

A/C = AIR CONDITIONER ALTA = AMERICAN LAND TITLE ASSOCIATION BTM = BOTTOM CH = CHORD BEARING AND DISTANCE = CONCRETE BLOCK AND STUCCO = CORRUGATED METAL PIPE = CRIME SCENE INVESTIGATION D.E. = DRAINAGE EASEMENT EL. = ELEVATION = FLORIDA DEPARTMENT

OF TRANSPORTATION F.F.E. = FINISHED FLOOR ELEVATION G.P.S. = GLOBAL POSITIONING SYSTEM HDPE = HIGH DENSITY POLYETHYLENE PIPE = IDENTIFICATION

L = ARC LENGTH LB = LICENSED BUSINESS LS = LICENSED SURVEYOR LTD. = I IMITED

= NORTH AMERICAN VERTICAL DATUM = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

= OFFICIAL RECORDS BOOK = PLAT DATA P.B. = PLAT BOOK

PK = PARKER KALON

R = RADIUS RCP = REINFORCED CONCRETE PIPE R.T.K. = REAL TIME KINEMATIC

S.U.E. = SUBSURFACE UTILITY ENGINEERING S.W.A.T. = SPECIAL WEAPONS AND TACTICS (A) = TITLE EXCEPTION (TRACT "F" TITLE)

TYP. = TYPICAL U.E. = UTILITY EASEMENT

₄Λ4.5² = EXISTING ELEVATION = SET 5/8" IRON ROD AND CAP

STAMPED "BOWMAN CG LB 8030" = PK NAIL AND DISK

= FOUND IRON ROD = MISCELLANEOUS TREE

WITH DIAMETER = PALM TREE WITH DIAMETER

 $\frac{4}{3}$ = PINE TREE WITH DIAMETER = BANYAN TREE WITH DIAMETER

GENERAL NOTES (S.U.E.):

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR "QUALITY LEVEL B" STANDARDS.

ASCE C-I 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE **UTILITY DATA**:

PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS.

INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE

INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE QUALITY LEVEL C (QLC)

INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

THERE ARE CHILL LINES THAT RUN FROM THE COOLING TOWER TO THE POLICE STATION BUILDING AND TO THE BUILDING DEPARTMENT BUILDING THAT WERE UNDETECTABLE DUE TO BEING SCHEDULE 80 PVC PER RECORDS. NO TRACER WIRE FOUND TO TRACE WITH ELECTROMAGNETIC EQUIPMENT.

RECORDS AND AS BUILT DRAWINGS ARE REQUESTED. TEST HOLES ARE RECOMMENDED TO FIND THE PVC LINES.

ALTA / NSPS LAND TITLE SURVEY **BOUNDARY AND TOPOGRAPHIC SURVEY** POLICE TRAINING FACILITY

O.R.B. 1929, PG. 2903

CITY OF PORT ST. LUCIE

PARCEL ID:

O.R.B. 2060, PG. 2982

CITY OF PORT ST. LUCIE

ADDRESS: 2209 SW BEST ST.

PARCEL ID:

O.R.B. 1833, PG. 2213

CITY OF PORT ST. LUCIE

PARCEL ID:

O.R.B. 1884, PG. 1083

CITY OF PORT ST. LUCIE

DDRESS: 2225 SW BEST ST.

3420-585-0857-000-9 O.R.B. 4061, PG. 1529

CITY OF PORT ST. LUCIE

3420-585-0858-000-6

O.R.B. 4061, PG. 1529

ITY OF PORT ST. LUCIE

5 SE PORT ST. LUCIE BLVD.

3420-585-0859-000-3

O.R.B. 4061, PG. 1529

CITY OF PORT ST. LUCIE

3420-585-0860-000-3

O.R.B. 2040, PG. 2330

CITY OF PORT ST. LUCIE

ADDRESS: 2257 SW BEST ST

PARCEL ID:

3420-585-0861-000-0

O.R.B. 2097, PG. 168

CITY OF PORT ST. LUCIE

DDRESS: 2265 SW BEST ST.

3420-585-0862-000-7

OWNER:

CITY OF PORT ST. LUCIE

ADDRESS: 2273 SW BEST ST

O.R.B. 1824, PG. 334

PARCEL ID: 18

______SS _____

-- - BT(B) - - --

---- W(B) ---

ADDRESS: 2249 SW BEST ST.

PARCEL ID: 16

1 TE

UNDERGROUND GAS (QLB)

UNDERGROUND SANITARY SEWER (QLD)

UNDERGROUND TELEPHONE (QLB)

UNDERGROUND WATER (QLB)

UNDERGROUND WATER (QLC)

UNDERGROUND WATER (QLD)

DRESS: 2233 SW BEST ST

DDRESS: 2217 SW BEST ST.

3420-585-0855-000-5

PARCEL ID:

3420-585-0832-000-8

O.R.B. 1907, PG. 2293

CITY OF PORT ST. LUCIE

O.R.B. 1900, PG. 316

CITY OF PORT ST. LUCIE

3420-585-0827-000-0

O.R.B. 1921, PG. 2884

CITY OF PORT ST. LUCI

3420-585-0826-000-3

O.R.B. 2079, PG. 1996

CITY OF PORT ST. LUCI

PARCEL ID:

3420-585-0825-000-6

O.R.B. 2054, PG. 2223

CITY OF PORT ST. LUCIE

PARCEL ID:

3420-585-0824-000-9

O.R.B. 2119, PG. 2593

CITY OF PORT ST. LUCIE

ADDRESS: 2266 BEST ST.

PARCEL ID:

3420-585-0823-000-2

O.R.B. 2091, PG. 2405

CITY OF PORT ST. LUCIE

PARCEL ID:

3420-585-0822-000-5

O.R.B. 3835, PG. 974

ELITE LAND GROUP LLC

ADDRESS: 2282 SW BEST ST.

3420-585-0843-000-8

O.R.B. 3835, PG. 974

OWNER:

ELITE LAND GROUP LLO

UNDERGROUND CATV (QLB)

UNDERGROUND CHILL H20 (QLD)

UNDERGROUND ELECTRIC (QLB)

UNDERGROUND FIBER OPTIC (QLB)

UNDERGROUND FORCE MAIN (QLB)

UNDERGROUND FORCE MAIN (QLC)

ADDRESS: 2299 SW KAIL ST.

S.U.E. LEGEND

ADDRESS: 2274 SW BEST S

ADDRESS: 2258 BEST ST

ADDRESS: 2250 SW BEST

ADDRESS: 2210 SW BEST

PARCEL ID: 1

ADDRESS: 2202 SW BEST

LYING IN PORT ST. LUCIE SECTION EIGHTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 17 AND SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THANKSGIVING AVENUE

TRACT "F"

PORT ST. LUCIE SECTION 18

P.B. 13, PG. 17

O.R.B. 4061, PG. 1529

OWNER: CITY OF PORT ST. LUCIE

ADDRESS: 121 SW PORT ST. LUCIE BLVD.

BLOCK 689

PORT ST. LUCIE SECTION 18

PARCEL ID: 3420-585-0846-000-9

O.R.B. 2383, PG. 1361

WNER: CITY OF PORT ST. LUCIE

SHEET INDEX

SHEET 2 - 5

SHEET 6

NOTES, LEGEND, LOCATION MAP &

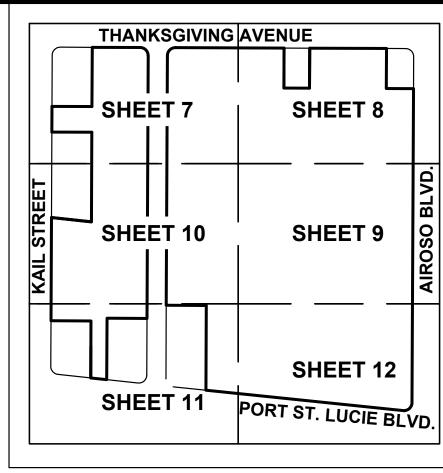
OWNER INFORMATION

TITLE COMMITMENTS

BOUNDARY SURVEY

TOPOGRAPHIC SURVEY





KEY MAP

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS PREPARED UTILIZING THE TITLE COMMITMENTS SHOWN HEREON. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS
- STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR PROJECTION FAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING A TRIMBLE R-12 G.P.S. RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENTS AS PUBLISHED BY F.D.O.T. AND DESCRIBED AS FOLLOWS

FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-C3" N = 1069136.54

THE BASIS OF BEARING REFERS TO A BEARING OF SOUTH 00°17'13" WEST ALONG THE WEST LINE OF AIROSO BOULEVARD. ALSO BEING THE EAST LINE OF TRACT "F". PORT ST. LUCIE SECTION EIGHTEEN. RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BENCHMARK:

"BLC3" (F.D.O.T.)

N = 1069136.54

E = 869497.65

FOUND F.D.O.T. BRASS DISK IN CONCRETE

WALK STAMPED "716-94-06-C3"

ELEVATION = 12.33' (N.A.V.D. 88)

FOUND 2" ALUMINUM DISK STAMPED "5044"

4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL

5. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP

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

CALCULATED UNLESS OTHERWISE NOTED.

FOR INFORMATIONAL PURPOSES ONLY.

8. AS TO TABLE "A" ALTA REQUIREMENTS:

THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.

