

LOCATION MAP  
NOT TO SCALE

#### LEGEND

|          |   |   |                                 |
|----------|---|---|---------------------------------|
| A/C      | = AIR CONDITIONER                                       | ⬇ | = BACKFLOW PREVENTER            |
| ALTA     | = AMERICAN LAND TITLE ASSOCIATION                       | ⊙ | = SITE CONTROL POINT            |
| BTM      | = BOTTOM  | ⊙ | = BOLLARD                       |
| CH       | = CHORD BEARING AND DISTANCE                            | ⊙ | = CAMERA POLE                   |
| CBS      | = CONCRETE METAL AND STUCCO                             | ⊙ | = CATV SERVICE BOX              |
| CMP      | = CORRUGATED METAL PIPE                                 | ⊙ | = CENTRAL ANGLE                 |
| C.S.I.   | = CRIME SCENE INVESTIGATION                             | ⊙ | = CLEANOUT                      |
| D.E.     | = DRAINAGE EASEMENT                                     | ⊙ | = FENCE                         |
| EL       | = ELEVATION   | ⊙ | = CONCRETE UTILITY POLE         |
| F.D.O.T. | = FLORIDA DEPARTMENT OF TRANSPORTATION                  | ⊙ | = CONTOUR ELEVATION             |
| F.F.E.   | = FINISHED FLOOR ELEVATION                              | ⊙ | = ELECTRIC BOX                  |
| G.P.S.   | = GLOBAL POSITIONING SYSTEM                             | ⊙ | = ELECTRIC SERVICE CABINET      |
| HDPE     | = HIGH DENSITY POLYETHYLENE PIPE                        | ⊙ | = END OF ELECTRONIC INFORMATION |
| I.D.     | = IDENTIFICATION  | ⊙ | = UTILITY HAND HOLE             |
| INV.     | = INVERT  | ⊙ | = ELECTRIC METER                |
| L        | = ARC LENGTH  | ⊙ | = FIBER OPTIC HAND HOLE         |
| LB       | = LICENSED BUSINESS                                     | ⊙ | = FLAG POLE                     |
| LS       | = LICENSED SURVEYOR                                     | ⊙ | = FIRE HYDRANT                  |
| LTD.     | = LIMITED   | ⊙ | = GAS VALVE                     |
| MES      | = MITERED END SECTION                                   | ⊙ | = GUY WIRE & ANCHOR             |
| N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM                         | ⊙ | = LIGHT POLE                    |
| NSPS     | = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS            | ⊙ | = MAILBOX                       |
| O.R.B.   | = OFFICIAL RECORDS BOOK                                 | ⊙ | = MONITORING WELL               |
| (P)      | = PLAT DATA   | ⊙ | = OVERHEAD UTILITY LINE         |
| P.B.     | = PLAT BOOK   | ⊙ | = PUMP LIFT STATION             |
| PG.      | = PAGE  | ⊙ | = RISER                         |
| PK       | = PARKER KALON  | ⊙ | = SEWER VALVE                   |
| R        | = RADIUS  | ⊙ | = SIGN                          |
| ROP      | = REINFORCED CONCRETE PIPE                              | ⊙ | = SANITARY SEWER MANHOLE        |
| R.T.K.   | = REAL TIME KINEMATIC                                   | ⊙ | = STORM MANHOLE                 |
| S.U.E.   | = SUBSURFACE UTILITY ENGINEERING                        | ⊙ | = TELEPHONE SERVICE CABINET     |
| S.W.A.T. | = SPECIAL WEAPONS AND TACTICS                           | ⊙ | = WATER METER                   |
| (A)      | = TITLE EXCEPTION (TRACT "F" TITLE)                     | ⊙ | = WATER VALVE                   |
| TYP.     | = TYPICAL   | ⊙ | = WELL                          |
| U.E.     | = UTILITY EASEMENT                                      | ⊙ | = WOOD SIGN                     |
| x14.52   | = EXISTING ELEVATION                                    | ⊙ | = WOOD UTILITY POLE             |
| ●        | = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" | ⊙ | = YARD DRAIN                    |
| ○        | = PK NAIL AND DISK                                      | ⊙ | = PLUS OR MINUS / MORE OR LESS  |
| ○        | = FOUND IRON ROD  |   |                                 |
| ⊙        | = OAK TREE WITH DIAMETER                                |   |                                 |
| ⊙        | = MISCELLANEOUS TREE WITH DIAMETER                      |   |                                 |
| ⊙        | = PALM TREE WITH DIAMETER                               |   |                                 |
| ⊙        | = PINE TREE WITH DIAMETER                               |   |                                 |
| ⊙        | = BANYAN TREE WITH DIAMETER                             |   |                                 |
| ⊙        | = FIGUS 4   |   |                                 |

#### GENERAL NOTES (S.U.E.):

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 WITHIN THE PROJECT AREA. 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.

