

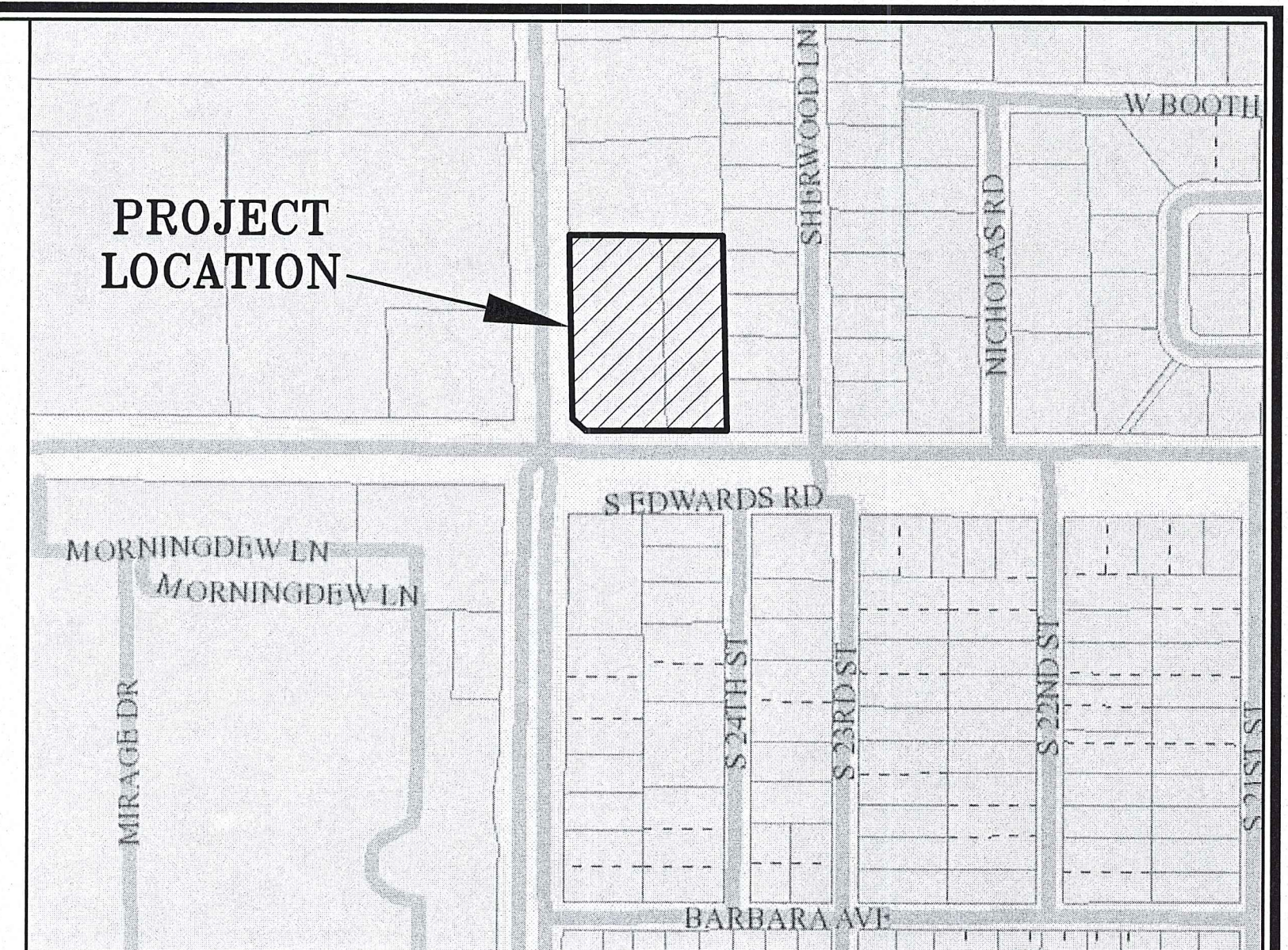
TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, SCHEDULE B-II, ORDER NO: 6579246, REVISION NUMBER 4, 10/4/18 WLS WITH A COMMITMENT DATE OF AUGUST 22, 2018 @ 5:00 PM. SHOWS THE FOLLOWING EXCEPTIONS:

