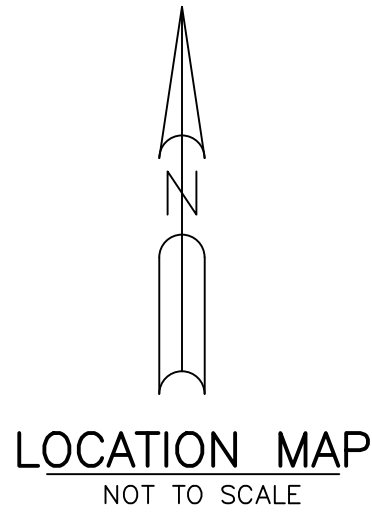
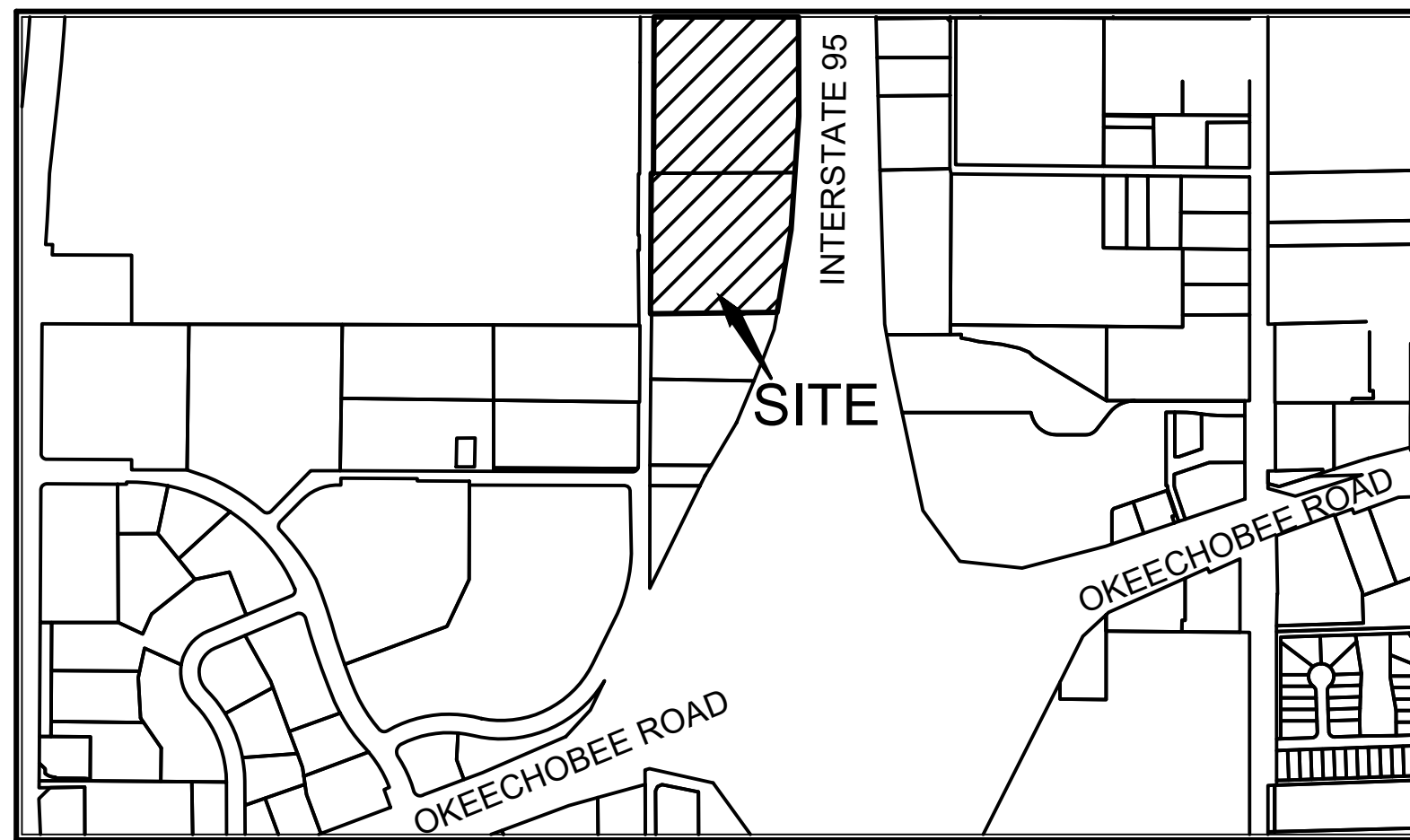


