

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ISSUED BY:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 24046479
 COMMITMENT EFFECTIVE DATE: APRIL 09, 2024 AT 8:00 A.M.

SCHEDULE B-II

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. **AFFECTS THE PARCEL, NOT A MATTER OF SURVEY**
- FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. **AFFECTS THE PARCEL, NOT A MATTER OF SURVEY**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. **AFFECTS THE PARCEL, NOT A MATTER OF SURVEY**
- CONSTRUCTION, MECHANICS, CONTRACTORS' OR MATERIALMENS LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. **AFFECTS THE PARCEL, NOT A MATTER OF SURVEY**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **AFFECTS THE PROPERTY, IF ANY**
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. **AFFECTS THE PARCEL, NOT A MATTER OF SURVEY**
- ALL MATTERS SHOWN ON SOUTH FLORIDA GATEWAY PUD PLAT RECORDED IN PLAT BOOK 19, PAGE 56 (PARCEL 2) **DOES NOT AFFECT THE PARCEL**
- TERMS AND CONDITIONS OF DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOUTH FLORIDA GATEWAY PUD RECORDED IN OFFICIAL RECORD BOOK 3337, PAGE 745 AS AMENDED BY:
 - FIRST AMENDMENT AND SUPPLEMENTARY DECLARATION TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOUTH FLORIDA GATEWAY PUD RECORDED IN OFFICIAL RECORD BOOK 3382, PAGE 848.
 - SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOUTH FLORIDA GATEWAY PUD RECORDED IN OFFICIAL RECORD BOOK 3386, PAGE 29.
 - THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOUTH FLORIDA GATEWAY PUD RECORDED IN OFFICIAL RECORD BOOK ____, PAGE ____.

THE DECLARATION ESTABLISHES AND PROVIDES WITHOUT LIMITATION FOR EASEMENTS, LIENS, CHARGES, AND ASSESSMENTS AGAINST THE INSURED LAND. (ALL PARCELS)
AFFECTS THE PARCEL, NOT A MATTER OF SURVEY
- TERMS AND CONDITIONS OF CDD DEVELOPMENT AGREEMENT - WATERSIDE CDD RECORDED IN OFFICIAL RECORD BOOK 3337, PAGE 2932 AS RESTATED BY RESTATED CDD DEVELOPMENT AGREEMENT - WATERSIDE CDD RECORDED IN OFFICIAL RECORD BOOK 3390, PAGE 2314. (PARCEL 2)
DOES NOT AFFECT THE PARCEL, NOT A MATTER OF SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

LANDS CONTAINING: 1,405,115 SQUARE FEET OR 32.26 ACRES, MORE OR LESS.

LEGEND

- P.O.B. ---- POINT OF BEGINNING
- P.O.C. ---- POINT OF COMMENCEMENT
- O.R./O.R.B. ---- OFFICIAL RECORD BOOK
- PG./PG(S) ---- PAGE(S)
- 13-39-40 ---- SECTION-TOWNSHIP-RANGE
- LB ---- LICENSED BUSINESS
- P.B. ---- PLAT BOOK
- (TYP.) ---- TYPICAL
- PUD ---- PLANNED UNIT DEVELOPMENT
- F.P.&L. ---- FLORIDA POWER & LIGHT
- F.F.E. ---- FINISHED FLOOR ELEVATION
- EL ---- ELEVATION
- CBS ---- CONCRETE BLOCK STRUCTURE
- CONC. ---- CONCRETE
- PCN ---- PARCEL CONTROL NUMBER
- ---- GUY ANCHOR
- ⊗ ---- LIGHT POLE
- ⊘ ---- SERVICE POWER POLE
- ES_□ ---- ELECTRIC SWITCH BOX
- W_□ ---- WATER GATE VALVE
- ---- OVERHEAD ELECTRIC LINES
- x-x- ---- BARB WIRE FENCE
- o-o- ---- CHAIN LINK FENCE
- ▲— ---- TOP OF BANK
- SIR ● ---- SET 5/8" IRON ROD LB7768
- ---- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"
- ↖ ---- LOCATION OF READING
- 21.2' ---- SPOT ELEVATION

SURVEYOR'S NOTES:

- EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS ARE AS PROVIDED.
- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS, AND THAT NOTHING BELOW THE GROUND WAS LOCATED.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH LINE OF WEST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S.89°37'58"E.
- FEATURES AND COORDINATES (IF ANY) SHOWN HEREON IN GRID ARE REFERENCED TO THE HORIZONTAL DATUM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM PROVIDED BY TOPNET GNSS NETWORK COVERING FLORIDA. THE NETWORK REFERENCE FRAME HAS BEEN UPDATED TO NAD 83 (NSRS 2011) & NAVD 88 DATUM WITH HORIZONTAL ACCURACIES TO 0.04 FEET AND VERTICAL ACCURACIES TO 0.07 FEET. AS VERIFIED BY NGS CONTROL POINT "U 522" AND ACQUIRED WITH UTILIZING TRIMBLE R12 RECEIVERS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WITH REFERENCE TO THE MARTIN COUNTY VERTICAL CONTROL BENCHMARK "U 522" ELEVATION 19.73' (NAVD88). TOPOGRAPHIC FEATURES ARE MAPPED WITH A HARRIS-H6 DRONE AND A RIEGL VUX1LR SCANNER WITH HORIZONTAL ACCURACY < 10 CM, VERTICAL ACCURACY < 10 CM
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE " X ". ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12085C0283G, DATED MARCH 16, 2015, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PROPERTY IS ZONED: INFORMATION NOT PROVIDED.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT THE TIME OF SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ELEVATIONS (IF ANY) SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO N.A.V.D.88.
- DIMENSIONS SHOWN ARE FIELD AND DEED MEASUREMENTS UNLESS OTHERWISE SHOWN.
- FENCES SHOWN HEREON HAVE BEEN EXAGGERATED FOR CLARITY.
- THERE IS NO OBSERVED EVIDENCE OF ENCRoACHMENT UPON AN ADJOINING PROPERTY OR UPON ANY EASEMENT BURDENING THE PROPERTY.
- THE PROJECT HAS DIRECT ACCESS TO STATE ROAD 76 A DEDICATED PUBLIC STREET OR HIGHWAY, THIS PROPERTY IS NOT LOCATED ON THE PUBLIC ROAD.
- PROPERTY ADDRESS: UNASSIGNED, STUART
- FARM DITCHES - THE MAPPING OF AGRICULTURE CROP ROWS WILL BE LIMITED TO THE AVERAGE ELEVATION BETWEEN THE TOP AND THE BOTTOM OF THE CROP ROW AT AN INTERVAL DETERMINED BY THE SURVEYOR, AND THAT INDIVIDUAL MAPPING OF EACH AND EVERY CROP ROW IS NOT INCLUDED.
- THE CONTOURS SHOWN HEREON ARE AT A 1.0 FOOT INTERVAL.
- PARCEL CONTROL NUMBER: 13-39-40-000-007-00000-0

VERTICAL DATUM IS (N.A.V.D. 88) SOURCE BENCHMARK:

BENCHMARK: DESIGNATION - U 522
 NATIONAL GEODETIC SURVEY BENCHMARK, DATE SHEET NUMBER: AJ8252
 NAVD 88 ORTHO HEIGHT : 6.013 (METERS) OR 19.73 (FEET) ADJUSTED
 THE MONUMENT IS LOCATED 2.7 MILES (4.35 KM) WEST OF THE I-95 AND STATE ROAD 76 INTERCHANGE SOUTHWEST OF STUART, FL. AND 11.2 MILES (18.02 KM) EAST OF INDIANTOWN, FL., SECTION 18, TOWNSHIP 39 SOUTH, RANGE 40 EAST. OWNERSHIP IS FLORIDA DEPARTMENT OF TRANSPORTATION. TO REACH MONUMENT FROM THE INTERCHANGE OF I-95 AND STATE ROAD 76 SOUTHWEST OF STUART, GO WEST 2.7 MILES (4.35 KM) ALONG STATE ROAD 76 TO THE MONUMENT LOCATION ON THE SOUTH (LEFT) SIDE OF THE ROAD IN THE RIGHT OF WAY. THE MONUMENT LOCATION IS 0.85 MILES (1.37 KM) WEST OF THE INTERSECTION OF STATE ROAD 76 AND COUNTY ROAD 711 AND COUNTY ROAD 76A. THE MONUMENT IS LOCATED AT THE ENTRANCE OF A FIELD ROAD ON THE SOUTH (LEFT) AND ACROSS THE ROAD FROM THE ENTRANCE TO THE FRASCO FRUIT COMPANY ON THE NORTH (RIGHT). THE MONUMENT IS 43.0 FEET (13.11 M) SOUTH OF THE CENTERLINE OF THE ROAD, 14.0 FEET (4.27 M) WEST OF THE CENTER OF AN FIELD ROAD, 14.0 FEET (4.27 M) NORTH OF A 12 INCH PINE TREE, 50.0 FEET (15.24 M) EAST OF A POWERLINE LEADING TO THE FRASCO FRUIT COMPANY AND 26.5 FEET (8.08 M) EAST OF THE EXTENSION OF THE CENTER OF THE ENTRANCE ROAD TO THE FRASCO FRUIT COMPANY.

