

(NOT TO SCALE) LOCATION MAP

SITE ADDRESSES:

1221 MARINA VILLAGE CIRCLE

TAX IDENTIFICATION NO. MINIMUM LOT SIZE: BUILDING HEIGHT: 35 FEET MAXIMUM REQUIRED WIDTH: SETBACKS: FRONT AND REAR 25', SIDES 10' DENSITY: PARKING: ZONING: AREA: 30% COVERAGE MAXIMUM 10,00 SQUARE FEET 1,039,341.6 SQUARE FEET OR 23.86 ACRES CG COMMERCIAL GENERAL/RM-6 RESIDENTIAL MULTI-FAMILY 100 FEET 82 TOTAL PARKING SPACES 80 REGULAR PARKING SPACES 2 HANDICAP PARKING SPACES 32391300017000000000.4, 32391300016000000000.2 32391300017000000000.1, 32392400004000100001.0 32391300006000000000.5, 32391300006000000000.3

78 TOTAL PARKING SPACES REQUIRED

TO JERO BELOV SM. LLC. SMITETT MARMA MIESTORS LLC. A DELMARE LIMITED LUBILITY COMPANY, Y. BELOVI SMI, LLC. A DELMARET LIMIEUT DIABUTY COMPANY CHACKE THE MISTRANCE COMPANY AND FLORIDA COMMUNITY BANK, NA. AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSONS.

COCHMS IS TO CEPTIFY THAT THIS MAP OR PLAT AND THE SUPVEY ON WHICH IT IS BASED WERE MADE IN COCCODANCE WITH THE 2016 MINUMU STANDARD DETAIL RECORDANCE TOR ALTA/ACSM LAND TITLE SUPPLEYS, OWNET AS STABLISHED AND ADOPTED BY ALTA AND NESS, CAMP DACLUSES ITHES 1"4. 4(4), 4(6), 17(9)(1), 7(c), 10(A) (IF APPLICABLE), 13-20 OF TABLE A THEREOF.) THE FIELD WORK WAS COMPLETED ON 03-02-2017.



ABBREVIATIONS AND SYMBOLS

PRINTED NAME: DAVID M. TAYLOR REGISTRATION NO. 5243

SWIMMING POOL EQUIPMENT PAU PROFESSIONAL LICENSED SURVEYOR PROFESSIONAL SURVEYOR & MAPPER RECIETTEED LAND SURVEYOR	NAIL & DISK AIR CONDITIONING PAD	EDGE OF PAVEMENT PLANNED RESIDENTIAL DEVELOPMENT	1/2" IRON ROD AND CAP	1/2" IRON ROD	PLAT	MEASURED .	CHORD BEARING	RANGE	SECTION	IDENTIFICATION	RADIUS DELTA	ELEVATION	BENCHMARK	PERMANENT REFERENCE MONUMENT	FOUND OFFICIAL RECORD ROOK	RIGHT OF WAY 4X4 CONCRETE MONUMENT PUBLIC UTILITY AND DRAINAGE EASEMENT	LICENSED BUSINESS
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		TILE SURFACE	SEPTIO PAIN	WANT OFFEED	GAS VALVE	PULL BOX	BLOW-OFF	2000	MISC TREE	ELM	CIRUS		MAPLE	SHRUB	PALM	PINE	OAK
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EXISTING ELEVATION	PROPOSED ELEVATION	REUSE WATER METER	STOP LIGHT	FIRE DEPARTMENT CONNECTION	PROPOSED DRAINAGE	YARD DRAIN	IRRIGATION VALVE	REUSE WATER VALVE	CURB INLET	CATCH BASIN	CLEANOUT	WATER METER	WATER VALVE	HYDRANT	WELL	DRAINAGE MANHOLE	SANITARY MANHOLE
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BRICK PAVER SURFACE	CONCRETE SURFACE	SPRINKLER HEAD	BACK FLOW PREVENTER	TRANSFORMER PAD	CONCRETE POWER POLE	POST WOOD OR STEEL	TELEPHONE MANHOLE	SANITARY VALVE		MONITORING WELL	ELECTRIC BOX	POWER POLE	CABLE TV BOX	COMMUNICATIONS BOX	MAIL OR PAPER BOX	LIGHT POLE	SIGN
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PARCEL 3 Test "A" as depicted on Marina Village Site "A" Grand Harbor Plat 24 as recorded in Plat Book 16, Page 66, Public Records of Indian River County, Florida. LEGAL DESCRIPTION Suntex Marina Investors, LLC Performed for Grand Harbor Plat 18 as recorded in Plat Book 14, Page 93, Public Records of Indian River County, Florids

