

ITEMS CORRESPONDING TO SCHEDULE B-1

SCHEDULE B-1 ITEMS BASED UPON TITLE COMMITMENT NO. 10126832 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF DECEMBER 28, 2021.

- 1-6. Not matters of survey.
- 7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of St. Lucie West Plat No. 1, Prima Vista Boulevard, recorded in Plat Book 26, Page 8, of the Public Records of St. Lucie County, Florida. (plotted)
- 8. Easement as set out and reserved in Easement in favor of Florida Power & Light Company, fronting on N.W. Peacock Drive, recorded in Official Records Book 539, page 445. (not plotted, easement areas offset)
- 9. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association recorded in Official Records Book 572, page 1493, together with amendments recorded in Official Record Book 611, Page 2277; Official Record Book 621, Page 2279; Official Record Book 628, Page 1991; Official Record Book 634, Page 1103; Official Record Book 678, Page 1387; Official Record Book 679, Page 2199; Official Record Book 726, Page 2555 and Official Records Book 1225, Page 1722; Official Record Book 2840, Page 2326; Assignment of Declarant's Rights recorded in Official Records Book 898, Page 1779; Official Records Book 1016, Page 2247. (not plotted, blanket in nature, no plottable easements noted)
- 10. The subject property is located within the St. Lucie West Services District and is subject to assessments for benefits and taxes as levied by said District, all as set forth in the Commissioners' Report recorded in Official Record Book 683, Page 2008, of the Public Records of St. Lucie County, Florida. (not plotted, partially illegible, no plottable easements noted)
- 11. Assignment of Dedications and Reservations as recorded in Official Record Book 688, page 1406 and Official Record Book 688, page 1410, as partially released in Quit-Claim Deed recorded in Official Record Book 893, Page 1840, all of the Public Records of St. Lucie County, Florida. (not plotted, no plottable easements noted)
- 12. License Agreements as to use of platted easements, recorded in Official Record Book 757, Page 2220; Official Record Book 768, Page 650; and Official Record Book 768, Page 657, of the Public Records of St. Lucie County, Florida. (not plotted, no plottable easements noted)

ZONING INFORMATION

Zoning data obtained from Zoning Report #7202104021 dated January 13, 2022 prepared by Bock & Clark Zoning, 800-787-8390.

Zoning Designation: WI, Warehouse Industrial

Building Setback:
Front = 25 feet minimum

Side = 10' minimum
25' minimum when adjacent to any residential future land use category or to a public street right-of-way

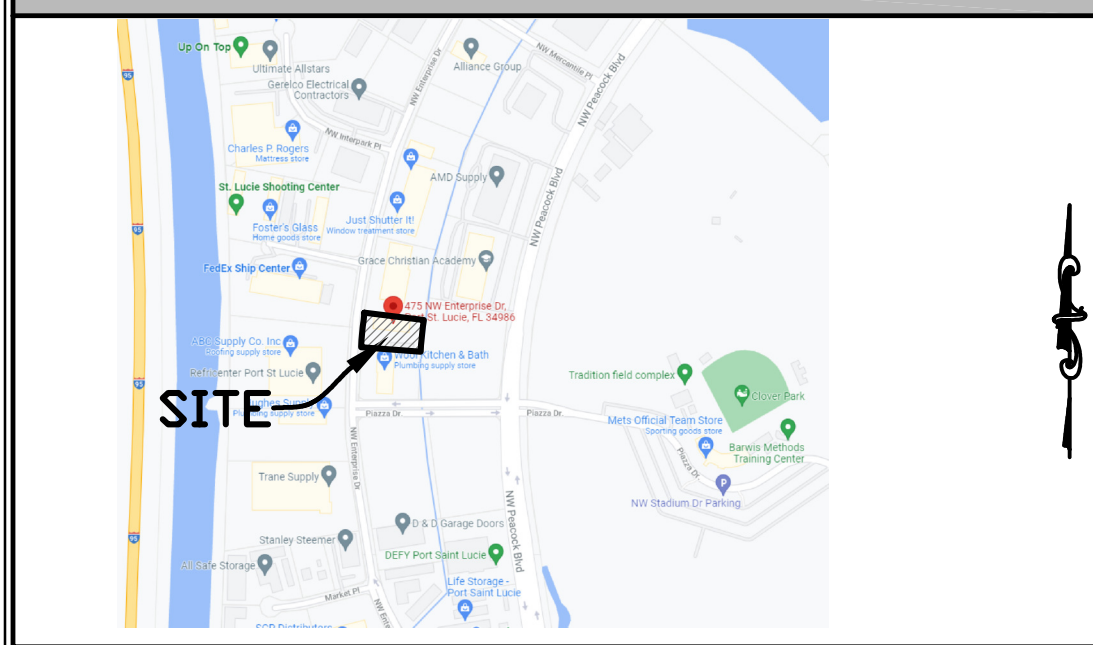
Rear = 10' minimum
25' minimum when adjacent to any residential future land use category or to a public street right-of-way

Parking Requirement: Pending. Vehicle service and repair: 3 spaces per service area
No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.

