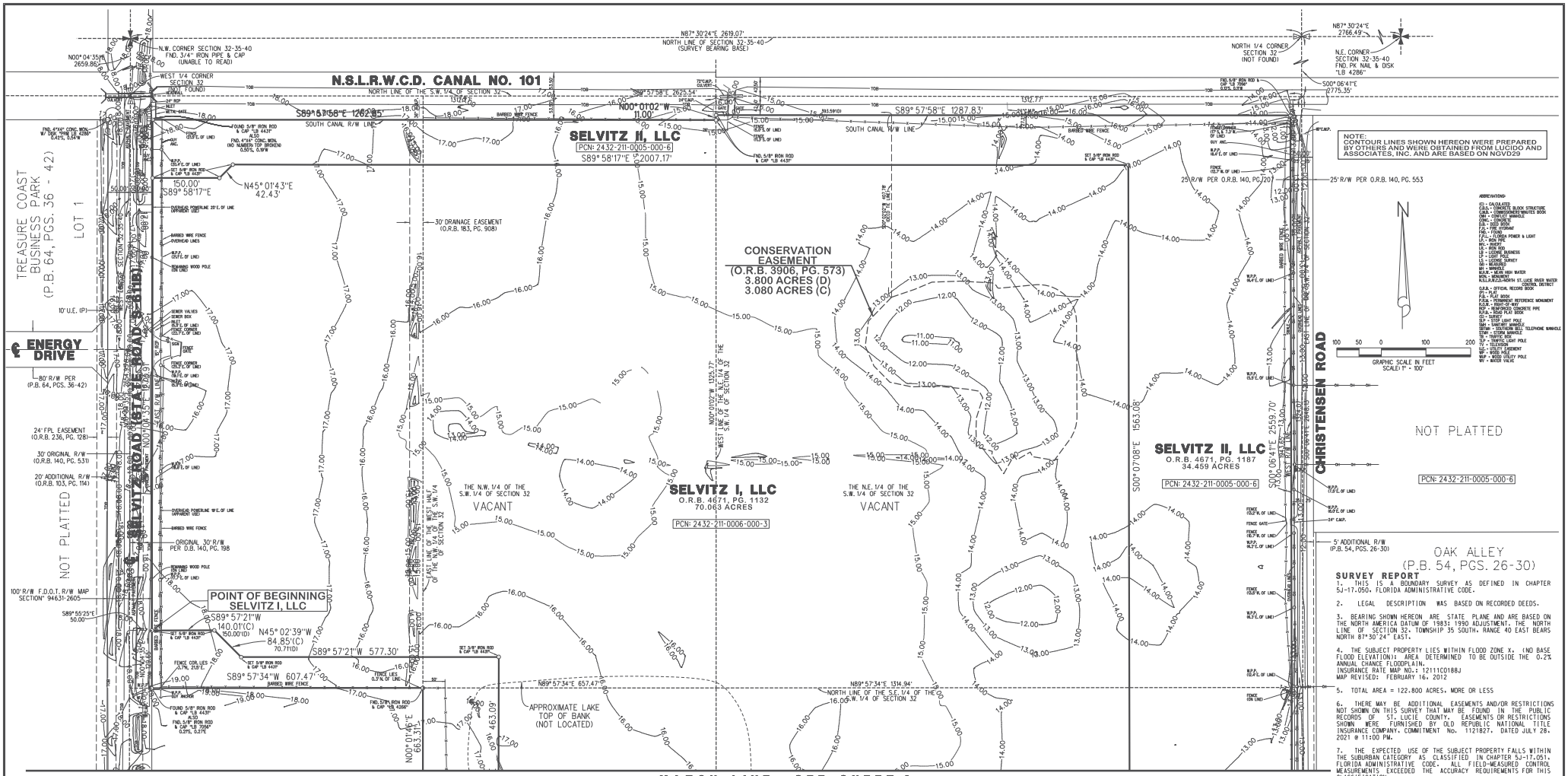


LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

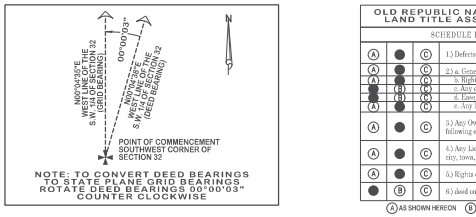
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ II, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY \ AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