1) THERE ARE UTILITY GUY WIRES CROSSING THE EAST PROPERTY LINE. NO EASEMENT WAS PROVIDED. 2) THERE ARE NUMEROUS IMPROVMENTS WITHIN THE BEST STREET RIGHT-OF-WAY.

PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

CPZ ARCHITECTS, INC.

WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5, 6(a)(b), 7(a), 8, 13, 16, 17 AND 18 OF TABLE "A"

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN

RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

RICHARD E. BARNES, JR. FLORIDA SURVEYOR AND MAPPER REGISTRATION No. 5173

E = 869497.65

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

"5044" (ST. LUCIE COUNTY) ELEVATION = 11.30' (N.A.V.D. 88) N = 1070280.82 E = 870039.71

"5045" (ST. LUCIE COUNTY) ELEVATION = 14.47' (N.A.V.D. 88) N = 1069540.15 E = 868517.68

POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.

NUMBER 12111C0288K AND 12111C0289K, DATED 2/19/2020.

7. THE IMAGERY SHOWN HEREON DATED 2018 WAS ACQUIRED FROM THE THE LABINS.ORG DATABASE AND IS

ITEM 6(A)(B). ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING

NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.

10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR

11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF

TO: CITY OF PORT ST. LUCIE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE

NOVEMBER 14, 2022 DATE OF LAST FIELDWORK

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



15 PARCEL ID:

3420-585-0836-000-6

O.R.B. 3303, PG. 1783

GAIL Y. CRESSEY

PARCEL ID:

O.R.B. 1382, PG. 2821

IVAN SAVRIC

DRAINAGE

PARCEL ID:

3420-585-0839-000-7

O.R.B. 1840, PG. 2509

CITY OF PORT ST LUCIE

DDRESS: 2243 SW KAIL ST.

PARCEL ID:

O.R.B. 1840, PG. 2509

OWNER: CITY OF PORT ST. LUCIE

3420-585-0841-000-4

O.R.B. 2557, PG. 988

CITY OF PORT ST. LUCIE

3420-585-0842-000-1

O.R.B. 3835, PG. 974

ELITE LAND GROUP LLO

ADDRESS: 2285 SW KAIL ST

3420-585-0843-000-8

O.R.B. 3835, PG. 974

ADDRESS: 2299 SW KAIL ST

22 PARCEL ID:

---BTV(B)

- - CHIL(D) - - -

— - - BE(B) - - —

-- -BFOC(B) -- -

DDRESS: 2271 SW KAIL ST.

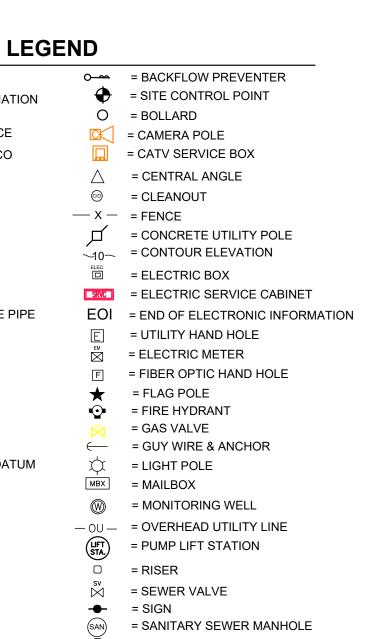
20 PARCEL ID:

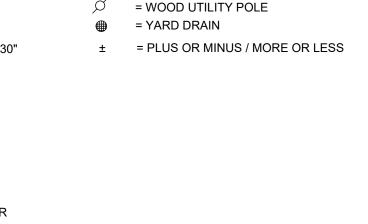
21 PARCEL ID:

ADDRESS: 2257 SW KAIL ST.

RESS: 2229 SW KAIL S

3420-585-0837-000-3





= STORM MANHOLE

= WATER METER

= WATER VALVE

= WELL

→ = WOOD SIGN

= TELEPHONE SERVICE CABINET

FICUS 4 = FICUS TREE WITH DIAMETER

BOWMAN CONSULTING EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN CONSULTING DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

FIELD LOCATED UTILITIES ARE SURVEYED. ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT

IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.

ALSO, THERE ARE 911 COMMUNICATION SYSTEMS LINES ON THE PROPERTY THAT ARE UNDETECTABLE.

UNDERGROUND FORCE MAIN (QLD) IS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P: 011121 - Port St Lucie 011121 - 01 - 001 (SUR) - Police Training Facility Survey Topo Boundary 011121 ALTA.dwg 11/14/2022

PROJECT NO 011121-01-001

PLAN STATUS /26/22 ADD S.U.E. NOTE & RE SEWER ON SHEET 9 //12/22|ADD S.U.E. CHILL LINES |SHEETS 7, 8, 10-12

/11/22 UPDATE BNDY 1/22| ADD TREES SHEETS 7 /14/22 ADD TREES & TREE I SHEET 10 & 11

DATE | DESCRIPTION FIELD BOOK PAGE 28-60 22-235 FIELD CREW: MJ, JW

DRAWN CHKD SCALE V: N/A

JOB No.011121-01-001 DATE JUNE 13, 2022

FILE No. 011121 ALTA

COMMONWEALTH LAND TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT
TITLE SEARCH FROM 05/11/1992 THROUGH 05/11/2022 AT 5:00

ORDER NUMBER: 10472324

THE FOLLOWING LIENS AGAINST THE SAID REAL PROPERTY RECORDED IN THE AFORESAID PUBLIC

RECORDS HAVE BEEN FOUND:

1. MEMORANDUM OF TRUST INDENTURE RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 642, AS AFFECTED BY FIRST SUPPLEMENTAL TRUST INDENTURE RECORDED IN OFFICIAL RECORDS BOOK 1919 PAGE 2384 AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL TRUST INDENTURE RECORDED IN OFFICIAL RECORDS BOOK 2789 PAGE 2910.

NOT A SURVEY MATTER.

NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 17, 2021, IN OFFICIAL RECORDS BOOK 4686, PAGE 663.

NOT A SURVEY MATTER.

3. NOTICE OF COMMENCEMENT RECORDED APRIL 29, 2022, IN OFFICIAL RECORDS BOOK 4817, PAGE 70. NOT A SURVEY MATTER.

ADDITIONAL INFORMATION

A.RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A - 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

B. RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 10, 1976, IN OFFICIAL RECORDS BOOK 259, PAGE 2415.

AFFECTS SUBJECT PROPERTY HAVING USE RESTRICTIONS AND A DRAINAGE AND UTILITY

C.EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTER, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED NOVEMBER 18, 1980, IN OFFICIAL RECORDS BOOK 343, PAGE 1215.

AFFECTS SUBJECT PROPERTY BUT NOT ENOUGH INFORMATION TO DRAW.

D. EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTER, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED FEBRUARY 22, 1985, IN OFFICIAL RECORDS BOOK 456, PAGE 2534.

AFFECTS SUBJECT PROPERTY AS SHOWN.

E. ASSIGNMENT AGREEMENT RECORDED AUGUST 13, 1985, IN OFFICIAL RECORDS BOOK 473, PAGE 1177

F. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSEE, RECORDED NOVEMBER 15, 1990, IN OFFICIAL RECORDS BOOK 715, PAGE 2672.

AFFECTS A PORTION OF SUBJECT PROPERTY. NOTHING TO PLOT.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

G.LEASE AGREEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSOR AND CITY OF PORT ST. LUCIE, FLORIDA, LESSEE, RECORDED NOVEMBER 15, 1990, IN OFFICIAL RECORDS BOOK 715, PAGE 2686.

AFFECTS A PORTION OF SUBJECT PROPERTY. NOTHING TO PLOT.

H. ST. LUCIE COUNTY UTILITIES DEPARTMENT DEVELOPER AGREEMENT RECORDED OCTOBER 28, 1991, IN OFFICIAL RECORDS BOOK 761, PAGE 9.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

I. EASEMENT DEED RECORDED OCTOBER 28, 1991, IN OFFICIAL RECORDS BOOK 761, PAGE 24.

AFFECTS SUBJECT PROPERTY AS SHOWN.

J. LEASE AGREEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSOR AND CITY OF PORT ST. LUCIE FLORIDA, LESSEE, RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 575, AS AFFECTED BY LEASE SCHEDULE NO. 2007 RECORDED IN OFFICIAL RECORDS BOOK 2789 PAGE 2931.

AFFECT SUBJECT PROPERTY. NOTHING TO PLOT.

K. ASSIGNMENT AGREEMENT RECORDED MAY 28, 1997, IN OFFICIAL RECORDS BOOK 1079, PAGE 635.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

L. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

M. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND SPRINT SPECTRUM L.P., LESSEE, RECORDED OCTOBER 16, 2002, IN OFFICIAL RECORDS BOOK 1596, PAGE 2445.

LEASE PARCEL AFFECTS SUBJECT PROPERTY ALTHOUGH THERE IS A SCRIVNER'S ERROR. THE POINT OF COMMENCEMENT IS AT THE NORTHEAST CORNER OF TRACT "F" AND NOT THE NORTHWEST CORNER.

IT IS PROBABLE THAT THE INGRESS/EGRESS AND UTILITY EASMENTS AFFECT SUBJECT PROPERTY BUT THE DESCRIPTION IS ILLEGIBLE AND IT CANNOT BE PLACED ON THE SURVEY.

