIONS 3 AND 34, TOWNSHIP 35 & 36 SOUTH, RANGE 39 EAST SAINT LUCIE COUNTY, FLORIDA

ALTA COMMITMENT
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
TITLE COMMITMENT: FILE NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE: DECEMBER 19TH, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
SEE SURVEY NOTE #9.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL OF LAND DOES NOT ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT A SURVEY ITEM.

8. Taxes and assessments for the year 2013, which are not yet due and payable, but not yet delinquent.
NOT A SURVEY ITEM.

9. 200-foot easement in favor of Florida Power & Light Company as described in that certain Order of Taking recorded in Book 377, Page 2069 as affected by Book 564, Page 15 and Stipulated Judgment - Parcel 49 recorded in Book 582, Page 2901 and Book 616, Page 1590.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS THE PROPERTY AS SHOWN.

10. The terms, provisions and conditions contained in that certain Ordinance No. 95-039 establishing a "Library Impact Fee" recorded in Book 981, Page 1615; Book 992, Page 2862, and as amended in Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. THIS IS NOT A SURVEY MATTER.

11. The terms, provisions and conditions contained in that certain Resolution 01-012 regarding granting a preliminary planned nonresidential development recorded in Book 1389, Page 1236, and amended in Book 1403, Page 2281.
THIS IS A RESOLUTION GRANTING A PRELIMINARY PLANNED NONRESIDENTIAL DEVELOPMENT AND CHANGE OF ZONING. AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

12. The terms, provisions and conditions contained in that certain Preliminary Development Agreement for the Provinces Development of Regional Impact recorded in Book 2399, Page 1777.
THIS IS AN AGREEMENT BETWEEN WILLOW LAKE LLC, RED RIVER PROPERTIES LLC AND THE DEPARTMENT OF COMMUNITY AFFAIRS (STATE OF FLORIDA) WHICH DISCUSSES DEVELOPMENT PLANS FOR PARCEL 2. AFFECTS PARCEL 2 AS SHOWN.

13. The terms, provisions and conditions contained in that certain Provinces Developer's Agreement recorded in Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS, AND ALSO CONVEYANCE OF ANY PROPERTIES. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

14. The terms, provisions and conditions contained in that certain Lease as referenced by that certain Lease for Grazing of Cattle recorded in Book _____, Page _____.
AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE TITLE EXCEPTION #14.

16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Crech Engineers, Inc. on December 4, 2013, designated Job Number 13184.00:
 Overhead utilities along West boundary line without an apparent easement thereto.

SURVEYOR'S NOTES:

1. THIS IS AN ALTA BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND INCLUDE ITEMS 1, 3, 4, 6A, 8, 10(A), 10(B), 11B, 13, 14, 16, 17, 18, 19, 20A, 20B, AND 21 OF THE ALTA STANDARDS OUTLINED WITHIN TABLE "A" AND WAS PERFORMED IN ACCORDANCE WITH THE "ACCURACY STANDARDS FOR LAND TITLE SURVEYS", AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND THE AMERICAN LAND TITLE ASSOCIATION. SAID BOUNDARY SURVEY WAS PREPARED UTILIZING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE DECEMBER 19, 2013. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

IN REFERENCE TO TABLE "A" ITEM 10(A) & 10(B): THIS ITEM IS NOT APPLICABLE TO THIS SURVEY.
 IN REFERENCE TO TABLE "A" ITEM 11(B): ABOVE GROUND EVIDENCE OF UTILITIES WAS SURVEYED, NO UTILITY PLANS WERE PROVIDED TO THIS OFFICE.
 IN REFERENCE TO TABLE "A" ITEM 14: PARCEL 2 LIES ADJACENT TO COUNTY ROAD NO. 712 (MIDWAY ROAD).
 IN REFERENCE TO TABLE "A" ITEM 16: NO EVIDENCE OF EARTHWORK WAS OBSERVED
 IN REFERENCE TO TABLE "A" ITEM 17: NO PROPOSED CHANGES IN STREET RIGHTS-OF-WAY WERE PROVIDED TO THIS OFFICE.
 IN REFERENCE TO TABLE "A" ITEM 18: NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
 IN REFERENCE TO TABLE "A" ITEM 20(A): MULTIPLE FPL TRANSMISSION LINES AS SHOWN HEREON.
 IN REFERENCE TO TABLE "A" ITEM 20(B): NO MONUMENTATION WAS SET FOR OFFSITE EASEMENTS.

2. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.

3. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF 0.10 FEET.

4. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS NUMBER 12111C0169J AND 12111C0170J, BOTH DATED FEBRUARY 16, 2012. NOTE: ALL ELEVATIONS SHOWN PER THESE FLOOD INSURANCE RATE MAPS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

5. THE EXPECTED USE OF THE LANDS BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS" IS "RURAL" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 5,000 FEET (1:5,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.

6. SUBSURFACE OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

7. THE ZONING OF THIS PROPERTY IS "AG", BUILDING SETBACKS PER ST. LUCIE COUNTY ARE:
 FRONT : 50' FROM PROPERTY LINE
 SIDE: 20' FROM PROPERTY LINE
 REAR: 30' FROM PROPERTY LINE

8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

9. APPARENT PHYSICAL USES:
 1) A) 4' BARBED WIRE FENCE MEANDERS 1.4' EAST OF PROPERTY LINE.
 B) 4' BARBED WIRE FENCE MEANDERS 2.0' EAST OF PROPERTY LINE.
 C) 4' BARBED WIRE FENCE MEANDERS 4.0' EAST OF PROPERTY LINE.
 2) A) 8' WIDE TRAIL CENTERLINE 13' EAST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.
 B) 8' WIDE TRAIL CENTERLINE 13' WEST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.

10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PART OR PARTIES.

11. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP ARE FOR INFORMATIONAL PURPOSES ONLY.

12. CANALS SHOWN HEREON ARE BASED UPON THE LEGAL DESCRIPTION AND SUPPORTED BY THE "GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT" FOUND ON THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT WEBSITE: nslwcd.org.

SURVEYOR'S CERTIFICATION:

WALTON ACQUISITIONS FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 WALTON INTERNATIONAL GROUP (USA), INC., AN ARIZONA CORPORATION

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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED AND APPROVED BY ALTA, ACSM AND NSPS ON FEBRUARY 23, 2011, AND INCLUDES ITEMS 1, 3, 4, 6A, 8, 10A, 10B, 11B, 13, 14, 16, 17, 18, 19, 20A, 20B, AND 21 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ALSO

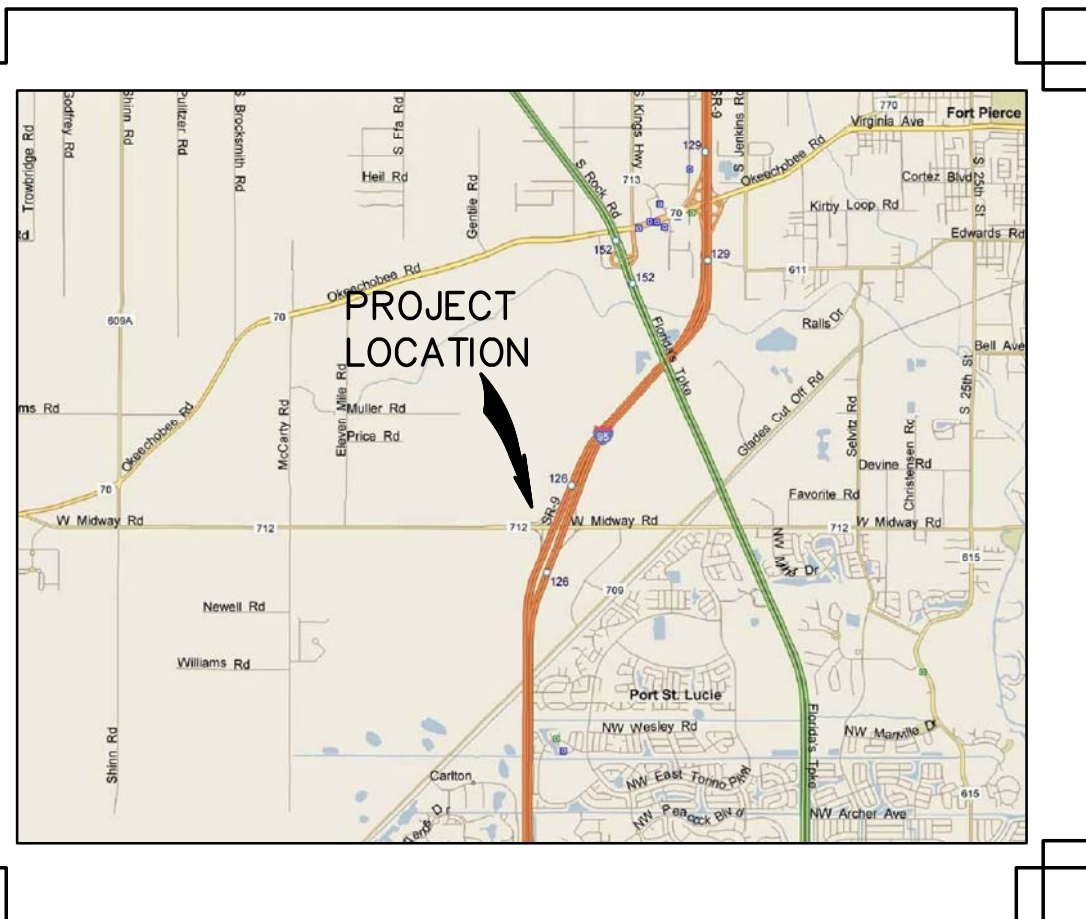
I HEREBY CERTIFY THAT THE ATTACHED "ALTA/ACSM LAND TITLE SURVEY" OF THE HEREIN-DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD ON AUGUST 7, 2014. I FURTHER CERTIFY THAT THIS "ALTA/ACSM LAND TITLE SURVEY" MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

