

**ALTA/NSPS Land Title Survey**

**Boundary Survey**  
**Legal Description:**  
**THE SOUTH 740 FEET OF THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT OF WAY FOR HIGHWAY NO. 19.**

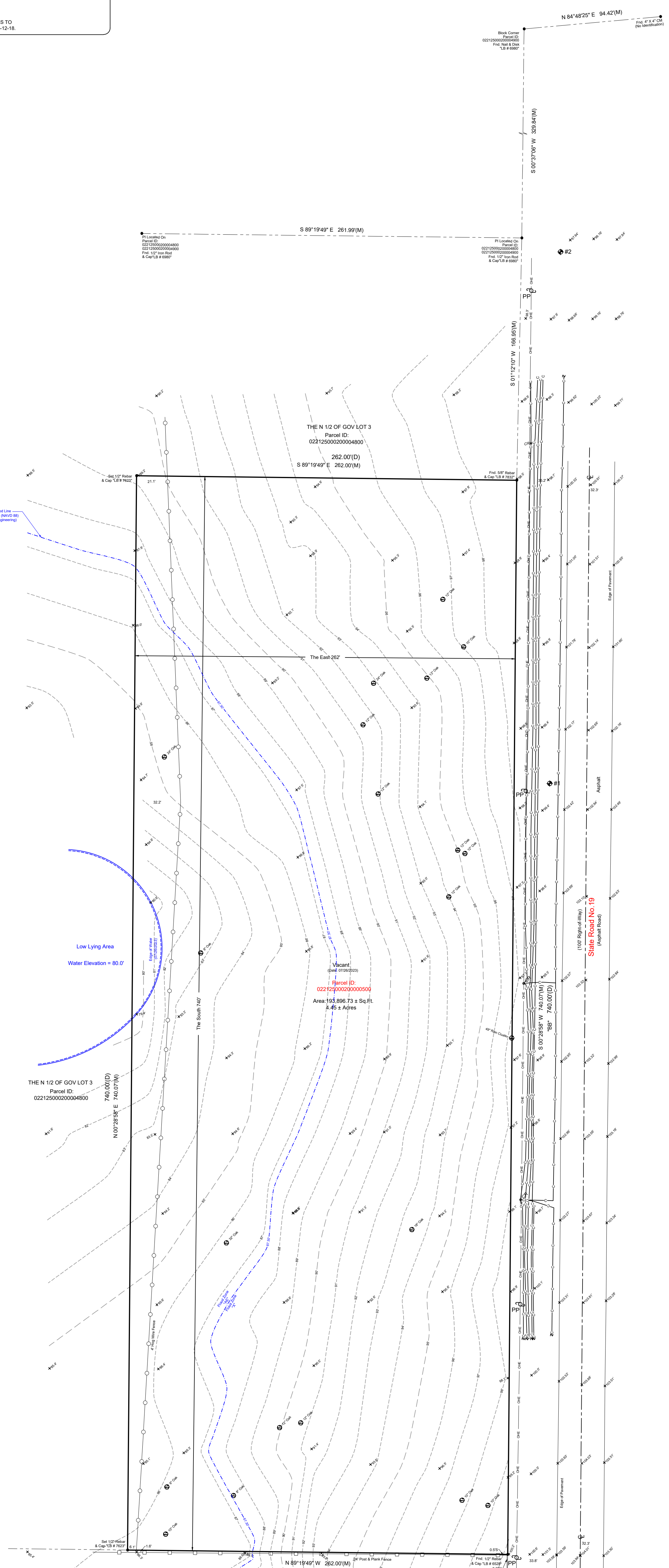
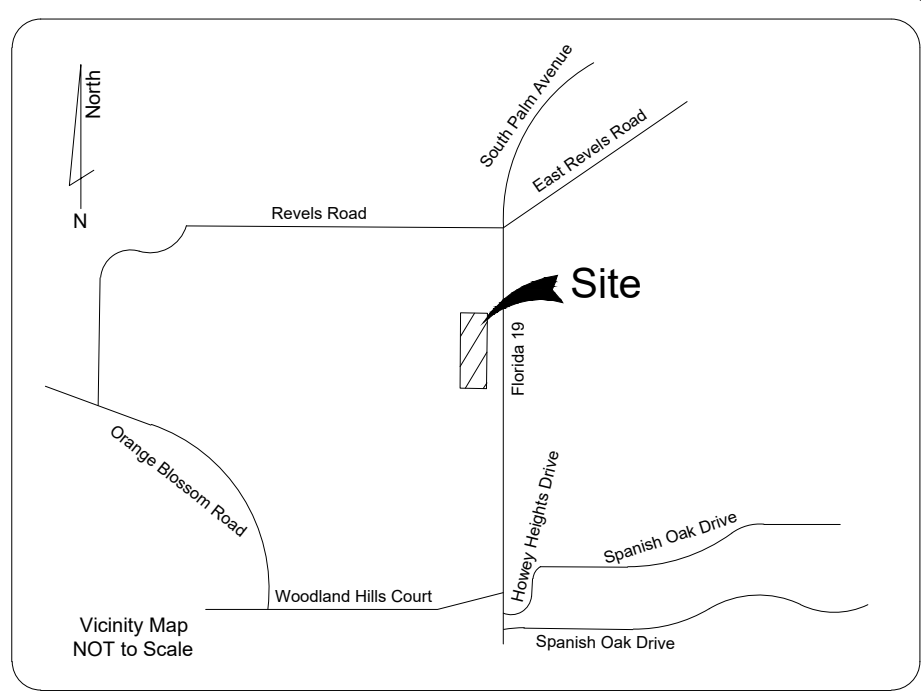
**FLOOD DISCLAIMER:**  
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & A. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 12595, DATED 2012-12-18.

