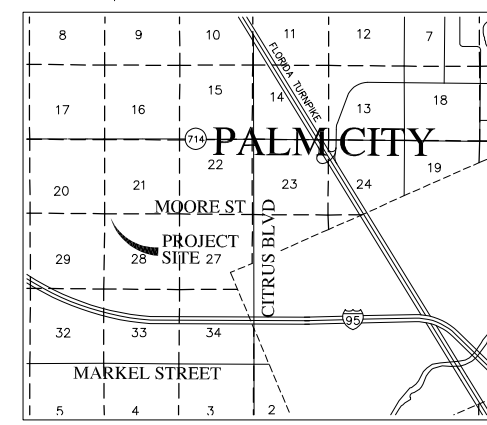
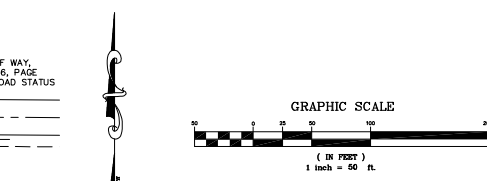
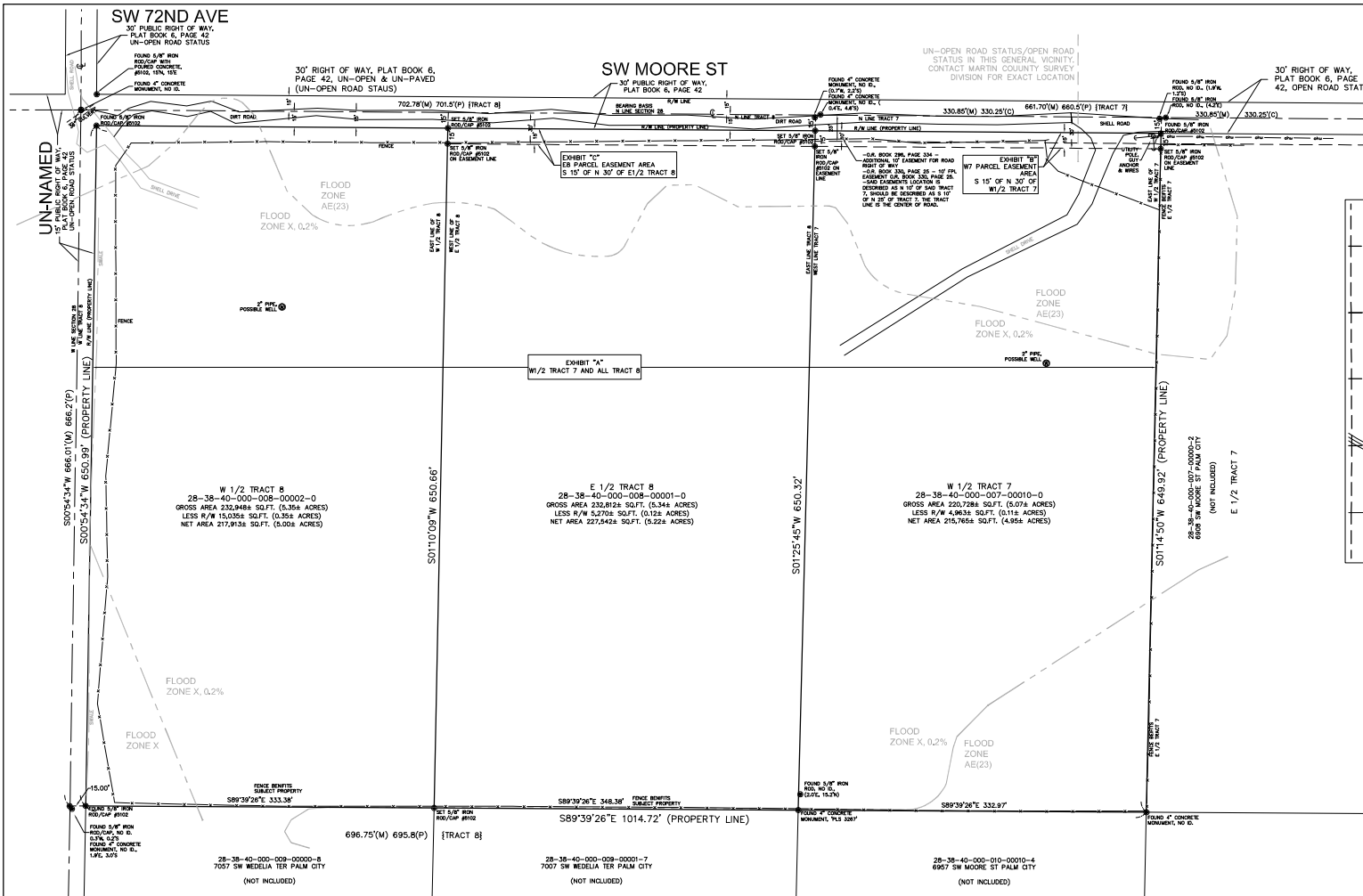




