ALTA/NSPS LAND TITLE SURVEY

2535 S KINGS HIGHWAY, FORT PIERCE - ST LUCIE COUNTY, FLORIDA.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 12943395, REVISION 5 (8/13/2026 das), COMMITMENT DATE: 08/07/2026 @ 5:00 P.M.

SCHEDULE "BII" EXCEPTIONS

ITEMS 1-3 STANDARD EXCEPTION, NOT A SURVEY MATTER, NOTHING TO PLOT.

4. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **(AFFECTS AS SHOWN)**

5. INTENTIONALLY DELETED

6. INTENTIONALLY DELETED

7. INTENTIONALLY DELETED

8. RESOLUTION RELATING TO LEGAL ACCESS OVER FACILITIES WITHIN DISTRICT RIGHTS OF WAY, RECORDED DECEMBER 21, 1989 IN OFFICIAL RECORDS BOOK 669, PAGE 699. **(AFFECTS, NOT A SURVEY MATTER, NOTHING PLOT)**

9. INTENTIONALLY DELETED

10. UNRECORDED UNDATED CATTLE LEASE ON THE PROPERTY BETWEEN FARRELL COMMUNITIES FORT PIERCE, LLC AND MIDNIGHT CATTLE COMPANY, LLC. **(AFFECTS, NOT A SURVEY MATTER, NOTHING TO PLOT)**

11. Matters as shown on that certain survey dated April 3, 2026 prepared by Caulfield & Wheeler, Inc. as Job No. 9874 as follows:
    a) fence encroachments along southerly boundary line.

NOTE: A: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED NOVEMBER 7, 2023, IN OFFICIAL RECORDS BOOK 5066, PAGE 1233. **(AFFECTS, NOT A SURVEY MATTER, NOTHING TO PLOT)**

SURVEYOR NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 23-35-39 A BEARING OF N00°07'03"W AS SHOWN ON THE FDOT RIGHT-OF-WAY MAP OF S.R. 713 KINGS HIGHWAY SECTION NO. 94003-2510 ITEM/SEGMENT NO. 230256-6.

5. ALL PLOTTABLE ITEMS CONTAINED IN SCHEDULE B SECTION II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 12943395, REVISION 5 (8/13/2026 das), COMMITMENT DATE: 08/07/2026 @ 5:00 P.M.

6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. SUBJECT PROPERTY FALLS WITHIN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY NO. 120286 PANEL NO. 0167 MAP NO. 12111C0167J; DATED FEBRUARY 16, 2012.

9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.

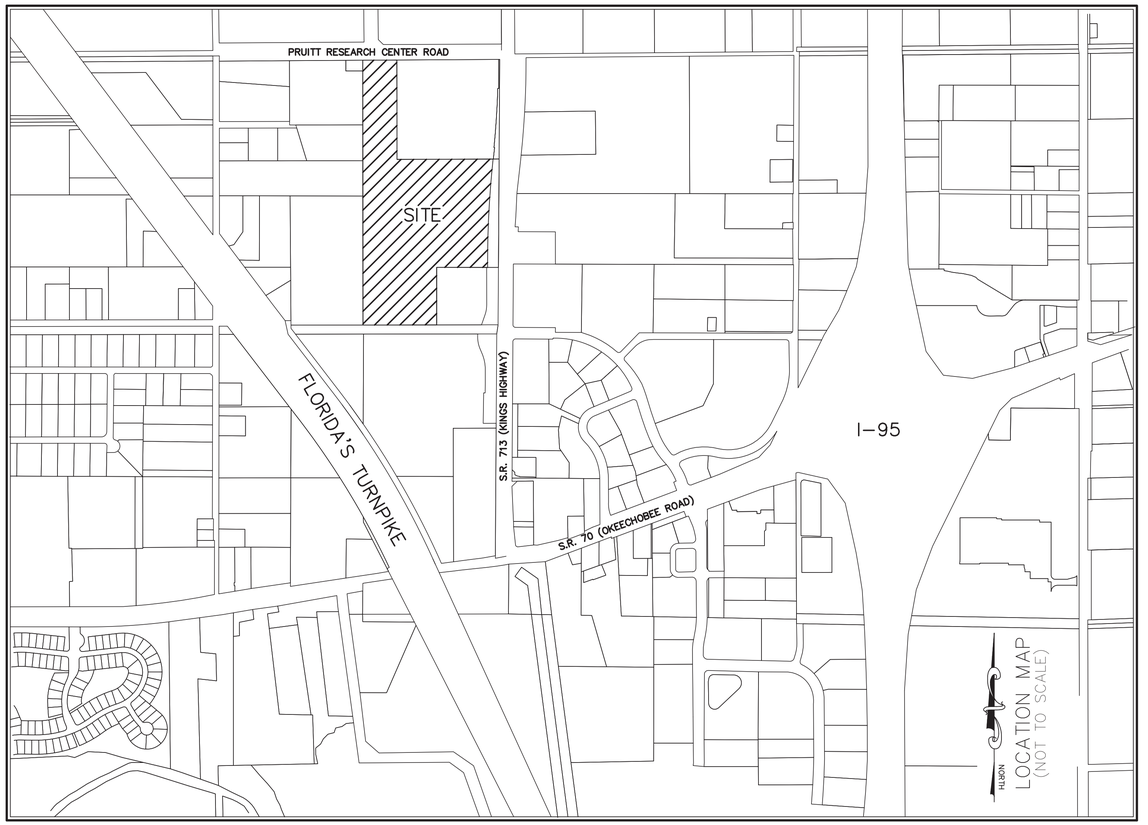
10. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY FDOT'S PROJECT NETWORK CONTROL POINT "A26" HAVING A PUBLISHED ELEVATION OF 18.67' (NAVD88) AND CLOSED TO PROJECT NETWORK CONTROL POINT "A64" HAVING A PUBLISHED ELEVATION OF 18.04' (NAVD88).

11. ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING LIDAR WITH REAL TIME KINEMATIC (RTK) GPS 0.1'. HARD SHOTS ON ROADWAYS AND WALKS OBTAINED BY FIELD CREW BY CONVENTIONAL SURVEY METHODS.

12. THE POTENTIAL ENCROACHMENTS AND RELATED MATTERS SUMMARIZED IN TABLE A OPTION 20 ARE BASED ON A COMPARISON OF OBSERVED FIELD CONDITIONS WITH THE SURVEYED BOUNDARIES AND AVAILABLE RECORD INFORMATION. THESE ITEMS REPRESENT APPARENT CONDITIONS ONLY. NO OPINION IS EXPRESSED REGARDING OWNERSHIP, PRESCRIPTIVE RIGHTS, EASEMENT RIGHTS, OR OTHER LEGAL INTERESTS THAT MAY AFFECT THE USE OR OCCUPANCY OF THE SUBJECT OR ADJOINING PROPERTIES. THE POTENTIAL ENCROACHMENTS TABLE SHOWN HEREON MAY NOT BE A COMPREHENSIVE LIST OF ALL CONCERNS SHOWN ON THE SURVEY SKETCH HEREON.

13. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF FIELD WORK.

14. 15' STRIP OF LAND RESERVED AROUND EACH 40 ACRES OF ROAD PER NOTE ON BOTTOM OF PLAT "MODEL LAND CO.", PLAT BOOK 2 PAGE 10D, DATED SEPT 1911. (AT THE TIME THE SURVEY WAS PERFORMED, NO EVIDENCE THAT ANY OF THE STRIP OF LANDS THAT ARE RESERVED PER PLAT ON THE SUBJECT PROPERTY ARE BEING USED FOR ROAD/ROADS).



LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. SAME BEING OTHERWISE DESCRIBED AS; LOTS 2, 7, 10, AND 15 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION, IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 1, 8 AND 9 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
BEING ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS ROAD AND CANAL RIGHTS-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S.89°46'47" W., ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 113.00 FEET TO THE WEST RIGHT-OF WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40; THENCE S.00°07'31" E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°07'31"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.18 FEET; THENCE S.89°46'47"W., A DISTANCE OF 944.72 FEET; THENCE N.00°07'31"W., A DISTANCE OF 922.18 FEET TO THE SOUTHERLY LINE OF N.S.L.R.D.D. CANAL NO. 48; THENCE N.89°46'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 944.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40 AND THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL NO. 109 AS DEPICTED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3886, PAGE 606, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
PARCEL NO. 109 STATE ROAD 713 ST. LUCIE COUNTY DESCRIPTION A PORTION OF LOTS 8 AND 9, BLOCK 1, MODEL LAND CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2302566, SECTION 94003- 2510 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A RAILROAD SPIKE, FOUND MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°07'03" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 713 (KINGS HIGHWAY), A DISTANCE OF 647.53 FEET; THENCE SOUTH 89°52'57" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 113.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 40 AND THE SOUTH LINE OF SAID LOT 9, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 89°31'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 105.00 FEET; THENCE NORTH 00°07'03" WEST, A DISTANCE OF 39.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 03°01'05" EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,557.00 FEET, THROUGH A CENTRAL ANGLE OF 06°16'14", AN ARC DISTANCE OF 936.50 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 53.80 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°07'03" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 973.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.777 ACRES, MORE OR LESS.