N. LEASE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, FLORIDA, LESSOR AND PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, LESSEE, RECORDED MARCH 30, 2007, IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.

OOK 2789, PAGE 2915.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

O.ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007, IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

P. ALL RIGHT, TITLE AND INTEREST OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION A BODY CORPORATE UNDER THE LAWS OF THE STATE OF FLORIDA, IN AN UNDIVIDED THREE-FOURTHS INTEREST IN ALL THE PHOSPHATE, MINERALS AND METALS THAT ARE OR MAY BE IN, ON, OR UNDER THE SAID LAND AND AN UNDIVIDED ONE-HALF INTEREST IN ALL THE PETROLEUM THAT IS OR MAY BE IN, ON, OR UNDER SAID LAND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST HAVING BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, BY VIRTUE OF WARRANTY DEED RECOR4EDED IN OFFICIAL RECORDS BOOK 4061 PAGE 1529. NOTE: THE RIGHT OF ENTRY FOR MINING, DRILLING AND EXPLORATION HAS BEEN RELEASE PURSUANT TO SECTION 270.11(3), FLORIDA STATUTES NO COMMENT.

Q.UTILITY SERVICE AGREEMENT RECORDED MARCH 25, 2009, IN OFFICIAL RECORDS BOOK 3072, PAGE 934.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

R. PERPETUAL EASEMENT BY AND BETWEEN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NON PROFIT CORPORATION, GRANTOR, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, GRANTEE, RECORDED AUGUST 7, 2009, IN OFFICIAL RECORDS BOOK 3116, PAGE 162.

AFFECTS SUBJECT PROPERTY AS SHOWN.

S. AMENDED AND RESTATED UTILITY SERVICE AGREEMENT RECORDED DECEMBER 20, 2013, IN OFFICIAL RECORDS BOOK 3589, PAGE 1513.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

T. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017, IN OFFICIAL RECORDS BOOK 4059, PAGE 2251.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 2, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13. PAGE 17. PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
POLICY NUMBER: A02-1057519, REFERENCE NUMBER: 24-4408
DATE: NOVEMBER 5, 2004 AT 14:54
SCHEDULE B

1. - 2. GENERAL EXCEPTIONS **NO COMMENT.**

NO COMMENT.

3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112. PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT

THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT

5. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED.

PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS
CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

7. ASSIGNMENT AND ASSUMPTION AGREEMENT. AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

 ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA2002). NO COMMENT.

 SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701.
 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 3, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. 1332-10119, FILE NO. 0410776C DATE OF POLICY: DECEMBER 20, 2004 @ 4:14 PM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10.SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.

NO COMMENT.

11.ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION FOR THE CONTROL OF T

LEGAL DESCRIPTION

LOT 4, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. 1332-10076, FILE NO. 0410295C DATE OF POLICY: AUGUST 30, 2004 @ 9:05 AM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS NO COMMENT.

NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10.SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.

11.ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

NO COMMENT.

LEGAL DESCRIPTION

LOT 5, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. 1332-10090, FILE NO. 0410545C DATE OF POLICY: OCTOBER 19, 2004 @ 8:53 AM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

 ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10.SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.

NO COMMENT.

11.ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

NO COMMENT.

LEGAL DESCRIPTION

LOT 6, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. 5332-319413, FILE NO. 0409091C DATE OF POLICY: MARCH 17, 2004 @ 10:28 AM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10.SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.

NO COMMENT.

11.ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

NO COMMENT.

LEGAL DESCRIPTION

LOTS 7, 8 AND 9, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

AMERICAN PIONEER TITLE INSURANCE COMPANY POLICY NO. OP-9-0080-1196 DATE OF POLICY: DECEMBER 15, 2003 @ 9:49 AM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS

<u>NO COMMENT.</u>

6. RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS PURSUANT TO THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, **PAGE** 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

7. RESTRICTIONS, RESERVATIONS AND EASEMENTS AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 13, PAGE 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

APPLICBLE MATTERS ON THE PLAT ARE SHOWN.

8. ASSIGNMENT AGREEMENT FROM GENERAL DEVELOPMENT CORPORATION TO FLORIDA POWER AND LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NO COMMENT.

9. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN ATLANTIC GULF COMMUNITIES CORPORATION (F/K/A GENERAL DEVELOPMENT CORPORATION) AND THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED APRIL 30, 1998 IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (INCLUDES OTHER PROPERTY)

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 10, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. 5332-296697, FILE NO. 0409090C DATE OF POLICY: FEBRUARY 13, 2004 @ 11:20 AM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS
NO COMMENT.

6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

10.SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.

NO COMMENT.

11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM FEBRUARY 13, 2004 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10481069

1. WARRANTY DEED RECORDED FEBRUARY 13, 2004 IN OFFICIAL RECORDS BOOK 1900, PAGE 316. <u>AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.</u>

2. MORTGAGE RECORDED MARCH 1, 2004 IN OFFICIAL RECORDS BOOK 1908. PAGE 2518.

3. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405. <u>AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.</u>

4. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423. <u>AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.</u>

 SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014.
 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 11, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

DATE: MAY 23, 2022

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-0230950, FILE NO.: 3082 EFFECTIVE DATE: FEBRUARY 26, 2004 AT 13:59 PM SCHEDULE B

1. - 6. GENERAL EXCEPTIONS NO COMMENT.

7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

-LORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495.

AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

9. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED.

NO COMMENT.

10. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

 ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.
 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

12. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).

NO COMMENT.

13. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701 (WHICH IS COLLECTED EACH YEAR AS **A** PART OF THE ANNUAL TAX ROLL). **AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.**

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE SEARCH FROM FEBRUARY 26, 2004 THROUGH MAY 3, 2022 AT 5:00
FILE NUMBER: 10481119

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

PAGE 2014.

DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED FEBRUARY 26, 2004 IN OFFICIAL RECORDS BOOK 1907, PAGE 2293.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

2. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

 GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

4. SATISFACTION OF LIEN RECORDED MARCH 26, 2004 IN OFFICIAL RECORDS BOOK 1928, PAGE 2213.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

6. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.

5. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563,

CONSTRUCTORS AND WA

Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

SURVEY

OLICE TRAINING FAC ALTA / NSPS LAND TITLE OUNDARY AND TOPOGRAPHIC SU

PROJECT NO

011121-01-001

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PLAN STATUS

DATE DESCRIPTION
FIELD BOOK PAGE
22-235 28-60
FIELD CREW: MJ, JW
D.A.L. R.E.B.

DRAWN | CHKD

SCALE | H: 1" = 80'
V: N/A

JOB No.011121-01-001

DATE JUNE 13, 2022

FILE No. 011121 ALTA

 $_{\mathsf{HEET}}$ 2 of 12

LEGAL DESCRIPTION

LOT 14, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA.

TITLE POLICY:

OMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-1178084, FILE NO.: 0513263C POLICY DATE: DECEMBER 21, 2005 AT 1:54 PM SCHEDULE B

- I. 6. GENERAL EXCEPTIONS NO COMMENT.
- RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- E. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O.R. BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277. AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER
- ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN 0. R. BOOK 762, AT PAGE 72.
- AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O.R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-RIO; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE. NO COMMENT.
- 12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE. NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM DECEMBER 21, 2005 THROUGH MAY 3, 2022 AT 5:00

- FILE NUMBER: 10480304 DATE: MAY 23, 2022
- WARRANTY DEED RECORDED DECEMBER 21, 2005 IN OFFICIAL RECORDS BOOK 2444, PAGE 476. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- RELEASE OF LIEN RECORDED JANUARY 10, 2006 IN OFFICIAL RECORDS BOOK 2457, PAGE 2679. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 18 AND 19, BLOCK 688, OF PORT ST. LUCIE SECTION EIGHTEEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

OMMONWEALTH LAND TITLE INSURANCE COMPAN POLICY NUMBER: A02-0156193, FILE NO.: LUCP3086 EFFECTIVE DATE: NOVEMBER 10, 2003 AT 14:56 PM SCHEDULE B

- 1. 6. GENERAL EXCEPTIONS NO COMMENT
- 7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION 18, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 8. DECLARATION OF RESTRICTIONS RECORDED IN OR BOOK 112 PAGE 495 OF THE PUBLIC RECORDS OF ST. LUCIE AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.
- 9. ASSIGNMENT AGREEMENT BETWEEN GENERAL DEVELOPMENT CORPORATION AND FLORIDA POWER AND LIGHT COMPANY RECORDED ON OR BOOK 473 PAGE 1177 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 1141, PAGE 2395 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 11. SUBJECT TO ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICES, CHARGES FOR SERVICES BY ANY WATER, SEWER OR GAS SYSTEM SERVING THE LANDS DESCRIBED HEREIN. NO COMMENT.
- 12. TITLE TO PERSONAL PROPERTY IS NOT INSURED. NO COMMENT.

