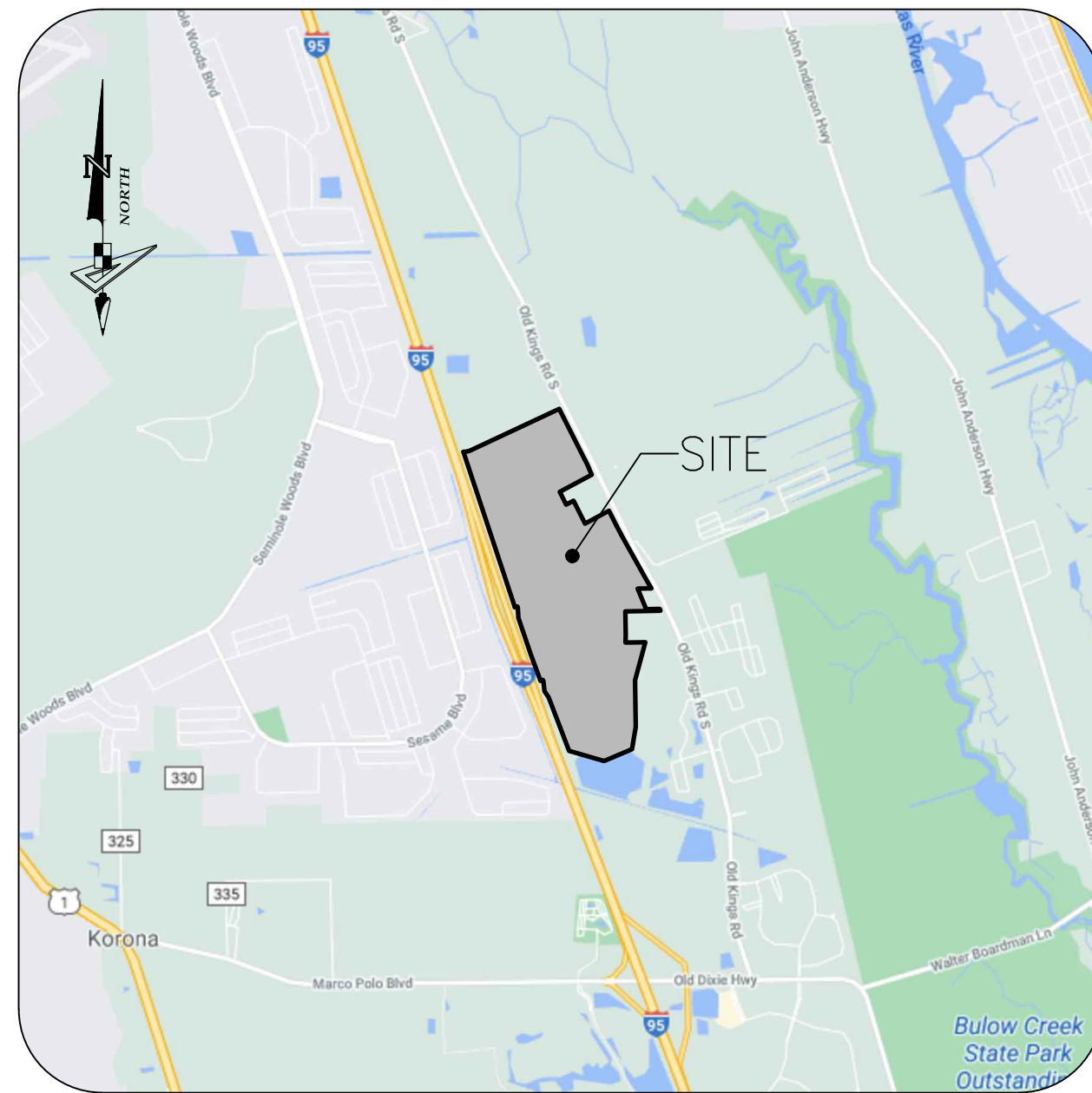


SCHEDULE B-II EXCEPTIONS

- 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. (NOT A SURVEY MATTER)
- Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. (NOT A SURVEY MATTER)
- Rights or claims of parties in possession. (NOT A SURVEY MATTER)
- Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. (NOT A SURVEY MATTER)
- Easements or claims of easements not shown by the public records. (NOT A SURVEY MATTER)
- General or special taxes and assessments required to be paid in the year 202.1 and subsequent years. (NOT A SURVEY MATTER)
- Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (NOT A SURVEY MATTER)
- Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands. (NOT A SURVEY MATTER)
- Easement in favor of Flagler County, a political subdivision of the State of Florida, as recorded in Official Records Book 3, Page 406, of the Public Records of Flagler County, Florida. (MAY AFFECT, DOCUMENT ILLEGIBLE)
- Declaration of Restrictive Covenants recorded in Official Records Book 514, Page 515, of the Public Records of Flagler County, Florida. (AFFECTS PARCEL C, NOT PLOTTABLE)
- Unrecorded Lease Agreement evidenced by the Short Form Lease by and between Plantation Land & Cattle Co., Lessor, and OPM-USA, INC., Lessee, recorded in Official Records Book 582, Page 501, as amended by First Amendment dated June 13, 2001 (unrecorded) and as affected by the Assignment of Lease recorded in Official Records Book 1154, Page 422, as further affected by the Memorandum of Lease recorded in Official Records Book 1309, Page 228, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Unrecorded PCS Site Agreement by and between OPM-USA, INC., Lessor, and SprintCom, Inc., Lessee, evidenced by the Memorandum recorded in Official Records Book 594, Page 686, and as affected by Memorandum of Lease recorded in Official Records Book 1309, Page 228, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Canal and Drainage Right-of-Way Easement in favor of Flagler County Board of County Commissioners, as recorded in Official Records Book 619, Page 159 and recorded in Official Records Book 619, Page 164, of the Public Records of Flagler County, Florida. (O.R. 619, PG 619-AFFECTS, AS SHOWN HEREON), (O.R. 619, PG 164-DOES NOT AFFECT)
- Unrecorded Agreement by and between OPM-USA, Inc., now known as OPM-USA, a Division of American Tower Systems, L.P., Lessor, and APT Tampa/Orlando, Inc., Lessee, evidenced by the Memorandum recorded in Official Records Book 621, Page 1900, and as affected by Memorandum of Lease recorded in Official Records Book 1309, Page 228, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Unrecorded Sublease by and between OPM-USA, a Division of American Tower Systems, L.P., Lessor, and BellSouth Mobility, Inc., Lessee, evidenced by the Memorandum recorded in Official Records Book 637, Page 997, and as affected by Memorandum of Lease recorded in Official Records Book 1309, Page 228, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Post Closing Agreement and Easement as set forth in instrument recorded in Official Records Book 1148, Page 717, of the Public Records of Flagler County, Florida. (AFFECTS PARCEL A, PARCEL 1, AS SHOWN HEREON)
- Development Agreement Eagle Lakes as set forth in instrument recorded in Official Records Book 1234, Page 1757, of the Public Records of Flagler County, Florida. (AFFECTS PARCEL A, PARCEL 1, BLANKET IN NATURE)
- Flagler County-Eagle Lakes Developer's Agreement for Utilities for a Portion of Phase 1 as set forth in instrument recorded in Official Records Book 145, Page 1219, and Flagler County-Eagle Lakes 2nd Developer's Agreement for Utilities Phase 2 Permanent Utilities Program recorded in Official Records Book 1422, Page 830, of the Public Records of Flagler County, Florida. (AFFECTS, BLANKET IN NATURE)
- Easement in favor of Florida Power & Light Company recorded in Official Records Book 1479, Page 207, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAGLE LAKES- PHASE I -SECTION 1, as recorded in Plat Book 36, Page 10, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Declaration of Protective Covenants, Conditions and Restrictions for Eagle Lakes recorded in Official Records Book 1520, Page 527, together with and as affected by the Amendments recorded in Official Records Book 1614, Page 666, Official Records Book 2054, Page 428, and Official Records Book 2132, Page 1251, and the Certificates recorded in Official Records Book 2481, Page 1719 and Official Records Book 2048, Page 1944, and Assignments recorded in Official Records Book 2052, Page 663 and Official Records Book 1908, Page 141, of the Public Records of Flagler County, Florida. Such Declaration, as amended, establishes and provides without limitation for covenants, conditions, restrictions, terms, reservations, easements, liens, charges and assessments. (DOES NOT AFFECT)
- Ordinance No. 2005-26 as recorded in Official Records Book 1617, Page 833, of the Public Records of Flagler County, Florida. (AFFECTS, NOT PLOTTABLE)
- Easement in favor of TLC Properties, Inc. recorded in Official Records Book 1665, Page 1729, as affected by the Corporate Affidavit recorded in Official Records Book 1665, Page 1717, of the Public Records of Flagler County, Florida. (O.R. 1665, PG 1717-AFFECTS, AS SHOWN HEREON), (O.R. 1665, PG 1729-AFFECTS, PARCEL A, PARCEL 1, BLANKET IN NATURE)
- Non-Exclusive Ingress and Egress Easement recorded in Official Records Book 1993, Page 1027, of the Public Records of Flagler County, Florida. (AFFECTS, PARCEL A, PARCEL 1, BLANKET IN NATURE)
- Easement in favor of Flagler County, Florida, a political subdivision of the State of Florida, as recorded in Official Records Book 2048, Page 1946, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Assignment of Easements recorded Official Records Book 2048, Page 1953, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Assignment of Easements recorded Official Records Book 2504, Page 1402, of the Public Records of Flagler County, Florida. (DOES NOT AFFECT)
- Ordinance No. 2014-03 as recorded in Official Records Book 2027, Page 235, of the Public Records of Flagler County, Florida. (AFFECTS, BLANKET IN NATURE-NOT PLOTTABLE)
- Ordinance No. 20019-11 as recorded in Official Records Book 2359, Page 58, of the Public Records of Flagler County, Florida. (AFFECTS, BLANKET IN NATURE-NOT PLOTTABLE)
- Agreement for a Potable Water Interconnection for Emergency Fire Protection recorded in Official Records Book 2027, Page 317, of the Public Records of Flagler County, Florida. (NOT A SURVEY MATTER)
- Agreement for Transfer of Water and Wastewater Assessments recorded in Official Records Book 2027, Page 378, together with and as affected by the Assignment recorded in Official Records Book 2052, Page 666, of the Public Records of Flagler County, Florida. (NOT A SURVEY MATTER)
- Interlocal Agreement recorded in Official Records Book 2129, Page 1549, of the Public Records of Flagler County, Florida. (NOT A SURVEY MATTER)
- Unrecorded Eagle Lakes Planned Unit Development Agreement attached to unrecorded Ordinance No. 2005-02 by the Flagler County Board of County Commissioners. (NOT A SURVEY MATTER)
- This Policy does not insure title to any part of the land lying below the ordinary high-water mark of any abutting body of water. (NOT A SURVEY MATTER)
- Riparian and littoral rights are not insured. (NOT A SURVEY MATTER)
- Rights of the lessees under unrecorded leases. (NOT A SURVEY MATTER)
- Notwithstanding the insuring provisions under Covered Risk 4 of the Jacket of this policy, this policy does not insure any right of access to and from said land. NOTE: This Exception shall be deleted upon the production of a survey providing for an accurate legal description of the insured lands, and confirming legal access to and front a publicly dedicated right of way. (NOT A SURVEY MATTER)