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

#### ASCE C1-38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.

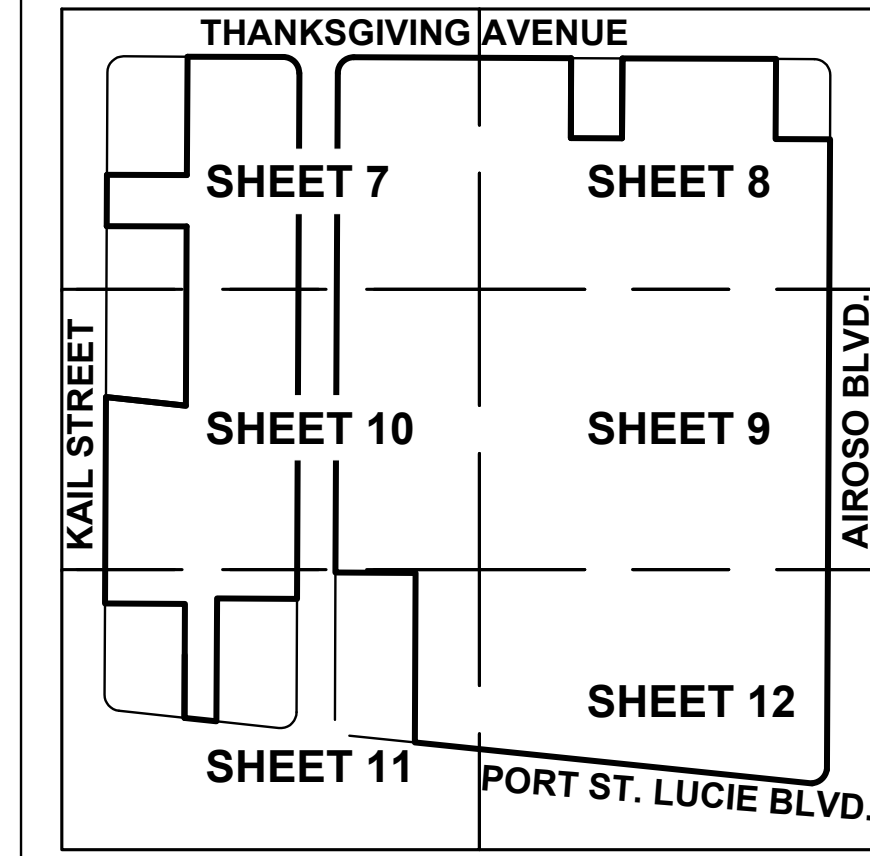
|                              |  |
|------------------------------|--|
| <b>QUALITY LEVEL A (QLA)</b> | PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS. |
| <b>QUALITY LEVEL B (QLB)</b> | INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.                            |
| <b>QUALITY LEVEL C (QLC)</b> | INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.  |
| <b>QUALITY LEVEL D (QLD)</b> | 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. ALSO, THERE ARE 911 COMMUNICATION SYSTEMS LINES ON THE PROPERTY THAT ARE UNDETECTABLE. RECORDS AND AS BUILT DRAWINGS ARE REQUESTED. TEST HOLES ARE RECOMMENDED TO FIND THE PVC LINES.

THIS 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. REUSE 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., INC.

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

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



KEY MAP  
1" = 300'

#### 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 OFFICE.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST 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:

"BLC3"  
FOUND F.D.O.T. BRASS DISK IN CONCRETE WALK STAMPED "716-94-06-C3"  
N = 1069136.54  
E = 869497.65

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.

- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BENCHMARK:

"5044" (ST. LUCIE COUNTY)  
FOUND 2" ALUMINUM DISK STAMPED "5044"  
ELEVATION = 11.30' (N.A.V.D. 88)  
N = 1070280.82  
E = 870039.71

"5045" (ST. LUCIE COUNTY)  
FOUND 2" ALUMINUM DISK STAMPED "5045"  
ELEVATION = 14.47' (N.A.V.D. 88)  
N = 1069540.15  
E = 868517.68

- 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 POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12111C0288K AND 12111C0289K, DATED 2/19/2020.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
- THE IMAGERY SHOWN HEREON DATED 2018 WAS ACQUIRED FROM THE THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.
- AS TO TABLE "A" ALTA REQUIREMENTS:  
ITEM 6(A)(B). ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT.  
ITEM 9. THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.  
ITEM 16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.  
ITEM 17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
- APPARENT PHYSICAL USES:  
1) THERE ARE UTILITY GUY WIRES CROSSING THE EAST PROPERTY LINE. NO EASEMENT WAS PROVIDED.  
2) THERE ARE NUMEROUS IMPROVEMENTS WITHIN THE BEST STREET RIGHT-OF-WAY.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

#### SURVEYOR'S CERTIFICATION:

TO: CITY OF PORT ST. LUCIE  
CPZ ARCHITECTS, INC.

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

ALSO

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

NOVEMBER 14, 2022  
DATE OF LAST FIELDWORK

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

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POLICE TRAINING FACILITY  
ALTA / NSPS LAND TITLE  
BOUNDARY AND TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO  
011121-01-001

|                       |   |
|-----------------------|---|
| PLAN STATUS           |   |
| 7/26/22               | ADD S.U.E. NOTE & REV. SEWER ON SHEET 9   |
| 07/12/22              | ADD S.U.E. CHILL LINES SHEETS 7, 8, 10-12 |
| 07/11/22              | UPDATE BNDY                               |
| 10/21/22              | ADD TREES SHEETS 7&8                      |
| 11/14/22              | ADD TREES & TREE LINE SHEET 10 & 11       |
| DATE                  | DESCRIPTION                               |
| FIELD BOOK 22-235     | PAGE 28-60                                |
| FIELD CREW: M.J., 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  |   |
| SHEET 1 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:

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
POLICY NUMBER: A02-1178084, FILE NO.: 0513263C  
POLICY DATE: DECEMBER 21, 2005 AT 1:54 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 RECORDED PLAT.**
- 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. 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-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 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:

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
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 COUNTY, FLORIDA.  
**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, FLORIDA.  
**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.**
- 13. ANY UNRECORDED LEASES AFFECTING SUBJECT PROPERTY, IF ANY.  
**NO COMMENT.**
- 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  
FILE NUMBER: 10480226  
DATE: MAY 23, 2022

- 1. WARRANTY DEED RECORDED NOVEMBER 10, 2003 IN OFFICIAL RECORDS BOOK 1840, PAGE 2509.  
**AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.**
- 2. WARRANTY DEED RECORDED JUNE 9, 2004 IN OFFICIAL RECORDS BOOK 1987, PAGE 1457.  
**AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.**
- 3. FIRST AMENDMENT TO GROUND LEASE RECORDED MARCH 30, 2007 IN OFFICIAL RECORDS BOOK 2789, PAGE 2901.  
**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.**
- 5. 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:

COMMONWEALTH 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 RECORDED PLAT.**
- 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. 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-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 MAY 9, 2006 THROUGH MAY 2, 2022 AT 5:00 PM  
FILE NUMBER: 10479958  
DATE: MAY 17, 2022

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: A02-1181456, REFERENCE NO.: 25-5204  
POLICY DATE: OCTOBER 6, 2005 AT 10:01 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. 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 DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
- 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).  
**NO COMMENT.**

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:

COMMONWEALTH 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, RSRVATIONS, 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 RECORDED PLAT.**
- 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. 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-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.**

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:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK  
POLICY NUMBER: 5332-319484, FILE NO.: 0410131C  
POLICY DATE: AUGUST 12, 2004 AT 10:23 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 AUGUST 12, 2004 THROUGH MAY 3, 2022 AT 5:00 PM  
FILE NUMBER: 10481750  
DATE: MAY 26, 2022

- 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 LOT 4) **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:

COMMONWEALTH 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, FLORIDA.  
**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 PEOPLE.
- 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  
FILE NUMBER: 10481719  
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.**
- 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 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.