FILE NUMBER: 10480226

DATE: MAY 23, 2022

- 13. ANY UNRECORDED LEASES AFFECTING SUBJECT PROPERTY, IF ANY.
- 14. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE NOT INSURED, IF ANY. NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM NOVEMBER 10, 2003 THROUGH MAY 3, 2022 AT 5:00

- WARRANTY DEED RECORDED NOVEMBER 10, 2003 IN OFFICIAL RECORDS BOOK 1840, PAGE 2509. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- WARRANTY DEED RECORDED JUNE 9, 2004 IN OFFICIAL RECORDS BOOK 1987, PAGE 1457. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE
- AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 4. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789. PAGE 2906. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 6. UTILITY SERVICE AGREEMENT RECORDED FEBRUARY 16, 2022 IN OFFICIAL RECORDS BOOK 4774, PAGE 1094.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 20, BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

TITLE POLICY:

DMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-1222828, FILE NO.: 0614571C POLICY DATE: MAY 9, 2006 AT 12:52 PM SCHEDULE B

- 1. 6. GENERAL EXCEPTIONS NO COMMENT.
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 8. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O.R. BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277

AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER

- 9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN 0. R. BOOK 762, AT PAGE 72. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O.R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-RIO; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE.
- 12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES. WHICH ARE NOT YET DUE AND PAYABLE. NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM MAY 9, 2006 THROUGH MAY 2, 2022 AT 5:00 PM FILE NUMBER: 10479958

WARRANTY DEED RECORDED MAY 9, 2006 IN OFFICIAL RECORDS BOOK 2557, PAGE 988. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 2, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-1181458, REFERENCE NO.: 25-5204 POLICY DATE: OCTOBER 6, 2005 AT 10:01 AM SCHEDULE B

DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

NO COMMENT.

- 1. 2. GENERAL EXCEPTIONS NO COMMENT.
- 3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495
- AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT. 5. THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT
- 6. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 7. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 8. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002).

LEGAL DESCRIPTION

LOT 3, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

MMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-1178113, FILEE NO.: 0513748C POLICY DATE: FEBRUARY 21, 2006 AT 10:59 AM SCHEDULE B

- 1. 6. GENERAL EXCEPTIONS NO COMMENT.
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 8. RESTRICTIONS, RCSERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277
- AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER
- 9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN O.R. ROOK 762. AT PAGE 72. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE NO COMMENT.
- 12 ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT STILLUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE

LEGAL DESCRIPTION

LOT 4, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

SCHEDULE B

DATE: MAY 26, 2022

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK POLICY NUMBER: 5332-319494, FILE NO.: 0410131C POLICY DATE: AUGUST 12, 2004 AT 10:23 AM

- 1. 5. GENERAL EXCEPTIONS
- 6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 7. RESTRICTIONS. RESERVATIONS. CONDITIONS. COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.
- 8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 117. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN. NO COMMENT.
- 11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE. NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM AUGUST 12, 2004 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481750

LOTS 2, 3 AND 4, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

- 1. WARRANTY DEED RECORDED AUGUST 12, 2004 IN OFFICIAL RECORDS BOOK 2041, PAGE 2672. (AS TO LOT4) AFFECTS LOT 4. NOTHING TO PLOT.
- 2. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 10, 2005 IN OFFICIAL RECORDS BOOK 2158, PAGE 19. (AS TO LOT 3) AFFECTS LOT 3. NOTHING TO PLOT.
- 3. QUIT CLAIM DEED RECORDED FEBRUARY 16, 2005 IN OFFICIAL RECORDS BOOK 2163, PAGE 710. (AS TO LOT 2) AFFECTS LOT 2. NOTHING TO PLOT.
- 4. WARRANTY DEED RECORDED OCTOBER 6, 2005 IN OFFICIAL RECORDS BOOK 2383, PAGE 1361. (AS TO LOT 2) AFFECTS LOT 2. NOTHING TO PLOT.
- 5. RELEASE OF LIEN RECORDED OCTOBER 28, 2005 IN OFFICIAL RECORDS BOOK 2399, PAGE 610. (AS TO LOT 2)
- 6. WARRANTY DEED RECORDED FEBRUARY 21, 2006 IN OFFICIAL RECORDS BOOK 2490, PAGE 1473. (AS TO LOT 3) AFFECTS LOT 3. NOTHING TO PLOT.
- 7. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. (AS TO LOTS 2, 3 AND 4) AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.
- 8. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. (AS TO LOTS 2, 3 AND 4) AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.
- 9. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990. (AS TO LOTS 2, 3 AND 4) AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.
- 10. EASEMENT RECORDED MARCH 6, 2008 IN OFFICIAL RECORDS BOOK 2946, PAGE 1156. (AS TO LOTS 2, 3 AND 4) AFFECTS LOTS 2, 3 AND 4 AS SHOWN.
- 11. UTILITY SERVICE AGREEMENT RECORDED MARCH 25, 2009 IN OFFICIAL RECORDS BOOK 3072, PAGE 934. (AS TO LOTS 2, 3 AND 4) AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.
- 12. MORTGAGE RECORDED JULY 27, 2016 IN OFFICIAL RECORDS BOOK 3894, PAGE 2674. (AS TO LOT 4) NO COMMENT.
- 13. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. (AS TO LOTS 2, 3 AND 4) AFFECTS LOTS 2, 3 AND 4. NOTHING TO PLOT.
- 14. RELEASE OF MORTGAGE RECORDED MAY 18, 2020 IN OFFICIAL RECORDS BOOK 4421, PAGE 172. (AS TO LOT4) NO COMMENT.

LEGAL DESCRIPTION

LOT 6, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13. PAGES 17. OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

MMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-1054181, FILE NO.: 4821 POLICY DATE: DECEMBER 8, 2004 AT 2:59 PM SCHEDULE B

- 1. 6. GENERAL EXCEPTIONS NO COMMENT.
- 7. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED

- 9 PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141 PAGE 2395 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 11. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST. LUCIE, 821 SO. 2D 1130 (FLA. 4TH DCA 2002). NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM DECEMBER 8, 2004 THROUGH MAY 3, 2022 AT 5:00 PM DATE: MAY 23, 2022

- 1. WARRANTY DEED RECORDED DECEMBER 8, 2004 IN OFFICIAL RECORDS BOOK 2110, PAGE 334. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL

- 4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT

LEGAL DESCRIPTION

LOT 7, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-1222807, FILE NO.: 0614080C POLICY DATE: MARCH 8, 2006 AT 9:44 AM SCHEDULE B

- 1. 6. GENERAL EXCEPTIONS **NO COMMENTS.**
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K. APPLICABLE MATTERS ON THNO COMMENTS.
- 8. RESTRICTIONS, RCSERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R, BOOK 112, AT PAGE 495, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN O.R. BOOK 1157, AT PAGE 2277.

AFFECTS SUBJECT PROPERTY BUT RELEASE DOES NOT AFFECT SUBJECT PROPERTY. EASEMENTS ARE PER 9. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO

INSTRUMENT RECORDED IN O.R. BOOK 473, AT PAGE 1177, SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN AFFECTS SUBJECT PROPERTY BUT SUBORDINATION AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

10. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN AND IS NOT YET DUE AND PAYABLE. NO COMMENT.

12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE. NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM MARCH 8, 2006 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481684 DATE: MAY 23, 2022

AFFECTS SUBJECT PROPERTY.

AFFECTS SUBJECT PROPERTY.

- 1. WARRANTY DEED RECORDED MARCH 8, 2006 IN OFFICIAL RECORDS BOOK 2503, PAGE 1668.
- 2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
- AFFECTS SUBJECT PROPERTY. 3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931.
- 4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990. AFFECTS SUBJECT PROPERTY.
- 5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY.

O $\mathbf{\omega}$

PROJECT NO 011121-01-001

PLAN STATUS

DATE | DESCRIPTION FIELD BOOK PAGE 22-235 28-60

DRAWN CHKD SCALE \; JOB No.011121-01-00

FIELD CREW: MJ. JW

DATE JUNE 13, 2022 FILE No. 011121 ALTA

LEGAL DESCRIPTION

LOT 8, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

ATTORNEY'S TITLE INSURANCE FUND, INC POLICY NUMBER: OPM-2408260. AGENT'S FILE NO.: 03-56 POLICY DATE: JUNE 20, 2003 AT 4:04 AM

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

- 1. 6. GENERAL EXCEPTIONS NO COMMENT
- ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 27, 2002, UNDER O.R. BOOK 1586, PAGE 2630, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 497, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DOCUMENT NOT PROVIDED.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 8, 1965, IN O.R. BOOK 112, PAGE 495, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLATS.
- ASSIGNMENT AGREEMENT BETWEEN GENERAL DEVELOPMENT CORPORATION AND FLORIDA POWER & LIGHT COMPANY ASSIGNING UTILITY EASEMENTS AS SHOWN ON PLATS LOCATED IN PORT ST. LUCIE. RECORDED IN O.R. BOOK 473, PAGE 1177, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- ANY FEES, ASSESSMENTS OR CHARGES FOR STORMWATER UTILITIES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE TO RECOVER FEES REFUNDED PURSUANT TO THE CASE OF CITY OF PORT ST. LUCIE V. ZLINKOFF, 821 SO. 2D1130 (FLA. 4TH DCA 202). NO COMMENT.
- RESOLUTION NO. 98-R49 RECORDED IN O.R. BOOK 1157, PAGE 2701, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN O.R. ROOK 1141, PGE 2395, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIC COUNTY, FLORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM JUNE 20, 2003 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481656 DATE: MAY 23, 2022

- NOTICE OF TERMINATION RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 949. AFFECTS SUBJECT PROPERTY.
- WARRANTY DEED RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 951. AFFECTS SUBJECT PROPERTY.
- GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
- AFFECTS SUBJECT PROPERTY. 4. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL
- RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY.
- ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990 AFFECTS SUBJECT PROPERTY.
- 6. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 9. BLOCK 689. PORT ST. LUCIE SECTION EIGHTEEN. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, 17A THROUGH 17K, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK POLICY NUMBER: 5332-319428, FILE NO.: 0409332C POLICY DATE: MARCH 29, 2004 AT 11:57 AM

1. - 5. GENERAL EXCEPTIONS NO COMMENT.

