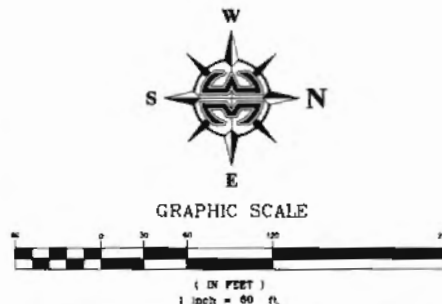




Old Republic National Title Insurance Company
FILE NO. 19129417 LLC

Exceptions

Items 1 through 6 are standard exceptions.

7. Subject property lies within the boundaries of the Melbourne-Tillman Drainage District and is subject to the rules and regulations thereof, and may be subject to future assessments by same, including, but not limited to those matters filed of public record as set forth in O.R. Book 3074, Page 2296, and O.R. Book 3074, Page 2312, Public Records of Brevard County, Florida.

The surveyed property is located within the boundaries of the Melbourne-Tullman Drainage District.

8. Terms, covenants, conditions, permanent easements, and other matters contained in Easement and Right of Way for Ingress, Egress and Use of Transmitter for Radio and Television Tower and Towers from GCOM, Inc. to CellCom, Inc. recorded in O.R. Book 3103, Page 1100, Public Records of Brevard County, Florida

This is a blanket Easement over the entire lands surveyed

9. Pipeline Easement in favor of Florida Gas Transmission Company recorded in O.R. Book 3337, Page 2717. Public Records of Brevard County, Florida.

This easement is located 20' each side of the gas main. The surveyor did not observe any evidence of the gas main and believes that it is located south of the Norfolk Parkway and outside of the boundary of the lands surveyed.

10. Terms, covenants, conditions, and other matters contained in Settlement Agreement by and between Bertram Schild, individually and as Trustee; Fredenck Zacharias, individually and as Trustee; Brevard Tower Communications, Inc., Jack D. Hurt a/k/a Jackie D. Hurt, and Melbourne Fill and Material, Inc., under Case No. 05-1990-CA-010440 in the Circuit Court for Brevard County, Florida, as recorded in O.R. Book 5224, Page 1563, and re-recorded in O.R. Book 5524, Page 1591 Public Records of Brevard County, Florida.

The property is subject to this Settlement Agreement but does not contain any easements or encumbrances.

11. Intentionally deleted

12. Terms, covenants, conditions, easements, and other matters contained in Communications Site Lease Agreement dated December 1, 2005 by and between Brevard Tower Communications, Inc. and Nextel South Corp. as evidenced by Memorandum of Agreement recorded in O.R. Book 5832, Page 2929, Public Records of Brevard County, Florida.

This agreement is over those lands surveyed and shown hereon as "PART OF PACE 1 PER O.R. BOOK 3277, PAGE 0924". Under the terms and condition, it was only valid for 5 years from June 1, 2007. The surveyor has no knowledge if the agreement has been extended and is still valid.

13. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).

Standard agreement. The surveyor did observe that the existing building on the property was being utilized, but has no knowledge of by whom or by what authority.

14. Riparian and littoral rights are not insured

Standard exception

15 Intentionally deleted

16. Intentionally deleted

(Per Old Republic National Title Insurance Company File No.:19129417 LLC)

A portion of the lands described in Official Records Book 3277, Page 924, of the Public Records of Brevard County, Florida, said lands lying in Section 13, Township 28 South, Range 36 East and being more particularly described as follows:

Beginning at the Southwest Corner of Tract ST-1, Sawgrass Lakes Phase One, according to the plat thereof, as recorded in Plat Book 60, Pages 52 through 63 of the said public records, said point being the POINT OF BEGINNING; thence South 89 degrees 32 minutes 31 seconds West, along the North right-of-way line of Norfolk Parkway, per said Sawgrass Lakes Phase One, a distance of 662.33 feet to the Easterly line of said Sawgrass Lakes Phase One; thence North 01 degrees 30 minutes 06 seconds East, along said East line, a distance of 1,151.77 feet; thence leaving said line, North 89 degrees 32 minutes 54 seconds East, a distance of 662.19 feet to the East line of Parcel 1 of said Official Records Book 3277, Page 924; thence South 01 degrees 29 minutes 41 seconds West, along the East line of said Parcel 1 and the East line of Parcel 2 of Official Records Book 3277, Page 924, a distance of 1,151.69 feet to the POINT OF BEGINNING.



3159 ALZANTE CIRCLE, SUITE 103
MELBOURNE, FLORIDA 32940
PHONE (321)-751-4444 FAX (321)-751-4445

LICENSED BUSINESS "3608"

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CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND METS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: Jonathan M Mott Digitally signed by Jonathan M Mott
EP
will Date: 2020.07.02 11:29:42 -0400
FIELD SURVEY DATE: 02-21-20

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON
PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-
TRANSFERABLE. WHEN PRINTED THIS DOCUMENT IS NOT CONSIDERED AVOIDANCE
AND SEALED ORIGINALS SURVEY IS ONLY VALID WHEN THE SIGNATURE CAN
BE VERIFIED ON THE ELECTRONIC DOCUMENTS ONLY.

Condev Properties LLC, a Florida limited liability company
State Title Partners, LLP and
Old Republic National Title Insurance Company

REVISIONS

A. REVISED TO DELETE EXCEPTION 16 PER REV. 4 OF TITLE COMMITMENT
B. CALLS TO PARCELS ALONG EAST LINE REVISED

C. WETALND LINE ADDED

Γ
 G
 H

DATE _____

03-02-20 WORK ORDER NUMBER: 915650
03-02-20 CLIENT NAME: CONDEV PROPERTIES
07-15-20 DRAWING NAME: 19-449.DWG
DRAWN BY: JONATHAN M. MOTT
COMPUTED BY: JONATHAN M. MOTT
CHECKED BY: WILLIAM A. MOTT
SECTION 13, TOWNSHIP 28 SOUTH, RANGE 36 EAST

PROJECT NUMBER: 219-0449
SHEET: 1 OF 1

⑤