ALTA LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY

LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA



DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD AND CANAL RIGHTS OF WAY FOR I-95; WHITE ROAD AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHTS OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE PARCEL FOR PUBLIC RIGHT OF WAY PURPOSES CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 348, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING NORTHERLY (WESTERLY OBSERVED IN FIELD) OF I-95 RIGHT-OF-WAY IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHTS-OF-WAY FOR CANAL AND PUBLIC ROADS, AND EASEMENTS OF RECORD.

LESS AND EXCEPTING THE FOLLOWING:

BEING THAT PART OF THE NORTH 380.00 FEET OF THE SOUTH 424.50 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, LESS THE WEST 25 FEET, FOR ROAD RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN N00°05'13"W, A DISTANCE OF 44.50 FEET, THENCE RUN S89°41'47"E, A DISTANCE OF 25.00 FEET, TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 38 WITH THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE RUN N00°05'13"W, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF PETERS ROAD, A DISTANCE OF 380.01 FEET, THENCE RUN S89°41'37"E, A DISTANCE OF 444.80 FEET, TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (I-95); THENCE RUN S20°56'11"W, ALONG THE SAID WEST RIGHT-OF-WAY OF I-95, A DISTANCE OF 202.82 FEET, THENCE RUN S26°36'34"W, ALONG THE SAID WEST RIGHT-OF-WAY OF I-95, A DISTANCE OF 212.15 FEET, TO THE SAID NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 38; THENCE RUN N89°41'37"W, ALONG THE SAID NORTH CANAL RIGHT-OF-WAY, A DISTANCE OF 276.80 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPTING THE FOLLOWING:

BEING THAT PART OF THE NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, LESS THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE NORTH 00°05'13" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 24 (BEARING BASIS), A DISTANCE OF 424.51 FEET, THENCE SOUTH 89°41'37" EAST, ALONG THE SOUTH LINE OF SAID NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°41'37" EAST, ALONG THE SAID SOUTH LINE OF THE NORTH 291.46 FEET OF THE SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 444.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE NORTH 20°56'08" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 231.76 FEET, THENCE NORTH 09°35'19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 75.55 FEET, THENCE NORTH 89°41'37" WEST, ALONG THE NORTH LINE OF THE SAID SOUTH 715.96 FEET OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 540.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD, THENCE SOUTH 00°05'13" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE PARALLEL WITH AND 25.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 291.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.591 ACRES OF LAND MORE OR LESS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RECORDS.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II-EXCEPTIONS OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 20240331, WITH A COMMITMENT DATE OF AUGUST 27, 2024 AT 8:00 A.M.

SCHEDULE B, PART II-EXCEPTIONS (TOGETHER WITH PORTION)

- Easement granted to Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, as more fully set forth in the document recorded in Official Records Book 258, Page 1413, of the Public Records of St. Lucie County, Florida.

(AFFECTS PLOTTED)

- Covenants, conditions, easements and restrictions recorded in Official Records Book 715, Page 1357, of the Public Records of St. Lucie County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(AFFECTS NOTHING TO PLOT)

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II-EXCEPTIONS OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 20250130, WITH A COMMITMENT DATE OF MARCH 27, 2025 AT 8:00 A.M.