DATE: MAY 23, 2022

- 6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.
- 8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141. AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
- 11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM MARCH 29, 2004 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481597

- 1. AFFIDAVIT RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 1929, PAGE 2902.
- 2. WARRANTY DEED RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 1929, PAGE 2903. AFFECTS SUBJECT PROPERTY.
- 3. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915.
- AFFECTS SUBJECT PROPERTY. 4. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL
- RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY.
- AFFECTS SUBJECT PROPERTY.

5. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.

- 6. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014. AFFECTS SUBJECT PROPERTY.
- 7. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY.
- 8. NOTICE OF COMMENCEMENT RECORDED MAY 20, 2021 IN OFFICIAL RECORDS BOOK 4614, PAGE 792. AFFECTS SUBJECT PROPERTY.

AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 10, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY: FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK POLICY NUMBER: 5332-319428, FILE NO.: 0409332C

- SCHEDULE B
- 1. 5. GENERAL EXCEPTIONS NO COMMENT.

POLICY DATE: MARCH 29, 2004 AT 11:57 AM

LEGAL DESCRIPTION

- 6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS ARE PER RECORDED PLAT.
- 8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN. NO COMMENT.
- 11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES. WHICH ARE NOT YET DUE AND PAYABLE. NO COMMENT.
- COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM SEPTEMBER 18, 2004 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481538 DATE: MAY 23, 2022
- 1. WARRANTY DEED RECORDED MARCH 29, 2004 IN OFFICIAL RECORDS BOOK 2060, PAGE 2982. AFFECTS SUBJECT PROPERTY.
- 2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY.
- 3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, AFFECTS SUBJECT PROPERTY.
- 4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990. AFFECTS SUBJECT PROPERTY.
- 5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 11, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-0197202, REFERENCE NO.:23-3212 POLICY DATE: OCTOBER 31, 2003 AT 13:57 AM SCHEDULE B

- 1. 1 3. GENERAL EXCEPTIONS NO COMMENT.
- 4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT. COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 6. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141. PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 7. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK I I 2, PAGE 495.
- 8. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE, 821 SO. 2D 1130 (FLA 4THDCA 2002).

NO COMMENT. COMMONWEALTH LAND TITLE INSURANCE COMPANY

- FILE NUMBER: 10481487 1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1833, PAGE 2213.
- 2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

TITLE SEARCH FROM OCTOBER 31, 2003 THROUGH MAY 3, 2022 AT 5:00 PM

AFFECTS SUBJECT PROPERTY.

- 3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- . ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LOT 12, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-0223963. REFERENCE NO.: 23-3213 POLICY DATE: JANUARY 21, 2004 AT 10:36 AM SCHEDULE B

- 1. 2. GENERAL EXCEPTIONS NO COMMENT.
- 3. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 4. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT. COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 5. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
- 7. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER CURRENT OR RETROACTIVE, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE, 821 SO. 2D 1130 NO COMMENT.
- 8. SPECIAL ASSESSMENT LIEN BY RESOLUTION NO. 98-R-49 AS RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 2701. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM JANUARY 21, 2004 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481401 DATE: MAY 23, 2022

- 1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1834, PAGE 1083. AFFECTS SUBJECT PROPERTY.
- 2. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 3. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 4. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 5. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251 AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LEGAL DESCRIPTION

LOT 13, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 13, PAGE 17; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: P61029-O, CUSTOMER FILE NO.: MOUSTAKAS POLICY DATE: JULY 16, 1998 SCHEDULE B

- 2. 3. GENERAL EXCEPTIONS NO COMMENT.
- 4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
- 7. ASSIGNMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN THE INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 8. RESOLUTION NO. 98-R49 DATED JUNE 26, 1998 AND RECORDED JULY 8, 1998 IN OFFICIAL RECORD BOOK 1157, PAGE 2701, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

LOT 14. BLOCK 689. PORT ST. LUCIE SECTION EIGHTEEN. ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF

THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 13, PAGE 17; SAID

4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION

5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY, AS

6. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS

7. ASSIGNMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN THE INSTRUMENT, RECORDED IN OFFICIAL RECORDS

CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177, OF THE PUBLIC RECORDS OF ST.

EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481362 DATE: MAY 23, 2022

LEGAL DESCRIPTION

TITLE POLICY:

POLICY DATE: JULY 16, 1998

2. - 3. GENERAL EXCEPTIONS

LUCIE COUNTY, FLORIDA.

NO COMMENT.

FILE NUMBER: 10481362

BOOK 4061, PAGE 1529.

DATE: MAY 23, 2022

LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

APPLICABLE MATTERS ON THE PLAT ARE SHOWN.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM

COMMONWEALTH LAND TITLE INSURANCE COMPANY

AFFECTS SUBJECT PROPERTY.

BOOK 112, PAGE 495, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BOOK 1141, PAGE 2395, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS

AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.

MMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: P61029-O, CUSTOMER FILE NO.: MOUSTAKAS

1. CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529. AFFECTS SUBJECT PROPERTY.

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BOUN

PROJECT NO

011121-01-001

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PLAN STATUS

DATE | DESCRIPTION FIELD BOOK PAGE 28-60 22-235 FIELD CREW: MJ. JW

DRAWN CHKD SCALE V:

JOB No.011121-01-00 DATE JUNE 13, 2022 FILE No. 011121 ALTA

LEGAL DESCRIPTION

LOT 15, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER: A02-0133077, REFERENCE NO.: 23-3042 POLICY DATE: JANUARY 3, 2003 AT 11:53 AM

1. - 3. GENERAL EXCEPTIONS NO COMMENT.

DOCUMENT NOT PROVIDED.

- 4. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDDS OF ST. LUCIE COUNTY, FLORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 5. PARTIAL ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 6. ASSIGNMENT AND ASSUMPTION AGREEMENT, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1141. PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 7. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 112, PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
- 8. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 493, PAGE 2810.
- 9. ANY FEES, ASSESSMENTS, OR CHARGES, WHETHER RETROACTIVE OR CURRENT, IMPOSED BY THE CITY OF PORT ST. LUCIE IN AN ATTEMPT TO RECOUP THE COSTS OF THE CASE STYLED ZLINKOFF V. CITY OF PORT ST LUCIE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM NOVEMBER 6, 2017 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481279 DATE: MAY 23, 2022

CORRECTIVE SPECIAL WARRANTY DEED RECORDED NOVEMBER 6, 2017 IN OFFICIAL RECORDS BOOK 4061, PAGE 1529. AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 16, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK POLICY NUMBER: 5332-319493, FILE NO.: 0410080C POLICY DATE: AUGUST 11, 2004 AT 9:14 AM SCHEDULE B

1. - 5. GENERAL EXCEPTIONS NO COMMENT

NO COMMENT.

NO COMMENT.

- 6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 7. RESTRICTIONS. RESERVATIONS. CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
- 8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. CAPITAL CHARGE INSTALLMENT PAYMENT AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED JUNE 2, 2004, IN O.R. BOOK 1982, AT PAGE 1217 (SAID AGREEMENT HAVING BEEN GIVEN TO SECURE THE ORIGINAL AMOUNT OF \$3,598.00).
- 11. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN.
- 12. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE. NO COMMENT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM AUGUST 11, 2004 THROUGH MAY 3, 2022 AT 5:00 PM FILE NUMBER: 10481238

AFFECTS SUBJECT PROPERTY.

AFFECTS SUBJECT PROPERTY.

- DATE: MAY 23, 2022 1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330.
- 2. RELEASE OF LIEN RECORDED OCTOBER 1, 2004 IN OFFICIAL RECORDS BOOK 2068, PAGE 2308.
- 3. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901. AFFECTS SUBJECT PROPERTY.
- 4. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906. AFFECTS SUBJECT PROPERTY.
- 5. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY.
- 6. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY.
- 7. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE AFFECTS SUBJECT PROPERTY.
- 8. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.

LEGAL DESCRIPTION

LOT 17, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

IDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NUMBER: 1332-10101, FILE NO.: 0410712C POLICY DATE: NOVEMBER 22, 2004 AT 8:34 AM SCHEDULE B

- 1. 5. GENERAL EXCEPTIONS NO COMMENT.
- 6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
- 8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395.
- 10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN. NO COMMENT.
- 11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM NOVEMBER 22, 2004 THROUGH MAY 3, 2022 AT 5:00 PM

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

- 1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330. AFFECTS SUBJECT PROPERTY.
- 2. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, AFFECTS SUBJECT PROPERTY.
- 3. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906. AFFECTS SUBJECT PROPERTY.
- 4. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY.
- 5. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY.
- 6. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE
 - AFFECTS SUBJECT PROPERTY.

AFFECTS SUBJECT PROPERTY.