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N 95/319 E. a distance of 271.65 leef, thorae N 10/316/15 E. a distance of 356/1 feet, frames N 95/316/47 W., a distance of 256/1 feet, frames N 95/316/47 W. a distance of 256/1 feet, frames N 95/316/47 W. a distance of 256/1 feet, frames N 95/316/47 W. a distance of 256/1 feet, frames N 95/316/47 W. a distance of 256/1 feet, frames N 95/316/47 W. a distance of 156/1 feet frames N 95/316/47 W. a distance N 95/

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14 Maria S. 14 Sodineva como del Maria Villago Ser 9º Grad Hardo Pala Jó Hera S.
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15 Hardo Godo Del Maria Charles Godo Del Maria S.
15 Hardo Godo Del Maria Carlo Maria Charles Godo Del Mari

LESS AND EXCEPT THE FOLLOWING:
Lots 1 through 8 and Tract "B", Martria Village Site "B" - Grand Harbor Plat 25, as recorded in Plat Book 16, Page 91, Public Records of Indian River County, Florida.

Sovereigny Land essements recorded in Official Records Book 846, Page 2769; together with assumption of sovereignty submerged lands easements as reserved instruments recorded in Official Records Book 961, Page 307, Official Records Book 961, Page 289 and Official Records Book 1285, Page 1877.

PARCEL 9 PARCEL 9 recorded in Official Records Book 1709, Page 106

REPORT OF SURVEY

TYPE OF SURVEY: BOUNDARY MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644 1655 27TH STREET, SUITE 2, VERO BEACH, ELORIDA 32960 PHONE (772) 564-8050 FAX (772) 794-0647

THIS SUMPY AND REPORTS FOR THAIR WHITHEIR SOMATIVE AND THE DRIGHAL BARSED SEAL OF A FLORICA LICENSED SUMERCHS AND MAMPER ADDITIONS OF DELITIONS TO THE SURVEY HAVE AND/OR REPORT OF SURVEY BY OTHER THAIN THE SIGNING PARTY OR PARTIES IS PROMIBITED WITHOUT MOTTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

HORIZANTAL CONTROL ACCURACY: THE EXPECTED USE OF THE SUPVEY MAP AND REPORT FOR THE LAND, AS CLASSIFED IN THE ESTANDARDS OF PRACTICE FOR SUPPEYING (SL-17, FLORIDA JOUNNETRATHIC CODE) IS SUBHIRDAN. THE MINIOUM BELATINE DISTANCE ACCURACY FOR THIS THE OF BOUNDARY CONTROL SUPPLY (SI FEO) IN 7200 FEEL. THE ACCURACY OF MISSINGED BY MESSUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FROME OR REDUNDANCY OF MESSUREMENT WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET. RETICAL CONTROL ACCURACY: VERTICAL CONTROL AS ESTABLISHED FOR THIS PROJECT STE IS ACCURATE TO PLUS OR MINUS 0.05 TEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.

DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 3-21-2017 LEVATIONS OF WELL-IDENTFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL YOSTION ACCURACY OF PLUS OR MINUS 0.10 FEET.

HE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:

A) ASSUMED:
B) MEST LIME OF MARINA VILLAGE SITE B BETIMERN MONUMENTATION AS DEPICIED;
C) THE BEARING BETING MOD'D4'48"E.

IO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR MIPLIED. IS SURVEY DOES NOT GERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS: IMPROVEMENTS EXCEPT AS SHOWN.

NLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME. Æ PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, ELEVATION 6°, PER FLOOD INSURANCE RATE MAP 1206102242 DATED DECEMBER 4TH, 2012

LL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF TAITS.

HIS SURVEY CONSISTS OF 8 PAGES AND IS NOT CONSIDERED VALID WITHOUT ALL SHEETS ATTACHED.

THE PARCELS, AS DESCRIBED IN THE LEGAL DESCRIPTION AS APPLICABLE, ARE CONTIGUOUS IDENTIFIED WITH THE PARCELS AS SURVEYED. THE SUPREYED PROPERTY HAS LEGAL ACCESS TO PUBLIC RIGHTS OF WAY INCLUDING MARINA VILLAGE CIRCLE AND EAST HARBOR VILLAGE DRIVE.