**Vicinity Map
Not to Scale**

LEGEND

(S) -----	Survey Dimension
(D) -----	Deed Dimension
O.R. -----	Official Records Book
D.B. -----	Deed Book
Pg(s). -----	Page(s)
S.W.F.W.M.D. -----	Southwest Florida Water Management District
SIR -----	Set 1/2" Iron Rod LB7768
FIP -----	Found Iron Pipe
FIR -----	Found Iron Rod
FCM -----	Found Concrete Monument
P.R.M. -----	Permanent Reference Monument
Elev -----	Elevation
CC -----	Certified Corner Record
⊙ -----	Storm Drainage Manhole
TSP -----	Traffic Signal Post
⊙ -----	Traffic Signal Box
⊥ -----	Sign
MB -----	Mail Box
⊕ -----	Service Power Pole
⊖ -----	Utility Pole
⊙ -----	Guy Anchor
⊕ -----	Electric Pedestal
⊖ -----	Cable Pedestal
⊕ -----	Telephone Pedestal
⊖ -----	Fiber Optic Pedestal
⊕ -----	Water Meter
⊖ -----	Buried Fiber Optic Warning Marker
⊕ -----	Water Gate Valve
⊖ -----	Overhead Utility Lines

A PORTION OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL A

PARCEL 1
A PARCEL OF LAND LYING IN GOVERNMENT SECTIONS 26, 27 AND 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER SECTION 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE BEAR N00°58'28"W ALONG THE WEST LINE OF SECTION 26 A DISTANCE OF 660.09 FEET; THENCE S88°40'04"W A DISTANCE OF 333.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE BEAR S88°40'04"W A DISTANCE OF 1756.16 FEET; THENCE S88°46'15"W A DISTANCE OF 11.51 FEET; THENCE S22°02'31"E A DISTANCE OF 178.22 FEET; THENCE S17°22'00"E A DISTANCE OF 898.01 FEET; THENCE S13°51'53"W A DISTANCE OF 1236.81 FEET; THENCE PARALLEL WITH (AND 100 FEET OFFSET FROM) THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE HIGHWAY 9) THE FOLLOWING FOUR (4) COURSES: (1) N34°48'25"W A DISTANCE OF 137.99 FEET; (2) N20°46'14"W A DISTANCE OF 335.30 FEET TO A POINT OF CURVATURE; (3) A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY HAVING A DELTA OF 02°26'00", A RADIUS OF 34127.47 FEET, A LENGTH OF 1449.39 FEET, A CHORD BEARING OF N19°33'14"W, AND CHORD OF 1445.29 FEET TO A POINT OF TANGENCY; (4) N18°20'14"W A DISTANCE OF 1812.02 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF INTERSTATE 95 BEAR N61°46'45"E A DISTANCE OF 3249.03 FEET TO THE WEST RIGHT-OF-WAY OF OLD KINGS ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY OF OLD KINGS ROAD (100' RIGHT-OF-WAY) THE FOLLOWING THREE (3) COURSES: (1) S26°38'38"E A DISTANCE OF 466.50 FEET TO A POINT OF CURVATURE; (2) A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY HAVING A DELTA 02°34'15", A RADIUS OF 5779.65 FEET, A LENGTH OF 259.33 FEET, A CHORD BEARING OF S27°55'46"E, AND CHORD OF 259.31 FEET; (3) S29°12'54"E A DISTANCE OF 680.16 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF OLD KINGS ROAD BEAR S69°47'06"W A DISTANCE OF 1226.92 FEET; THENCE S29°12'54"E A DISTANCE OF 1083.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2
A PARCEL OF LAND BEING A PORTION OF THE 100' STRIP OF LAND RECORDED IN O.R. 929, PP. 1204-1207, EXHIBIT "A", PARCEL B, LYING IN GOVERNMENT SECTIONS 27 AND 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE BEAR N00°58'28"W ALONG THE EAST LINE OF SECTION 27 A DISTANCE OF 660.08 FEET; THENCE S88°40'04"W A DISTANCE OF 333.37 FEET; THENCE CONTINUE S88°40'04"W A DISTANCE OF 1756.16 FEET; THENCE S88°46'15"W A DISTANCE OF 11.51 FEET; THENCE S22°02'31"E A DISTANCE OF 178.22 FEET; THENCE S17°22'00"E A DISTANCE OF 898.01 FEET; THENCE S13°31'53"W A DISTANCE OF 1236.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S13°51'53"W A DISTANCE OF 146.32 FEET TO THE EAST RIGHT-OF-WAY OF INTERSTATE 95; THENCE ALONG THE FIRST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE HIGHWAY 9) THE FOLLOWING TWO (2) COURSES: (1) N21°11'20"W A DISTANCE OF 41.55 FEET (2) N34°48'25"W A DISTANCE OF 208.18 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF INTERSTATE 95 N06°06'43"W A DISTANCE OF 276.81 FEET; THENCE N20°46'14"W A DISTANCE OF 40.00 FEET; THENCE S89°13'46"W A DISTANCE OF 70.00 FEET TO SAID EAST RIGHT-OF-WAY OF INTERSTATE 95; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) N20°46'14"W A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE; (2) A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY HAVING A DELTA OF 02°26'00", A RADIUS OF 34227.47 FEET, A LENGTH OF 1453.84 FEET, A CHORD BEARING OF N19°33'14"W, AND A CHORD OF 1453.53 FEET TO A POINT OF TANGENCY; (3) N18°20'14"W A DISTANCE OF 1794.60 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF INTERSTATE 95 BEAR N61°46'45"E A DISTANCE OF 101.54 FEET TO A LINE RUNNING PARALLEL AND 100' TO THE EAST AS MEASURED AT RIGHT ANGLES TO SAID EAST RIGHT-OF-WAY OF INTERSTATE 95; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: (1) S18°20'14"E A DISTANCE OF 1812.19 FEET TO A POINT OF CURVATURE; (2) A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY HAVING A DELTA OF 02°26'00", A RADIUS OF 34127.47 FEET, A LENGTH OF 1449.39 FEET, A CHORD BEARING OF S19°33'14"E, AND A CHORD OF 1449.29 FEET TO A POINT OF TANGENCY; (3) S20°48'14"E A DISTANCE OF 335.30 FEET; (4) S34°48'25"E A DISTANCE OF 137.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SURVEYOR'S CERTIFICATION:

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, 5, 7, 8, 9, 13, 16, 17 and 18 of Table A thereof. The field work was completed on 3/8/21.

GEOPOINT SURVEYING, INC.

Judd D. French
Florida Professional Surveyor and Mapper #7095

PROJECT: ALTA/TOPOGRAPHIC SURVEY		DATE OF LAST FIELD SURVEY: June 22, 2021	
PHASE: EAGLES LAKE		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
DRAWN: MRC DATE: 07/06/21 CHECKED BY: JDF		SEE ABOVE ALTA/NSPS SURVEYOR'S CERTIFICATION	
P.CHIEF: AW FIELD BOOK: CF-18-2021			
DATA FILE: EAGLE-BT(US88)AW		REVISIONS	
DATE	DESCRIPTION		
08/15/21	CLIENT COMMENTS	MRC	

PARCEL B

A PARCEL OF LAND LYING IN GOVERNMENT SECTIONS 27, 34 AND 35, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING THE NORTHWEST CORNER OF GOVERNMENT SECTION 35, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 35 SOUTH 01°50'44" WEST A DISTANCE OF 200.25 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY LINE OF SAID SECTION 35 NORTH 88°59'36" EAST A DISTANCE OF 1282.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD A (100' RW) SAID POINT INTERSECTING A NON-TANGENT CURVE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD ALONG A CURVE TO THE RIGHT, (CONCAVE WESTERLY) 255.26 FEET, WITH A RADIUS OF 2814.93 FEET, AND A CENTRAL ANGLE OF 05°11'43", HAVING A CHORD DISTANCE OF 255.17 FEET AND A CHORD BEARING OF SOUTH 15°53'00" EAST TO A POINT OF TANGENCY; THENCE SOUTH 13°17'15" EAST A DISTANCE OF 489.56 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT (CONCAVE EASTERLY) 126.93 FEET, WITH A RADIUS OF 5779.65 FEET AND A CENTRAL ANGLE OF 01°15'30", HAVING A CHORD DISTANCE OF 126.93 AND A CHORD BEARING OF SOUTH 13°54'53" EAST TO A POINT OF TANGENCY; THENCE SOUTH 14°32'45" EAST A DISTANCE OF 1204.30 FEET; THENCE SOUTH 14°22'51" EAST A DISTANCE OF 1638.44 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF OLD KINGS ROAD, SOUTH 75°36'15" WEST, A DISTANCE OF 563.89 FEET; THENCE SOUTH 17°36'38" WEST A DISTANCE OF 188.29 FEET TO THE CENTER OF THE KORONA CANAL AS RECORDED IN O.R. BOOK 459, PAGE 127 AND O.R. BOOK 28, PAGE 94, THENCE ALONG THE CENTER LINE OF SAID KORONA CANAL NORTH 73°59'57" WEST A DISTANCE OF 3286.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (RNV VARIES) THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 95 NORTH 20°47'05" WEST A DISTANCE OF 1535.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 95 NORTH 13°52'27" EAST A DISTANCE OF 1383.13 FEET; THENCE NORTH 17°21'27" WEST A DISTANCE OF 898.01 FEET, THENCE NORTH 22°01'57" WEST A DISTANCE OF 178.20; THENCE ALONG THE SOUTHERLY PROPERTY LINE OF A PARCEL OF LAND OWNED BY RAYONIER, INC. NORTH 88°40'51" EAST A DISTANCE OF 2100.00 FEET TO A POINT ON THE EASTERLY LINE OF GOVERNMENT SECTION 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE ALONG SAID EASTERLY LINE OF SECTION 27 SOUTH 01°00'17" EAST A DISTANCE OF 660.00 FEET TO THE BEGINNING OF DESCRIPTION.

PARCEL C

A PARCEL OF LAND LYING IN GOVERNMENT SECTIONS 26 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING A PERMANENT REFERENCE MONUMENT AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE NORTH 00°58'28" WEST, ALONG THE EAST LINE OF SECTION 27 AND THE WEST LINE OF SECTION 26, 660.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND:

THENCE SOUTH 88°40'04" WEST, 333.37 FEET; THENCE NORTH 29°12'32" WEST, 1083.00 FEET; THENCE NORTH 60°46'59" EAST, 1228.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 100' FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 29°12'51" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 951.92 FEET TO A POINT OF CURVATURE; THENCE 82.47 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.93 FEET AND A CENTRAL ANGLE OF 1°40'43" A CHORD BEARING OF SOUTH 28°22'31" EAST AND A CHORD DISTANCE OF 82.46 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 88°58'58" WEST, 374.34 FEET; THENCE SOUTH 22°32'00" EAST, 614.01 FEET; THENCE NORTH 88°58'58" EAST, 374.34 FEET TO SAID WEST RIGHT-OF-WAY OF OLD KINGS ROAD; THENCE SOUTH 20°37'28" EAST, 53.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 88°58'58" WEST, 968.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1, 17, 20, 24, 25, 41, 42, 47, 58, 59, 91, 99, 103, 106, 107, 105, 110 & 111 AND TRACTS A, B, C, D, E, F, G, H, I, K, L, IN AND ALL OF EAGLE LAKES-PHASE 1 -SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 10-20, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ADDITIONAL LANDS:

THE FOLLOWING LEGAL DESCRIPTION WAS PREPARED BY TOMOKA ENGINEERING DAYTONA BEACH, FLORIDA, UNDER THE SUPERVISION OF PETER G. JOHNSON, FLORIDA SURVEYOR NO. 5913 ON APRIL 7, 2005 AND IS BASED ON A SKETCH BY TOMOKA ENGINEERING, PROJECT NO. T5026 DELAN, DRAWING REFERENCE NO. 5026SL-PARCEL A.