SCHEDULE B, PART II-EXCEPTIONS

- Ordinance No. 86-31 recorded May 22, 1986 in Official Records Book 501, Page 642, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Resolution No. 90-80 recorded April 10, 1990 in Official Records Book 686, Page 58, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Ordinance No. J-104 recorded May 20, 1994 in Official Records Book 901, Page 1459; as corrected by Ordinance No. J-122 recorded October 24, 1994 in Official Records Book 926, Page 56, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Board of Adjustment Resolution 97-003 recorded November 20, 1998 in Official Records Book 1185, Page 2299, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Board of Adjustment Resolution 97-008 recorded November 20, 1998 in Official Records Book 1185, Page 2309, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Ordinance No. 04-027 recorded September 18, 2004 in Official Records Book 2061, Page 339, of the Public Records of St. Lucie County, Florida.

(DOES NOT AFFECT)

- Ordinance No. 04-028 recorded September 18, 2004 in Official Records Book 2061, Page 347, of the Public Records of St. Lucie County, Florida.

(DOES NOT AFFECT)

- Ordinance No. 21-004 recorded May 18, 2021 in Official Records Book 4612, Page 1524, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Declaration of Unity of Title recorded December 13, 2021 in Official Records Book 4738, Page 343; together with Corrective Declaration of Unity of Title recorded June 3, 2022 in Official Records Book 4836, Page 2275; and Partial Release of Declaration of Unity of Title recorded August 2, 2022 in Official Records Book 4867, Page 2920, of the Public Records of St. Lucie County, Florida.

(AFFECTS-PLOTTED)

- Recorded Notice of Environmental Resource Permit recorded April 22, 2022 in Official Records Book 4812, Page 1803, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

- Utility Easement in favor of the City of Fort Pierce, Florida, for the use and benefit of the Fort Pierce Utilities Authority recorded December 21, 2023 in Official Records Book 5086, Page 1520, of the Public Records of St. Lucie County, Florida.

(AFFECTS-PLOTTED)

- Amended and Restated Road Impact Fee Agreement recorded July 12, 2024 in Official Records Book 5177, Page 1146, of the Public Records of St. Lucie County, Florida.

(AFFECTS-NOTHING TO PLOT)

SURVEY NOTES:

- LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS APRIL 21, 2025.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE ABSTRACTED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NO: 20250130, WITH AN COMMITMENT DATE: MARCH 27, 2025, AT 08:00 AM, AND ABSTRACTED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NO: 20240331, WITH AN COMMITMENT DATE: AUGUST 27, 2024, AT 08:00 AM, AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- 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.
- THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT. ELEVATIONS FOR THIS SURVEY DERIVED BY CONVENTIONAL DIFFERENTIAL LEVELING LOOP USING NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATION - 195 F 14 WITH A PUBLISHED ELEVATION OF 46.99' FEET AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND SET CONTROL BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK REFERENCED ABOVE WITH CIRCUIT LENGTH MEASURED IN THE APPLICABLE UNITS FOR THIRD-ORDER ACCURACY.
- BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF NORTH 00° 05' 18" WEST ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE 95 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), FIRM PANEL ID. 12111C0167J CITY OF FORT PIERCE, COMMUNITY NO. 120286; PANEL NO. 0167 SUFFIX 4; DATED FEBRUARY 15, 2012.
- THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- PUBLIC ACCESS TO THE SUBJECT PROPERTY IS PROVIDED THROUGH PETERS ROAD.
- THE PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.
- DRAINAGE ELEVATION DATA (RIMS, INVERTS, AND CONTROL STRUCTURES) SHOWN ON THIS SURVEY WERE OBTAINED FROM THE RECORD SURVEY PROVIDED BY CLIENT AND COMPLETED BY EDC HAVING A PROJECT NUMBER #20-298 AND A DATE OF JANUARY 17, 2024.