NOTES TO SCHEDULE BII:

ITEMS REFER TO TITLE COMMITMENT BY HARBOR TITLE & ESCROW, INC., COMMITMENT NUMBER 2025-3923.

EFFECT DATE FEBRUARY 16, 2025 AT 2:00 PM

ITEM 1: LIENS, ADVERSE CLAIMS - NONE APPARENT

ITEM 2: FACTS OF SURVEY - PLOTTED HEREON

ITEM 3: CLAIMS OF PARTIES - NOT A MATTER OF SURVEY

ITEM 4: LIENS - NOT A MATTER OF SURVEY

ITEM 5: CLAIMS OF EASEMENTS - NONE APPARENT

ITEM 6: TAXES - NOT A MATTER OF SURVEY

ITEM 7: LIENS BY ORDINANCES - NOT A MATTER OF SURVEY

ITEM 8: TENANT RIGHTS - NOT A MATTER OF SURVEY

ITEM 9: MATTERS OF PLAT OF PALM CITY FARMS - PLOTTED ON SURVEY

ITEM 10: THE DEED - DOES NOT AFFECT SUBJECT PROPERTY

ITEM 11: EASEMENT OR, BOOK 286, PAGE 334 & OR, BOOK 330, PAGE 25 - AFFECTS TRACT 7, PLOTTED ON SURVEY

ITEM 12: RESOLUTIONS OF MARTIN COUNTY - NOT A MATTER OF SURVEY (PROPERTY APPEARS TO BE AFFECTED BY RESOLUTION)

ITEM 13: PRESERVE AREA MANAGEMENT PLAN OR, BOOK 1992, PAGE 2790 - NOT PLOTTED (DOCUMENT DESCRIBES A DIFFERENT PROPERTY)

ITEM 14: PROVISIONS - NOT A MATTER OF SURVEY

ADDITIONAL NOTES TO PROPERTY:

1) THE LEGAL DESCRIPTION PROVIDED DESCRIBES THE PALM CITY DRAINAGE DISTRICT, THE MAP OF RECLAMATION RECORDED IN PLAT BOOK 4, PAGE 40 DOES NOT SHOW ANY DITCHES, CANALS OR LATERALS CROSSING THROUGH OR ADJACENT TO THIS PROPERTY.

2) AN ENVIRONMENTAL ASSESSMENT WAS PROVIDED TO THIS FIRM AND IS NOT A PRESERVE AREA MANAGEMENT PLAN (PAMP). A PAMP FOR THIS PROPERTY WAS NOT PROVIDED.

3) THE ENVIRONMENTAL ASSESSMENT REFERS TO WETLANDS AND BUFFERS, NONE WERE PROVIDED TO SURVEYOR FOR THIS SURVEY.