ALTA/ACSM LAND TITLE SURVEY

THE TITLE COMMITMENT AS PREPARED AND ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 6149005 AND DATED DECEMBER 13, 2016 HAS BEEN REVIEWED BY THIS SURVEYOR AND THE SCHEDULE B, SECTION II EXCEPTIONS HAVE BEEN ADDRESSED AS FOLLOWS:

I DEECTS, LEAS, ENCUMBRANCS, ANDERS CLAMS OR OTHER MATTERS, IF ANY, CREATED, FIRST, APPLAING IN THE PUBLIC RECORDS OR ATTACHNIC SUBSCILLDIT TO THE EFFECTIVE DATE HERGY BUT PROR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR MULIE OF RECORD THE ESTATE OR MICROST OR MORTGAGE THEREON CONTRED BY THIS COMMINDANT. MOT SURPET MELLITED

2. TARES AND ASSESSMENTS FIRST THE TEAR DITT AND SUBSCILLENT TEARS, MINCH ARE NOT TET LIE AND DAVIABLE. FOR 2016 TAX YEAR.
PARKEL/D \$23—93—15-0007-0000-00000/D, GORSOS TAX AMOUNT IS \$27,0004. DEALED IN THE IS NOWE, AND PAYMENT STATUS IS PAUD.
PARKEL/D \$25—93—15-0007-0000-00000/D, GORSOS TAX AMOUNT IS \$7,0004. DECEMBRIN THE IS NOWE, AND PAYMENT STATUS IS PAUD.
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IS SHAMMED EXCEPTIONS. NOT SAMPATHALATION, OR ADVERSE CIRCUMSTANCE AFTECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCUPATE AND LA, ANY EXPERIMENTACE, DELATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFTECTIONS OF THE PUBLIC RECORDS.

IN CASE OF THE SAMPATH AND EXCESSION NOT SHOWN BY THE PUBLIC RECORDS.

IN WILLIAM OR ROBAT OF A LIBER, FOR SAMPACES, LORDER OF MATERIALS RECORDS.

IN CHARGE OF A SEESSALENTS WHICH ARE NOT SHOWN AS EXISTING LIDNS IN THE PUBLIC RECORDS.

4, ANY CLAM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBNETICED, FILLED OR ARTHOLALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NOTSERVET RELATED

. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. NOTSURVEY RELATED

S. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID CHARGES FOR SERVICE BY ANY WATER, SEINER OR GAS SYSTEM SUPPLYING THE MISURED LAND. NOTSKINDEY RELATED . RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOTSURVEY RELATED

RESTRICTIONS, EASEMENTS AND RESERVATIONS AS SHOWN ON THE PLAT OF GRAND HARBOR PLAT 1, RECORDED IN PLAT BOOK 12, PAGE 62. (AS TO PARCEL 6 ONLY) AFFECTS PROPERTY, PLOTTED AS APPLICABLE THERENS MEMBERT, MUTTED AS MEMICIALE RESPIRADORS, COOKINGS, COMPINGS, ESCHENTS AND OTHER MATERS AS CONTAINED ON THE PLAT OF HARBOR VILLAGE PHASE I, GRAND HARBOR PLAT 12 RECORDED PLAT BOOK 13, PAGE 95, OF THE PUBLIC RECORDS OF MOTAN RIVER COUNTY, FLORIDA. ATPECTS MOMENTA PLATETIAL SAMPLICATION. TIONS AS SHOWN ON THE PLAT OF GRAND HARBOR PLAT 8 RECORDED IN PLAT BOOK 13, PAGE 85. (AS TO PARCEL 6 ONLY)

TRICTIONS, CONEMANTS, CANDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE HARBOR LIMIS -PHASE II GRAND HARBOR PLAT 19 RECORDED IN PLAT 14, ADEC 90, TORSETHEN WITH CONSIST VAN JANUEER RECORDED NO PLAT 18, PLAT 18

TOWNINS, CURINATS, CONDITIONS, EASEMITS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HARBOR POWIE AT GRAND HARBOR GRAND HARBOR PLAT 18 ED. IN PLAT BOOK 14, PLOT 93, OF THE PUBLIC RECORDS OF NOAM RIVER COUNTY, FLORIDA.

EXCHARMENTAL PLATERS AS APPLICABLE. WITS, COMPINONS, EASTERIS AND OFFER MATTERS AS CONTANED ON THE FLAT OF MARINA MILLAGE SITE "X" — GRAND HARBOR FLAT 74 (TIS, PAGE 68; TOGETHER WITH CONSENT, JONDER AND RATIFICATION OF FLAT RECORDED FEBRUARY 13, 2002 IN OFFICIAL RECORDS BOOK 1468, FABLIC RECORDS OF MINIAM RIVER COUNTY, FLORIDA.

SK. HAPLAM.