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT SECTION 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE N88°51'25"E ALONG THE NORTH LINE OF SAID SECTION 27 FOR A DISTANCE OF 883.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE S18°21'44"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND A POINT OF A NON-TANGENT CURVE BEING THE EASTERLY LINE OF A 200' PERPETUAL DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 549, PAGES 961-964; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ALONG THE EASTERLY LINE OF SAID DRAINAGE EASEMENT ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 216.02 FEET, A RADIUS OF 499.93 FEET, A CENTRAL ANGLE OF 24°45'27", A CHORD BEARING OF N77°15'17"E, AND A CHORD DISTANCE OF 214.34 FEET; THENCE N64°56'34"E AND DEPARTING SAID EASTERLY EASEMENT LINE FOR A DISTANCE OF 2688.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE S26°39'38"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1575.08 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 271.36 FEET, A RADIUS OF 5679.65 FEET, A CENTRAL ANGLE OF 02°44'15", A CHORD BEARING OF S25°17'30"E AND A CHORD DISTANCE OF 271.34 FEET TO A POINT OF TANGENCY; THENCE S23°55'23"E FOR A DISTANCE OF 458.33 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 274.46 FEET, A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 02°43'15", A CHORD BEARING OF S25°17'00"E AND A CHORD DISTANCE OF 274.43 FEET TO A POINT OF TANGENCY; THENCE S26°38'38"E FOR A DISTANCE OF 547.09 FEET; THENCE S61°46'57"W AND DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD FOR A DISTANCE OF 3350.50 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95; THENCE N18°20'14"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 3747.11 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION.

FURTHER LESS AND EXCEPT FROM THE ABOVE PARCELS, THE LANDS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2048, PAGE 1939, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT FROM THE ABOVE PARCELS, THE LANDS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2318, PAGE 778, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT FROM THE ABOVE PARCELS, THE LANDS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 671, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

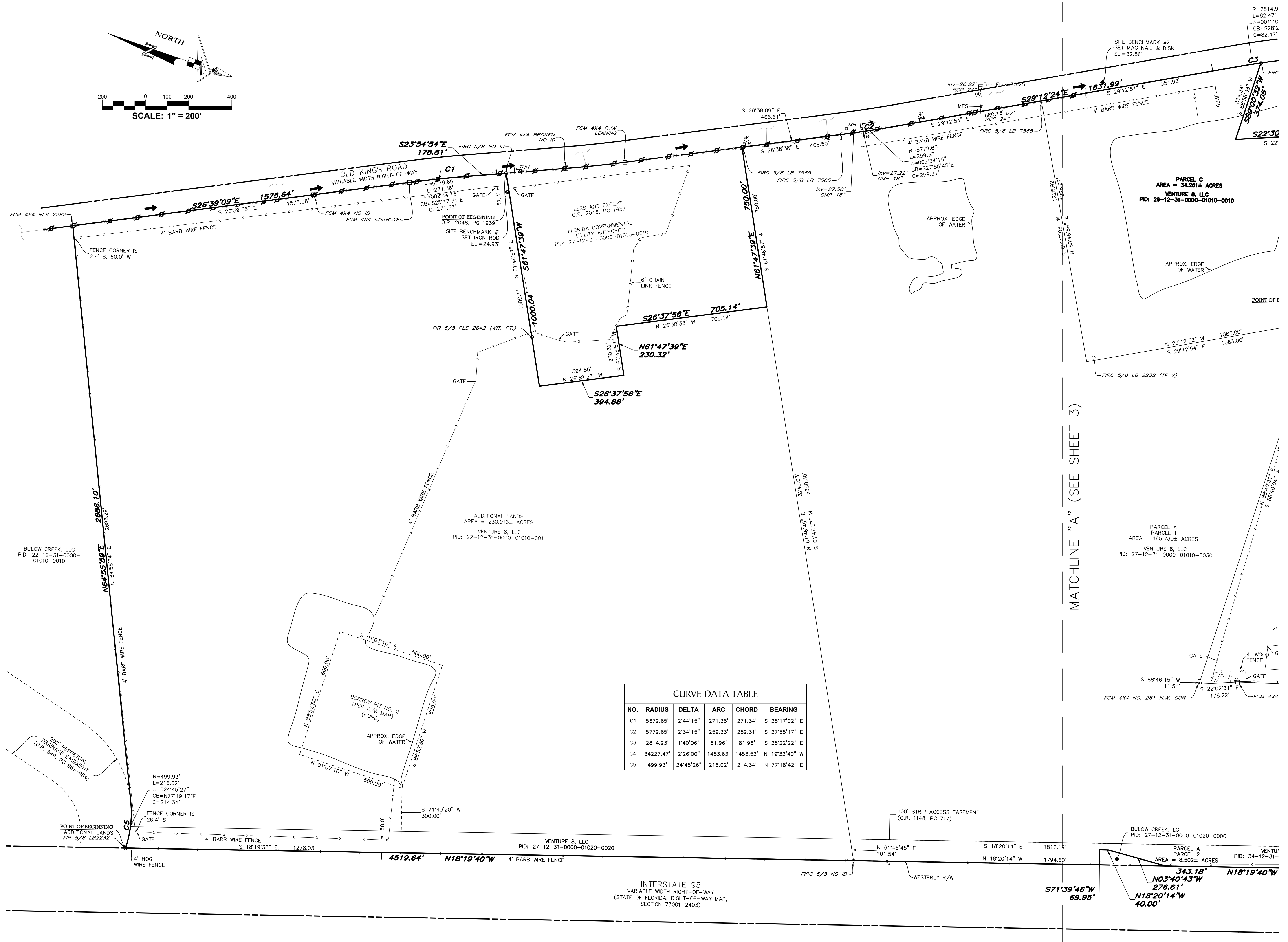
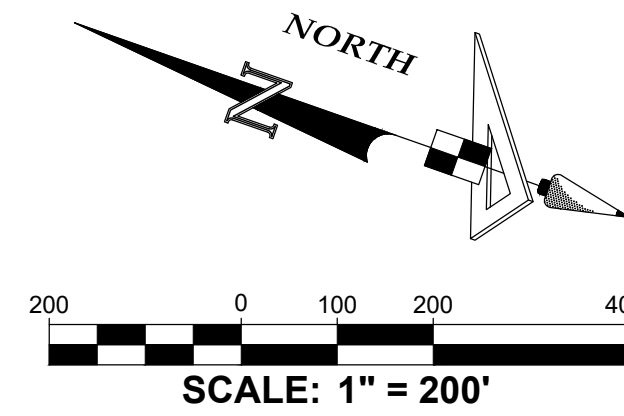
FURTHER LESS AND EXCEPT FROM THE ABOVE PARCELS, THE LANDS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2318, PAGE 778, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

VERTICAL DATUM: NAVD88

GeoPoint
Surveying, Inc.

555 Winderly Pl, Suite 120
Maitland, Florida 32751
www.geopointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business No.: LB 7768

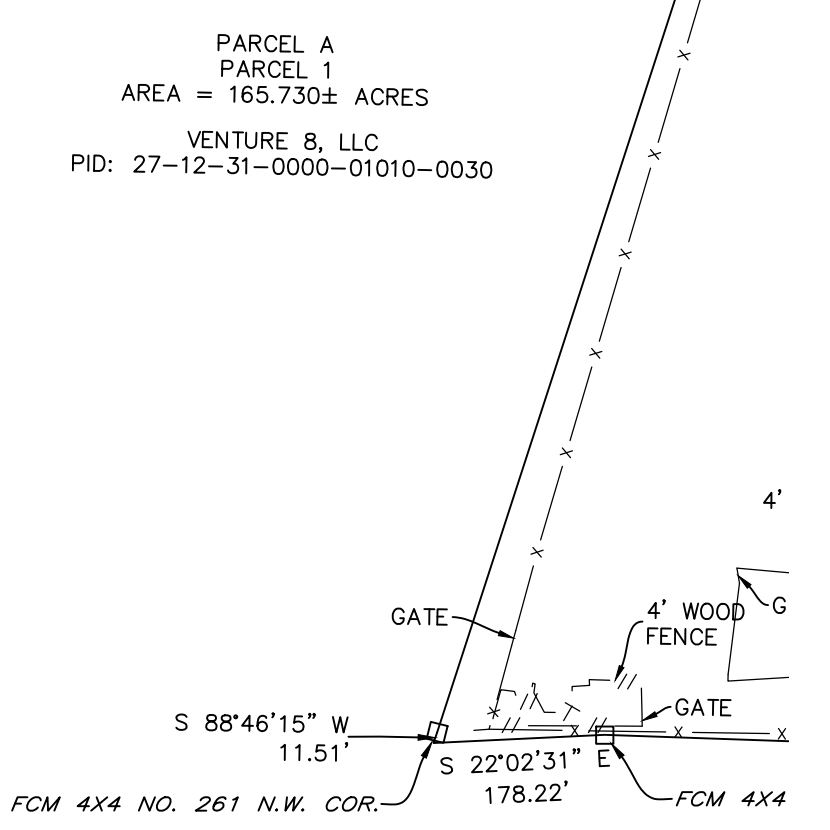
SHEET NUMBER: **01 of 18**



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	5679.65'	2°44'15"	271.36'	271.34'	S 25°17'02" E
C2	5779.65'	2°34'15"	259.33'	259.31'	S 27°55'17" E
C3	2814.93'	1°40'06"	81.96'	81.96'	S 28°22'22" E
C4	34227.47'	2°26'00"	1453.63'	1453.52'	N 19°32'40" W
C5	499.93'	24°45'26"	216.02'	214.34'	N 77°18'42" E

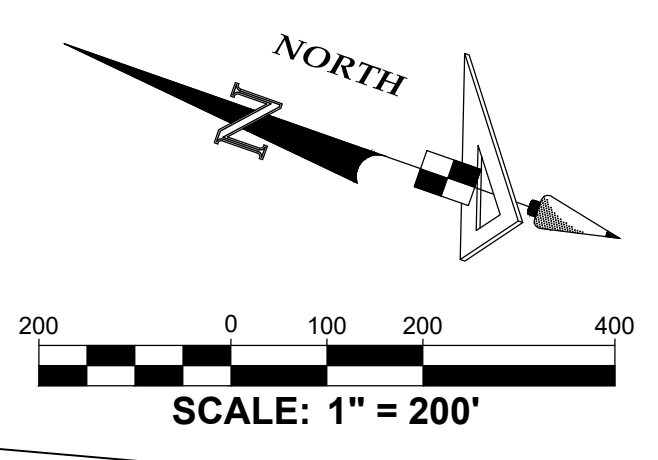
MATCHLINE "A" (SEE SHEET 3)