CERTIFIED TO:

KIMLEY HORN
COMERICA BANK, A TEXAS BANKING ASSOCIATION
STEWART TITLE GUARANTY COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 30, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.
THE FIELDWORK WAS COMPLETED ON APRIL 21, 2025.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272 STATE OF FLORIDA

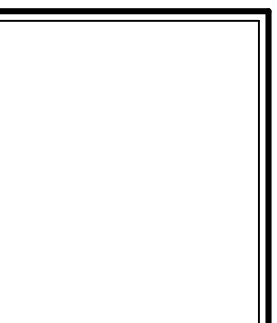
CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION OF AUTHORIZATION NO. LB 3591

ADD DRAINAGE/SEWER DATA	07-21-25	BP	BY
REVISIONS	DATE		
FILE NAME: 11396-ZENBY			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 592-0991 / FAX (561) 590-4552

ALTA BOUNDARY & TOPOGRAPHIC SURVEY
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 39 EAST, ST. LUCIE COUNTY
FLORIDA

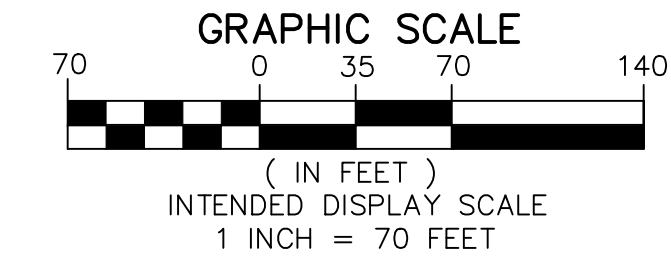
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SCALE AS SHOWN