WOODINGS, EXSENDITS AND OTHER MATERS AS CONTAINED ON THE PLAT OF MARINA MILAGE SITE "B" — GRAND HARBOR PLAT 25 GE 91, OF THE PUBLIC PROPERTY OF MOUNTAINED ON THE COUNTY, THE PUBLIC PROPERTY OF THE COUNTY, THE PUBLIC PROPERTY OF THE COUNTY, THE PUBLIC PROPERTY OF THE COUNTY, THE COUNTY OF THE PUBLIC PROPERTY OF THE COUNTY, THE COUNTY OF THE PUBLIC PROPERTY OF THE COUNTY OF THE PUBLIC PROPERTY OF THE COUNTY OF THE PUBLIC PROPERTY OF THE PUBLIC PUBLIC PROPERTY OF THE PUBLIC PUBLI BEEN

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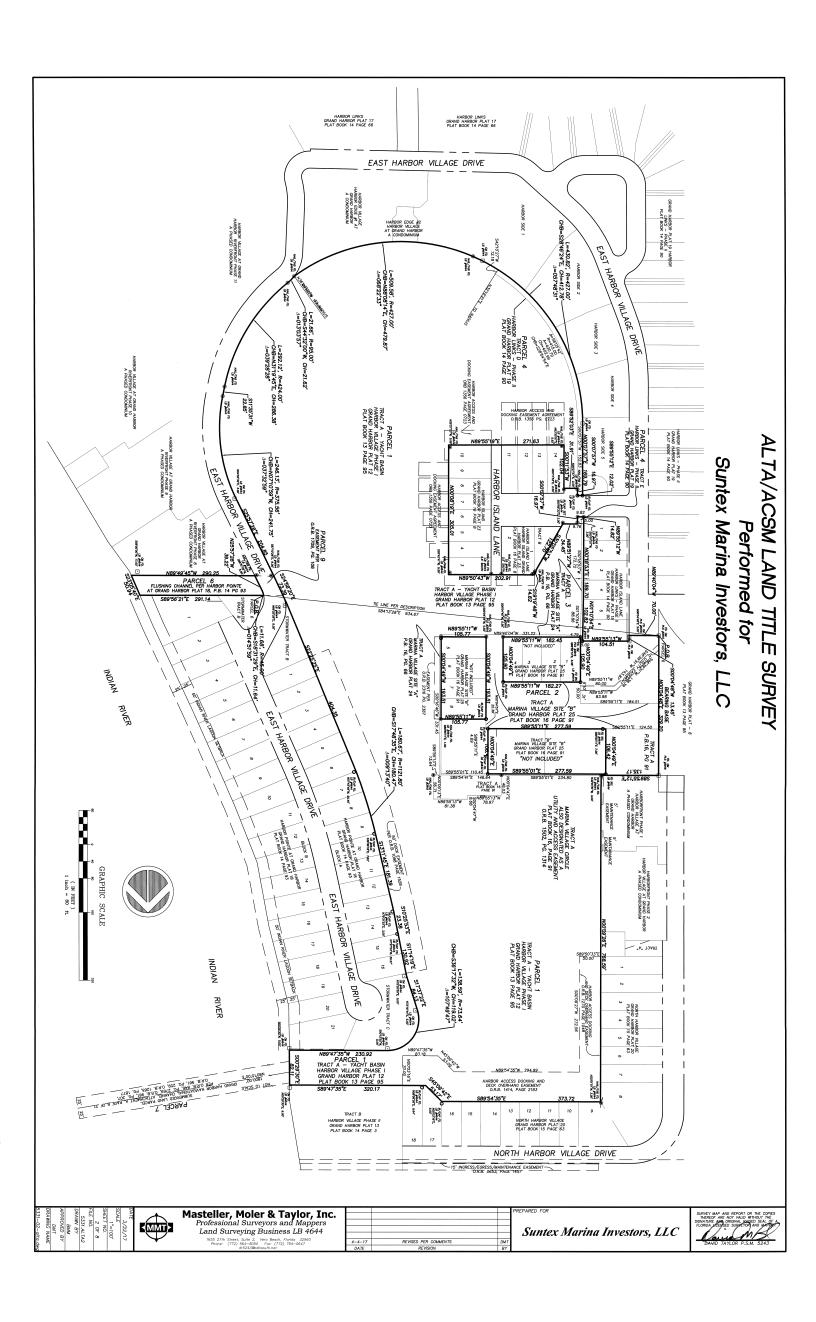
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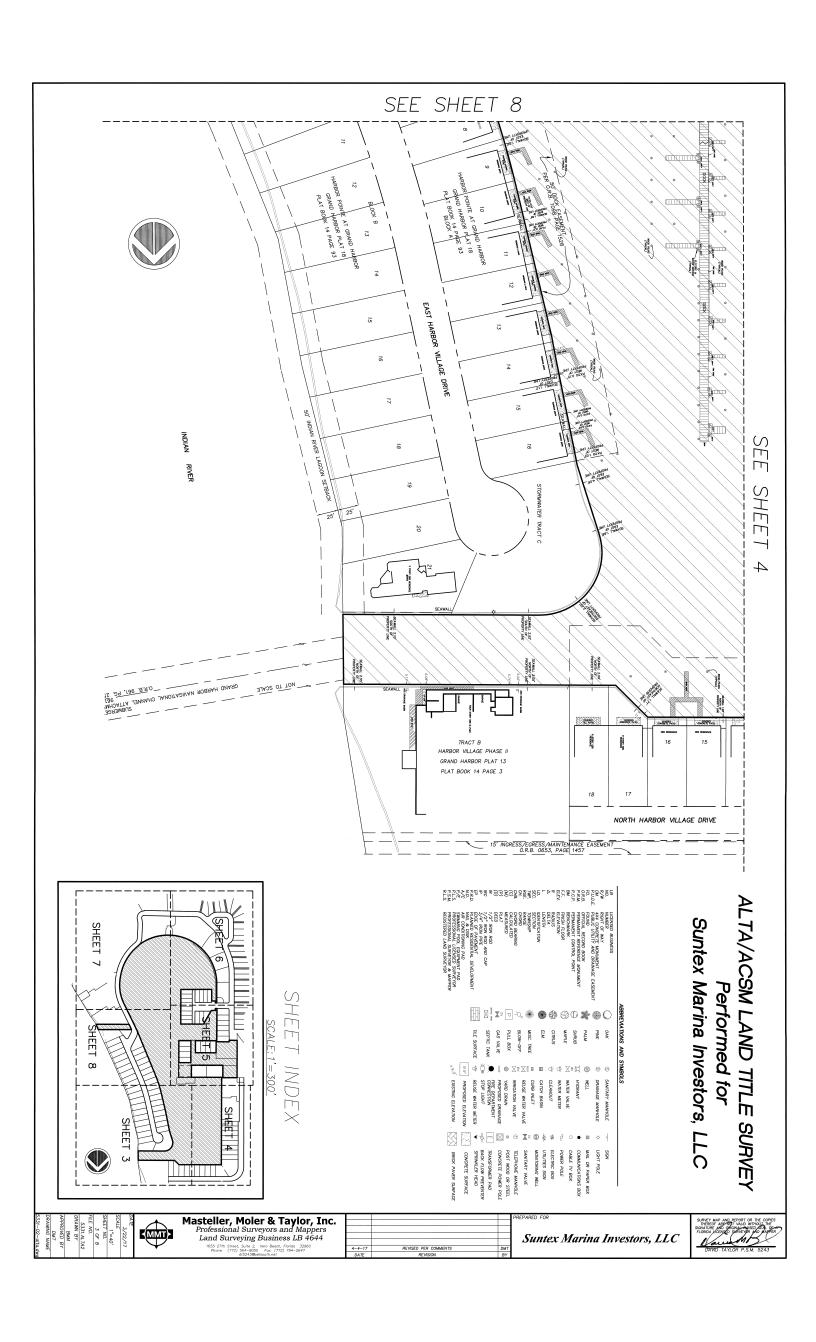