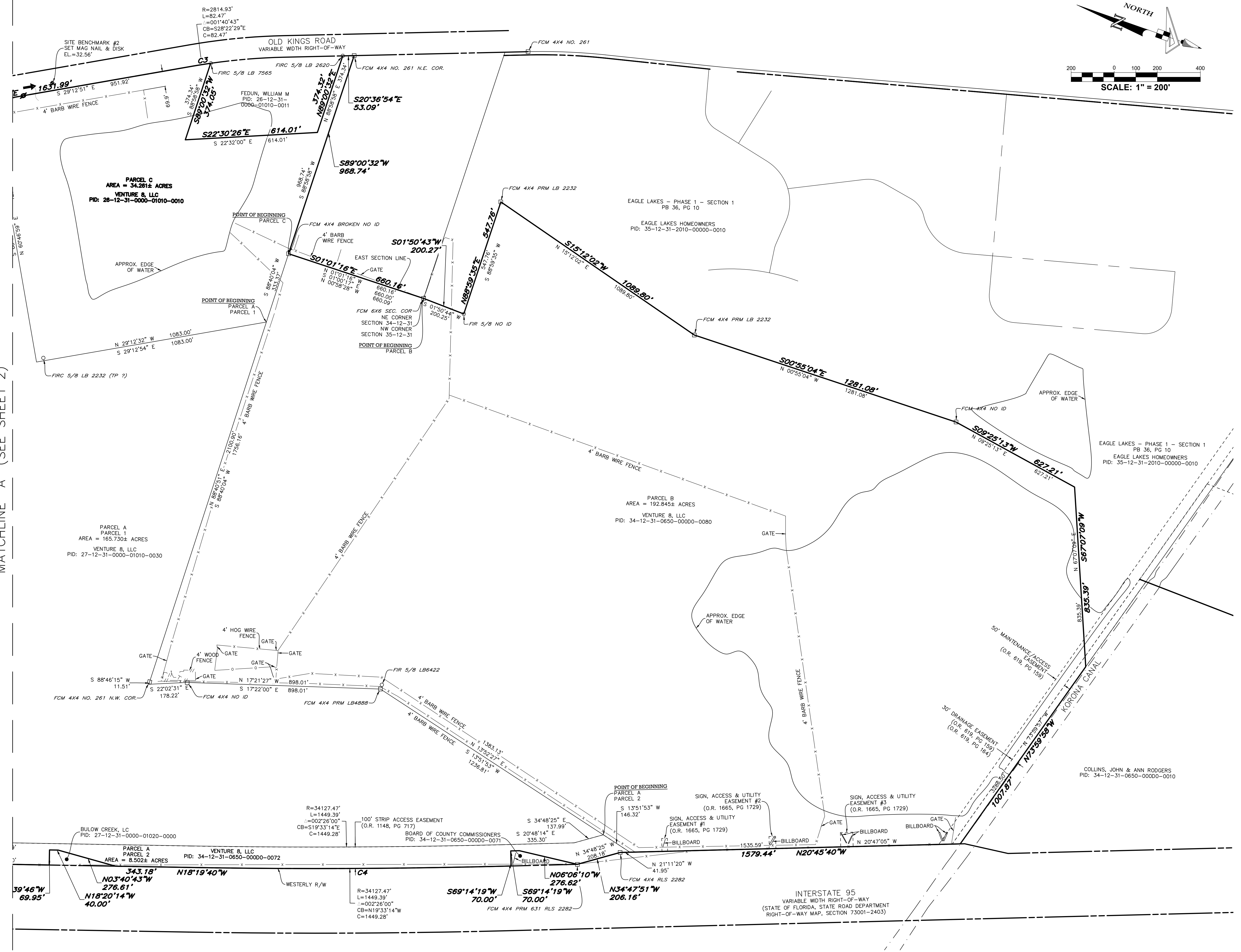
GeoPoint
Surveying, Inc.

555 Winderly Pl., Suite 120 Phone: (321) 270-0440
 Maitland, Florida 32751 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business No.: LB 7768

SHEET NUMBER: 02 of 18



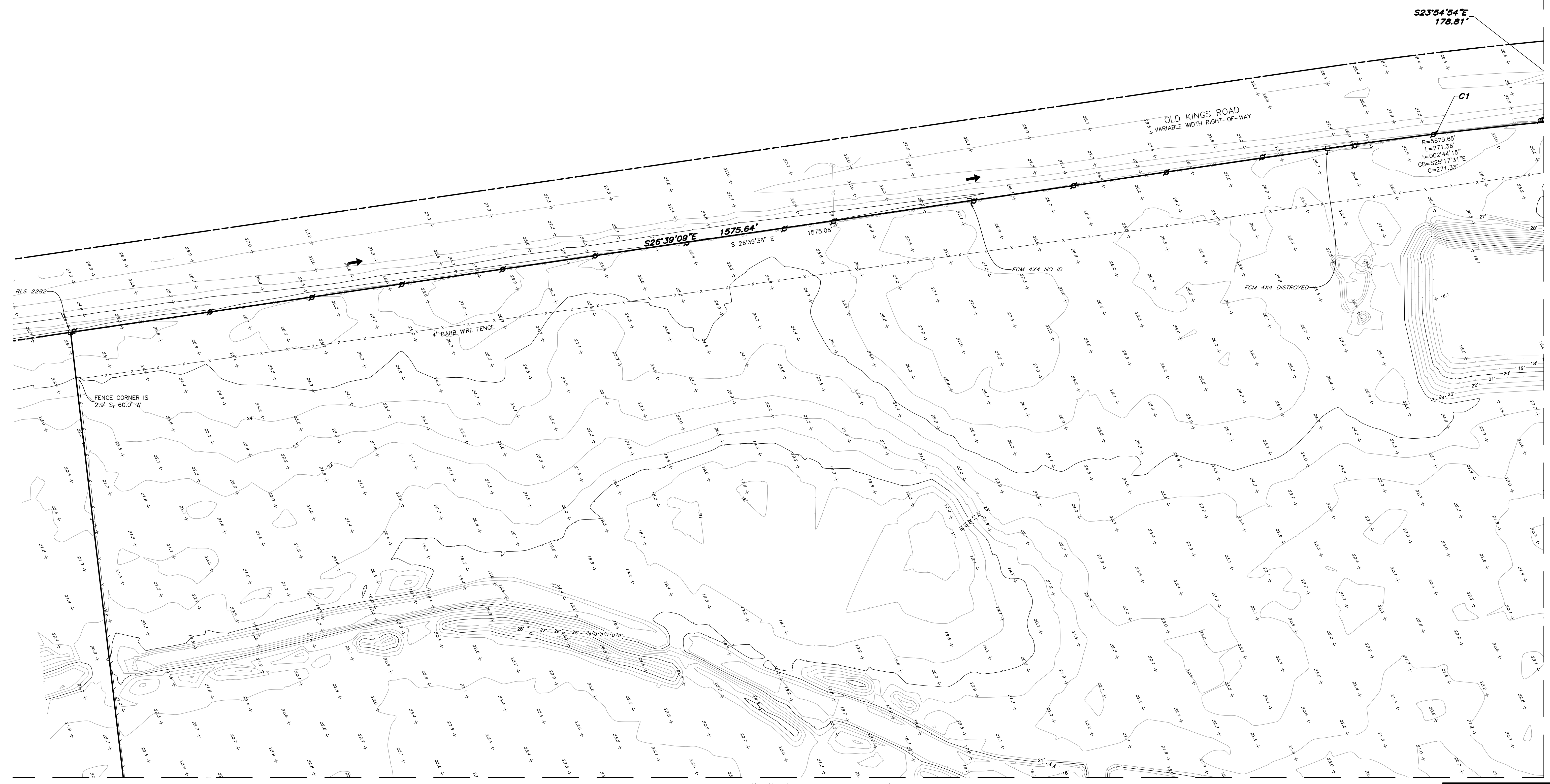
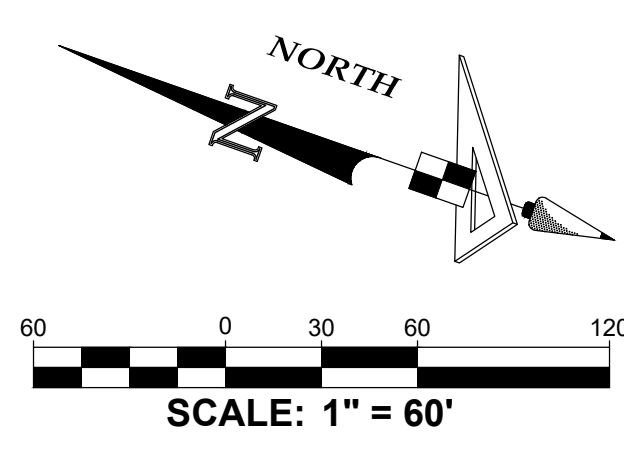
MATCHLINE "A" (SEE SHEET 2)



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SHEET NUMBER: 03 of 18



MATCHLINE "N" (SEE SHEET 9)

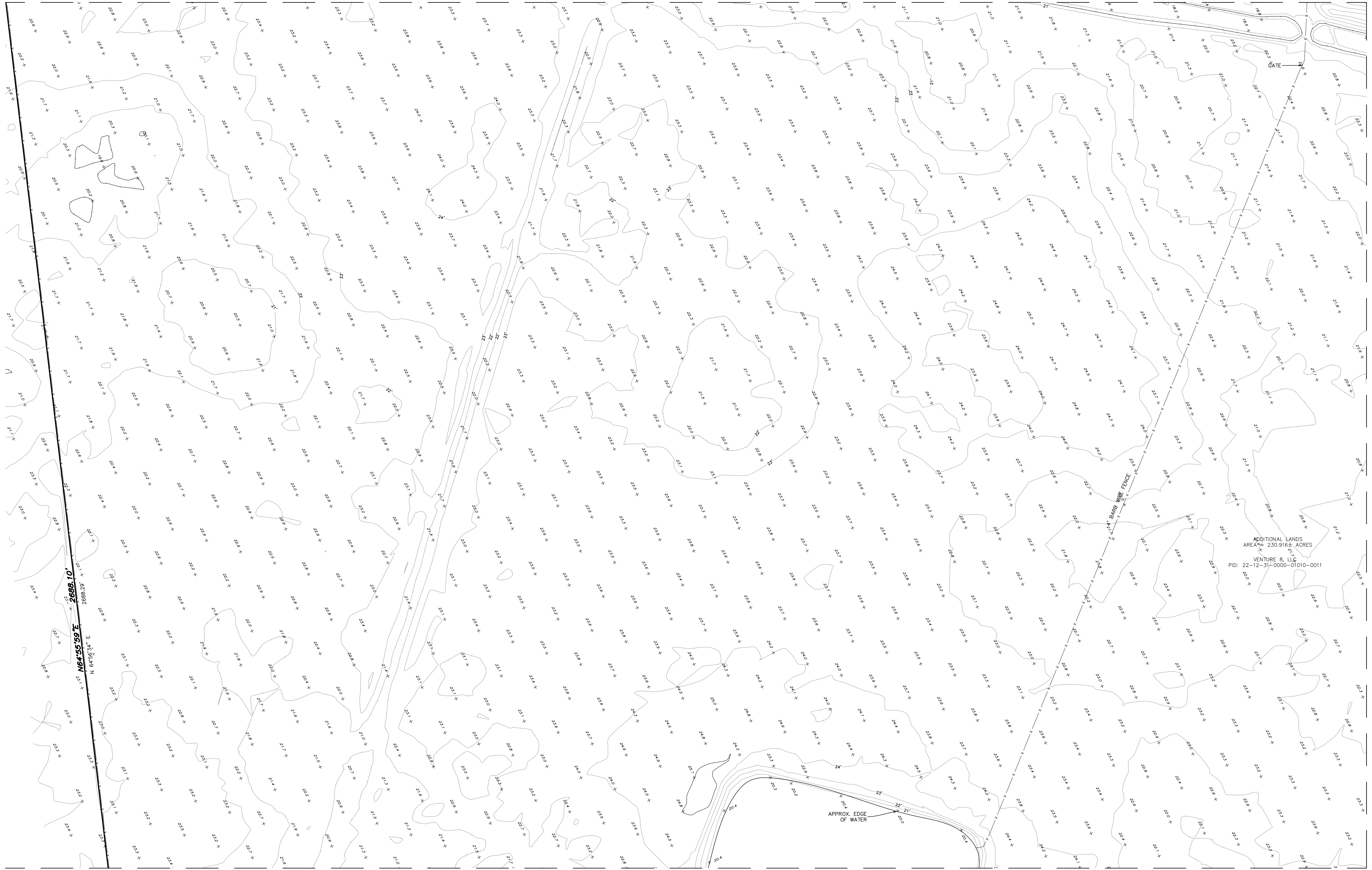
MATCHLINE "B" (SEE SHEET 5)