- 7. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134. AFFECTS SUBJECT PROPERTY.
- 8. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 251.

LEGAL DESCRIPTION

LOT 18, BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE POLICY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NUMBER: 5332-286568, FILE NO.: 0308335C POLICY DATE: OCTOBER 17, 2003 AT 2:16 PM SCHEDULE B

- 1. 5. GENERAL EXCEPTIONS NO COMMENT
- 6. RESTRICTIONS, RESERVATIONS, CONDITIONS, LIMITATIONS AND EASEMENTS, ACCORDING TO THE PLAT OF THE SUBDIVISION, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, I7A THROUGH 17K. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- 7. RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS, ACCORDING TO THE DECLARATION OF RESTRICTIONS, AS RECORDED IN O. R. BOOK 112, AT PAGE 495. AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
- 8. ASSIGNMENT OF PLATTED EASEMENT RIGHTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ACCORDING TO INSTRUMENT RECORDED IN O. R. BOOK 473, AT PAGE 1177. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 9. ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ACCORDING TO INSTRUMENT IN O. R. BOOK 1141, AT PAGE 2395. AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
- 10. SPECIAL ASSESSMENT (PURSUANT TO CHAPTER 197.3632, FLORIDA STATUTES) FOR THE CITY OF PORT ST. LUCIE'S WATER AND SEWER EXPANSION PROJECT, UNDER THE CITY'S UNRECORDED ORDINANCE NO. 95-R10; WHICH IS COLLECTED YEARLY AS A NON-AD VALOREM CHARGE ON THE ST. LUCIE COUNTY TAX BILL ISSUED RELATIVE TO THE LANDS DESCRIBED HEREIN. NO COMMENT.
- 11. ANY FEES OR ASSESSMENTS THAT MAY BE IMPOSED BY THE CITY OF PORT ST. LUCIE IN THE FUTURE FOR STORM-WATER UTILITIES FOR THE YEARS 1993 - 1997 AND TO RECOUP LOSSES INCURRED BY THE CITY IN LITIGATION RELATED TO SUCH STORM-WATER UTILITIES, WHICH ARE NOT YET DUE AND PAYABLE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM OCTOBER 17, 2003 THROUGH MAY 3, 2022 AT 5:00 PM

FILE NUMBER: 10481177

- 1. WARRANTY DEED RECORDED OCTOBER 17, 2003 IN OFFICIAL RECORDS BOOK 1824, PAGE 334. AFFECTS SUBJECT PROPERTY.
- 2. ASSIGNMENT AGREEMENT RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2405. AFFECTS SUBJECT PROPERTY.
- 3. GROUND LEASE RECORDED MARCH 15, 2004 IN OFFICIAL RECORDS BOOK 1919, PAGE 2423.
- AFFECTS SUBJECT PROPERTY.
- 4. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901. AFFECTS SUBJECT PROPERTY
- 5. FIRST AMENDMENT TO LEASE SCHEDULE NO. 2004 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2906.
- AFFECTS SUBJECT PROPERTY.
- 6. GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2915. AFFECTS SUBJECT PROPERTY.
- 7. LEASE SCHEDULE NO. 2007 PROJECT UNIT NO. 2007 RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2931. AFFECTS SUBJECT PROPERTY.
- 8. ASSIGNMENT AGREEMENT RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2990.
- AFFECTS SUBJECT PROPERTY.
- 9. SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 25, 2013 IN OFFICIAL RECORDS BOOK 3563, PAGE 2014. AFFECTS SUBJECT PROPERTY.
- 10. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134. AFFECTS SUBJECT PROPERTY.
- 11. RESOLUTION 17-GFC 04 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2251. AFFECTS SUBJECT PROPERTY.

LEGAL DESCRIPTION

DRAINAGE RIGHT OF WAY, LYING WITH BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE SEARCH FROM 05/11/1992 THROUGH 05/11/2022 AT 5:00 PM FILE NUMBER: 10472292

- A. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A - 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. APPLICABLE MATTERS ON THE PLAT ARE SHOWN.
- B. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395.

AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.