SOUTH FLORIDA GATEWAY INDUSTRIAL LLC BOUNDARY & TOPOGRAPHIC SURVEY

REVISIONS			Prepared For: KOLTER LAND LLC
No.	Date	Description	Dwn.
1	04-21-24	UPDATE SURVEY	DJS
2	06-04-24	UPDATE TITLE	DJS
3	09-23-24	ADDED PNC NUMBER TO SURVEY NOTES	DJS
4	12-11-24	ADDRESS COUNTY COMMENTS	SWM
5	02-04-25	ADDRESS COUNTY COMMENTS	DJS

Last Date of Field Survey: 04/22/2024
SURVEYOR'S CERTIFICATE
 This certifies that a Boundary & Topographic Survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Luis J. Ortiz
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS7006**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

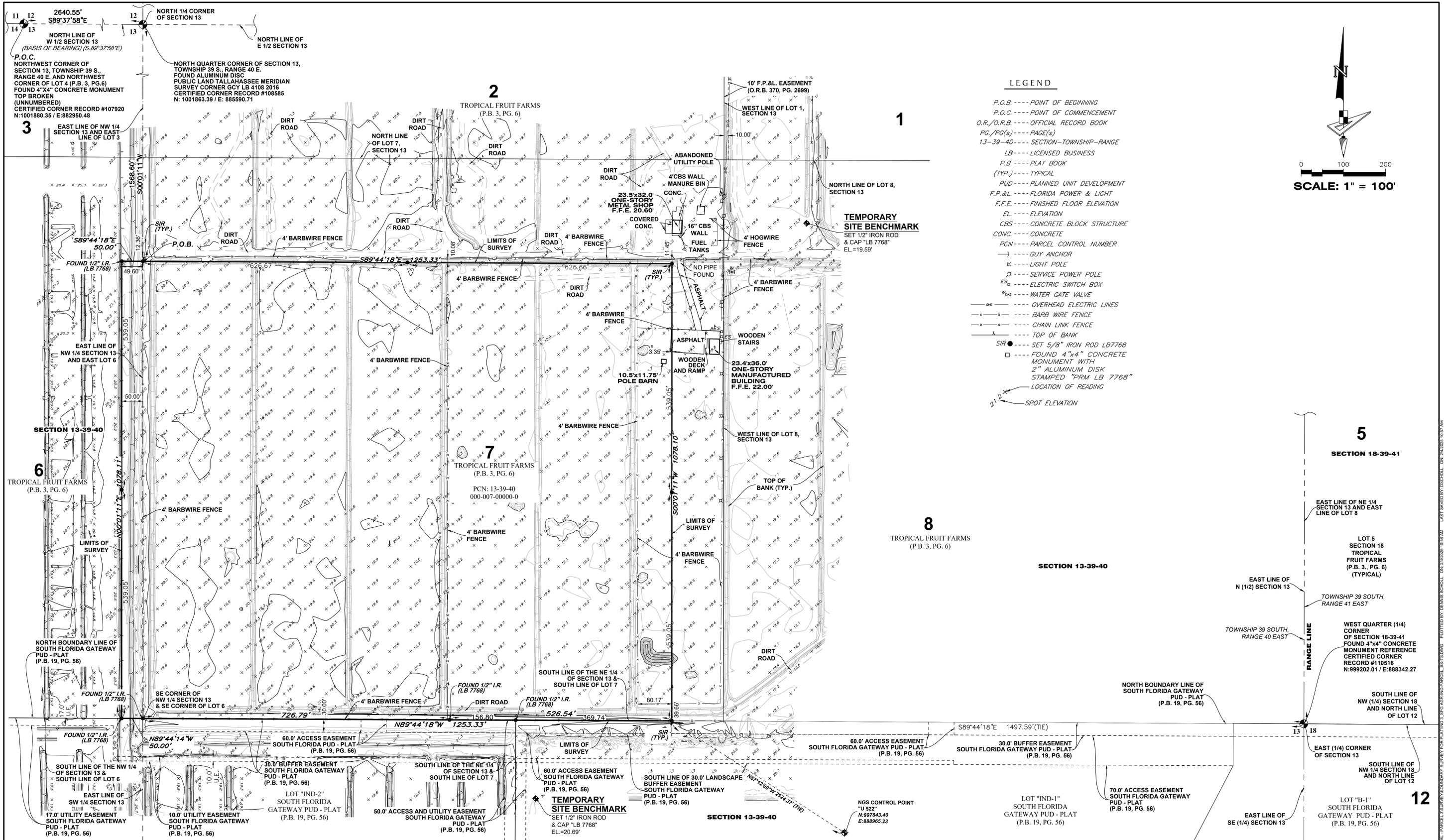
4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

Drawn: SWM Date: 08-03-2023 Data File: -
 Check: GAR P.C.: ~ Field Book: -
Section: 13 Twn. 39S Rng. 40E | Job #: Ind 3, AG-Ind 32.26, BS-TS

NAVD 88

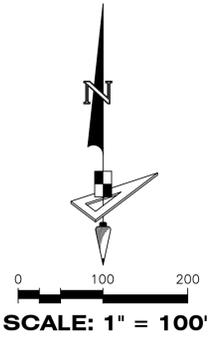
Sheet No. 01 of 02 Sheets

DRAWN: SWM; CHECKED: GAR; DATE: 08-03-2023; PLOTTED BY: DENNIS SCHULZ ON: 2/26/25 10:58 AM; LAST SAVED BY: OSBORN ON: 2/26/25 10:57 AM



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