Boundary Survey for: Atlantic Reality Acquisitions, LLC
Hanson Grant, Martin County, Florida

SURVEYORS NOTES

1. Notes indicating directional calls to found points, as indicated hereon, refer to North, South, East or West per the bearing base of the survey.

2. Mean High Water elevations shown on this survey were established in February 2007 and were approved by Florida Department of Environmental Protection under Mean High Water Survey file number 4188, dated December 24, 2007.

   The mean high water elevations for the South Fork of the St. Lucie River is a minus (0.16) feet NAVD 88 and a minus (0.39) feet NAVD 88 for "NO NAME CREEK".

3. All visible above ground visible improvements have been located as shown hereon.

4. Right-of-way information for State Road 76 was obtained from State of Florida State Road Department right-of-way Map Project 5510, Section 890602102, sheet 8. Dated August 1941, revised July 7, 1947 as recorded in Plat Book 7, Page 47 Martin County, Florida public records and Florida Department of Transportation Section Map 890602511, pages 13 and 14 dated 1985.

5. Bearings shown hereon are grid and are referenced to a line between National Geodetic Survey mark GCY B01 and GCY D14 having a bearing of North 81°12'32" East.

6. No underground improvements or utilities have been located on this survey.

7. This mean high water line survey complies with Chapter 177, Part III, Florida statues.

8. Additions and or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).

10. No part of the surveyed lands lies within State Road 76 (SW Kanner Highway).

11. Surveyed lands lies in Parcel Number 40-38-41-001-051-00000-2, including the Southern portion of property.

12. Deeds
   a. Warranty Deed, O.R.B. 2215, Page 602, surveyed land lies within land described.
   b. Quit Claim Deed O.R.B. 2312, Page 2091, surveyed land lies within land described.
   c. Quitclaim Deed O.R.B. 2441, Page 1933, land described lies within surveyed land.

13. The southerly boundary of the surveyed land is adjacent and contiguous to a publicly dedicated right-of-way known Veterans Memorial Bridge, access is neither confirmed nor denied; and the easterly boundary of the surveyed land is adjacent, contiguous and has access to a publicly dedicated right-of way known as State Road 76 a.k.a SW Kanner Highway.

13. ALTA/NSPS Table A Items
   Item 1. Monumentation exist at all corners as shown on sheet 2.
   Item 2. No address number for this undeveloped property.
   Item 3. This property is located in Flood Zone "AE"(EL 6) according to Flood Insurance Rate Map Community Panel No. 12085C0142G, dated March 16, 2018 and Flood Zone "AE"(EL 6), "OTHER FLOOD AREAS" ZONE X and "OTHER AREAS" ZONE X, ZONE D according to Flood Insurance Rate Map Community Panel No. 12085C0161G, dated March 16, 2018.
   Item 4. Gross land area is 22.57± Acres.
   Item 6. (a)&(b) There was no zoning report provided to the surveyor.
   Item 7. There are no buildings on this property.
   Item 8. This property is undeveloped.
   Item 9. This property is undeveloped.
   Item 10. (a)There are no division or party walls with adjoining properties.
   Item 11. All observed utilities are shown on sheet 2.

12. I have reviewed the Chicago Title Insurance Company, commitment for Title Insurance Office File No. RCTC190128 / 401900380RE, with an effective date of 03/28/2019 @ 11:00 P.M., and with regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

EXCEPTION 4 - Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. There are no known such lands.

EXCEPTION 5 - Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority of unpaid service charges for service by any water, sewer or gas system supplying the insured land. Not a matter of survey.

EXCEPTION 6 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Miles or Hanson Grant, recorded in Plat Book B, Page 59, Public Records of Dade (now Martin) County, Florida and as recorded in Plat Book 1, Page 11, of the Public Records of Palm Beach (now Martin) County, Florida. With regards to Plat Book B, Page 59 and Plat Book 1, Page 11, no specifically locatable matters of survey can be plotted on this survey.

EXCEPTION 7 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Stuart Farms, recorded in Plat Book 1, Page 63, of the Public Records of Martin County, Florida. With regards to Plat Book 1, Page63 , no specifically locatable matters of survey can be plotted on this survey.

EXCEPTION 8 - Reservations in favor of the State of Florida contained in Murphy Act Deed recorded in Deed Book 31, Page 137. Affects subject property, shown on sheet 2. Subject property encumbered by Right-of-Way 0.85± acres.The Reservation is that portion of the surveyed lands lying west of the current west right-of-way line (east Boundary) and a line that lies 100.00 feet west of the current centerline of SR 76 (SW Kanner Highway).

EXCEPTION 9 - Outfall Ditch Easement in favor of the State of Florida, recorded in Official Records Book 42, Page 432. Item (e) affects subject property, shown on sheet 2. Items (a), (b), (c), (d) & (f) does not affect subject property.

EXCEPTION 10 - Resolutions regarding Zoning recorded in Official Records Book 324, Page 2659 as amended in Official Records Book 326, Page 938 and Official Records Book 357, Page 2364. The subject parcel is wholly contained within Parcel E of Official Records Book 324, page 2659, Official Records Book 326, page 938 and Official Records Book 357, page 2364.

EXCEPTION 11 - Utility Easement in favor of Martin County, recorded in Official Records Book 1005, Page 251. Does not affect subject property, shown on sheet 2.

EXCEPTION 12 - Perpetual Easement in favor of the State of Florida Department of Transportation, recorded in Official Records Book 2441, Page 945. Does not affects subject property, shown on sheet 2.

EXCEPTION 13 - Perpetual Easement in favor of the State of Florida Department of Transportation, recorded in Official Records Book 2441, Page 948 as recorded in Official Records Book 2448, Page 2333. Affects subject property, shown on sheet 2.