JOB # 11396
SHT. NO.
1
OF 3 SHEETS

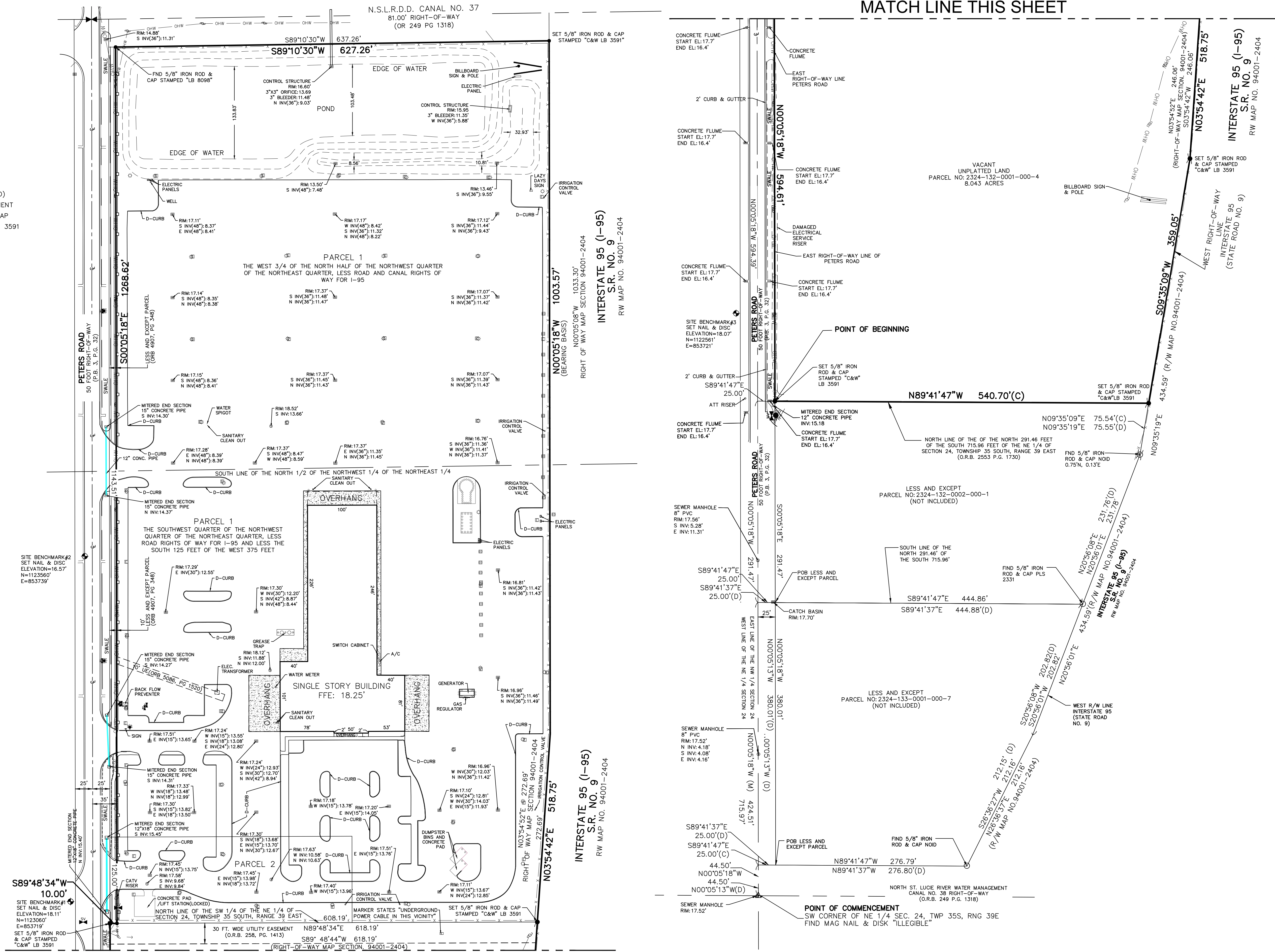
ALTA LAND TITLE BOUNDARY SURVEY

LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA



LEGEND

- C - CALCULATED
- BM - BENCHMARK
- D - DEED
- M - MEASURED
- CONC - CONCRETE
- ELEV - ELEVATION
- L - ARC LENGTH
- LB - LICENSE BUSINESS
- MON - MONUMENT
- O.R.B. - OFFICIAL RECORD BOOK
- (P) - PLAT
- PB - PLAT BOOK
- PG. - PAGE
- R - RADIUS
- (R) - RADIAL
- Δ - DELTA (CENTRAL ANGLE)
- ← - ANCHOR
- ⊕ - CONCRETE POWER POLE
- - EXISTING ELEVATION
- - OVERHEAD WIRES
- ⊙ - SURVEY MARKER/CONTROL POINT
- ⊙ - WOOD POWER POLE (UNLESS NOTED)
- - DENOTES FOUND CONCRETE MONUMENT
- - DENOTES FOUND SURVEY ROD & CAP
- ⊙ - DENOTES SET IRON ROD & CAP LB 3591
- ⊙ - SEWER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - ELECTRICAL SERVICE
- ⊙ - WATER VALVE
- ⊙ - CATCH BASIN
- ⊙ - 6 FOOT CHAIN LINK FENCE
- ⊙ - ALUMINUM FENCE
- ⊙ - DENOTES NAIL & SURVEY DISK
- ⊙ - LIGHT POLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC HAND HOLE
- ⊙ - ELECTRIC OUTLET
- ⊙ - BOLLARD (NTS)
- ⊙ - MITERED END SECTION



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-0991 / FAX (561) 392-0452

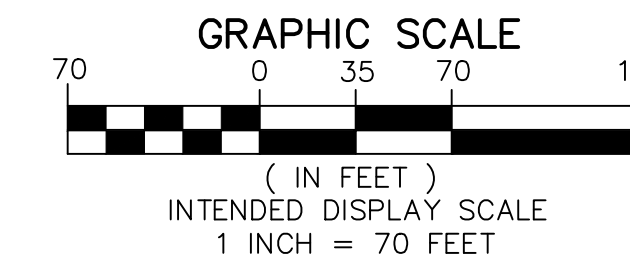
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH,
RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA

DATE 07/16/25
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JOB # 11396
SHT. NO. 2
OF 3 SHEETS