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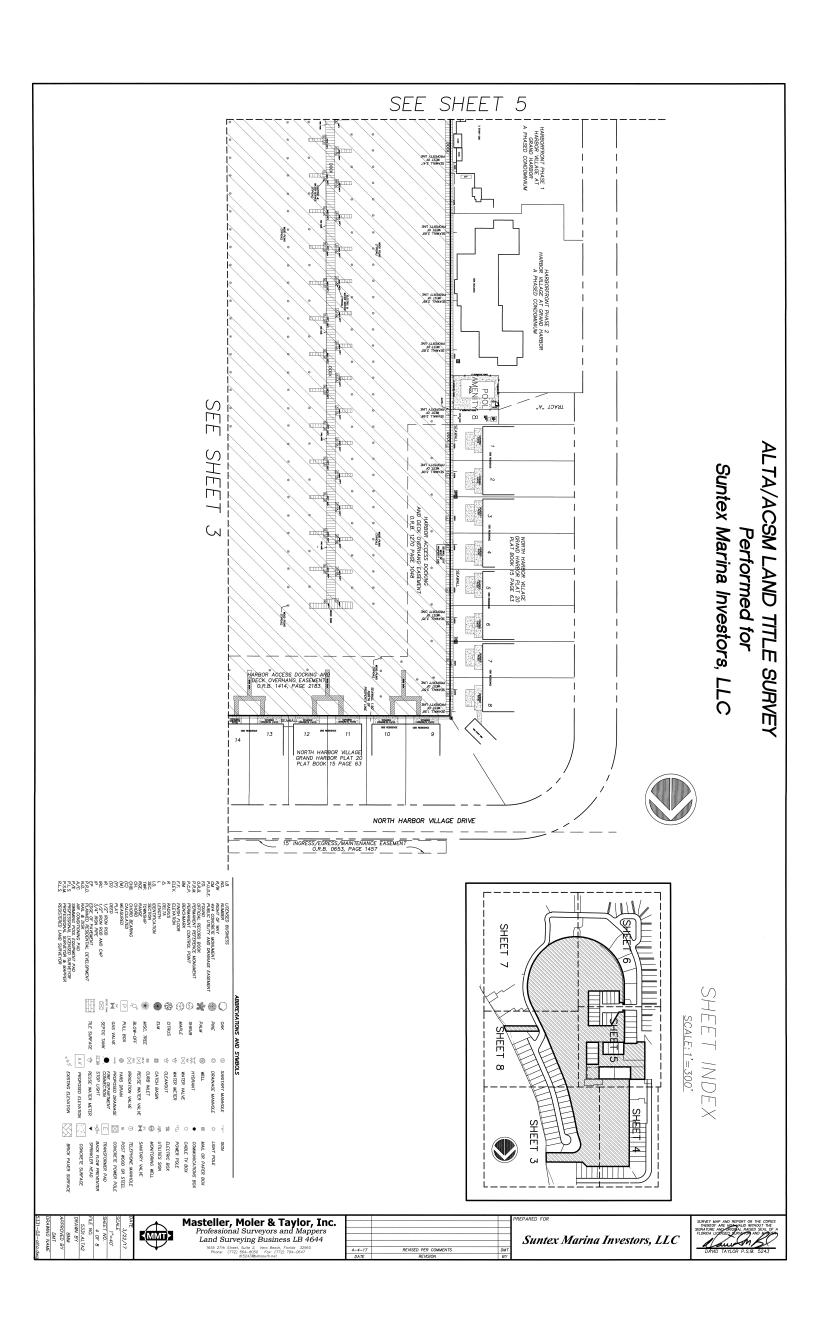
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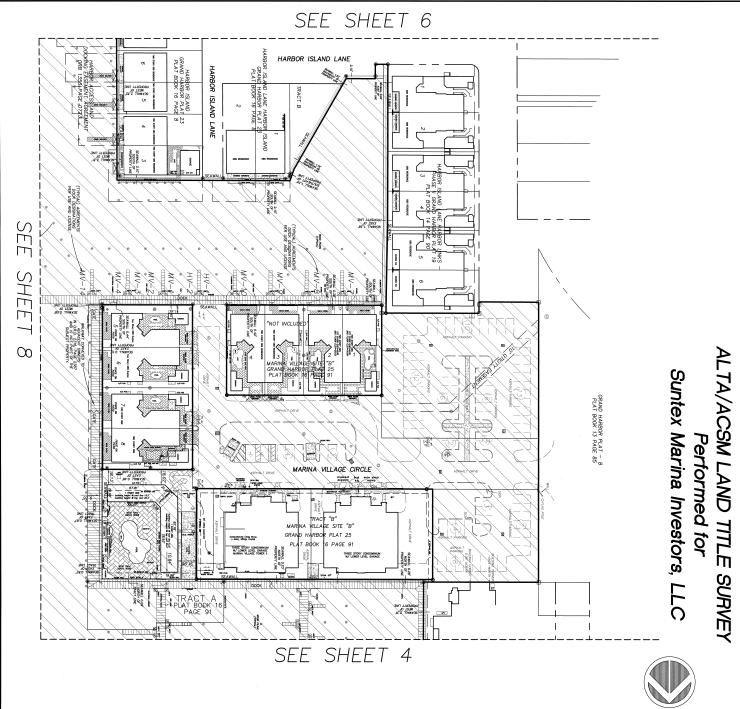
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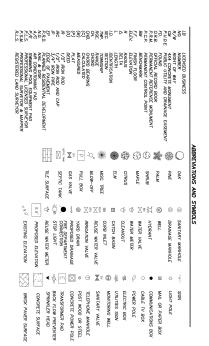
Suntex Marina Investors, LLC