 PATRICK B. MEEDS
 FLORIDA SURVEYOR AND MAPPER
 REGISTRATION No. 4728

AUGUST 7, 2014
 DATE OF LAST FIELDWORK

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOWMAN CONSULTING GROUP, LTD., INC.
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
 (LB 8030 = LICENSED BUSINESS NUMBER 8030)



LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
 THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.

LEGEND

A = ARC LENGTH	LTD = LIMITED	34-35-39 = SECTION-TOWNSHIP-RANGE
A.P.U. = APPARENT PHYSICAL USE	(M) = MEASURED	△ = CENTRAL ANGLE
ALTA = AMERICAN LAND TITLE ASSOCIATION	M = METER	—+—+— = FENCE
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING	NAD = NORTH AMERICAN DATUM	— — = CONCRETE POWER POLE
(C) = CALCULATED DATA	NGS = NATIONAL GEODETIC SURVEY	— — = WOOD POWER POLE
CCR = CERIFIED CORNER RECORD	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	—OHUL— = OVERHEAD UTILITY LINE
C.R. = COUNTY ROAD	NO. = NUMBER	— — = GUY ANCHOR
(D) = DEED DATA	# = NUMBER	— — = FOUND 4X4 CONCRETE MONUMENT
D.B. = DEED BOOK	N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT	○ = FOUND IRON ROD
E = EASTING	O.R.B. = OFFICIAL RECORDS BOOK	
EL. = ELEVATION	PCN = PARCEL CONTROL NUMBER	
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	PG. = PAGE	
FL. = FLORIDA	PK = PARKER KALON	
FPL = FLORIDA POWER AND LIGHT	PVC = POLYVINYL CHLORIDE PIPE	
FT = FEET	R = RADIUS	
G.P.S. = GLOBAL POSITIONING SYSTEM	R.T.K. = REAL TIME KINEMATICS	
H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE	R/W = RIGHT-OF-WAY	
I.D. = IDENTIFICATION	S.R. = STATE ROAD	
INC. = INCORPORATED	TYP. = TYPICAL	
KM = KILOMETER	U.S. = UNITED STATES	
LB = LICENSED BUSINESS		



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WALTON ACQUISITIONS FL., LLC
ALTA BOUNDARY SURVEY
FLORIDA
ST. LUCIE COUNTY

PROJECT NO
 010230-01-001

PLAN STATUS

DATE	DESCRIPTION
13-115	FIELD BOOK PAGE 19-28
30-39	30-39
47-48	47-48

D.J.I., D.A.L. P.B.M.
 DRAWN V. N.T.S. CHKD

SCALE H: N.T.S.
 V: N.T.S.

JOB No. 010230-01-001

DATE AUG. 7, 2014

FILE No. IBERIA ALTA