4) ITEM 10 - THE DEED DOES NOT LIST THE SUBJECT PROPERTY

BOUNDARY SURVEY

LEGAL DESCRIPTION:

PER SCHEDULE A OF TITLE COMMITMENT:

THE WEST ONE-HALF (1/2) OF TRACT 7 AND ALL OF TRACT 8, SECTION 28, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW LYING AND BEING IN MARTIN COUNTY, FLORIDA.

EXCEPTING AND EXCLUDING FROM THIS CONVEYANCE THE LAND COVERED BY THE CANALS AND DITCHES DESCRIBED IN THE PLAN OF RECLAMATION OF THE PALM CITY DRAINAGE DISTRICT, AND ALSO TWO STRIPS OF LAND, EACH 15 FEET WIDE, ONE STRIP 15 FEET BEING PARALLEL WITH ADJOINING AND CONTIGUOUS TO ONE EDGE OR BANK OF EACH SIDE OF SAID DITCHES OR CANALS, AND THE OTHER STRIP OF 15 FEET BEING PARALLEL WITH ADJOINING AND CONTIGUOUS TO THE OTHER EDGE OR BANK OF EACH SIDE OF SAID DITCHES OR CANALS.

CERTIFIED TO:

ROBERT DONOVAN
JAMES DONOVAN
SHANNON F. BEEM
DONALD L. BEEM
MOFLORIDA CREDIT UNION, ISA/ATMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HARBOR TITLE & ESCROW, INC.

CERTIFICATION: I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A BOUNDARY SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING AND MAPPING OUTLINED IN CHAPTER 55-17, F.A.C.

Christian FENEX, STATE OF FLORIDA,
PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 5102

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN FENEX, PSN ON THE DATE 5/17/2026.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES

Christian FENEX
195 SW HEMA ST., PALM CITY, FLORIDA
F.B. BOX 2633, PALM CITY, FL 34909
PH: (772) 248-2977, FAX: (772) 248-2977
E: CFENEX@GMAIL.COM
LICENSED BUSINESS # 8888

DATUM & ACCURACY NOTES:

1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE HARBOR(2011) F. EAST ZONE 901. CONTROL USED IS NGS MONUMENT 185 AS3 RM1 (HELD) AND VERIFIED TO FOOT FPN STATION STEW. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.

2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD83 (NORTH AMERICAN VERTICAL DATUM 1983). CONTROL USED IS MARTIN COUNTY BENCH MARK 714-42 (HELD) AND VERIFIED TO FOOT FPN STATION STEW. POINT POSITION IS PLUS OR MINUS 0.27 SOFT GROUND AND 0.05 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.

3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS 1, 1:12,500 ACCURACY AND CLOSURE SPECIFICATIONS.

SURVEYOR'S NOTES:

1. BEARINGS REFER TO THE STATE PLANE, FLORIDA EAST ZONE 901, REFERENCED ALONG THE NORTH LINE OF SECTION 28-38-40.

2. (P)=PLAT MEASUREMENTS; (M)=FIELD MEASUREMENTS; (C)=CALCULATED MEASUREMENT.

3. PROPERTY LIES IN FLOOD ZONES AS SHOWN PER FEMA MAP #160300040N, 2-19-20.

4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.

5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.

6. CL = ELEVATION. ELEVATIONS REFER TO NAVD83.

12. CONC. = CONCRETE; T.O.B. = TOP OF BANK.

13. CL = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.

14. P = POWER POLE. — GUY WIRE. — OHU — OVERHEAD UTILITIES

PARCEL ID:
28-38-40-000-007-00010-0

PARCEL ADDRESS:
7008 SW MOORE ST PALM CITY
PROVIDED BY CLIENT, PROPERTY APPRAISER SITE LIST AS UNASSIGNED

REVISED: 3/30/2026
DRAWING DATE: 5/19/2025
FIELD DATE: 5/15/2025, 5/2/2026
F.B. ST, PAGE 02
PROJECT 225065