0

BOUND

PROJECT NO 011121-01-001

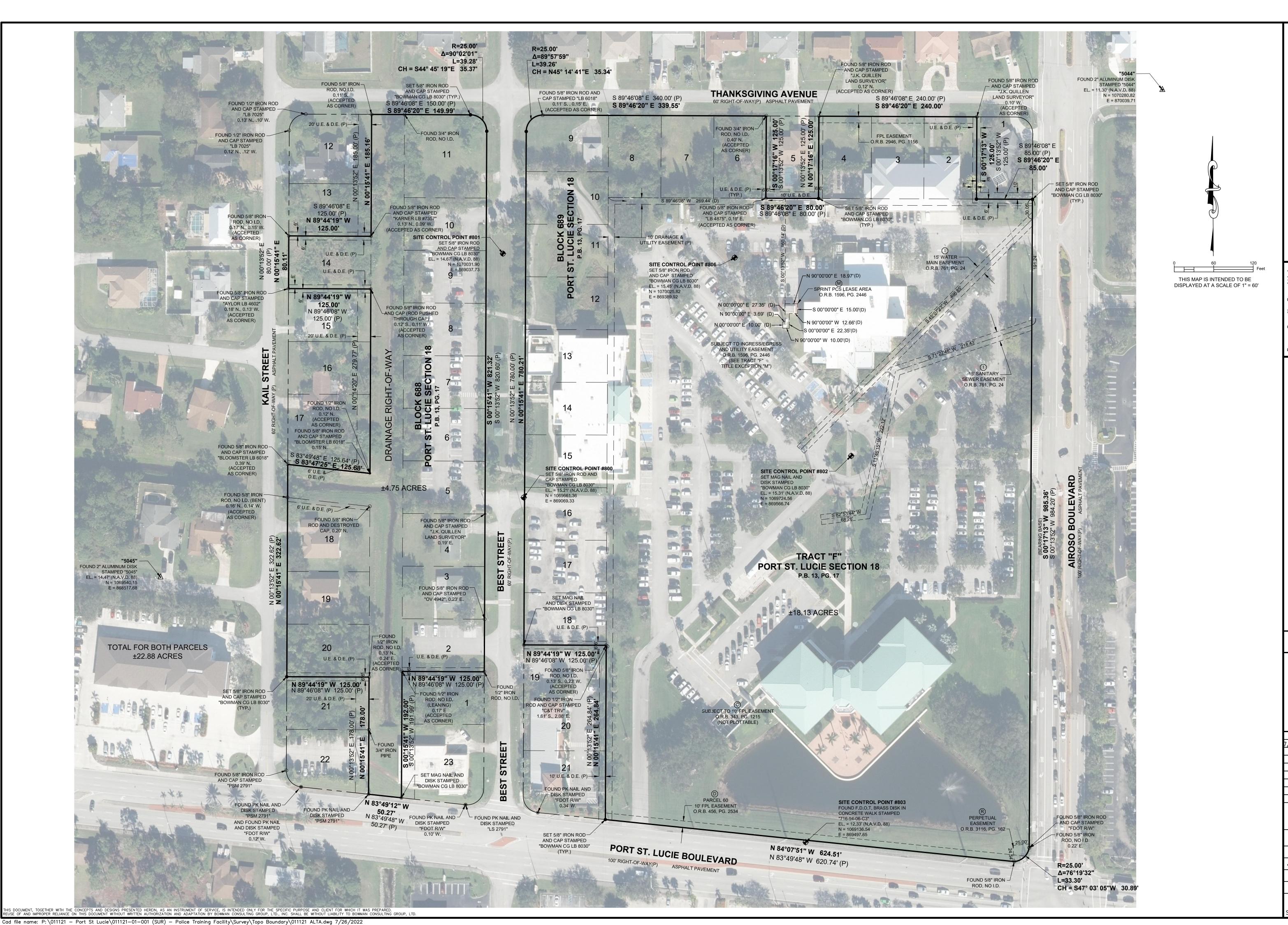
PLAN STATUS

DATE DESCRIPTION FIELD BOOK PAGE 22-235 28-60

FIELD CREW: MJ, JW

DRAWN CHKD SCALE V. JOB No.011121-01-001

DATE JUNE 13, 2022 FILE No. 011121 ALTA



SURV PHIC SPS LA TOPO $\mathbf{Z} \cap$ **BOUND**/ 0

PROJECT NO 011121-01-001

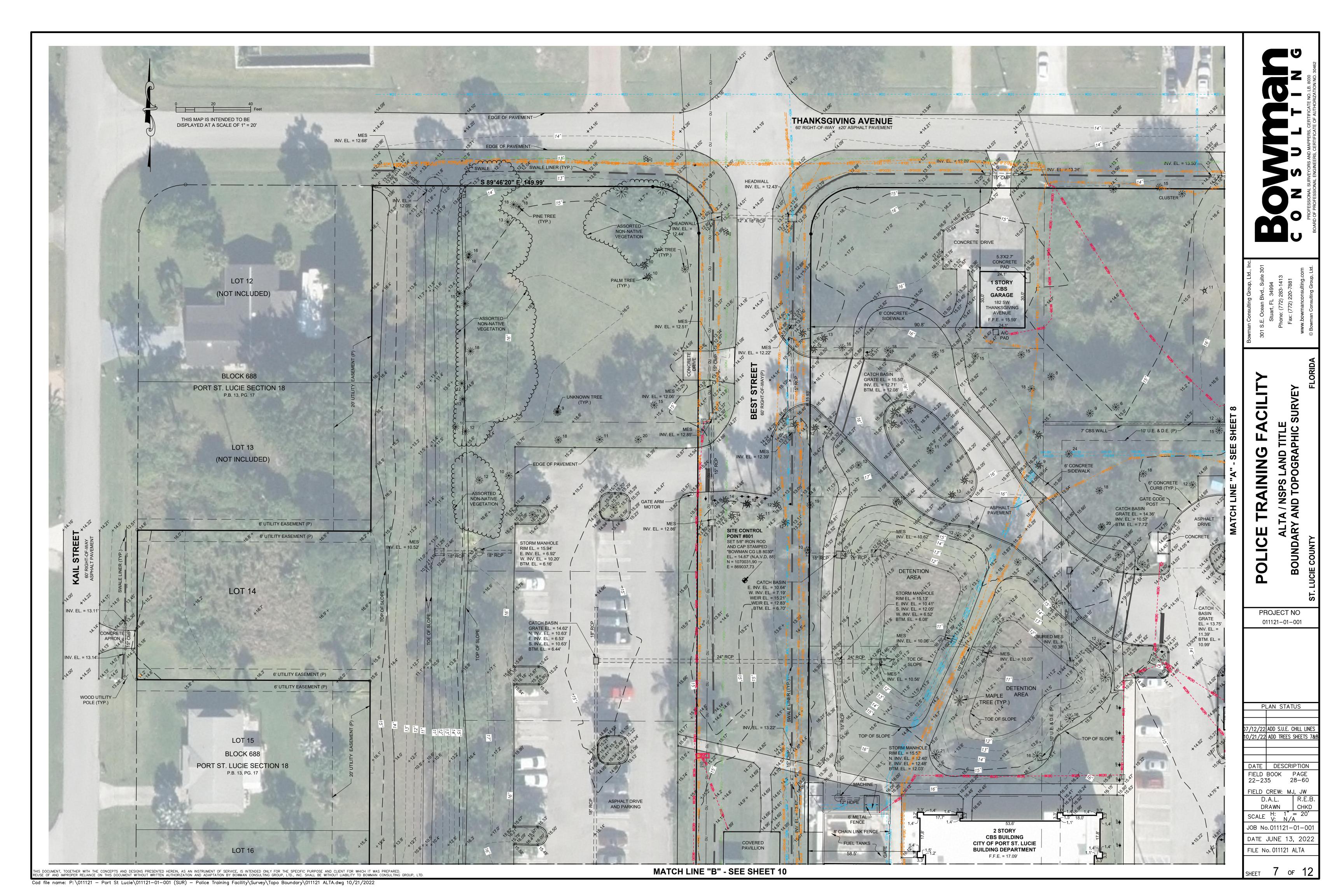
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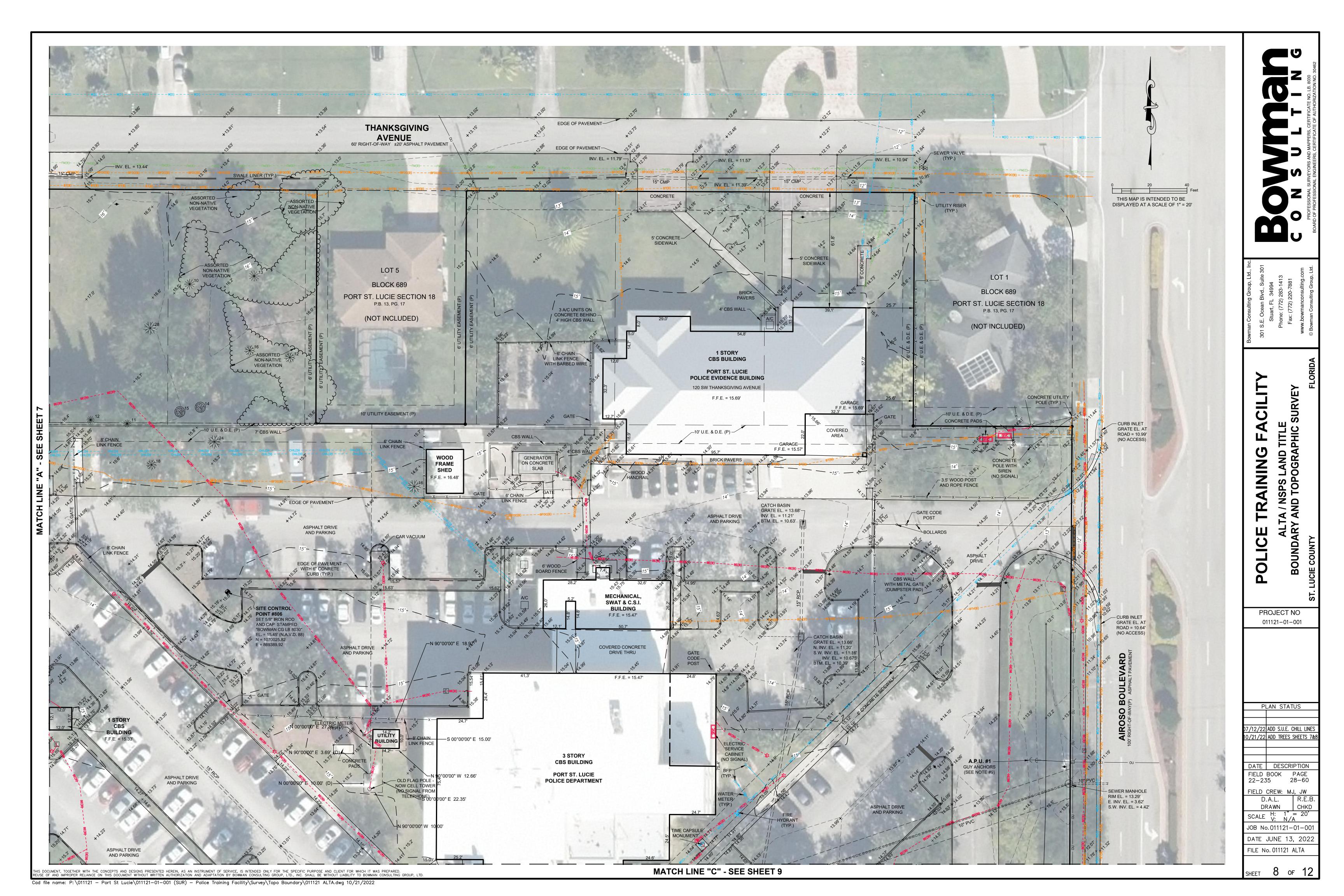
DATE DESCRIPTION FIELD BOOK PAGE 22-235 28-60 FIELD CREW: MJ, JW