SCHEDULE B-II \ COMMITMENT No. 1121827 \ DATED: JULY 28, 2021@11:PM

(A)	●	(C)	1.) Defects, Liens, encumbrances, adverse claims or other matters, if any
(A)	●	(C)	2.) a. General or Special Taxes
(A)	●	(C)	b. Rights or claims of parties in possession not recorded in the Public Records
●	(B)	(C)	c. Any encroachment, encumbrance, violation, variation or adverse circumstances
●	(B)	(C)	d. Easements or claim of easements not recorded in the Public Records
(A)	●	(C)	e. Any lien, or right to a lien, for services, labor or materials furnished
(A)	●	(C)	3.) Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida
(A)	●	(C)	4.) Any Lien provided by County Ordinance or by Chapter 159, F.S. in favor of any city, town, village or port authority
(A)	●	(C)	5.) Rights of the lessees under unrecorded leases.
●	(B)	(C)	6.) deed on Conservation Easement, O.R.B. 3906, Page 573

(A) AS SHOWN HEREON (B) AFFECTS PROPERTY, BUT UNABLE TO PLOT (C) DOES NOT AFFECT THE PROPERY

NOTE:
CONTOUR LINES SHOWN HEREON WERE PREPARED BY OTHERS AND WERE OBTAINED FROM LUCIDO AND ASSOCIATES, INC. AND ARE BASED ON NGVD29

ABBREVIATIONS:
(C) - CALCULATED
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M.B. - CONRGOMERE MONITED BOOK
CNR - CONFLICT MANHOLE
D - DEED DATA
DH - DEED BOOK
F.H. - FIRE HYDRANT
FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
I.P. - IRON PIPE
IRC - IRON ROD
I.R. - IRON ROD
I.R.C. - IRON ROD & CAP
L.B. - LICENSE BUSINESS
L.P. - LIGHT POLE
L.S. - LICENSE SURVEY
M - MEASURED
MH - MANHOLE
M.H.W. - MEAN HIGH WATER
MON. - MONUMENT
N.S.L.R.W.C.D.-NORTH ST.LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. - OFFICIAL RECORD BOOK
PG - PLAT
P.B. - PLAT BOOK
P.C.P. - PERMANENT REFERENCE MONUMENT
R.O.W. - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
S - SOUTH
S.P. - STREET LIGHT POLE
SMH - SANITARY MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STM - STORM MANHOLE
T.B. - TELEPHONE
TP - TRAFFIC LIGHT POLE
V - VOLUME
W.C. - WATER CEMENT
W.F. - WOOD FNCE
WUP - WOOD UTILITY POLE
WV - WATER VALVE

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983: 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X. (NO BASE FLOOD ELEVATION): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INSURANCE RATE MAP NO.: 12111C0188J
MAP REVISED: FEBRUARY 16, 2012

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1121827, DATED JULY 28, 2021 @ 11:00 PM.

7. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
SELVITZ I, LLC
SELVITZ II, LLC
SELVITZ III, LLC

9. © COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

Digitally signed by David C. Lidberg
DN: C=US, o=LIDBERG LAND SURVEYING, INC., cn=DAVID C. LIDBERG, email=DAVIDCLIDBERG@GMAIL.COM
Date: 2022.03.25 18:44:02 -05'00'

DATE OF SURVEY: JULY 30, 2021 BY: DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