Building Height: 35 feet

Floor Area Ratio: No requirement noted

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- 1) Survey prepared by AJN Surveying, LLC, 530 Hillside Drive, Auburndale, Florida, under the direct supervision of Alan J. Naumowicz, Florida Surveyor and Mapper No. 6689. Email: Alan@AJNSurveying.com; Phone: 813-352-9483.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Parking Tabulation: 00 Regular Spaces, 00 Handicapped Spaces for a total of 00 Striped Spaces.
- 4) Surveyed parcel contains 1,000 acres of land, or 43,550 square feet, more or less.
- 5) The property address of 475 NW Enterprise Dr, Port St. Lucie, FL 34986 was verified with the County Property Appraiser's website.
- 6) The property has direct access to NW Enterprise Drive as shown on plat.
- 7) Bearings are based on the Eastern Right-of-Way line of NW Enterprise Drive, said curved line having a described chord bearing of S05°42'35"W.
- 8) At time of survey, there was no evidence of current earth moving work, building construction or building additions.
- 9) There is no evidence in changes in street rights of way on site at time of survey. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 10) The closest intersection street is Piazza Drive and is 260± feet Southerly from property as shown hereon.
- 11) There were no wetlands delineated or markers showing wetland locations at time of survey.
- 12) There are no gaps, gores, overlaps or hiatus inherent to the surveyed property.
- 13) There was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed site at time of survey.
- 14) This survey or copies thereof are not valid without the original signature and seal of the Florida licensed surveyor and mapper.

RECORD DESCRIPTION

TITLE DESCRIPTION

A portion of Lot I-11, Block 4, as shown on St. Lucie West Plat Number 1, as recorded in Plat Book 26, Page 8, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Begin at the Southeast corner of said Lot I-11; thence run North 85 degrees 43' 33" West along the Southerly line of said Lot I-11, a distance of 280.00 feet to an intersection with the Easterly right of way line of NW Enterprise Drive and along the arc of a curve, concave to the Southeast, with radius of 3554.79 feet and a central angle of 02 degrees 36' 38", a distance of 161.97 feet; thence run South 83 degrees 06' 55" East a distance of 280.00 feet to an intersection with the Easterly line of said Lot I-11; thence run Southwesterly along the Easterly line of said Lot I-11 and along the arc of a curve, concave to the Southeast, with radius of 3274.79 feet and central angle of 02 degrees 36' 38" a distance of 149.21 feet to the Point of Beginning.

LEGAL DESCRIPTION BASED UPON TITLE COMMITMENT NO. 10126832 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF DECEMBER 28, 2021.

ALTA/NSPS LAND TITLE SURVEY

Port St. Lucie, FL Project

NVS Project No. 202108122-1
475 NW Enterprise Drive, Port St. Lucie, FL 34986
BASED UPON TITLE COMMITMENT NO. 10126832
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF DECEMBER 28, 2021.

Surveyor's Certification

To: The Boyd Group, Inc.; Cushman & Wakefield; [Title Insurance Company] and Bock & Clark Corporation, an NVS Company.

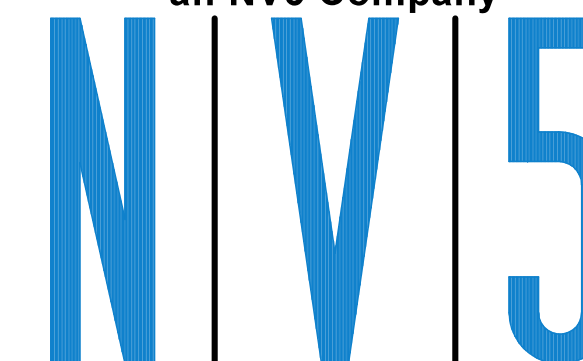
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on 01/03/2022.

PRELIMINARY

ALAN J. NAUMOWICZ 01-03-2022
REGISTRATION NO. 6689 DATE
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: January 03, 2022
DATE OF LAST REVISION: January 03, 2022
FIELD: JC OFFICE: MB
NETWORK PROJECT NO. 202108122-1

SHEET 1 OF 1

Bock & Clark Corporation
an NVS Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NVS.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

- A/C----- Air Conditioning
- Mailbox
- Utility Pole
- Guy Wire
- Telephone Riser
- Light Post
- Telecommunications Riser
- Water Valve
- Fire Hydrant
- Sign
- ICV----- Irrigation Control Valve
- BFP----- Back Flow Preventer
- HE----- Hand Hole Electric
- CO----- Clean Out
- Bollard
- GV----- Gate Valve
- EBX----- Electric Box/Riser
- Overhead Utility Line
- Fence Line
- Concrete Area

FLOOD NOTE

The subject property lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12111C0260J for St. Lucie County, Community designated as "City of Port St. Lucie", Community No. 120287, dated February 16, 2012 and issued by the Federal Emergency Management Agency. The subject property is not in a Special Hazard Flood Zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION

SIGNIFICANT OBSERVATIONS

2-Story Building Into 10' side building setback by 0.6' to 0.9'

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