TITLE POLICY:

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, RSRVATIONS, 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 RECORDED PLAT.**
- 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. BOOK 762, AT PAGE 72.  
**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

- 1. WARRANTY DEED RECORDED MARCH 8, 2006 IN OFFICIAL RECORDS BOOK 2503, PAGE 1668.  
**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, PAGE 2931.  
**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.**

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd., Inc.  
301 S.E. Ocean Blvd., Suite 301  
Shuttl, FL 34994  
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**POLICE TRAINING FACILITY**  
**ALTA / NSPS LAND TITLE**  
**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**FLORIDA**  
**ST. LUCIE COUNTY**

|                             |                       |
|-----------------------------|-----------------------|
| PROJECT NO<br>011121-01-001 |                       |
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| PLAN STATUS                 |                       |
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|                             |                       |
|                             |                       |
| DATE                        | DESCRIPTION           |
| FIELD BOOK 22-235           | PAGE 28-60            |
| FIELD CREW: M.J, JW         |                       |
| D.A.L.<br>DRAWN             | R.E.B.<br>CHKD        |
| SCALE                       | H: 1" = 80'<br>V: N/A |
| JOB No. 011121-01-001       |                       |
| DATE JUNE 13, 2022          |                       |
| FILE No. 011121 ALTA        |                       |
| SHEET                       | 3 OF 12               |



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  
SCHEDULE B

1. - 6. GENERAL EXCEPTIONS  
NO COMMENT.
7. 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, FLORIDA.  
AFFECTS SUBJECT PROPERTY. NOTHING TO PLOT.
8. RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 497, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
DOCUMENT NOT PROVIDED.
9. 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.
10. 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.
11. 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. 2D 1130 (FLA. 4TH DCA 2002).  
NO COMMENT.
12. 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.
13. 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.
14. 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. LUCIE 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

1. NOTICE OF TERMINATION RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 949.  
AFFECTS SUBJECT PROPERTY.
2. WARRANTY DEED RECORDED JUNE 20, 2003 IN OFFICIAL RECORDS BOOK 1738, PAGE 951.  
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.
5. 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  
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 MARCH 29, 2004 THROUGH MAY 3, 2022 AT 5:00 PM  
FILE NUMBER: 10481597  
DATE: MAY 23, 2022

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

LEGAL DESCRIPTION

LOT 10, 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: 5332-319428, FILE NO. : 0409332C  
POLICY DATE: MARCH 29, 2004 AT 11:57 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 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, PAGE 2931.  
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 112, PAGE 495.  
AFFECTS SUBJECT PROPERTY. EASEMENTS PER RECORDED PLAT.
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  
TITLE SEARCH FROM OCTOBER 31, 2003 THROUGH MAY 3, 2022 AT 5:00 PM  
FILE NUMBER: 10481487  
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED OCTOBER 31, 2003 IN OFFICIAL RECORDS BOOK 1833, PAGE 2213.  
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 12, 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: A02-0223963, 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 1141, PAGE 2395.  
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 (FLA 4THDCA 2002).  
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.

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

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

LEGAL DESCRIPTION

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 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.

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

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

**Bowman**  
CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 9893  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 39462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE  
BOUNDARY AND TOPOGRAPHIC SURVEY

FLORIDA

ST. LUCIE COUNTY

PROJECT NO  
011121-01-001

PLAN STATUS

|                       |                       |
|-----------------------|-----------------------|
| DATE                  | DESCRIPTION           |
| FIELD BOOK 22-235     | PAGE 28-60            |
| FIELD CREW: M.J. JW   |                       |
| D.A.L.<br>DRAWN       | R.E.B.<br>CHKD        |
| SCALE                 | H: 1" = 80'<br>V: N/A |
| JOB No. 011121-01-001 |                       |
| DATE JUNE 13, 2022    |                       |
| FILE No. 011121 ALTA  |                       |

SHEET 4 OF 12



LEGAL DESCRIPTION

LOT 16, 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  
SCHEDULE B

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, 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.  
**DOCUMENT NOT PROVIDED.**
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 ZLUNKOFF V. CITY OF PORT ST LUCIE.  
**NO COMMENT.**