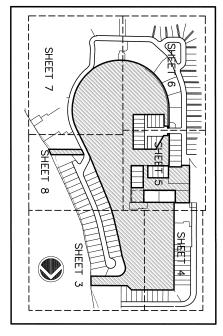














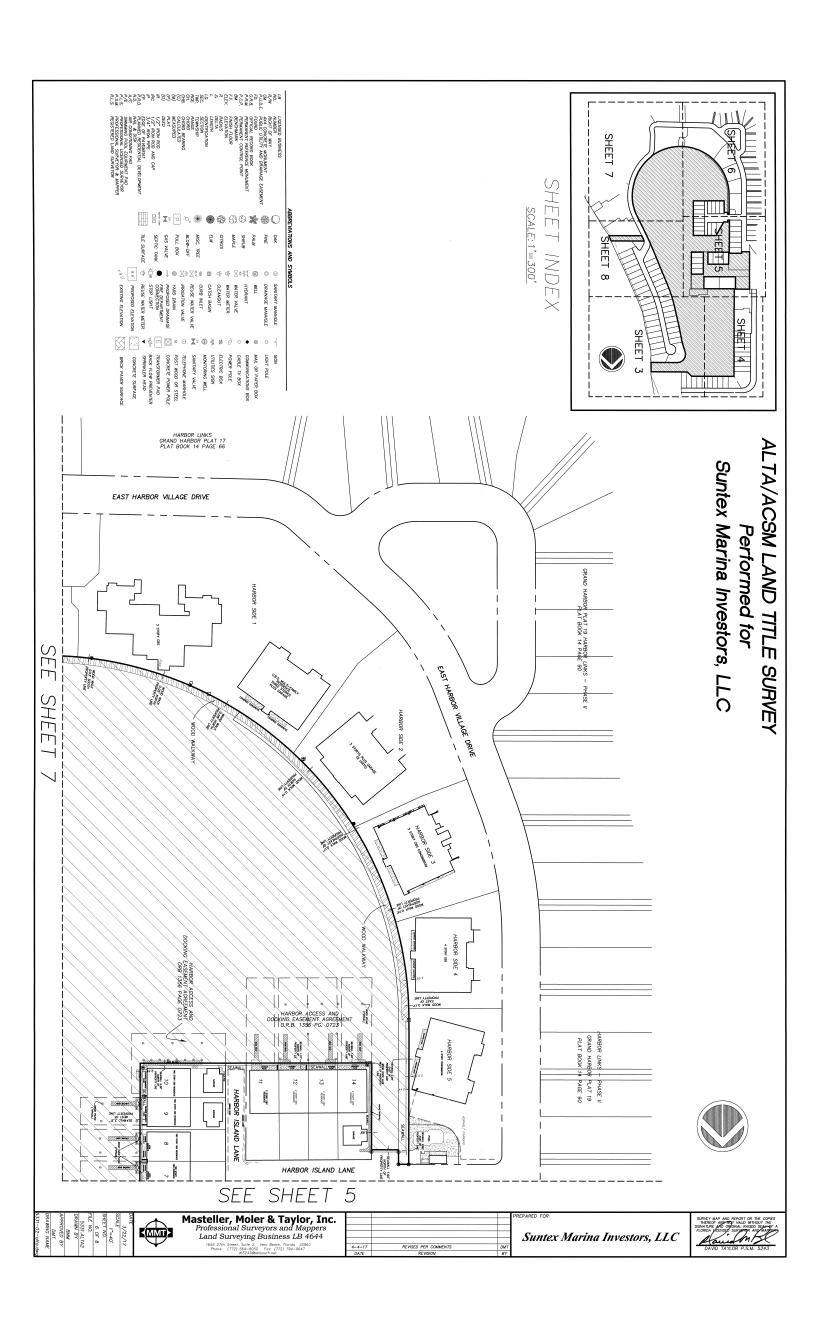


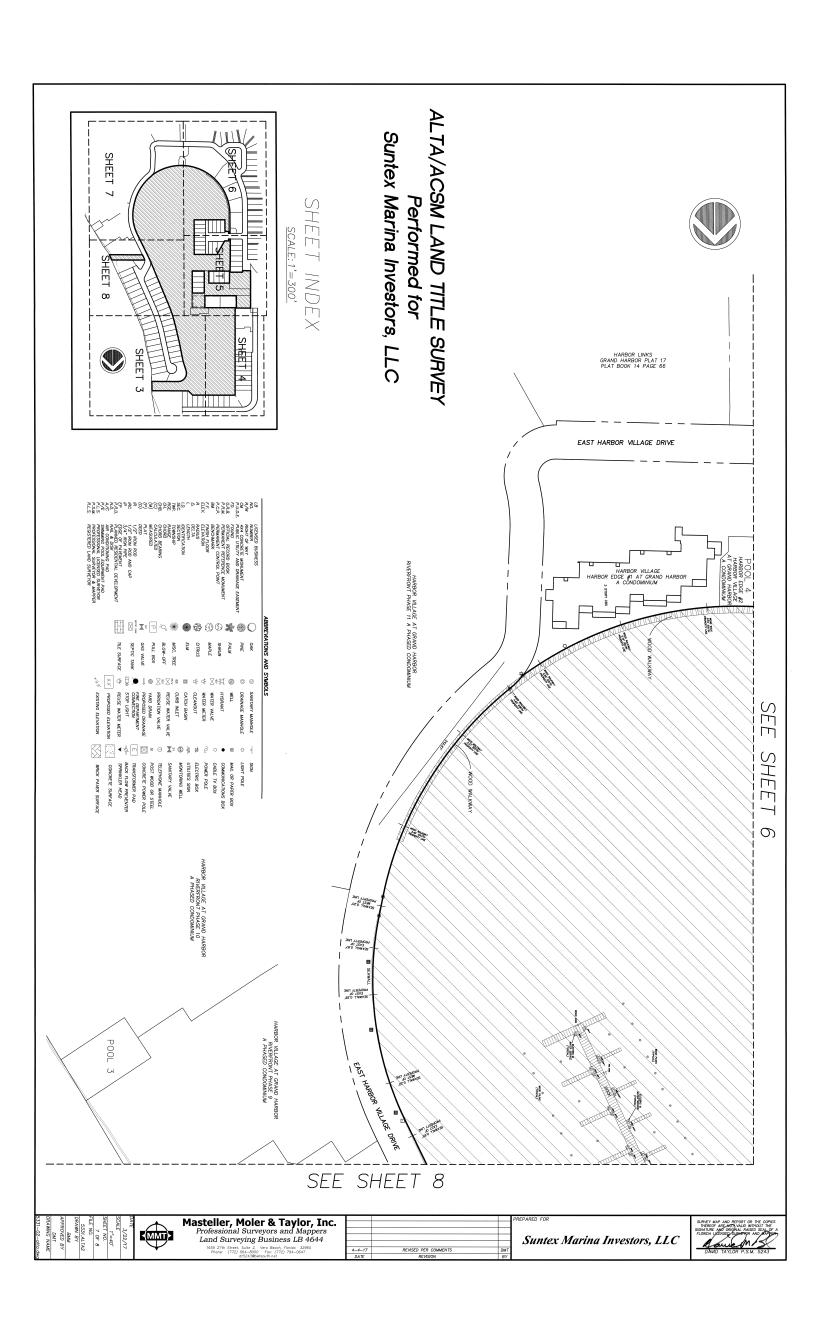