- 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 HEREOF 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 MATTER
2. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER
3. STANDARD EXCEPTIONS: NOT A SURVEY MATTER
4. 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.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
7. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. NOT A SURVEY MATTER
8. DRAINAGE EASEMENT SET FORTH AS EXHIBIT A OF THAT CERTAIN WARRANTY DEED RECORDED APRIL 25, 1991 IN OFFICIAL RECORDS BOOK 735, PAGE 2276. (PARCEL 1) AFFECTS SUBJECT PROPERTY, SHOWN HEREON (NOTE: THE DEED REFERENCED IN THIS EXCEPTION IS A CONVEYANCE OF THE WEST 10 FEET OF PARCEL 1 AND IS NOT A DRAINAGE EASEMENT. THERE IS NO "EXHIBIT A" CONTAINED THEREIN.
9. AGREEMENT WITH ST. LUCIE COUNTY RECORDED APRIL 25, 1991 IN OFFICIAL RECORDS BOOK 735, PAGE 2281. (PARCEL 1) AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
10. CONFIRMATION AND RATIFICATION OF AGREEMENT WITH ST. LUCIE COUNTY RECORDED APRIL 25, 1991 IN OFFICIAL RECORDS BOOK 735, PAGE 2286. (PARCEL 1) AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
11. PERMANENT DRAINAGE EASEMENT GRANTED TO ST. LUCIE COUNTY RECORDED APRIL 26, 1996 IN OFFICIAL RECORDS BOOK 1011, PAGE 1683 AND AMENDED PERMANENT DRAINAGE EASEMENT RECORDED FEBRUARY 26, 2017, IN OFFICIAL RECORDS BOOK 3720, PAGE 1486. (PARCEL 1) AFFECTS SUBJECT PROPERTY, SHOWN HEREON
12. ANNEXATION AGREEMENT WITH FORT PIERCE UTILITIES AUTHORITY RECORDED JULY 24, 2002, IN OFFICIAL RECORDS BOOK 1557, PAGE 1254. (PARCEL 2) NOT A SURVEY MATTER
13. BOARD OF ADJUSTMENT RESOLUTION NO. 12-009 RECORDED OCTOBER 10, 2012, IN OFFICIAL RECORDS BOOK 3440, PAGE 2993. (PARCEL 1) AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
14. ORDINANCE 12-023 RECORDED DECEMBER 13, 2012, IN OFFICIAL RECORDS BOOK 3463, PAGE 330 AND RECORDED IN OFFICIAL RECORDS BOOK 3463, PAGE 874. (PARCEL 1) AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
15. RESOLUTION NO.12-117 RECORDED DECEMBER 13, 2012 IN OFFICIAL RECORDS BOOK 3463, PAGE 878. (PARCEL 1) AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR BELLEAIR DEVELOPMENT, LLC LYING IN SECTION 21, TOWNSHIP 35 S, RANGE 40 E ST. LUCIE COUNTY, FLORIDA