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

1. 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.**
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 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 1962, AT PAGE 1217 (SAID AGREEMENT HAVING BEEN GIVEN TO SECURE THE ORIGINAL AMOUNT OF \$3,598.00).  
**NO COMMENT.**
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.  
**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 AUGUST 11, 2004 THROUGH MAY 3, 2022 AT 5:00 PM  
FILE NUMBER: 10481238  
DATE: MAY 23, 2022

1. WARRANTY DEED RECORDED AUGUST 11, 2004 IN OFFICIAL RECORDS BOOK 2040, PAGE 2330.  
**AFFECTS SUBJECT PROPERTY.**
2. RELEASE OF LIEN RECORDED OCTOBER 1, 2004 IN OFFICIAL RECORDS BOOK 2068, PAGE 2308.  
**AFFECTS SUBJECT PROPERTY.**
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 2990.  
**AFFECTS SUBJECT PROPERTY.**
8. RESOLUTION 17-GFC 03 RECORDED NOVEMBER 1, 2017 IN OFFICIAL RECORDS BOOK 4059, PAGE 2134.  
**AFFECTS SUBJECT PROPERTY.**

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:

FIDELITY 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, 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 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 NOVEMBER 22, 2004 THROUGH MAY 3, 2022 AT 5:00 PM  
FILE NUMBER: 10481204  
DATE: MAY 23, 2022

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, PAGE 2901.  
**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 2990.  
**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 291.  
**AFFECTS SUBJECT PROPERTY.**

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: 5332-285568, 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, 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 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 OCTOBER 17, 2003 THROUGH MAY 3, 2022 AT 5:00 PM  
FILE NUMBER: 10481177  
DATE: MAY 23, 2022

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.**

**Bowman**  
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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8930  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 39462

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POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE

BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY

FLORIDA

PROJECT NO  
011121-01-001

PLAN STATUS

DATE DESCRIPTION  
22-235 PAGE  
28-60

FIELD CREW: M.J, JW

D.A.L. R.E.B.  
DRAWN CHKD

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

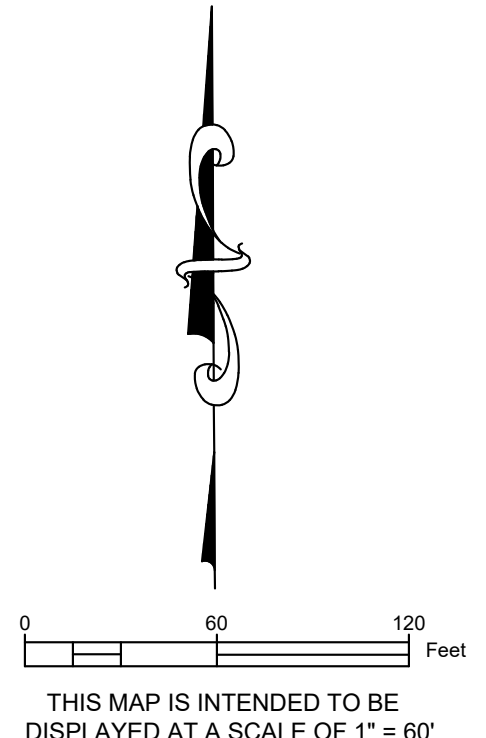
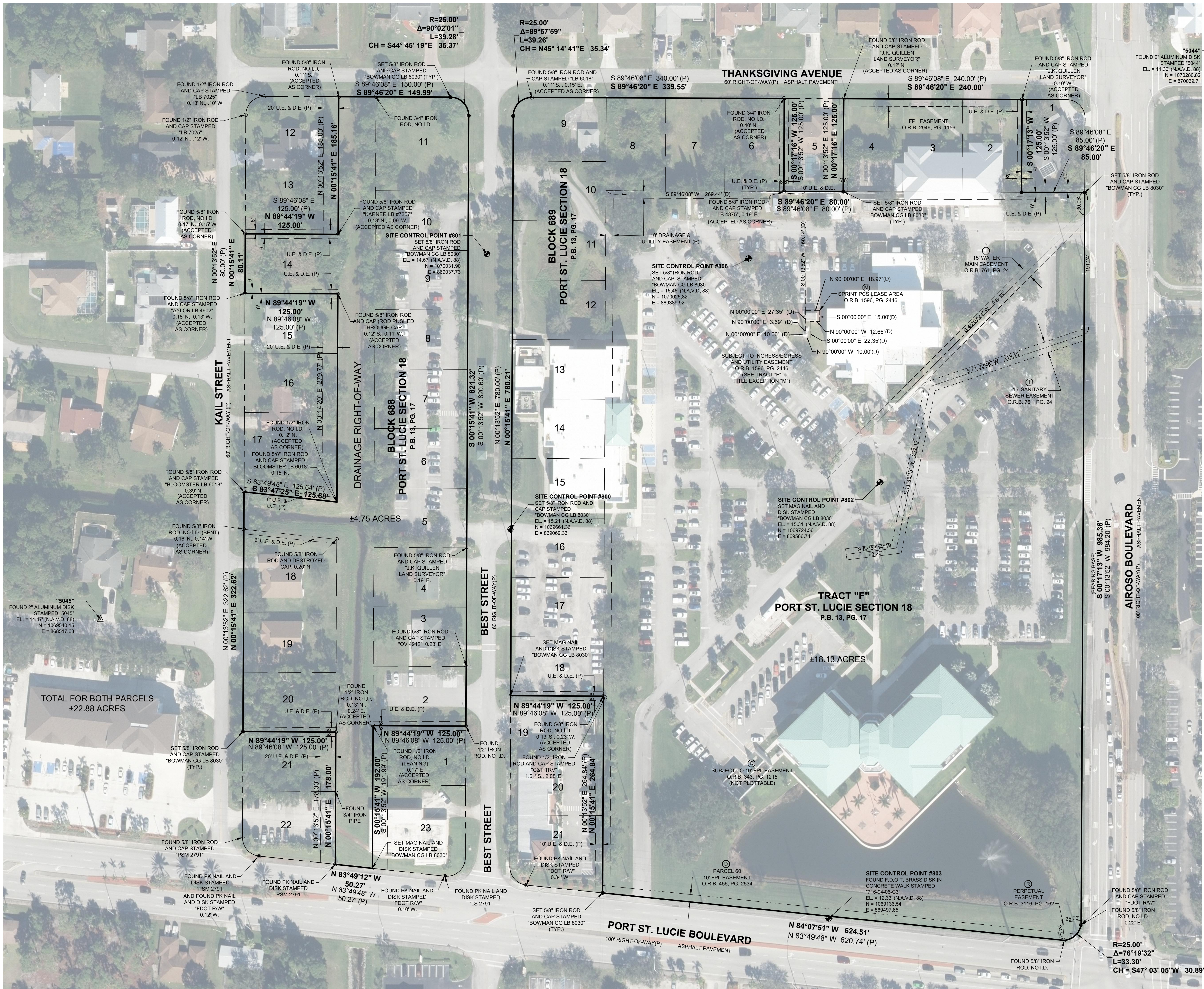
JOB No. 011121-01-001

DATE JUNE 13, 2022

FILE No. 011121 ALTA

SHEET 5 OF 12





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FLORIDA  
ST. LUCIE COUNTY

PROJECT NO  
011121-01-001

PLAN STATUS  
7/26/22 UPDATE BNDY

| DATE                  | DESCRIPTION |
|-----------------------|-------------|
| 22-235                | PAGE 60     |
| FIELD CREW: M.J. JW   |             |
| D.A.L.                | R.E.B.      |
| DRAWN                 | CHKD        |
| SCALE H: 1" = 60'     |             |
| SCALE V: N/A          |             |
| JOB No. 011121-01-001 |             |
| DATE JUNE 13, 2022    |             |
| FILE No. 011121 ALTA  |             |