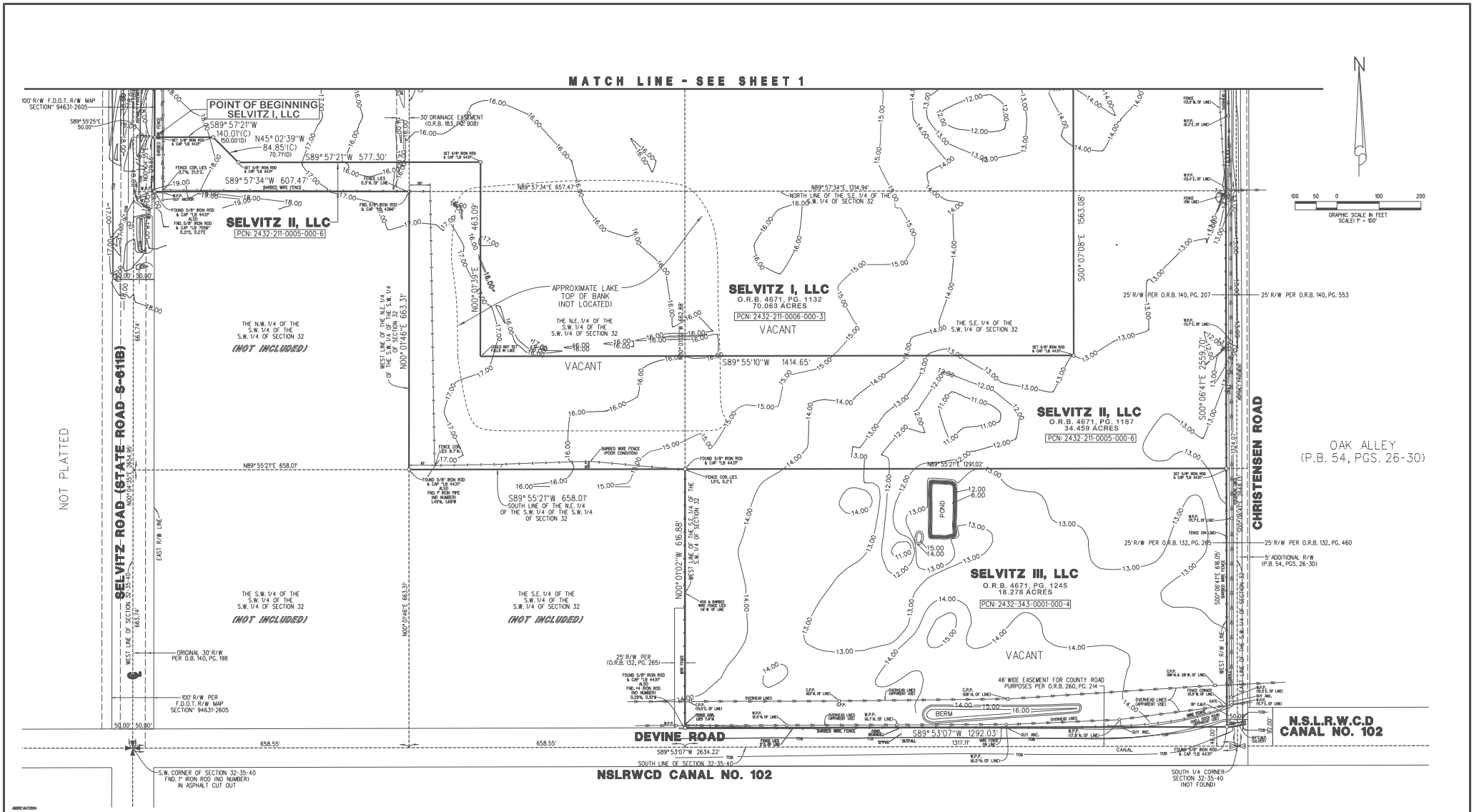
DATE:	REVISIONS:	BY:
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	L.J.C.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB683 PG77 PCJ.S. WO13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-26-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\JUST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN				
REF.					
FLD.	J.P.	FB.	PG.	JOB	13-040-101
OFF.	CASASUS	638	78-80	DATE	APRIL 16, 2013
CKD.	D.C.L.	SHEET 1	OF 2	DWG.	D13-040

k:\just\323540\13-040\13-040-101\13-040-101.dgn 1/25/2023 9:54:20 AM



ABBREVIATIONS:

CG = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.R. = COMMISSIONER'S MINUTES BOOK
C.M. = CONCRETE MONUMENT
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
F.I. = FIELD INSPECTION
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INC. = INVERT
I.R. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
M.D.C. = MIAMI DADE CNTY
M.S. = MEASURED
MH = MANHOLE
MUNI. = MUNI HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST.LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.G. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
R.C.P. = REINFORCED CONCRETE PIPE
S.B.P. = SURVEY PLAT BOOK
SQ. = SUARES
S.L.P. = STOP LIGHT POLE
SMH = SEWER MANHOLE
T.M.H. = TELEPHONE MANHOLE
STMH = STORM MANHOLE
TR = TRAFFIC MON
T.L.P. = TRAFFIC LIGHT POLE
U.E. = UTILITY EASEMENT
U.C. = UTILITY EASEMENT
W.P. = WOOD POLE
W.U.P. = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN		
REF.			
FLD. J.P.	FB. PG.	JOB	13-040-101
OFF. CASASUS	638 75-80	DATE	APRIL 16, 2013
CKD. D.C.L.	SHEET 2 OF 2	DWG.	D13-040

K:\UST\323540\13-040\13-040-101\13-040-101.DGN 1/25/2023 10:05:43 AM