PROJECT LOCATION

LOCATION MAP NOT TO SCALE

PROPERTY ADDRESS

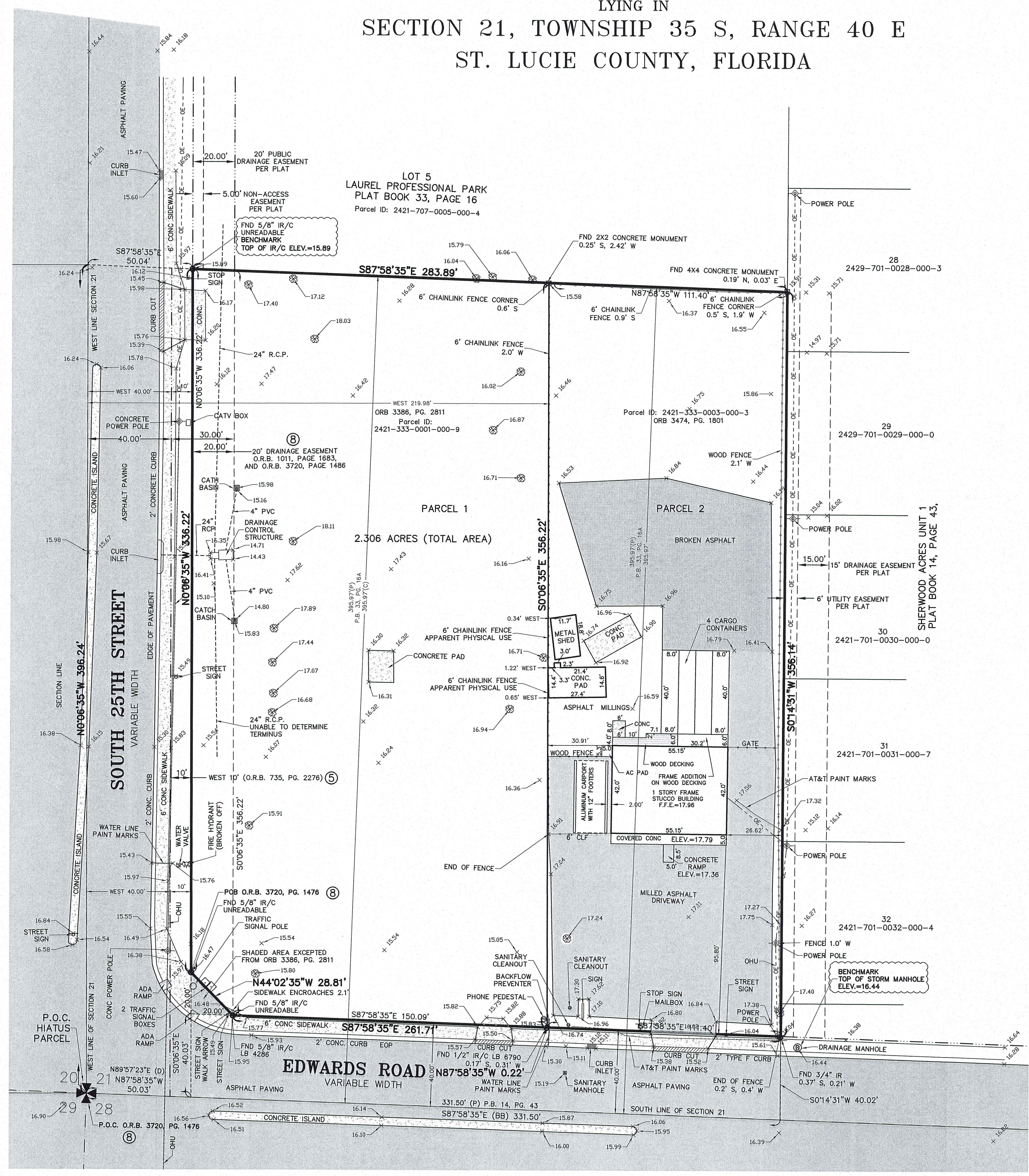
2496 EDWARDS ROAD, FORT PIERCE, FLORIDA

LEGAL DESCRIPTION

Parcel 1: The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.
LESS AND EXCEPT: The West 10 feet of the following described parcel: The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.
AND LESS A parcel of land situated in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows: Commencing at the Southwest corner of said Section 21; thence North 89°57'23" East, along the South line of said Section 21, a distance of 50.03 feet; thence North 02°10'51" West, departing said South line, a distance of 40.03 feet to a point of the intersection of the Easterly right of way line of South 25th Street and the Northerly right of way line of Edwards Road, being the Point of Beginning; thence North 02°10'51" West, along said Easterly right of way line, a distance of 20.00 feet; thence South 46°06'44" East, departing said Easterly line, a distance of 28.81 feet to the said Northerly right of way line of Edwards Road; thence South 89°57'23" West, along said Northerly line, a distance of 20.00 feet to the Point of Beginning.
Parcel 2: The South 395.97 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS AND EXCEPT the South 395.97 feet of the West 219.98 feet thereof. LESS right of way for public roads and drainage canals.

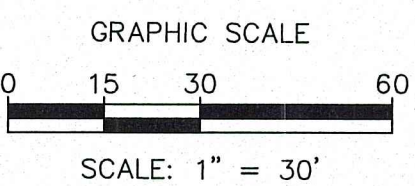
GENERAL NOTES:

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was April 27, 2018.
4) Overall parcel contains 2.306 Acres, more or less.
5) This survey was prepared with the benefit of the following title insurance policy; Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Order No. 6579246, Revision number 4, 10/4/18 wls, Commitment Date August 22, 2018 at 05:00 PM.
6) Bearings shown hereon are assumed and are referenced to the South line of Section 21, Township 35 South, Range 40 East, which line bears North 87°58'35" West and all other bearings are relative thereto.
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey, except where otherwise shown.
8) Flood Note: By graphic plotting only, this property is in Zone X, according to the Flood Insurance Rate Map, Community Panel No. 12111C0186 J, effective date February 16, 2012. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been performed. There may be additional map Amendments affecting this property.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10) No Jurisdictional or Wetlands were determined or located as part of this survey.
11) Bearings and distances shown hereon are the same as deed unless otherwise stated.
12) Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88). The project Benchmark is a found iron rod and logo cap "NGS B401", having a published elevation of 16.17.



LEGEND

- ADA = AMERICANS DISABILITY ACT
(BB) = BASIS OF BEARINGS
(C) = CALCULATED DATA
CONC. = CONCRETE
COR. = CORNER
(D) = DEED INFORMATION
FND. = FOUND
IR/C = IRON ROD AND CAP
IR = IRON ROD
L.B. = LICENSED BUSINESS
(M) = MEASURED DATA
MON. = MONUMENT
O.E. = OVERHEAD ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
⊙ = MONUMENT AS NOTED
⊕ = SECTION CORNER
(5) = TITLE EXCEPTION NUMBER
(S) = STORM MANHOLE



CERTIFIED TO:

Belleair Development, LLC
BDG Edwards, LLC
Preston O. Cockey, Jr., P.A.
7-Eleven, Inc.
Fidelity National Title Insurance Company

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7, 8 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 27, 2018.

Plotted: 10/11/2018 5:48 PM By: BOB JOHNSON

Professional Surveyor & Mapper logo for Robert N. Johnson, Florida Certificate No. 6540, dated 10/11/18.

DATE 10/11/18

Table with 2 columns: COMPUTER FILE REF. (17-167 Alta map), FIELD BK./PG. (18-04/2)

CULPEPPER & TERPENING, INC. CONSULTING ENGINEERS | LAND SURVEYORS. 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

REVISIONS table with columns: REVISIONS, BY, DATE. Includes revisions for legal description and title.

Table with 2 columns: BY, DATE. Includes entries for field, calcs, drawn, checked, and approved.

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR BELLEAIR DEVELOPMENT, LLC

Table with 2 columns: DATE (5/08/2018), HORIZ. SCALE (1"=30'), VERT. SCALE (N/A), JOB No. (17-167), SHEET (1 of 1)