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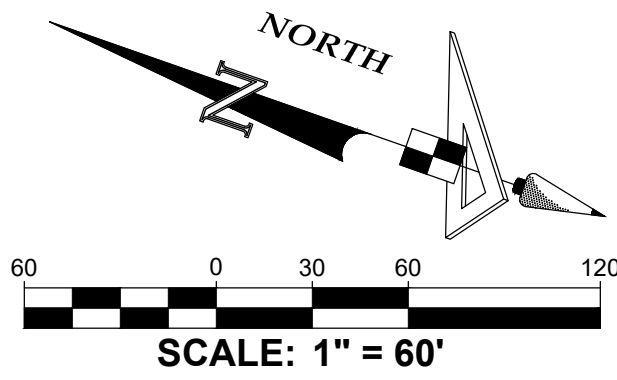
SHEET NUMBER: 04 of 18

MATCHLINE "B" (SEE SHEET 4)



MATCHLINE "Q" (SEE SHEET 8)

MATCHLINE "C" (SEE SHEET 6)



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SHEET NUMBER: 05 of 18

MATCHLINE "C" (SEE SHEET 5)

MATCHLINE "U" (SEE SHEET 7)



$R=499.93'$
 $L=216.02'$
 $\Delta=024'45''27"$
 $CB=N77'19''17"E$
 $C=214.34'$

FENCE CORNER IS 26.4' S

GATE

4' BARB WIRE FENCE

FIR 5/8 LB2232

POINT OF BEGINNING ADDITIONAL LANDS

4' HOG WIRE FENCE

S 18°19'38" E 1278.03'

S 71°40'20" W 300.00'

APPROX. EDGE OF WATER

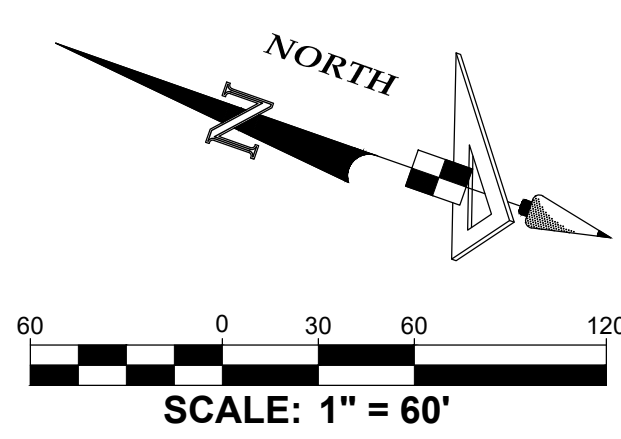
BORROW PIT NO. 2 (PER R/W MAP) (POND)

N 85°22'59" E 600.00'

N 01°07'10" W 500.00'

S 01°02'10" E 500.00'

4519.64' N18°19'40"W



GeoPoint
Surveying, Inc.

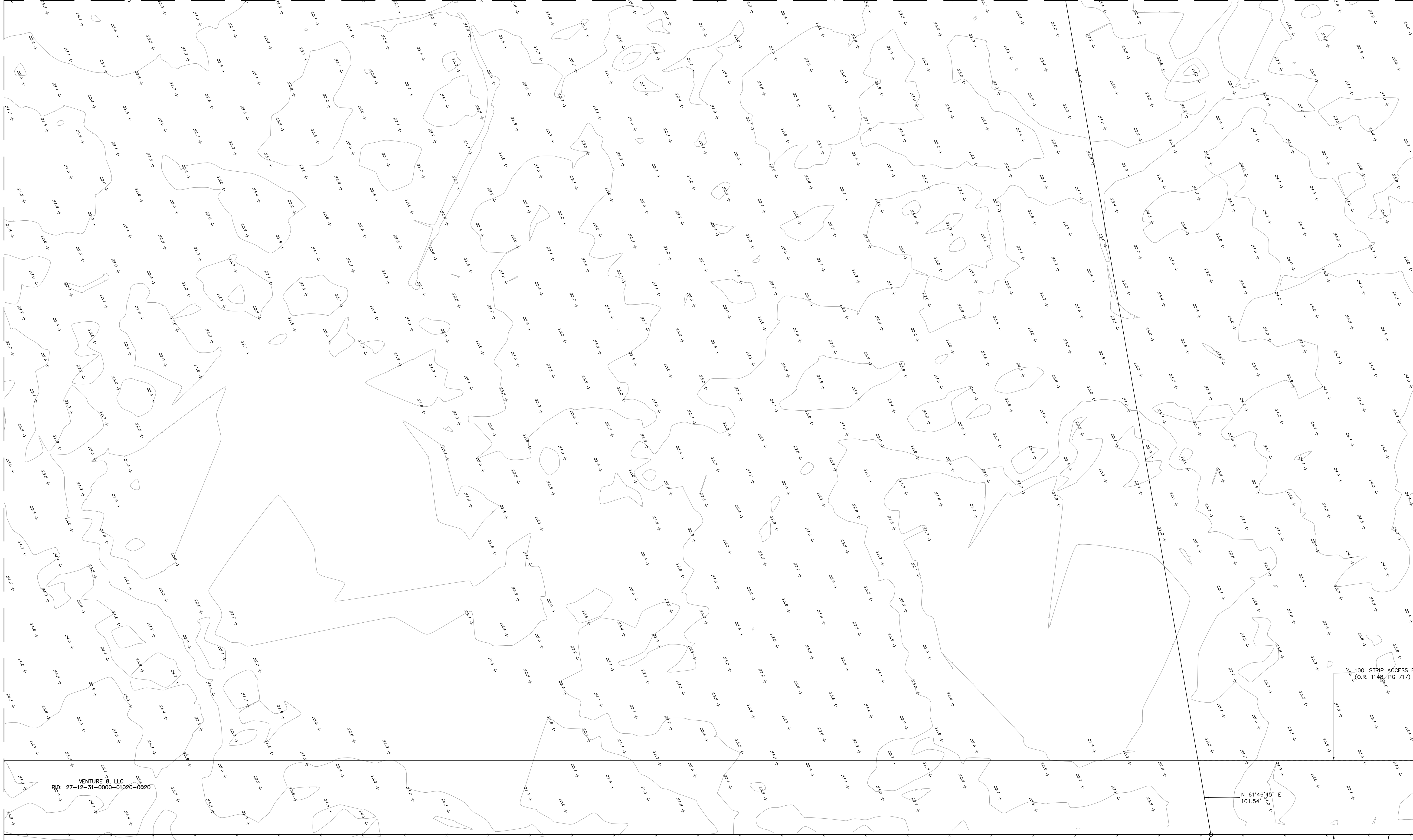
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 www.geopointsurvey.com Licensed Business No. 18-7768

SHEET NUMBER: 06 of 18

MATCHLINE "D" (SEE SHEET 8)

MATCHLINE "U" (SEE SHEET 6)

MATCHLINE "V" (SEE SHEET 12)



VENTURE 8, LLC
RID: 27-12-31-0000-01020-0920

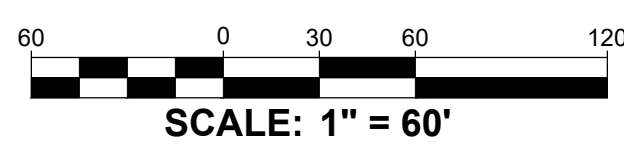
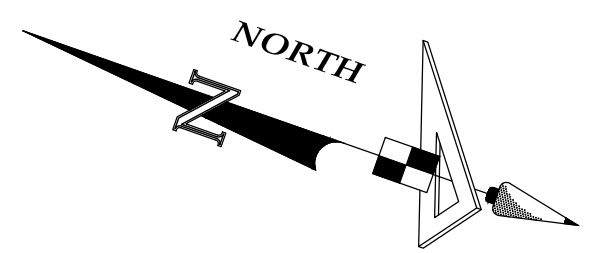
4' BARB WIRE FENCE

INTERSTATE 95
VARIABLE WIDTH RIGHT-OF-WAY
(STATE OF FLORIDA, RIGHT-OF-WAY MAP,
SECTION 73001-2403)

WESTERLY R/W

FIRC 5/8 NO 10

100' STRIP ACCESS E
(O.R. 1148 PG 717)



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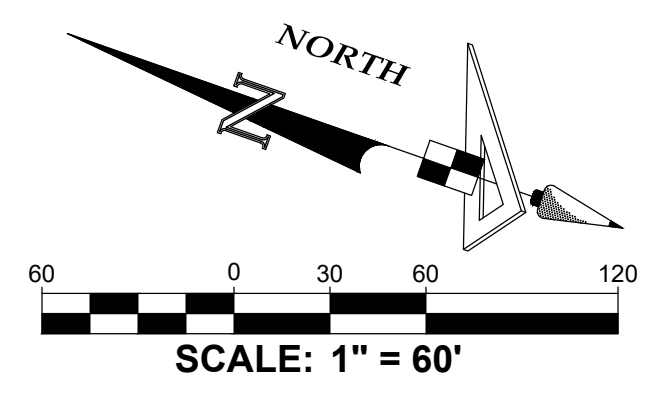
SHEET NUMBER: 07 of 18

MATCHLINE "E" (SEE SHEET 9)

MATCHLINE "Q" (SEE SHEET 5)

MATCHLINE "R" (SEE SHEET 11)

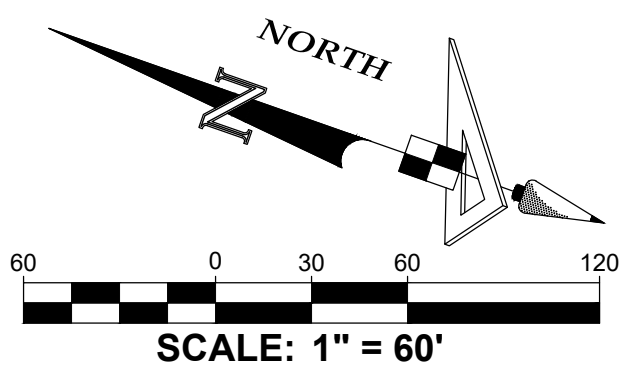
MATCHLINE "D" (SEE SHEET 7)



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SHEET NUMBER: 08 of 18



MATCHLINE "N" (SEE SHEET 4)

MATCHLINE "O" (SEE SHEET 10)



MATCHLINE "E" (SEE SHEET 8)

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SHEET NUMBER: 09 of 18

MATCHLINE "F" (SEE SHEET 18)

MATCHLINE "O" (SEE SHEET 9)

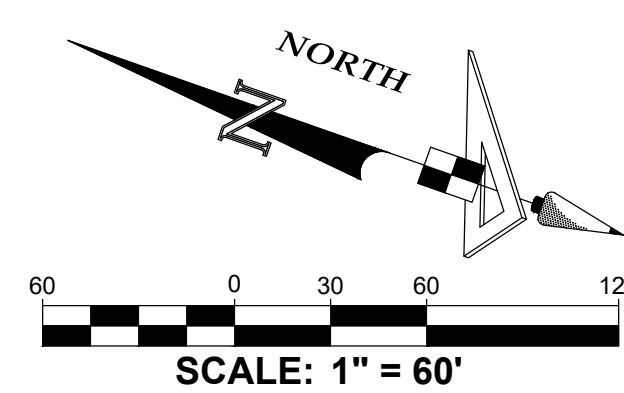
MATCHLINE "P" (SEE SHEET 15)

MATCHLINE "G" (SEE SHEET 12)



$R=5779.65'$
 $L=259.33'$
 $\Delta=002^{\circ}34'15''$
 $CB=527^{\circ}55'45''E$
 $C=259.31'$

PARCEL C
AREA = 34.261± ACRES
VENTURE 8, LLC
PID: 28-12-31-0000-01010-0010



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SHEET NUMBER: 10 of 18

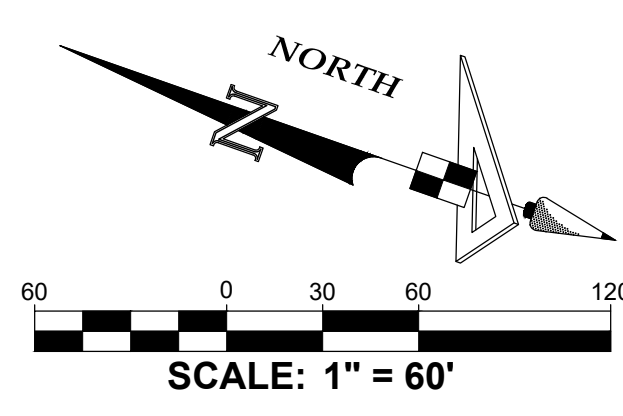
MATCHLINE "C" (SEE SHEET 10)

MATCHLINE "R" (SEE SHEET 8)

MATCHLINE "S" (SEE SHEET 14)



MATCHLINE "H" (SEE SHEET 12)



GeoPoint
 Surveying, Inc.

