

DESCRIPTION

PARCEL 1-A (PARCEL 1-A) BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY 33 FEET WEST AND 310 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, THENCE S89°11'11"W 78.30' TO THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, THENCE S89°11'11"W 78.30' TO THE WEST RIGHT-OF-WAY LINE OF SAID DIXIE HIGHWAY, THENCE SOUTH PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY, A DISTANCE OF 170 FEET, THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY, THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY 33 FEET WEST AND 722.80 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND TO WEST 850 FEET TO THE POINT OF BEGINNING, THENCE 00 WEST APPROXIMATELY 229.07 FEET TO A POINT, THENCE SOUTH 65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL 4) FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; RUN SOUTH A DISTANCE OF 1177.80; THENCE WEST A DISTANCE OF 883.0; THENCE NORTH AND PARALLEL TO THE 1/4 SECTION LINE, A DISTANCE OF 235.13 FEET TO AN IRON PIPE FOR POINT OF BEGINNING, THENCE WEST A DISTANCE OF 235.13 FEET TO AN IRON PIPE, THENCE SOUTH AND PARALLEL TO THE 1/4 SECTION LINE A DISTANCE OF 65.0 FEET TO AN IRON PIPE, THENCE EAST A DISTANCE OF 235.13 FEET TO AN IRON PIPE, THENCE NORTH AND PARALLEL TO THE 1/4 SECTION LINE A DISTANCE OF 65.0 FEET TO POINT OF BEGINNING, SAID PARCEL LYING WITHIN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

TOGETHER WITH (PARCEL 2-4) COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AND RUN ALONG THE 40 ACRE LINE A DISTANCE OF 1132.1 FEET TO A POINT WHERE THE 40 ACRE LINE INTERSECTS THE EAST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, FROM THE POINT OF BEGINNING RUN NORTH 18 DEGREES 34' 20" WEST, ALONG THE AFORESAID EAST RIGHT-OF-WAY, A DISTANCE OF 62.62 FEET TO A POINT, THENCE RUN NORTH A DISTANCE OF 249.18 FEET TO A POINT, THENCE CONTINUE EAST A DISTANCE OF 99.92 FEET TO A POINT, THENCE RUN SOUTH 0 DEGREES 22' WEST A DISTANCE OF 308.98 FEET TO A POINT ON THE AFORESAID 40 ACRE LINE, THENCE RUN WEST ALONG THE 40 ACRE LINE A DISTANCE OF 270 FEET TO THE POINT OF BEGINNING, ALL THE ABOVE PROPERTY LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

TOGETHER WITH (PARCEL 3) COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST AS RECORDED IN DEED BOOK 108, AT PAGE 389, MORE PARTICULARLY DESCRIBED AS, THENCE RUN WEST ALONG THE 40 ACRE LINE A DISTANCE OF 830.17 FEET TO A POINT OF BEGINNING, FROM POINT OF BEGINNING CONTINUE WEST ALONG 40 ACRE LINE, A DISTANCE OF 30 FEET TO A POINT, THENCE RUN NORTH FOR 0 DEGREES 22' EAST A DISTANCE OF 209.98 FEET TO A POINT, THENCE RUN EAST A DISTANCE OF 30 FEET TO A POINT, THENCE RUN SOUTH 0 DEGREES 22' WEST A DISTANCE OF 209.98 FEET TO POINT OF BEGINNING.