OVERALL LEGAL DESCRIPTION: (PROVIDED BY SURVEYOR)

BEING A PORTIONS OF LOTS 2, 7 - 10 AND 15, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 89°47'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1057.80 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°12'42" EAST, A DISTANCE OF 49.50 FEET TO A POINT OF BEGINNING; THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 922.18 FEET; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 890.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING SOUTH 03°01'05" WEST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS 8,557.00 FEET, THROUGH A CENTRAL ANGLE OF 06°16'14", AN ARC DISTANCE OF 936.50 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 39.40 FEET; THENCE SOUTH 89°31'59" WEST, A DISTANCE OF 460.11 FEET; THENCE SOUTH 00°08'02" EAST, A DISTANCE OF 548.22 FEET; THENCE SOUTH 89°26'52" WEST, A DISTANCE OF 677.87 FEET; THENCE NORTH 00°10'06" WEST, A DISTANCE OF 2,450.43 FEET; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 300.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,776,234.22 SQUARE FEET / 40.777 ACRES MORE OR LESS

CERTIFICATION:

TO: THE MAHAFFEY APARTMENT COMPANY, A FLORIDA CORPORATION, TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEIL & MULLIS, P.A., FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AN NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5 (TOPO UP TO THE ADJACENT EOP), 13, 16, 17, 19 (2,000,000) & 20. THE FIELD WORK WAS COMPLETED 03/26/2026.

DATE OF MAP: SEPTEMBER 03, 2026.

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

REVISIONS	DATE	BY
FILE NAME: 9874-3 alta-survey V7.dwg		

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

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

DATE	04/03/2026
DRAWN BY	TWG
F.B./ PG.	ELECT
SCALE	AS SHOWN

Digitally signed by Thomas W. Gritton
Date: 2026.09.03 11:26:09 -04'00'

THOMAS W. GRITTON
REGISTERED LAND SURVEYOR NO. 7347
STATE OF FLORIDA
L.B. 3591

JOB # 9874-3

SHT.NO. 1

OF 2 SHEETS

POTENTIAL ENCROACHMENTS TABLE	
REFERENCE#(R#)	OBSERVED CONDITION
R1	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING CANAL RIGHT OF WAY
R2	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING CANAL RIGHT OF WAY
R3	BARBED WIRE FENCE CROSSES THROUGH INTERIOR PLATTED ROAD EASEMENT
R4	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING CANAL RIGHT OF WAY
R5	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING RIGHT OF WAY
R6	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING PROPERTY
R7	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING PROPERTY

ALTA/NSPS LAND TITLE SURVEY

2535 S KINGS HIGHWAY, FORT PIERCE - ST LUCIE COUNTY, FLORIDA.

LEGEND/ABBREVIATIONS

- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- C – CALCULATED
- CB – CHORD BEARING
- CCM – CIRCUIT COURT MINUTE BOOK
- CD – CHORD DISTANCE
- D – DEED BOOK
- DE – DRAINAGE EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- FGTC – FLORIDA GAS TRANSMISSION COMPANY
- F.P.L. – FLORIDA POWER AND LIGHT COMPANY
- M – MEASURED
- NGS – NATIONAL GEODETIC SURVEY
- O.R.B. – OFFICIAL RECORD BOOK
- P.B. – PLAT BOOK
- PG. – PAGE
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- Q.C.D. – QUIT CLAIM DEED
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- TAE – TEMPORARY ACCESS EASEMENT

- □ – DENOTES CONCRETE MONUMENT
- ○ – DENOTES IRON ROD
- ● – DENOTES NAIL & DISC OR RAIL ROAD SPIKE
- △ – DENOTES VERTICAL CONTROL POINT
- – INDICATES SECTION CORNER
- – INDICATES 1/4 SECTION CORNER
- – FOUND GEODETIC CONTROL POINT