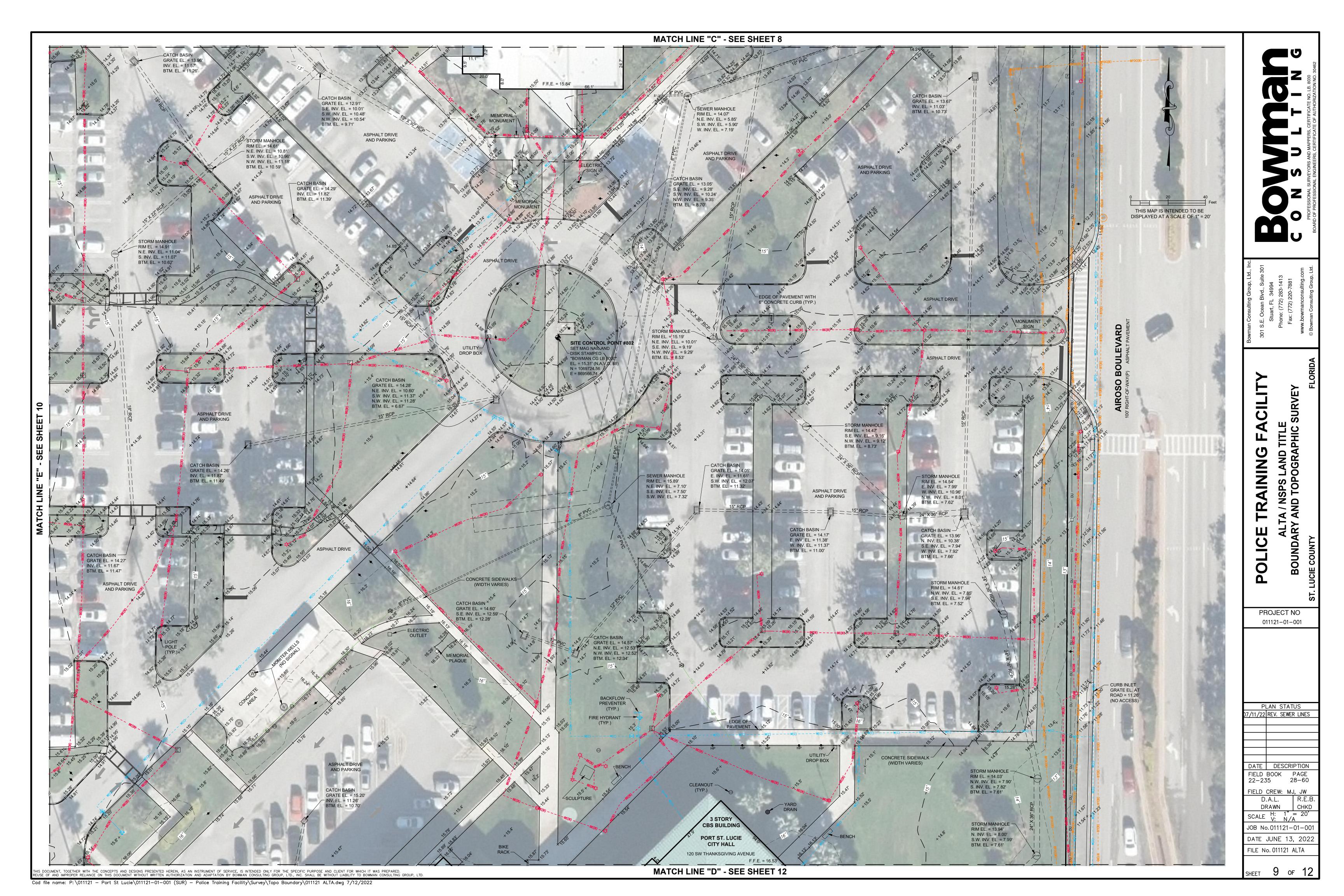
D.A.L. DRAWN CHKD SCALE H: 1'' = 6

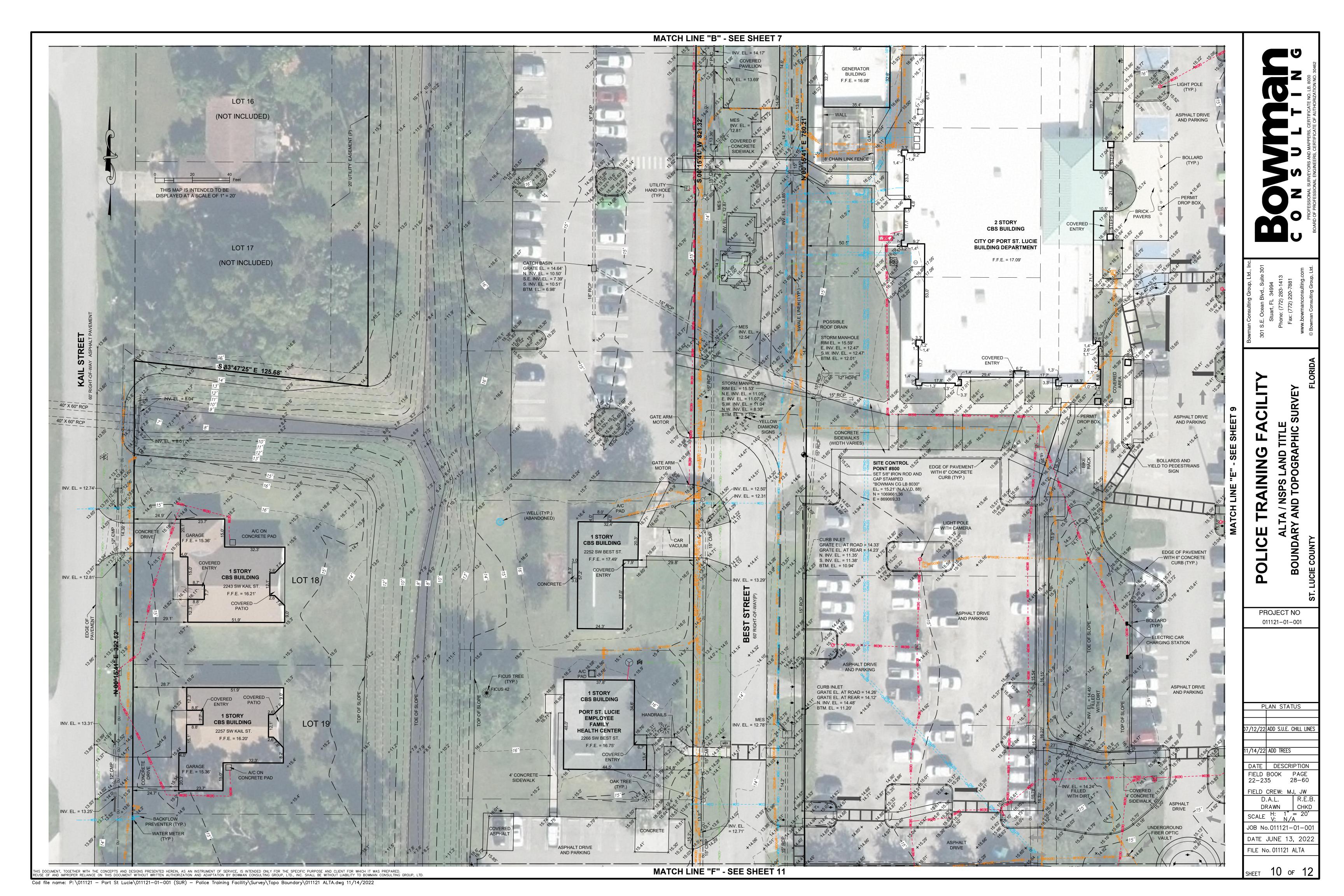
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6 of 12



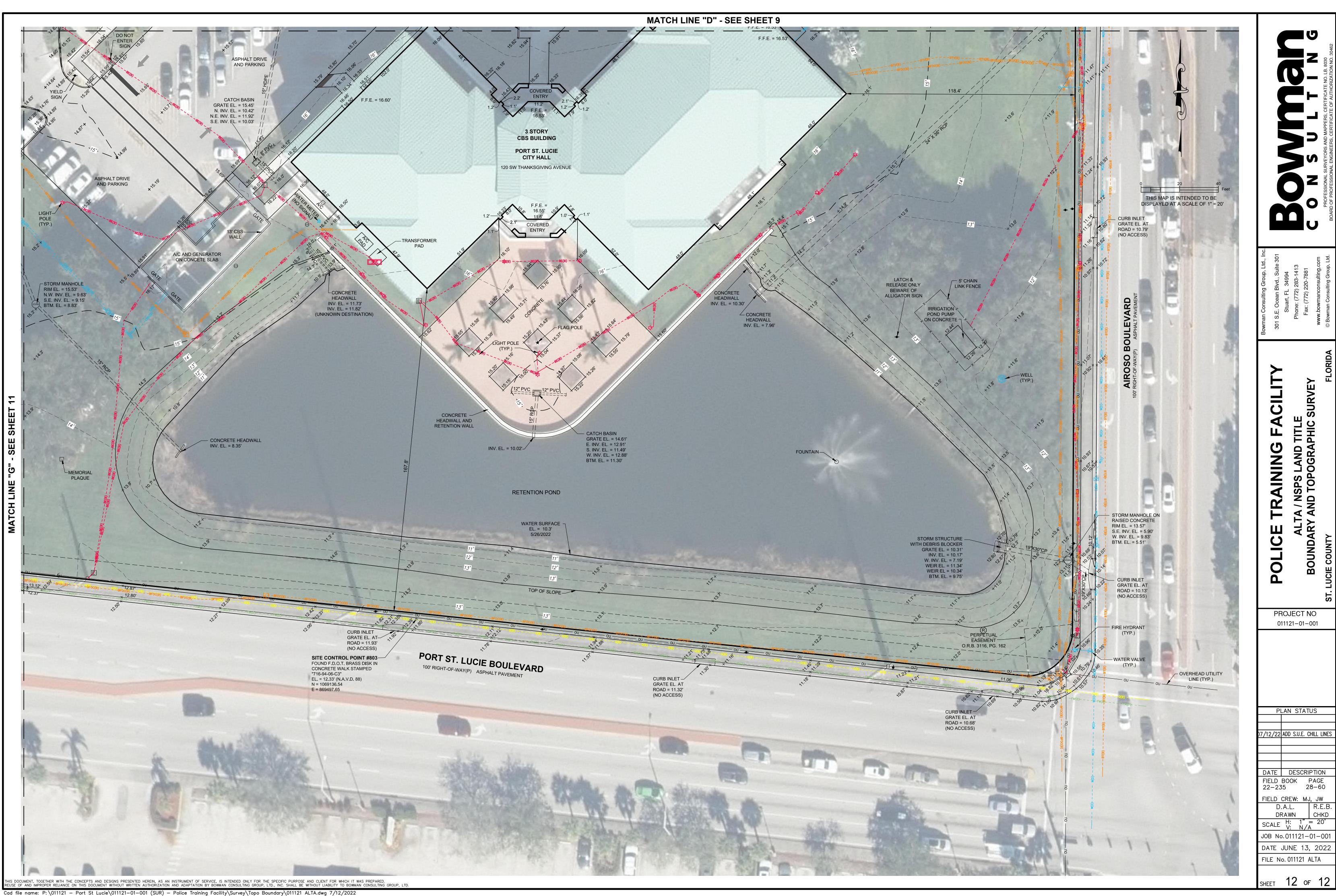








Cad file name: P:\011121 - Port St Lucie\011121-01-001 (SUR) - Police Training Facility\Survey\Topo Boundary\011121 ALTA.dwg 11/14/2022



12/22 ADD S.U.E. CHILL LINES

FIELD BOOK PAGE 22-235 28-60 FIELD CREW: MJ, JW

JOB No.011121-01-001