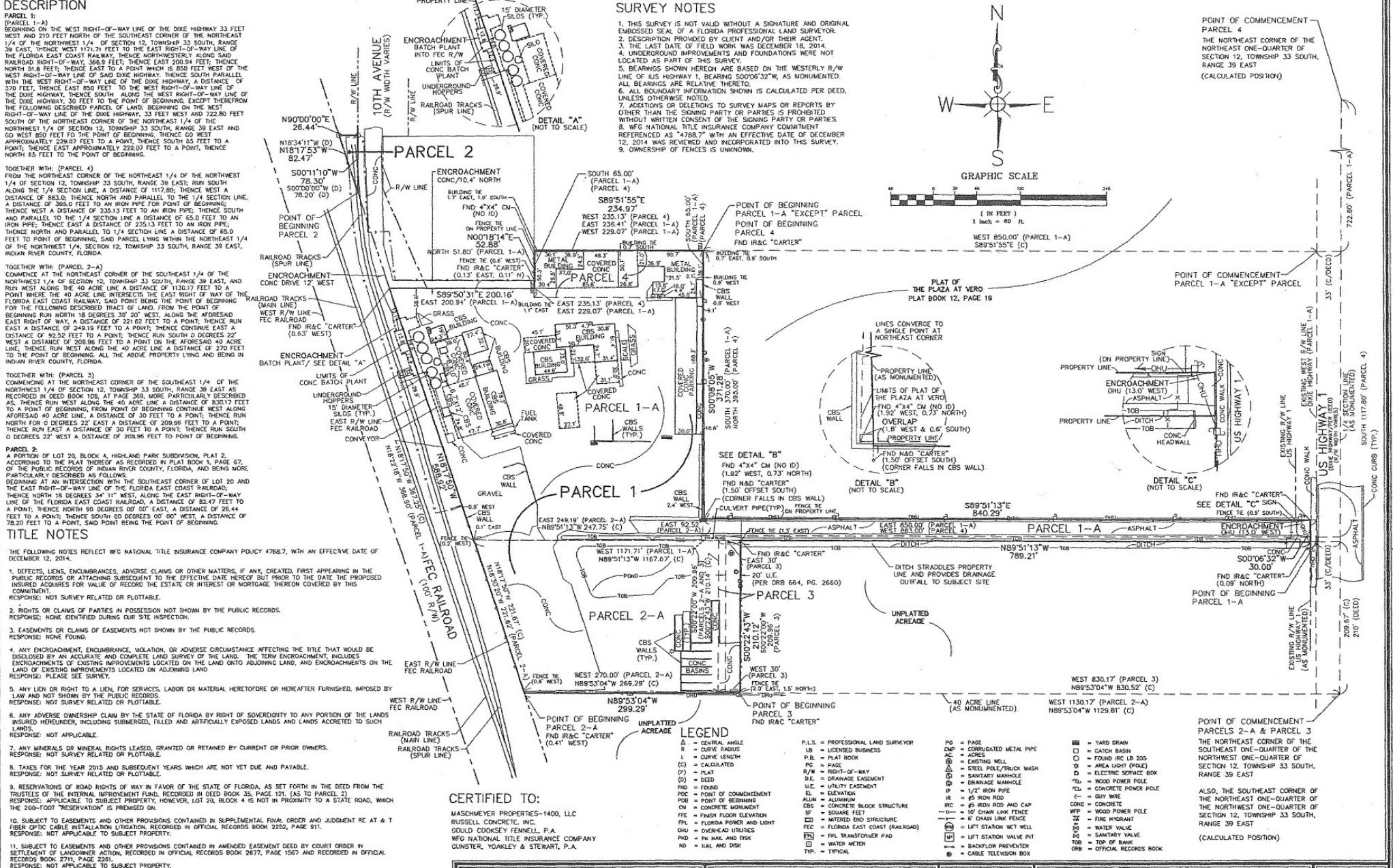
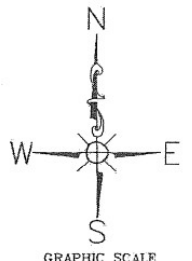
PARCEL 2: A PORTION OF LOT 20, BLOCK 4, HIGHLAND PARK SUBDIVISION, PLAT 2, AS RECORDED IN DEED BOOK 108, AT PAGE 389, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 20 AND THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, THENCE NORTH 18 DEGREES 34' 20" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 82.47 FEET TO A POINT, THENCE NORTH 00 DEGREES 00' 00" EAST, A DISTANCE OF 26.44 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00' 00" WEST, A DISTANCE OF 78.20 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

