

## ITEMS CORRESPONDING TO SCHEDULE B-I

1 through 8. Not a matter of survey.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Port Matanzas Unit Fifty Six, according to plat thereof as recorded in Plat Book 50, Pages 40 through 46, as affected by Affidavit recorded in O.R. Book 2573, Page 363, as affected by Assignment of Plat and Other Facsimiles recorded in O.R. Book 3259, Page 1011, of the Public Records of Brevard County, Florida. (PLOTTED HEREON)

10. Terms, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants and Restrictions recorded in O.R. Book 2512, Page 1657, O.R. Book 2512, Page 1658 and O.R. Book 2512, Page 1659; O.R. Book 2512, Page 1757; O.R. Book 2553, Page 25; O.R. Book 2573, Page 142; O.R. Book 2573, Page 143; Public Records of Brevard County, Florida, as amended, including, but not limited to one or more of the following provisions for a private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant; but excluding any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, marital status, marital estate, disability, handicap, maternal origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that such covenant or restriction is permitted by applicable law. (BLANKET IN NATURE)

11. Development Orders recorded in O.R. Book 2419, Page 2441; O.R. Book 2412, Page 1723 and O.R. Book 3371, Page 1764, of the Public Records of Brevard County, Florida. (BLANKET IN NATURE)

12. The insured property lies within the boundaries of the Melbourne-Titusville Drainage District, as recorded in O.R. Book 3078, Page 2357, of the Public Records of Brevard County, Florida, and as such is subject to the rights of said district. (BLANKET IN NATURE)

13. Florida Power and Light Company Easement recorded in O.R. Book 3103, Page 2133, of the Public Records of Brevard County, Florida. (PARTIALLY PLOTTED HEREON, DOCUMENT IS NOTED ILLEGIBLE)

14. Not a matter of survey.

## ZONING INFORMATION

Zoning Information taken from Zoning Report prepared by Bock & Clark Corporation, an NV5 Company, Project No. 202206395, dated December 9, 2022.

Zoning Designation: U, Light Industrial Warehousing

Building Setbacks:

Front= 40' min

Side= 25' min; Corner= 25' min

Rear= 25' min

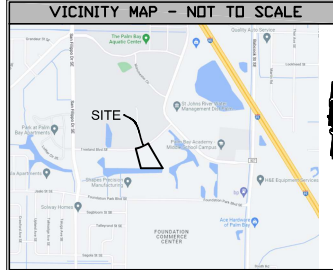
Building Height= 10'

Max Lot Coverage: 50%

Floor Area Ratio: No Requirement Noted

Parking: 37 spaces min

## VICINITY MAP - NOT TO SCALE



## MISCELLANEOUS NOTES

- 1) Survey prepared by ALN Surveying, LLC, 530 Hillside Drive, Auburndale, Florida, under the direct supervision of Alan J. Krasny, Florida Surveyor and Mapper No. 1689. Direct: 888-252-9483; Phone: 813-252-9483.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown herein, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Parking Tabulation: 100 Regular Spaces, 5 Handicapped Spaces for a total of 105 Striped Spaces.
- 4) Surveyed parcel contains 3,668 acres of land, or 159,768 square feet, more or less.
- 5) The property address of 1470 Treeland Boulevard SE, Palm Bay, Florida was verified with the County Property Appraiser's website.
- 6) The property has direct access to Treeland Boulevard, a public street right-of-way.
- 7) Bearings are based on the Southerly right-of-way line of Treeland Boulevard, said line having an assumed chord bearing of S.87°23'45" E.
- 8) At time of survey, there was no evidence of current earth moving work, building construction or building additions.
- 9) There is no evidence of 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 network.
- 10) The closest intersection street is Charles Court SE and is 50 feet North from property as shown herein.
- 11) There are no gaps, gaps, overlaps or holes interest to the surveyed property.
- 12) There was no evidence of cemeteries, graveyards, and/or burial grounds located on the surveyed site at time of survey.
- 13) This survey or copies thereof are not valid without the original signature and seal of the Florida Licensed surveyor and mapper.

## RECORD DESCRIPTION

The Land is described as follows:

Lot 5, Block 2042, Port Matanzas Unit Fifty Six, according to the plat thereof, as recorded in Plat Book 50, Page(s) 40, of the Public Records of Brevard County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20091577, DATED OCTOBER 9, 2022 AT 6:00 AM.