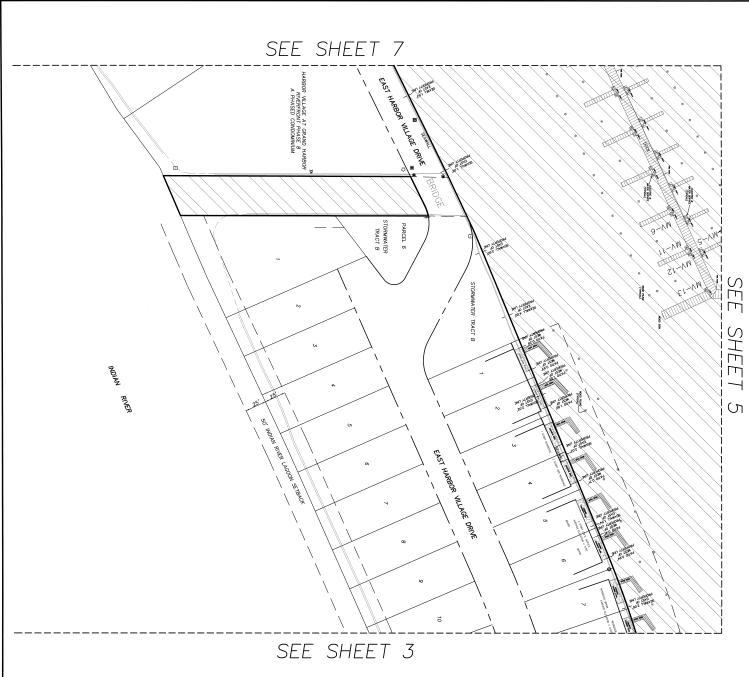


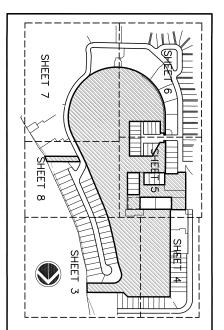




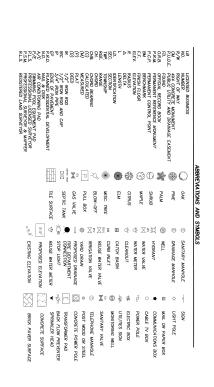
























Suntex Marina Investors, LLC

