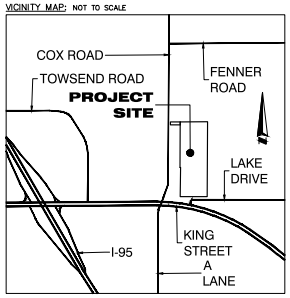
VICINITY MAP: NOT TO SCALE



STANDARD BII EXCEPTIONS: TITLE COMMITMENT # 110967033

THERE ARE NOT SCHEDULE B2 EXCEPTIONS THAT ARE SURVEY RELATED

LEGAL DESCRIPTION: TITLE COMMITMENT # 110967033

PARCEL A:

NORTH 50 FEET OF THE WEST 200 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/2, OF THE SECTION 25, TOWNSHIP 24, RANGE 35, EXCEPT ROAD RIGHT OF WAY, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

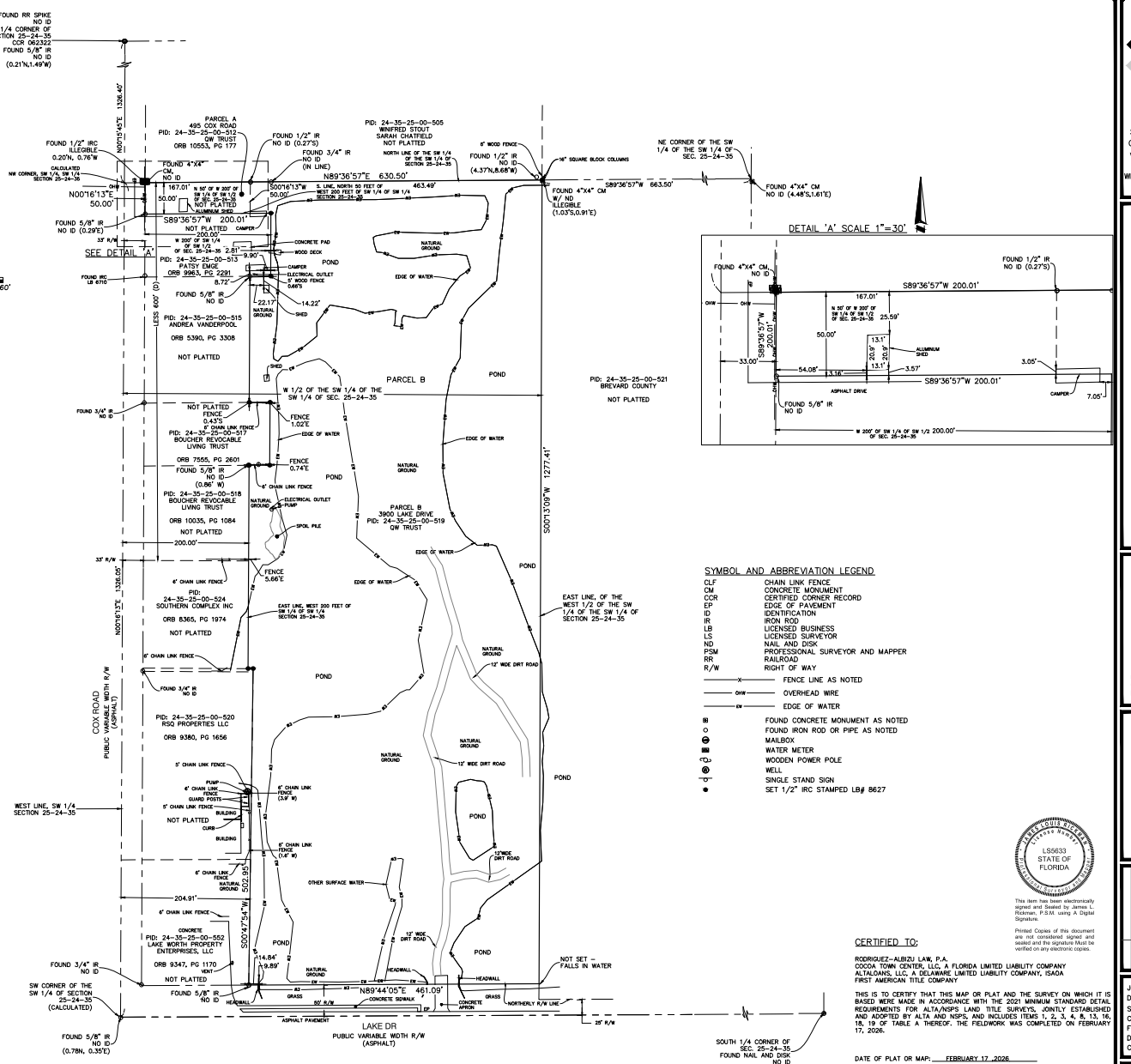
PARCEL B:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24, RANGE 35, EXCEPT THE NORTH 600 FEET OF THE WEST 200 FEET, OFFICIAL RECORDS BOOK 458, PAGE 349, OFFICIAL RECORDS BOOK 667, PAGE 691, AND ROAD RIGHT OF WAYS OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25-24-35 AS BEING NORTH 00°15'45" EAST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110967033, EFFECTIVE DATE NOVEMBER 26, 2025.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE BREVARD COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12009C0425D, MAP REVISED MARCH 17, 2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
12. THE ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
13. THERE ARE NO BUILDINGS ON THE PROPERTY, NO ADDRESSES POSTED.
14. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.
15. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
16. THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
17. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
18. THERE IS NO OBSERVABLE EVIDENCE OF CURB CUTS OR DRIVEWAY ACCESS TO ABUTTING STREETS OR ROADS.
19. SUBJECT PROPERTY CONTAINS A TOTAL OF 13.57 ACRES, MORE OR LESS (PARCEL A: 0.19 ACRE AND PARCEL B: 13.38 ACRES).