## ALTA/NSPS LAND TITLE SURVEY

for  
**Treeland Blvd**  
NV5 Project No. 202206395, 001  
1470 Treeland Boulevard SE, Palm Bay, FL 32909  
BASED UPON TITLE COMMITMENT NO. 20091577  
OF ALLIANT NATIONAL TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2012 at 6:00 AM

Surveyor's Certification  
To: Kapp Harrison, LLP; DML Realty Partners, LLC; Krasny and Dettner; Alliant National Title Insurance Company; Treeland Property Owner, LLC, a Florida limited liability company; Fluigen Bank; and Bock & Clark Corporation, an NV5 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, INITIALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/23/2022.



Survey Performed By  
ALN Surveying, LLC  
530 Hillside Drive  
Auburndale, FL 33823  
Phone: 813-252-9483  
Email: alan@alnsurveying.com

NETWORK PROJECT NO. 202206395, 001 RLS SHEET 1 OF 2

Bock & Clark Corporation  
an NV5 Company

**NV5**  
Transaction Services 1-800-SURVEYS (787-8397)  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
www.BockandClark.com mayhelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

## FLOOD NOTE

The subject property lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12009C06600 for Brevard County, Florida. Community designated as "City of Palm Bay", Community No. 12040, dated March 17, 2014 and issued by the Federal Emergency Management Agency, and is not in a special flood hazard area.

## PROJECT REVISION RECORD

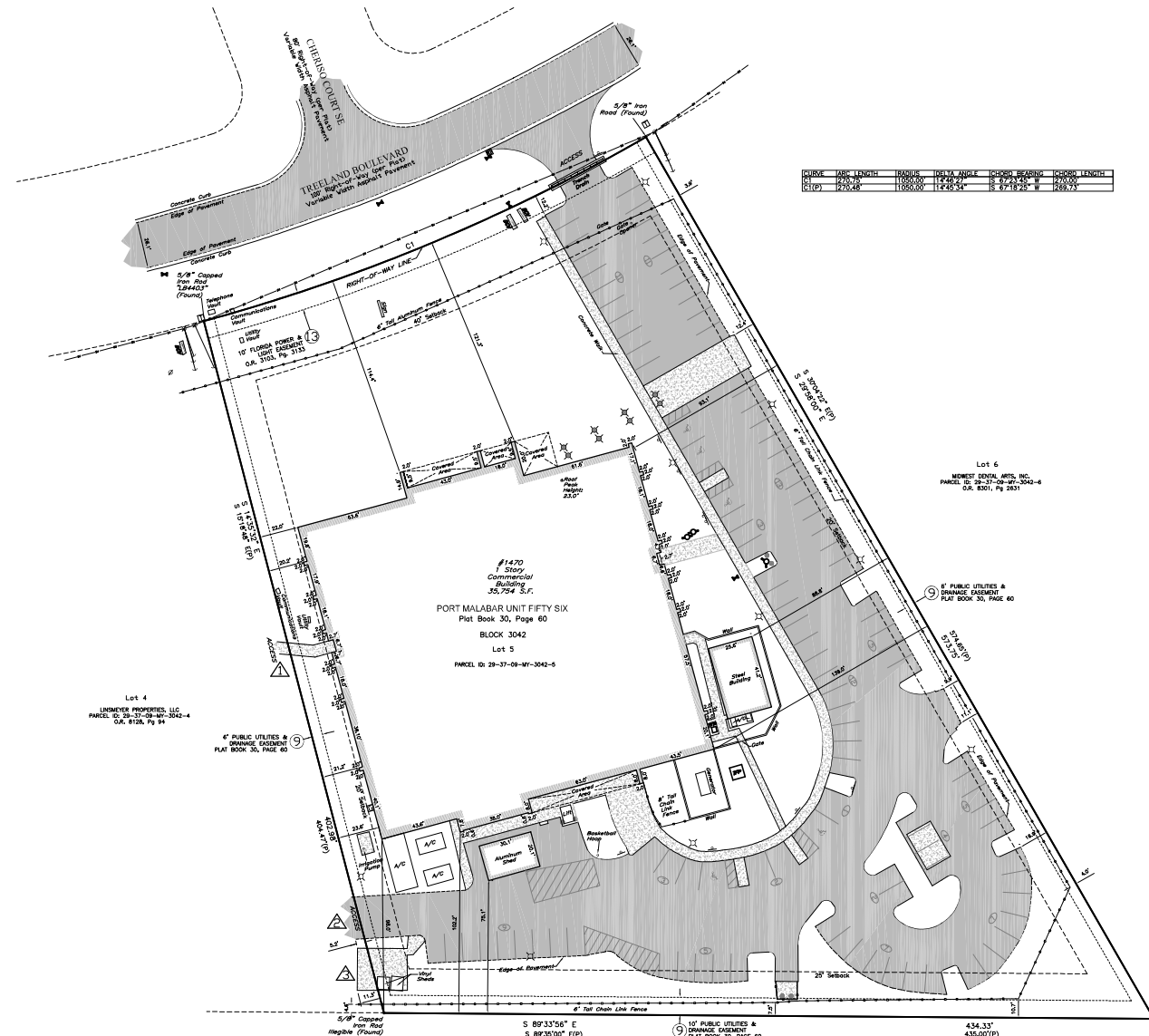
| DATE     | DESCRIPTION  | DATE | DESCRIPTION |
|----------|--------------|------|-------------|
| 12-05-22 | COMMENTS     |      |             |
| 12-15-22 | ADD ZONING   |      |             |
| 12-20-22 | UPDATE CERTS |      |             |