TITLE NOTES

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. RESPONSE: NOT SURVEY RELATED OR PLOTTABLE.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. RESPONSE: NONE IDENTIFIED DURING OUR SITE INSPECTION.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. RESPONSE: NONE FOUND.
4. ANY ENCROACHMENT, ENCUMBRANCE VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING ENCUMBRANCES, VIOLATIONS, OR ADVERSE CIRCUMSTANCES LOCATED ON THE LAND OR ADJOINING LAND, AND ENCUMBRANCES ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. RESPONSE: PLEASE SEE SURVEY.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. RESPONSE: NOT SURVEY RELATED OR PLOTTABLE.
6. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREBY, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS. RESPONSE: NOT APPLICABLE.
7. ANY MINERALS OR MINERAL RIGHTS (LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS). RESPONSE: NOT SURVEY RELATED OR PLOTTABLE.
8. TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. RESPONSE: NOT SURVEY RELATED OR PLOTTABLE.
9. RESERVATIONS OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, RECORDED IN DEED BOOK 35, PAGE 121, (AS TO PARCEL 2). RESPONSE: NOT APPLICABLE TO SUBJECT PROPERTY; HOWEVER, LOT 20, BLOCK 4 IS NOT IN PROXIMITY TO A STATE ROAD, WHICH THE 200-FOOT "RESERVATION" IS PREMISED ON.
10. SUBJECT TO EASEMENTS AND OTHER PROVISIONS CONTAINED IN SUPPLEMENTAL FINAL ORDER AND JUDGMENT RE AT & T FIBER OPTIC CABLE INSTALLATION LITIGATION, RECORDED IN OFFICIAL RECORDS BOOK 2252, PAGE 911. RESPONSE: NOT APPLICABLE TO SUBJECT PROPERTY.
11. SUBJECT TO EASEMENTS AND OTHER PROVISIONS CONTAINED IN AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED IN OFFICIAL RECORDS BOOK 2677, PAGE 1567 AND RECORDED IN OFFICIAL RECORDS BOOK 2711, PAGE 2281. RESPONSE: NOT APPLICABLE TO SUBJECT PROPERTY.
12. RESERVATION OF EASEMENT BY INDIAN RIVER COUNTY AS CONTAINED IN COUNTY DEED DATED JUNE 5, 1983 AND RECORDED IN OFFICIAL RECORDS BOOK 664, PAGE 2650. (AS TO PARCEL 3) RESPONSE: PLEASE SEE SURVEY.

SURVEY NOTES

- 1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS DECEMBER 18, 2014.
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF IUS HIGHWAY 1, BEARING S00°06'32"W, AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
6. ALL BOUNDARY INFORMATION SHOWN IS CALCULATED PER DEED, UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT REFERENCED AS "4788.7" WITH AN EFFECTIVE DATE OF DECEMBER 12, 2014 WAS REVIEWED AND INCORPORATED INTO THIS SURVEY.
9. OWNERSHIP OF FENCES IS UNKNOWN.



CERTIFIED TO: MASCHMEYER PROPERTIES-1400, LLC

RUSSELL CONCRETE, INC. GOULD COOKSEY FENNEL, P.A. WFG NATIONAL TITLE INSURANCE COMPANY GUNSTER, YOAKLEY & STEWART, P.A.

BOUNDARY SURVEY PREPARED FOR MASCHMEYER PROPERTIES-1400, LLC

Table with columns: REVISIONS, BY, DATE. Includes field notes and dates like 12/16/14, 12/22/14, 12/23/14.

LAVENTURE & ASSOCIATES, INC. PROFESSIONAL SURVEYING AND MAPPING CIVIL ENGINEERING COORDINATION. Includes address, phone, and scale information.

BY: RICHARD C. LAVENTURE, FLORIDA PROFESSIONAL LAND SURVEYOR # 5209. DATE: 12/24/14.

DATE: 12-18-14. SCALE: 1" = 60'. JOB NO: 14.2534. SHEET: 1 of 1.