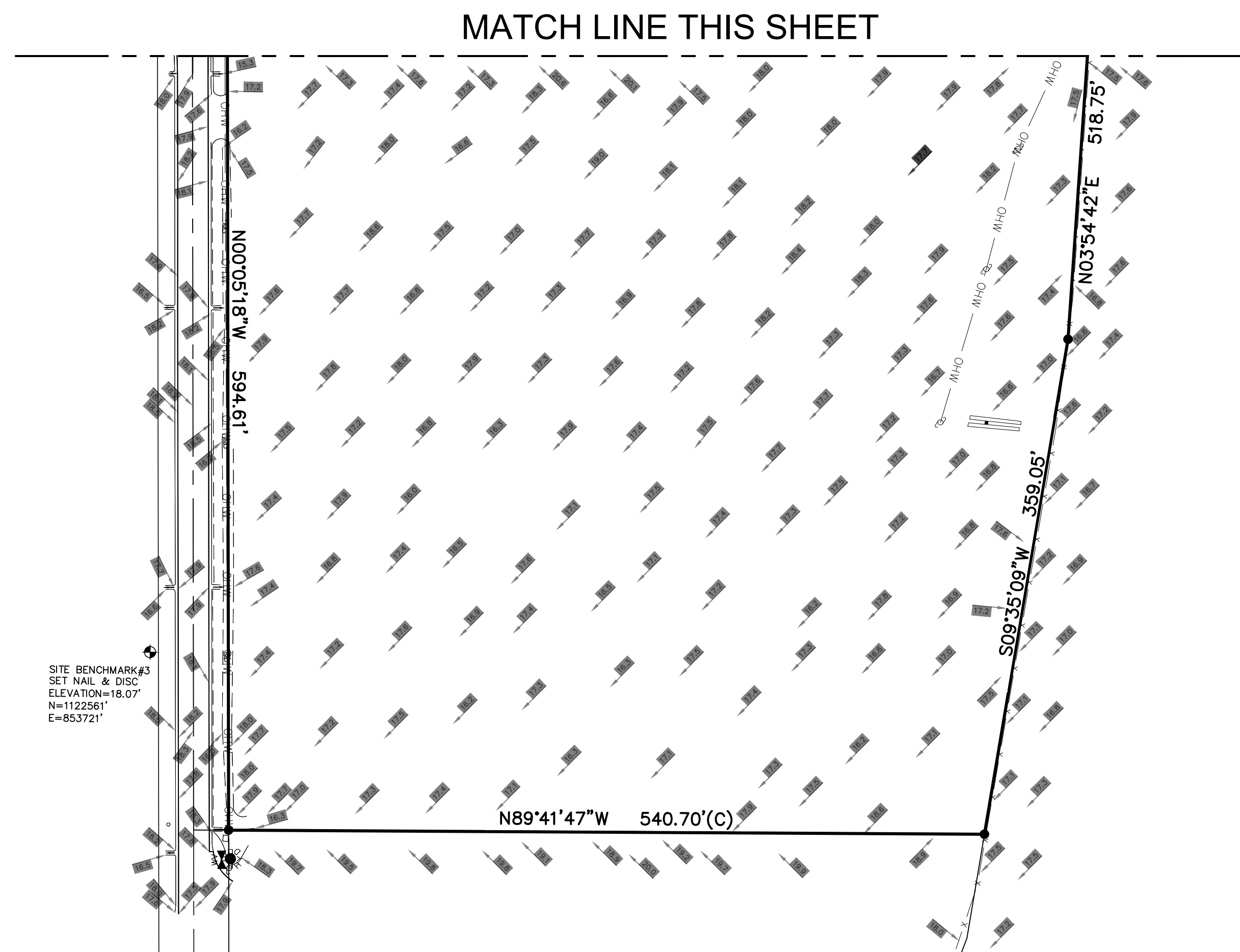
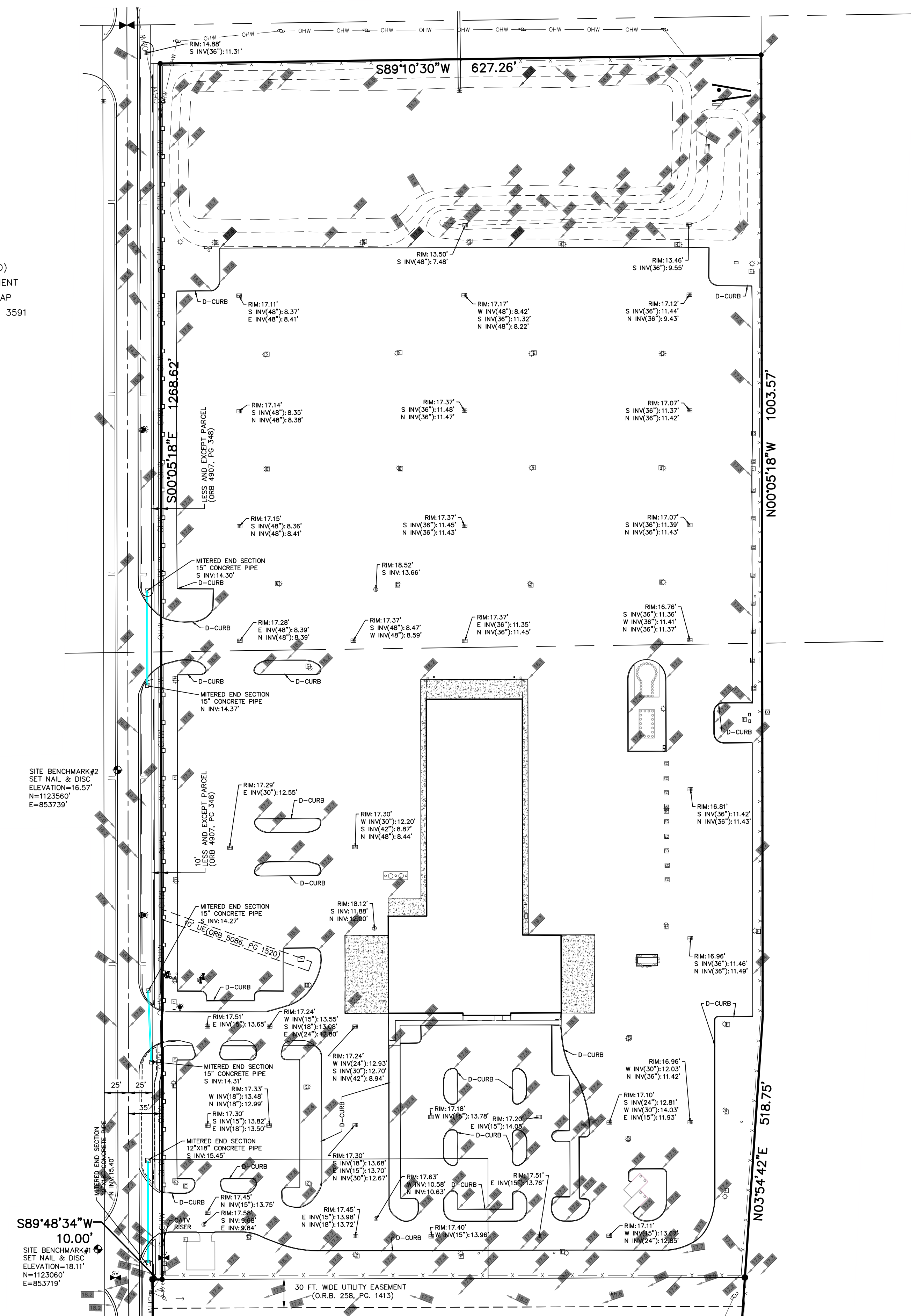
TOPOGRAPHIC SURVEY

LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA



LEGEND

- C - CALCULATED
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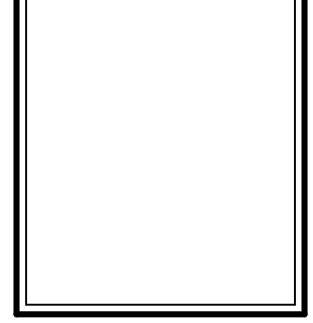


REVISIONS	DATE	BY

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 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA BOUNDARY & TOPOGRAPHIC SURVEY
 LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH,
 RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA

DATE 07/16/25
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JOB # 11396
 SHT. NO.
3
 OF 3 SHEETS