## SIGNIFICANT OBSERVATIONS

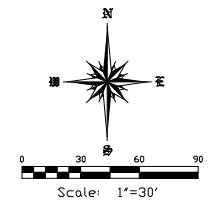
- 1. CONCRETE WALK CROSSES PROPERTY LINE AND CONTINUES AN INDETERMINATE DISTANCE ONTO ADJOINING PROPERTY.
- 2. ASPHALT DRIVE CROSSES PROPERTY LINE AND CONTINUES AN INDETERMINATE DISTANCE ONTO ADJOINING PROPERTY.
- 3. CONCRETE SLAB CROSSES PROPERTY LINE, NORTH END OF SLAB IS 5.2' WEST OF LINE, SOUTH END OF SLAB IS 11.3' WEST OF LINE.

## LEGAL

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



| GRADE | LINE LENGTH | RADIUS  | CHORD BEARING   | CHORD LENGTH |
|-------|-------------|---------|-----------------|--------------|
| C1P   | 220.28      | 1000.00 | S 72° 52' 54" W | 220.28       |



| LEGEND OF SYMBOLS & ABBREVIATIONS |                           |
|-----------------------------------|---------------------------|
| (P) Description                   | Utility Pole              |
| CR Official Records Book          | Day Wire                  |
| Pg Page                           | Communications Rider      |
| A/C Air Conditioner               | Light Pole                |
| OCV Backflow Preventer            | Ballast                   |
| TFP Transformer Pad               | Lighted Ballast           |
| Gas Meter                         | Sign                      |
| Water Valve                       | Handicapped Parking Space |
| Fire Hydrant                      | Parking Count             |
| Fire Department Connection        | Overhead Utility Lines    |
|                                   | Fence as noted            |
|                                   | Asphalt Pavement          |
|                                   | Concrete                  |

SHEET 2 OF 2

NIV5

**ALTA/NSPS LAND TITLE SURVEY**

PREPARED FOR

**Treeland Blvd**

DATE OF FIELD SURVEY: NOVEMBER 23, 2022

NETWORK PROJECT NUMBER: 20220395.001

**1-(800)-SURVEYS (787-8397)**

TRANSACTION SERVICES

www.bockandclark.com www.niv5survey.com www.niv5.com

TRACT "G-4"

EASTERN FLORIDA STATE COLLEGE FOUNDATION

PARCEL ID: 29-37-08-WY-3042-4

O.R. 5016, Pg. 1670

434.33'

435.00'(P)

430.00'(O.R. 2537, Pg. 363)

S 89°33'56" E

S 89°30'00" E(P)

10' PUBLIC UTILITIES & DRAINAGE EASEMENT

PLAT BOOK 30, PAGE 60

#1470

1 Story

Commercial Building

35,724 S.F.

PORT MALABAR UNIT FIFTY SIX

Plot Book 30, Page 60

BLOCK 3042

Lot 5

PARCEL ID: 29-37-08-WY-3042-5

Lot 4

UNIMOVEY PROPERTIES, LLC

PARCEL ID: 29-37-08-WY-3042-4

O.R. 5126, Pg. 98

6' PUBLIC UTILITIES & DRAINAGE EASEMENT

PLAT BOOK 30, PAGE 60