GRAPHIC SCALE 1"=80'
0 80' 160'



SYMBOL AND ABBREVIATION LEGEND

CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CCR	CERTIFIED CORNER RECORD
EP	EDGE OF PAVEMENT
ID	IDENTIFICATION
IR	IRON ROD
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
ND	NAIL AND DISK
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RR	RAILROAD
R/W	RIGHT OF WAY
—x—	FENCE LINE AS NOTED
—OHW—	OVERHEAD WIRE
—EW—	EDGE OF WATER
⊠	FOUND CONCRETE MONUMENT AS NOTED
○	FOUND IRON ROD OR PIPE AS NOTED
MB	MAILBOX
WM	WATER METER
WPP	WOODEN POWER POLE
W	WELL
SS	SINGLE STAND SIGN
●	SET 1/2" IRC STAMPED LB# 8627

This item has been electronically signed and Sealed by James L. Rickman, P.S.M. using A Digital Signature.

Printed Copies of this document are not considered signed and sealed and the signature Must be verified on any electronic copies.

CERTIFIED TO:

RODRIGUEZ-ALBIZU LAW, P.A.
COCOA TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY
ALTALOANS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ISAOA
FIRST AMERICAN TITLE 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, 8, 13, 16, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 17, 2026.

DATE OF PLAT OR MAP: FEBRUARY 17 ,2026

Digitally signed by: James L Rickman
Date: 2026.04.07 09:03:28 -04'00'

JAMES L. RICKMAN, PSM #5633

ALLEN COMPANY
Founded in 1988
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GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#8627

ALTA/ NSPS LAND TITLE SURVEY OF 3900 LAKE DRIVE & 495 COX ROAD

SECTION 25, TOWNSHIP 24 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

FOR: BALLARENA GROUP CORP.

DATE	REVISIONS

JOB #: 20260111
DATE: 02/17/2026
SCALE: 1" = 80'
CALC BY: WB
FIELD BY: TS
DRAWN BY: JJ
CHECKED BY: WB

SHEET 1 OF 1

Drawing name: L:\Jobs\2026\01\20260111 (3M)\ACDWG\20260111_ALTA_2 ALTA 1