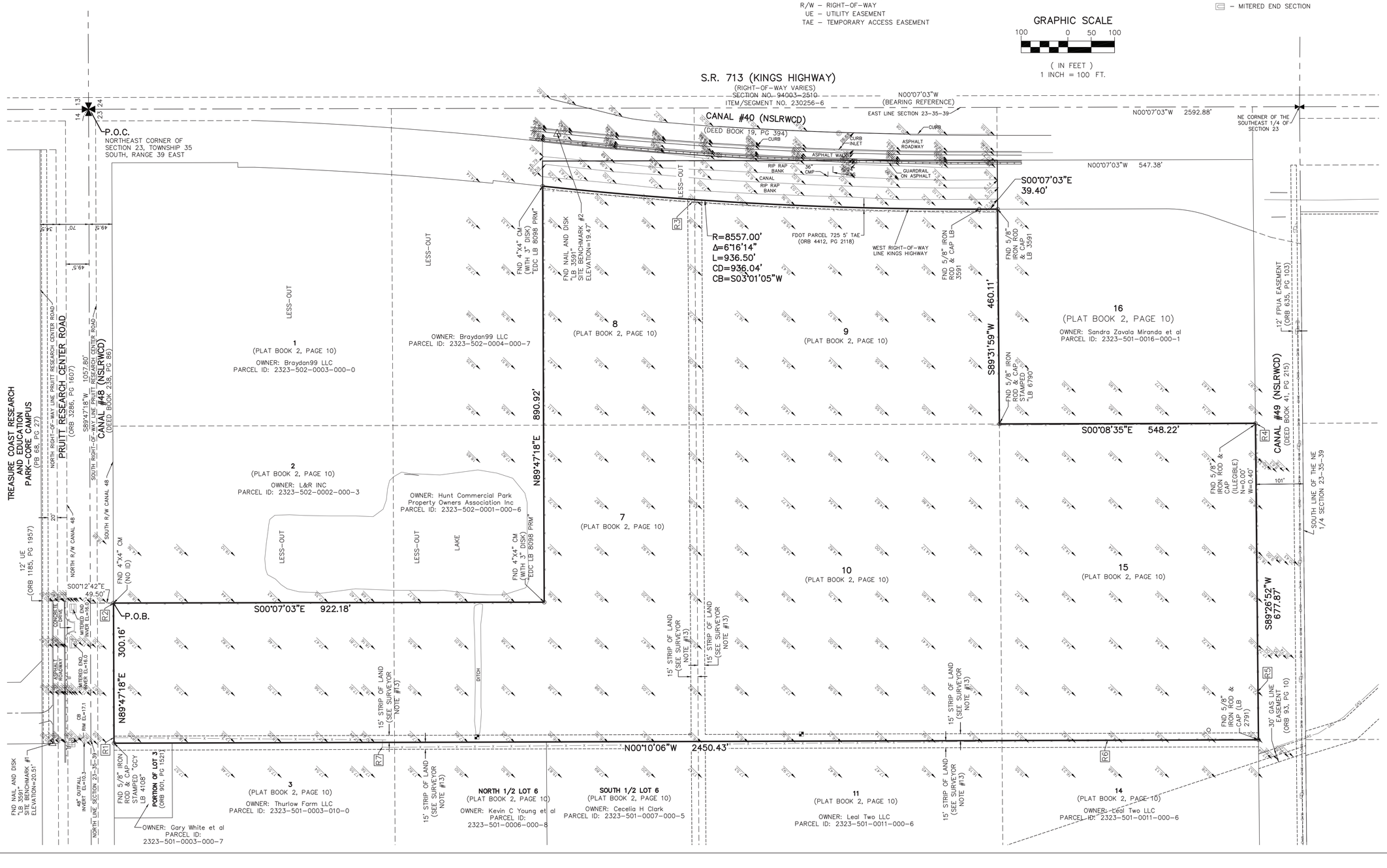
- – GUARDRAIL
- – BARBED WIRE FENCE
- – FIRE HYDRANT
- – WOOD POWER POLE (UNLESS NOTED)
- – ANCHOR/GUY
- OHW – ELECTRICAL WIRES OVERHEAD
- GAS – GAS LINE MARKED ON GROUND
- – LIGHT ON CONCRETE BASE
- – DRAINAGE MANHOLE
- – ELECTRIC HAND HOLE
- – LIGHT POLE
- – WELL
- – CATCH BASIN
- – MITERED END SECTION

NORTH

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 INCH = 100 FT.



		DATE	BY
REVISIONS			
FILE NAME: 9874-3 alta-survey V7.dwg			

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SCALE	AS SHOWN

JOB #	9874-3
SHT.NO.	2
	OF 2 SHEETS