**Benchmark Information:**  
 National Geodetic Survey Datum  
 Designation: Z 430  
 PID: AB5338  
 Elevation: 85.88'  
 (Elevations are based upon NAVD 88 Datum)

**Survey Notes:**  
 No Wetland Flags Located at Time of Survey  
 Prior Survey Provided by Client by Bestman Surveying & Mapping Inc. used for Reference.

**Site Benchmark Information:**  
 #1  
 Fnd. 10" Rebar & Cap 1.8" x 7623"  
 Elevation: 92.44'

#2  
 Fnd. 10" Rebar & Cap 1.8" x 7623"  
 Elevation: 92.21'



Schedule B - II  
 Issued by: Old Republic National Title Insurance Company,  
 Issuing Agent: - 3728801,  
 Commitment Number: 1422098,  
 Issuing Office File Number: 22325 Chon,  
 Effective Date: June 27, 2023 at 11:00 P.M.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.  
None Provided at Time of Survey.
- General or special taxes and assessments required to be paid in the year 2023 and subsequent years.  
None Provided at Time of Survey.
  - Rights or claims of parties in possession not recorded in the Public Records.  
None Provided at Time of Survey.
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.  
None Visible Encroachments at Time of Survey.
  - Easements or claims of easements not recorded in the Public Records.  
None Provided at Time of Survey.
  - Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.  
None Provided at Time of Survey.
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.  
Not a State Body of Water.
- Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.  
Not a Survey Matter.
- Right of Way Easement in favor of Sumter Electric Cooperative, Inc. recorded in O.R. Book 612, Page 1497, as affected by Quit Claim Deed recorded in O.R. Book 1202, Page 595, Public Records of Lake County, Florida.  
Does Not Affect Subject Property. Poles Located Within Right-of-Way.
- Rights of the lessees under unrecorded leases.  
Not a Survey Matter.
- Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. Commitment exception #3 is hereby deleted in its entirety.  
Not a Survey Matter.

ALTA/NSPS CERTIFICATION

Certified by: JEFFREY S. SCHMIDT LAW FIRM, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE 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, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 3, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 5, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 6, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 7, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 8, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 9, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 10, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 10.10, 11, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 12, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10, 13, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 13.10, 14, 14.1, 14.2, 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