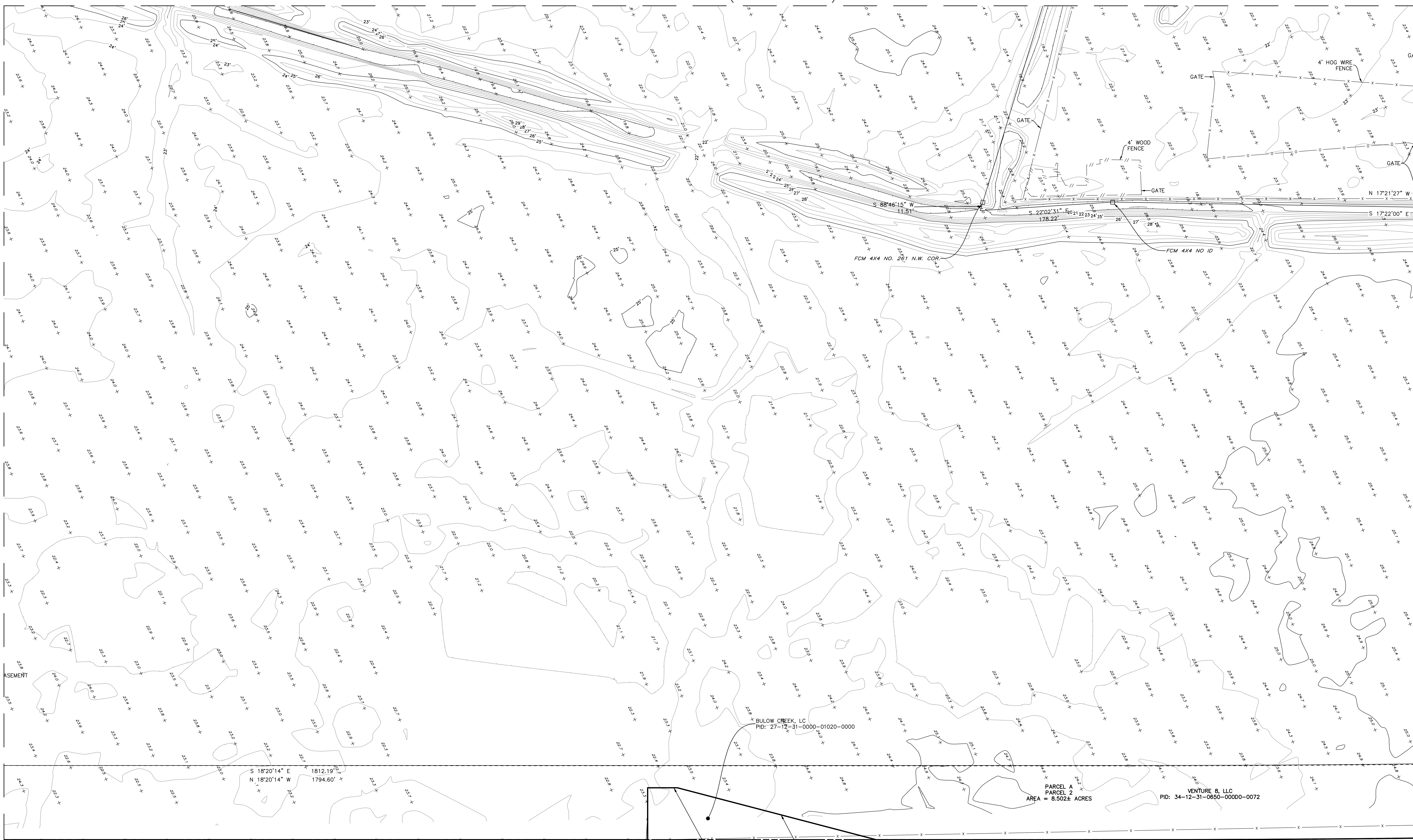
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 www.geopointsurvey.com Licensed Business No. 18-7768

SHEET NUMBER: 11 of 18

MATCHLINE "H" (SEE SHEET 11)

MATCHLINE "V" (SEE SHEET 7)

MATCHLINE "W" (SEE SHEET 13)



ASEMENT

S 18°20'14" E 1812.19'
 N 18°20'14" W 1794.60'

BULOW CREEK, LC
 PID: 27-12-31-0000-01020-0000

PARCEL A
 PARCEL 2
 AREA = 6.5022 ACRES

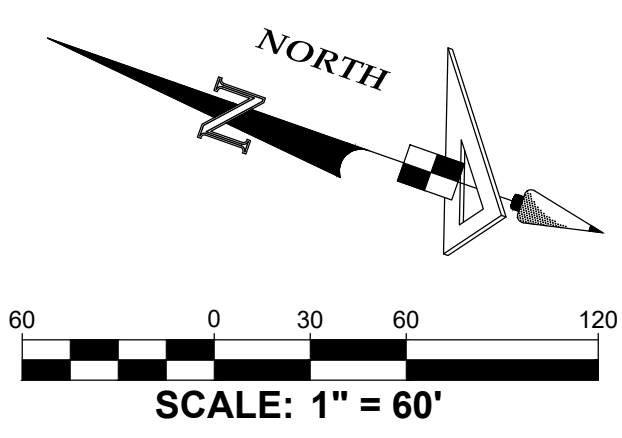
VENTURE 8, LLC
 PID: 34-12-31-0650-0000-0072

343.18' N18°19'40"W

N03°40'43"W
 276.61'

N18°20'14"W
 40.00'

S71°39'46"W
 69.95'



INTERSTATE 95
 VARIABLE WIDTH RIGHT-OF-WAY
 (STATE OF FLORIDA, STATE ROAD DEPARTMENT
 RIGHT-OF-WAY MAP, SECTION 73001-2403)

GeoPoint
 Surveying, Inc.

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SHEET NUMBER: 12 of 18

MATCHLINE "I" (SEE SHEET 14)

MATCHLINE "W" (SEE SHEET 12)

MATCHLINE "X" (SEE SHEET 17)



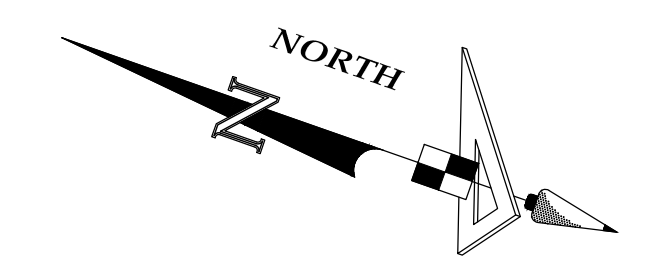
$R=34427.47'$
 $L=1449.39'$
 $\Delta=002'26''00''$
 $CB=S19°33'14''E$
 $C=1449.28'$

100' STRIP ACCESS EASEMENT
(O.R. 1148, PG 717)

BOARD OF COUNTY COMMISSIONERS
PID: 34-12-31-0650-00005-0071

SIGN, ACCESS & UTILITY
EASEMENT #1
(O.R. 1665, PG 1729)

INTERSTATE 95
VARIABLE WIDTH RIGHT-OF-WAY
(STATE OF FLORIDA, STATE ROAD DEPARTMENT
RIGHT-OF-WAY MAP, SECTION 73001-2403)



SCALE: 1" = 60'

$R=34127.47'$
 $L=1449.39'$
 $\Delta=002'26''00''$
 $CB=N19°33'14''W$
 $C=1449.28'$

$S69°14'19''W$
70.00'

$S69°14'19''W$
70.00'

$N06°06'10''W$
276.62'

$N34°47'51''W$
206.16'

GeoPoint
Surveying, Inc.

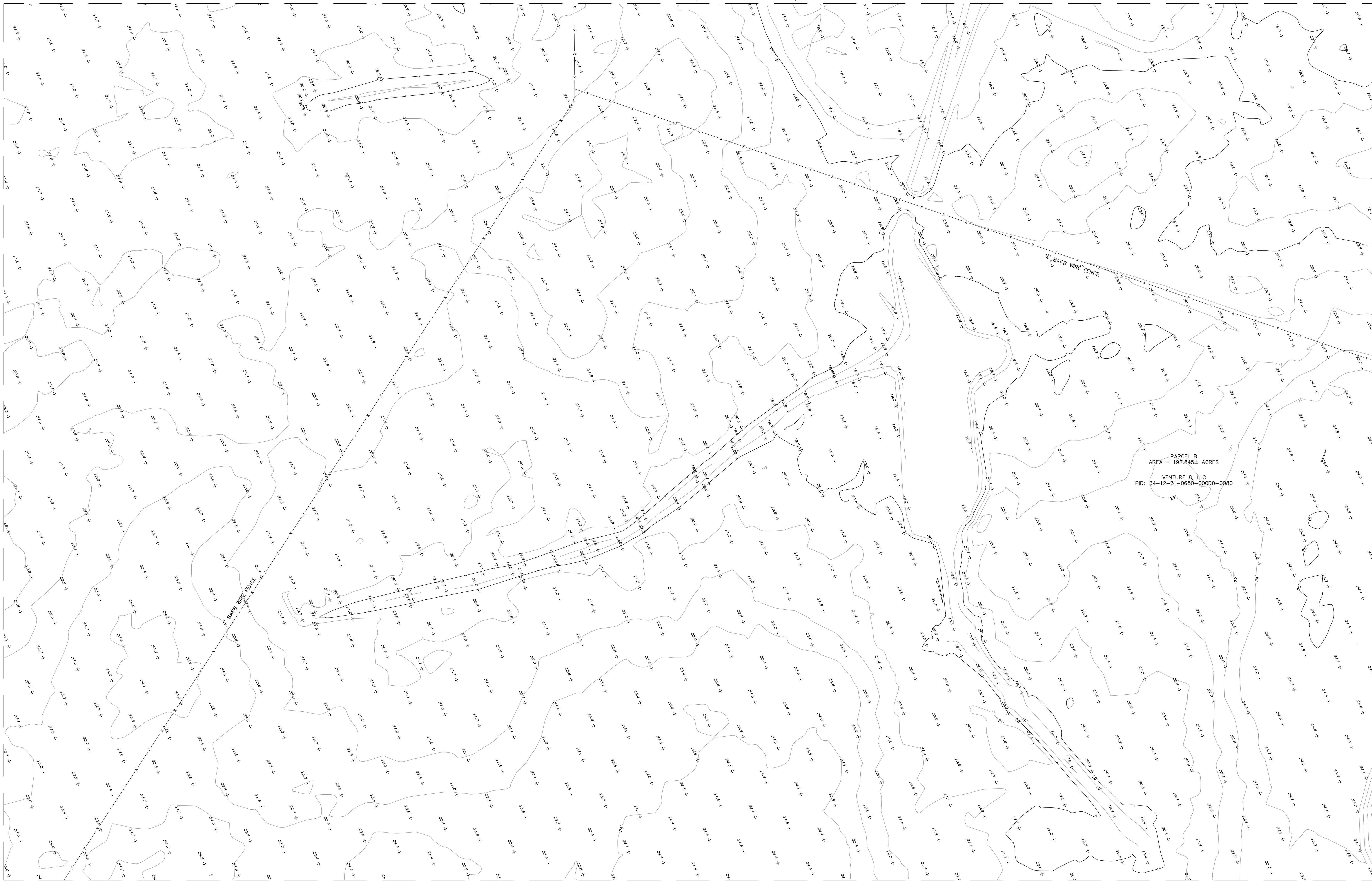
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Maitland, Florida 32751 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business No. 187768