EXCEPTION 14 - Resolution regarding Zoning recorded in Official Records Book 2618, Page 2727. Affects all of subject property. Property is contained within lands described in Exhibit "A" of resolution number 12-10.28, OR Book 2618, page 2727.

EXCEPTION 15 - Resolution regarding Master Site Plan Approval for Bridgeview Business Center recorded in Official Records Book 2640, Page 2563. Affects all of subject property. Property is contained within lands described in Exhibit "A" of resolution number 12-10.29, OR Book 2640-2563.

EXCEPTION 16 - The nature, extent or existence of riparian is not insured. No riparian known for subject property.

EXCEPTION 17 - Notwithstanding the legal description in Schedule A, this policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. Subject property is at and above Mean High Water Line.

EXCEPTION 18 - As to any portion of the premises herein described which is (a) submerged land or is (b) artificially filled in land, artificially exposed land, or any land accreted thereto, in what was formerly navigable waters, this policy is subject to the right of the United States Government and/or the State of Florida, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce, and the inalienable right of the State of Florida in the lands and/or waters of such character. There are no known lands.

CERTIFIED TO:
Chicago Title Insurance Company
Republic Commercial Title Company, LLC
Atlantic Realty Acquisitions, LLC, a Georgia limited liability company, it's successors and assigns of the contract for the purchase and sale of real property for the surveyed land; and the landers of the foregoing.



LOCATION MAP
NOT TO SCALE

Department of
Environmental Protection

Charlie Crist
Governor

Mailcode Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Ms 100
Phone 850-245-2808
Fax 850-245-2950

Michael W. Sole
Secretary

Notice of Mean High Water Survey Filing

The Mean High Water Survey noted below has been filed in the Bureau of Surveying and Mapping public repository. The Mean High Water Survey File Number: 4188

Survey Date: 2/15/2007 County: MARTIN Waterbody SOUTH FORK ST LUCI RIVER
Job Number 07-1004-01-01
Project : PALM CITY SEC: TWP: RNG:
USGS 7.5 Minute Quad Map Name PALM CITY
Surveyor's Name ALBERT C. ALLEN,III,P.S.M PSM # 4130
Business Name: G.C.Y.,INCORPORATED
Mailing Address: P.O.BOX 1469
PALM CITY, FL 34990-1469
Phone (772) 286-8083 FAX: (772) 283-6174

For the Bureau of Surveying and Mapping — 12/24/2007 Date of Filing

"Protect, Conserve and Manage Florida's Environment and Natural Resources"
Printed on recycled paper.

Legal Description

PARCEL CONTROL NUMBER 403841001051000002

NORTH PARCEL

Commencing at the intersection of the North line of the Miles or Hanson Grant and the Westerly right of way line of State Road No. 76; thence South 20°42'45" East, a distance of 1500.00 feet to the Point of Beginning; thence continuing along said Westerly right-of-way line, South 20°42'45" East, a distance of 439.03 feet; thence South 06°32'38" East, a distance of 49.16 feet; thence South 20°42'48" East, a distance of 318.71 feet to a point on the Northerly Right-of-Way line of S.W. Martin Highway; thence along said line South 22°47'40" West, a distance of 55.18 feet; thence South 68°30'26" West, a distance of 152.45 feet to the beginning of a tangent curve concave to the North having a radius 881.25 feet; thence Northwesterly along the arc of said curve through a central angle of 41°32'17" a distance 638.89 feet to a tangent line; thence North 69°12'10" West, a distance of 380.47 feet to a point on the Mean High Water Line; thence along said line North 03°47'25" East, a distance of 50.12 feet; thence North 16°40'46" East, a distance of 48.08 feet; thence North 05°17'18" West, a distance of 65.43 feet; thence North 34°10'01" East, a distance of 139.17 feet; thence North 31°06'00" East, a distance of 167.15 feet to a point on the South River Land Mobile Home Park (unrecorded); thence North 65°59'26" East, a distance of 760.50 feet to the Point of Beginning.

Containing 15.88 Acres, more or less.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

To Chicago Title Insurance Company, Republic Commercial Title Company, LLC, Atlantic Realty Acquisitions, LLC, a Georgia limited liability company, it's successors and assigns of the Contract for the purchase and sale of real property for the surveyed land; and the landers of the foregoing. this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 6b, 7, 8, 9, 10, 11 of Table A thereof. The field work was completed on 5/28/2019.

I further certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

5/28/2019
Date of Survey

NOTE:
This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. The printed survey map or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor or mapper.

PETER ANDERSEN CERTIFICATE NO. 5199 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Peter Andersen, PSM

Digitally signed by Peter Andersen, PSM
Date: 2019.06.26 09:15:00 -04'00'

Peter Andersen
Professional Survey and Mapper
Florida Certificate No. 5199

Drawing Name: **Bridge View**
Page(s): **66 - 69**
Field Book(s): **1824**

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No.	Revisions	Date	By

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BOUNDARY SURVEY FOR:
AtlanticReality Acquisitions, LLC
MARTIN COUNTY **FLORIDA**

Scale:	Date:	File & Drawing No:
NA	May 2019	19103401
Drawn By:	Checked By:	Sheet
M.F.M.	P.A.	1 of 2



No.	Revisions	Date	By

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BOUNDARY SURVEY FOR:

AtlanticReality Acquisitions, LLC

MARTIN COUNTY **FLORIDA**

Scale:	Date:	File & Drawing No:
1"=100'	May 2019	19-1034-01
Drawn By:	Checked By:	Sheet
M.F.M.	P.A.	2 of 2

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