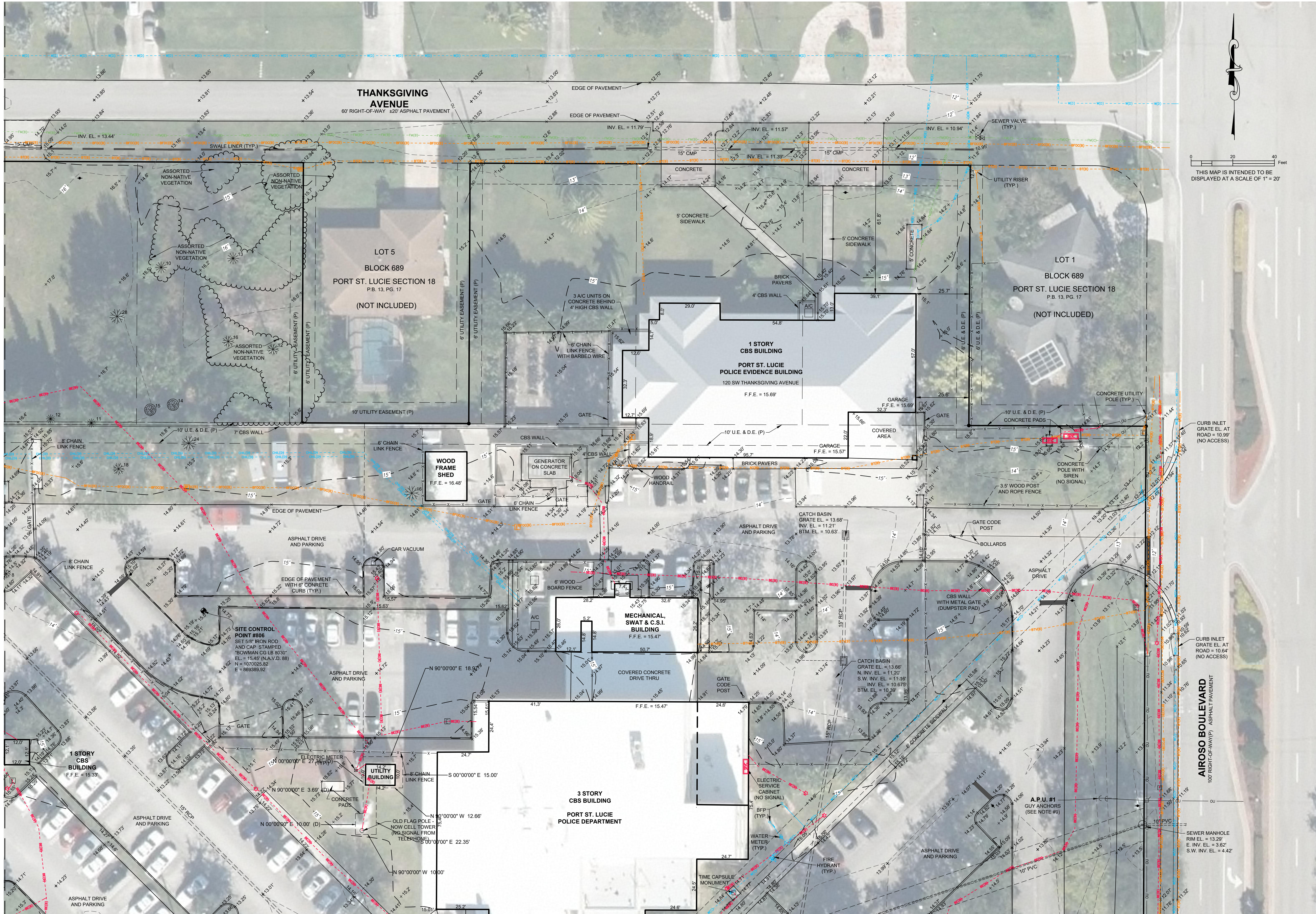
SHEET 6 OF 12







MATCH LINE "A" - SEE SHEET 7



MATCH LINE "C" - SEE SHEET 9

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**FLORIDA**  
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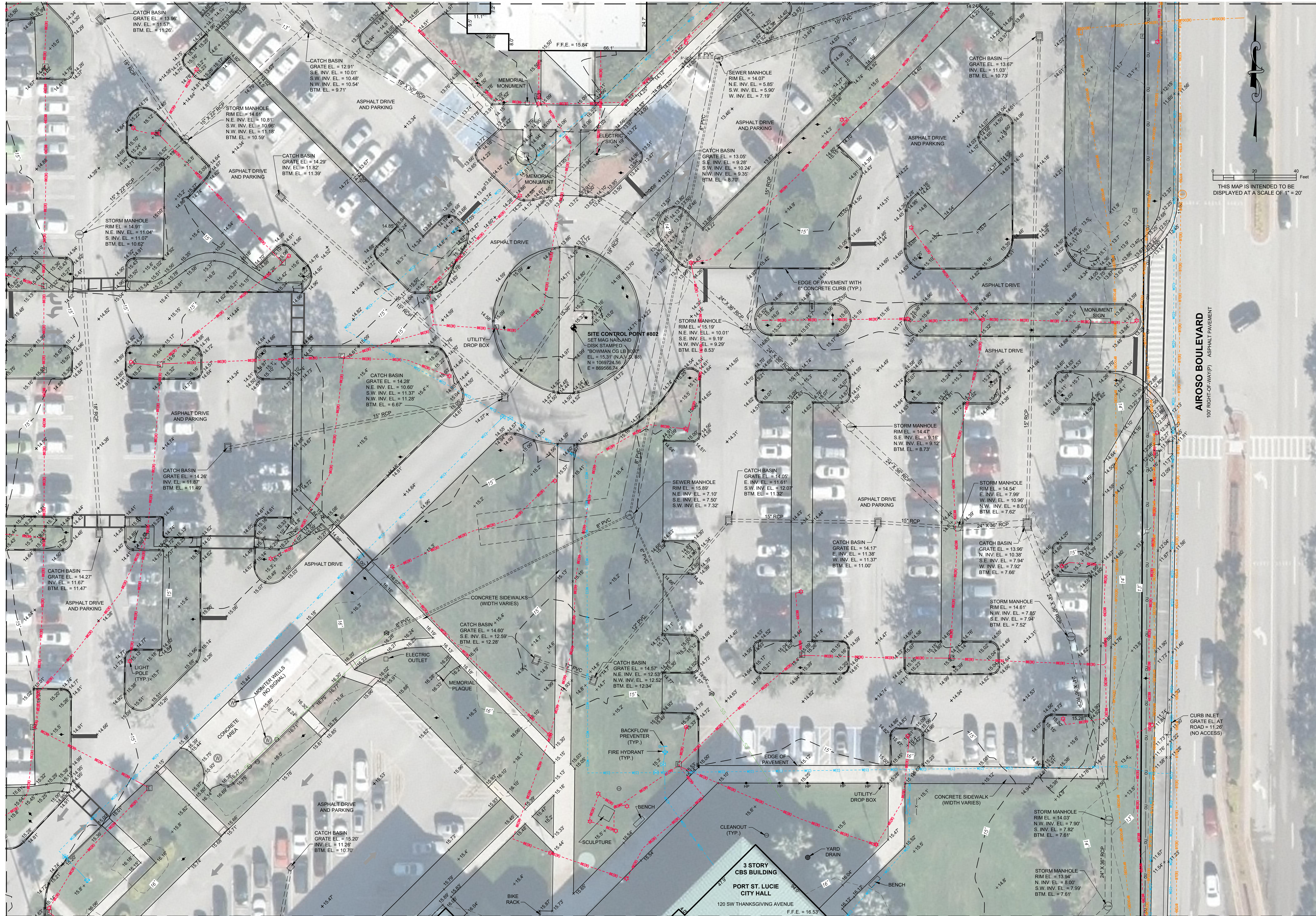
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|---------------------------------|--|---------------|--|
| PROJECT NO                      |  | 011121-01-001 |  |
| PLAN STATUS                     |  |               |  |
| 07/12/22 ADD S.U.E. CHILL LINES |  |               |  |
| 10/21/22 ADD TREES SHEETS 7&8   |  |               |  |
| DATE                            |  | DESCRIPTION   |  |
| 22-235                          |  | PAGE 28-60    |  |
| FIELD CREW: M.J. JW             |  |               |  |
| D.A.L.                          |  | R.E.B.        |  |
| DRAWN                           |  | CHKD          |  |
| SCALE: H: 1" = 20'              |  | V: N/A        |  |
| JOB No. 011121-01-001           |  |               |  |
| DATE: JUNE 13, 2022             |  |               |  |
| FILE No. 011121 ALTA            |  |               |  |
| SHEET 8 OF 12                   |  |               |  |



**MATCH LINE "E" - SEE SHEET 10**

**MATCH LINE "C" - SEE SHEET 8**

**MATCH LINE "D" - SEE SHEET 12**



Cad file name: P:\011121 - Port St Lucie\011121-01-001 (SUR) - Police Training Facility\Survey\Topo Boundary\011121 ALTA.dwg 7/12/2022