SHEET NUMBER: 13 of 18

MATCHLINE "J" (SEE SHEET 15)

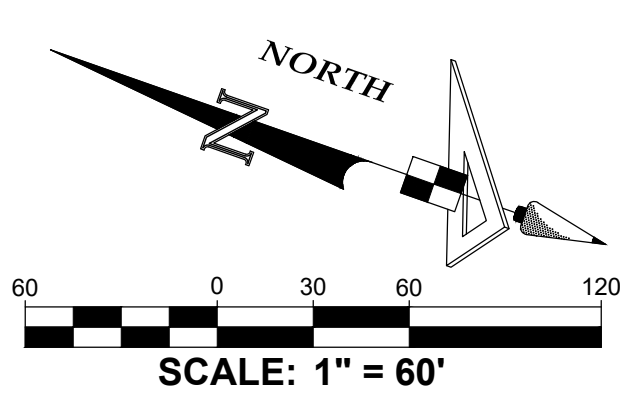
MATCHLINE "S" (SEE SHEET 11)

MATCHLINE "T" (SEE SHEET 16)



PARCEL B
 AREA = 192.845± ACRES
 VENTURE B, LLC
 PID: 34-12-31-0650-0000-0060

MATCHLINE "I" (SEE SHEET 13)



GeoPoint
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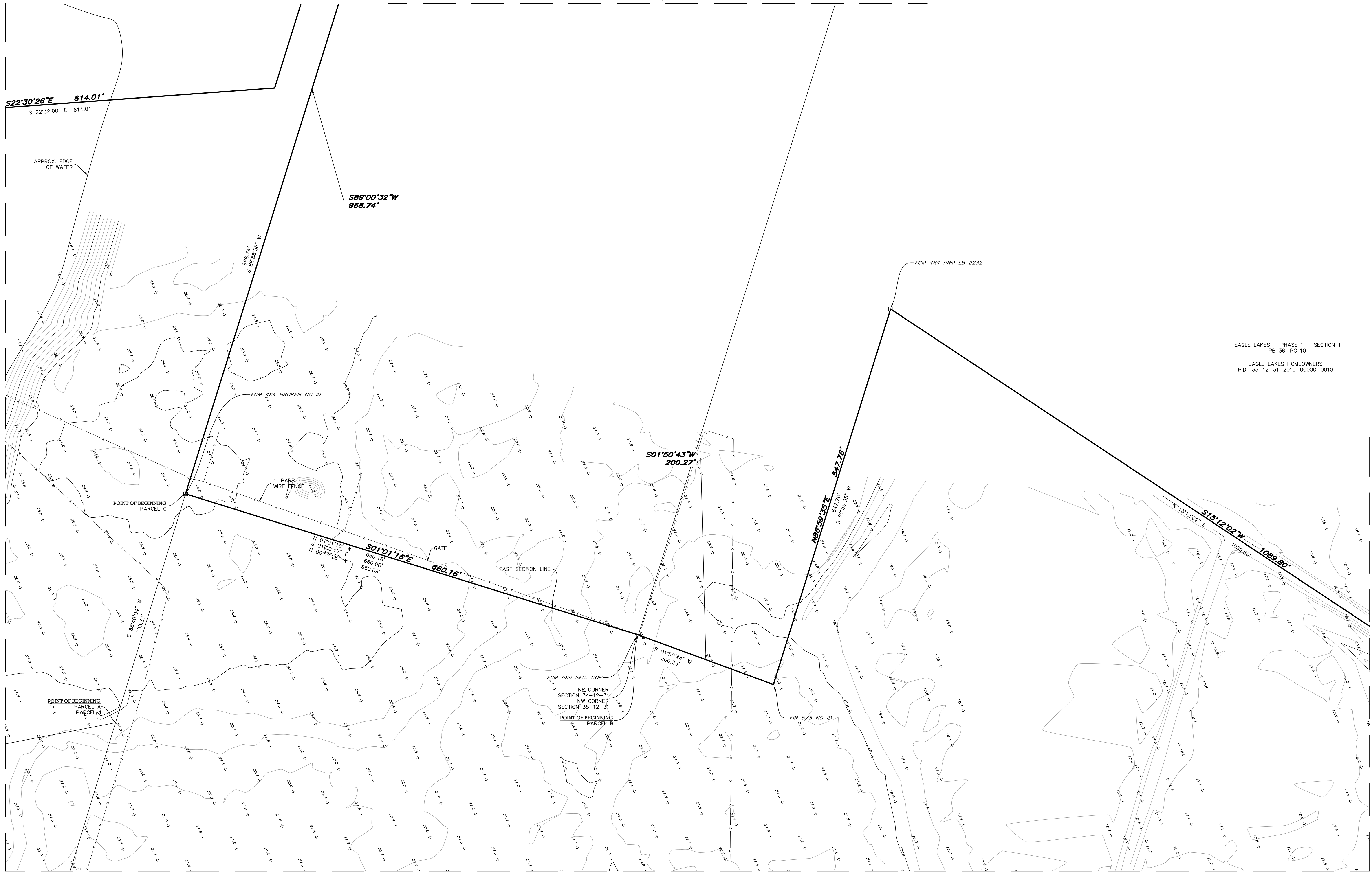
SHEET NUMBER: 14 of 18

MATCHLINE "K" (SEE SHEET 18)

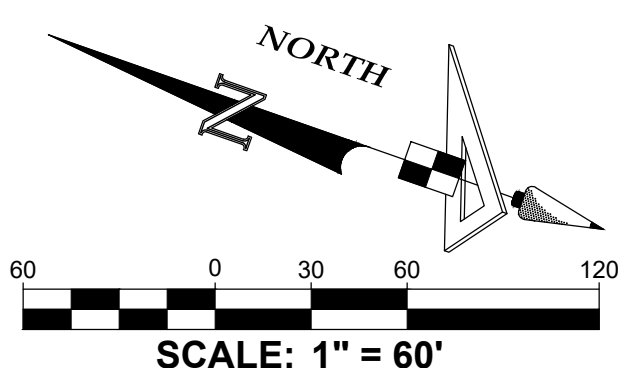
MATCHLINE "P" (SEE SHEET 10)

MATCHLINE "Z" (SEE SHEET 18)

MATCHLINE "J" (SEE SHEET 14)



EAGLE LAKES - PHASE 1 - SECTION 1
 PB 36, PG 10
 EAGLE LAKES HOMEOWNERS
 PID: 35-12-31-2010-00000-0010



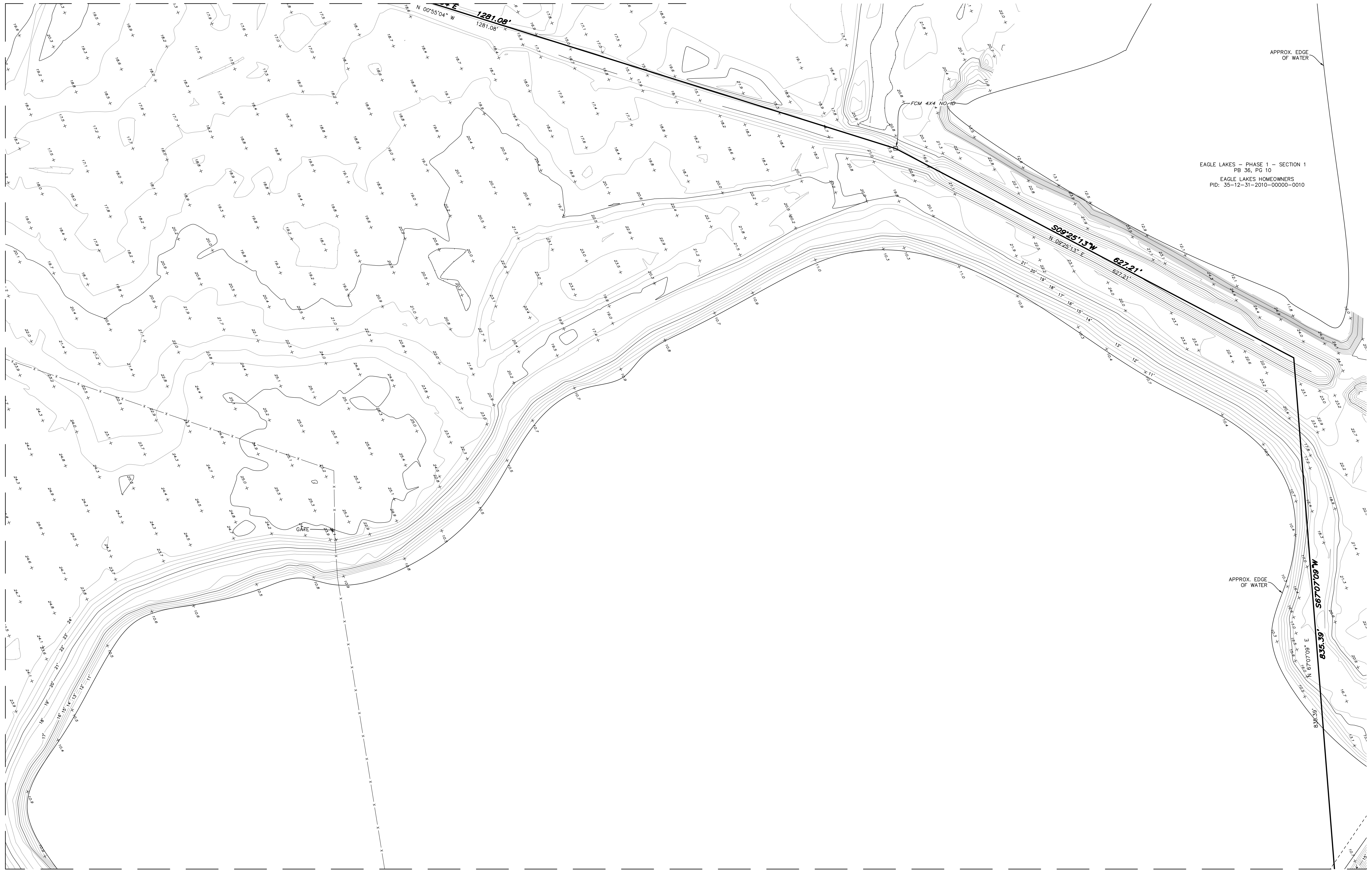
GeoPoint
 Surveying, Inc.

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 Maitland, Florida 32751 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business No. 18 7768

SHEET NUMBER: 15 of 18

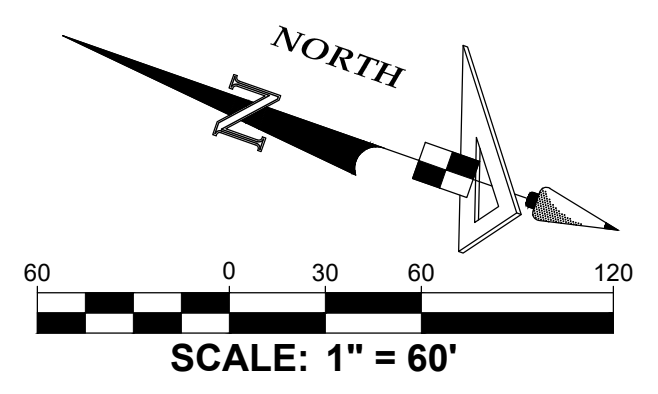
MATCHLINE "M" (SEE SHEET 18)

MATCHLINE "T" (SEE SHEET 14)



EAGLE LAKES - PHASE 1 - SECTION 1
 PB 36, PG 10
 EAGLE LAKES HOMEOWNERS
 PID: 35-12-31-2010-00000-0010

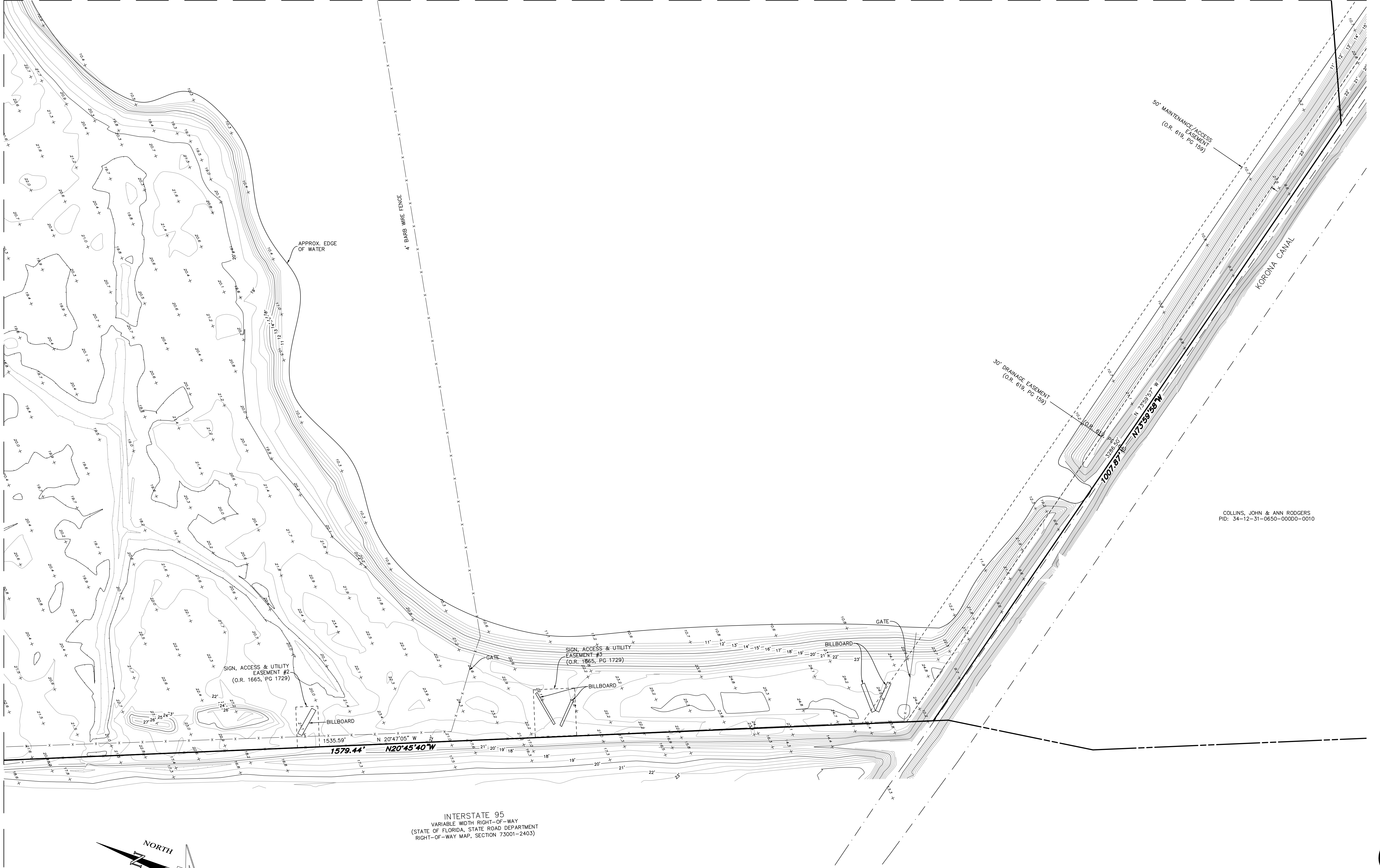
MATCHLINE "L" (SEE SHEET 17)



GeoPoint
 Surveying, Inc.

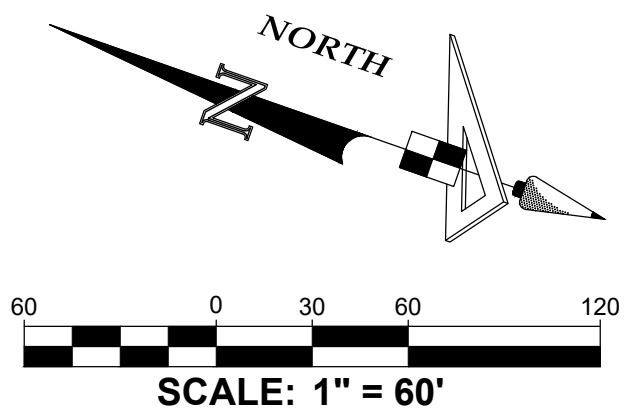
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SHEET NUMBER: 16 of 18



COLLINS, JOHN & ANN RODGERS
PID: 34-12-31-0650-0000-0010

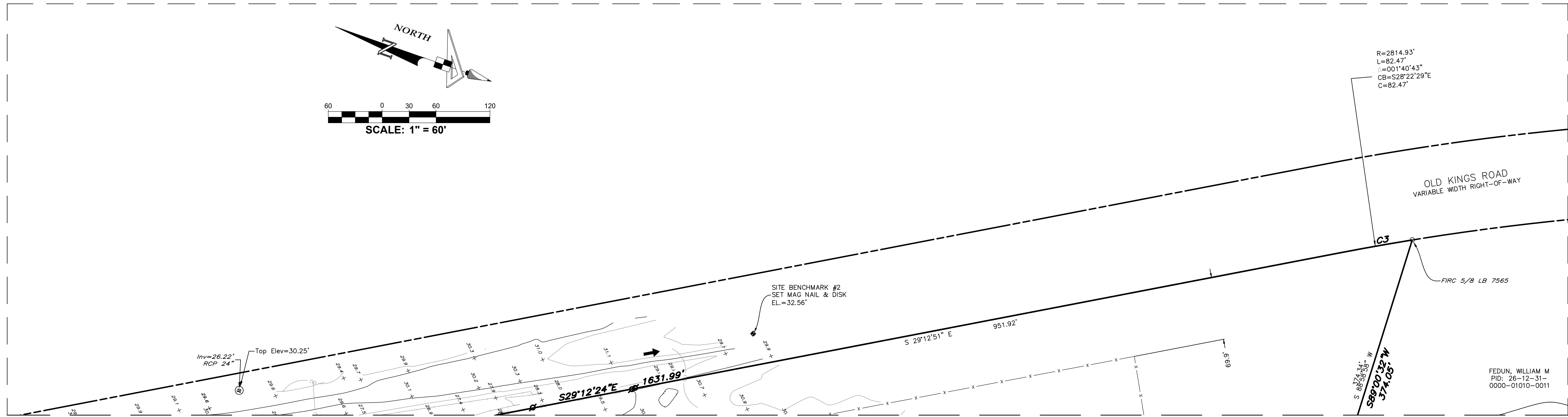
INTERSTATE 95
VARIABLE WIDTH RIGHT-OF-WAY
(STATE OF FLORIDA, STATE ROAD DEPARTMENT
RIGHT-OF-WAY MAP, SECTION 73001-2403)



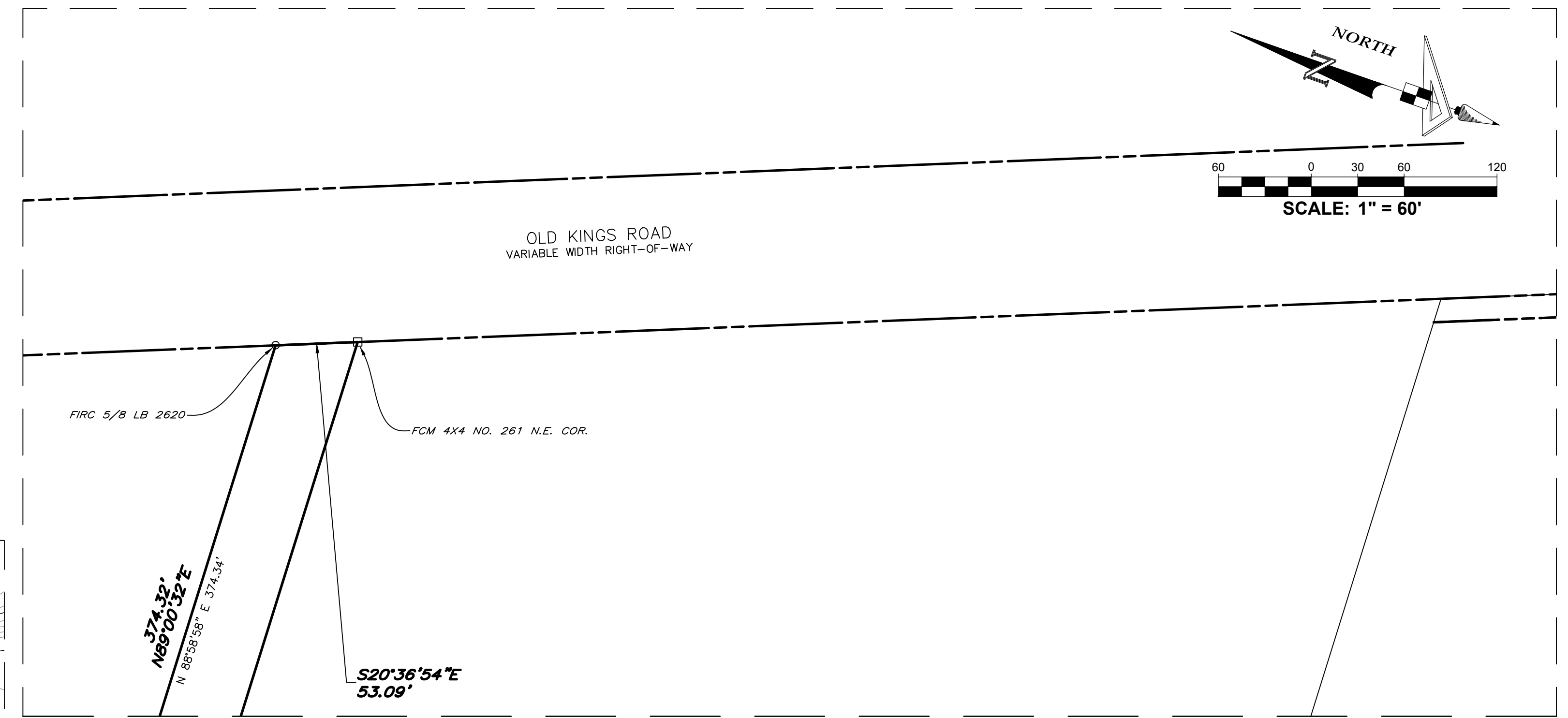
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SHEET NUMBER: 17 of 18



MATCHLINE "F" (SEE SHEET 10)



MATCHLINE "K" (SEE SHEET 15)



MATCHLINE "M" (SEE SHEET 16)

MATCHLINE "Z" (SEE SHEET 15)

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SCALE NUMBER: 18 of 18