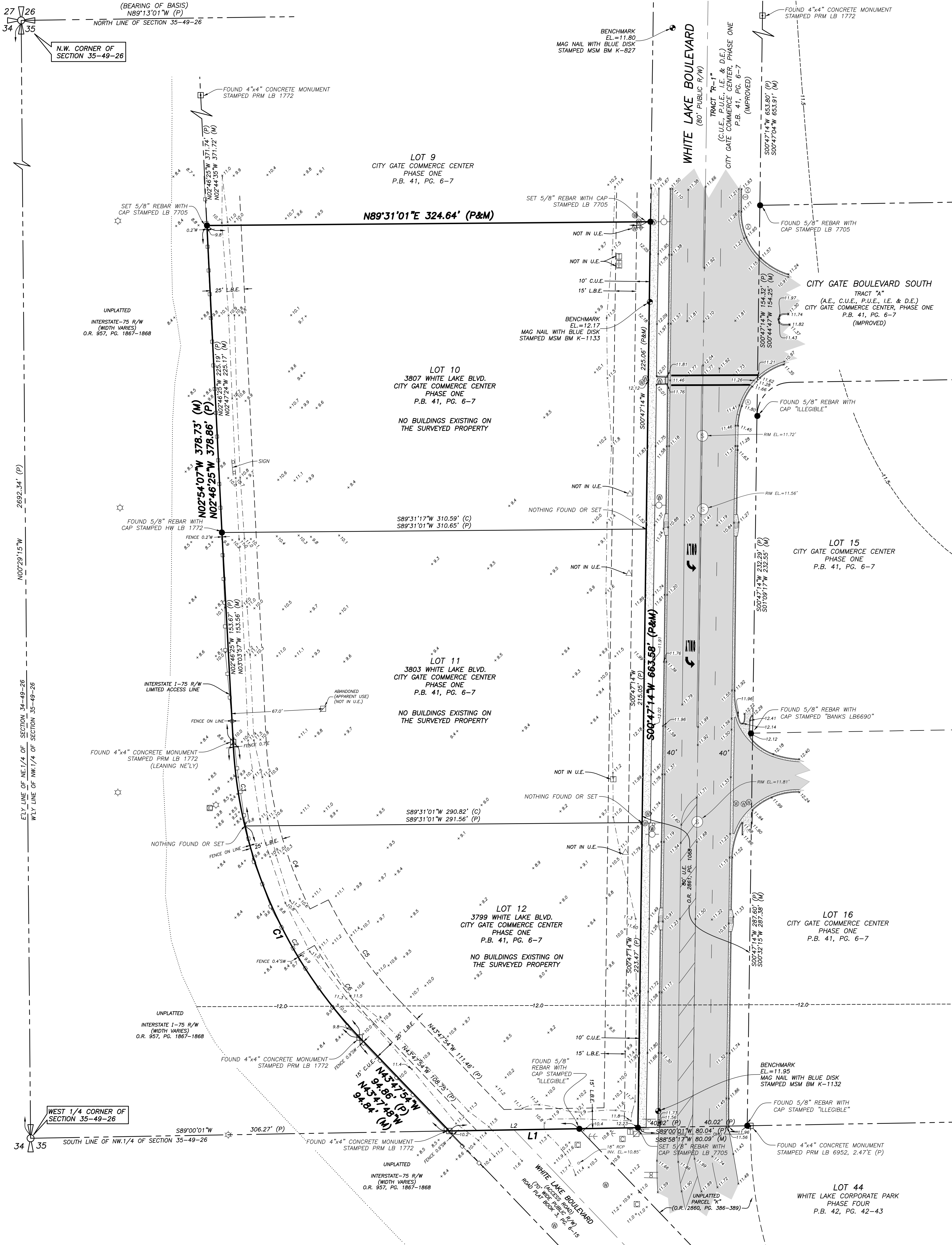


COLLIER BOULEVARD (C.R. 951)



- SYMBOL LEGEND**
- BENCHMARK
 - CONCRETE POWER POLE
 - LIGHT POLE
 - FIBER OPTIC CABLE/PHONE BOX WITH MARKER
 - FIRE HYDRANT
 - WATER VALVE
 - WATER BACTERIAL SAMPLE POINT
 - GUY ANCHOR
 - DRAINAGE INLET
 - ELECTRIC HANDHOLE
 - TELEPHONE PEDESTAL
 - UNKNOWN ACCESS HANDHOLE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - FORCE MAIN GATE VALVE
 - FORCE MAIN AIR RELEASE VALVE
 - SIGN
 - SOFT SURFACE SHOTS
 - HARD SURFACE SHOTS

- NOTES:**
- Last day of field work is August 31, 2015 (date of survey).
 - Bearings shown hereon are based on the Northerly line of Section 35, Township 49 South, Range 26 East, according to the Plat thereof, as recorded in the Public Records of Collier County, Florida, being N89°13'01"E., as shown hereon.
 - No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search. Only those instruments outlined in Schedule B-II of Old Republic National Title Insurance Company Title Commitment No. 64-2015-218504-A1 are plotted hereon.
 - No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
 - The intended use of this survey is to serve as an analysis tool for a real estate transaction.
 - Unless otherwise indicated all easements shown hereon are based on information provided in the title commitment noted hereon.
 - Only above ground, visible and apparent improvements were located.
 - Foundations and overhangs are not taken into account on this survey.
 - Property is wooded and due to lack of visibility through the site, improvements that are not apparent may exist.
 - No other persons or entities other than those listed as certified to may rely on this survey.
 - All dimensions are in feet and decimals thereof, unless otherwise noted.
 - Subject to easements, reservations and restrictions of record.
 - All elevations shown hereon are based on North American Vertical Datum 1988 (NAVD88).
 - According to Collier County base map viewer posted on colliergov.net this property is zoned "PUD".
- Zoning information is provided for informational purposes only and is subject to variances and other conditions not provided to the surveyor consult county codes before making any decisions regarding setbacks. All standard setback criteria is subject to interpretation.
- No attempt was made to determine ownership of site improvements which may constitute apparent physical use.
 - Horizontal positional accuracy of all dimensional features meets or exceeds those called for in the ALTA/ACSM requirements.
 - Property falls in Flood Zone "AH" base flood elevation 12, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12021C0416H, Community Number 120067, Panel 0416, Suffix H, dated May 16, 2012.
 - Property contains 4.320 acres (188,187 square feet) more or less.
 - Plot reference 70' wide county right of way to be vacated/abandoned along West side of property, see Resolution No. 12-96, Clarify Chain of Title Recorded 12/29/2014, O.R. 5107, Pg. 1503, Plat Book 41, Pg. 6-7.

SCHEDULE B-II EXCEPTIONS:

(Per Title Commitment provided by Old Republic National Title Insurance Company, Reference Number 64-2015-218504-A1, dated August 11, 2015.):

- 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 Plottable)
- a. General or special taxes and assessments required to be paid in the year 2015, and subsequent years. (Not Plottable)
- b. Rights or claims of parties in possession not recorded in the Public Records. (Not Plottable)
- c. Any encumbrance, 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. (Plotted Hereon)
- d. Easements, or claims of easements, not recorded in the Public Records. (Not Plottable)
- e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records. (Not Plottable)
3. Any Owner 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 Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (Not Plottable)
4. 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 Plottable)
5. All matters contained on the Plat of CITY GATE COMMERCE CENTER, PHASE ONE, as recorded in Plat Book 41, Page(s) 6, Public Records of Collier County, Florida. (Plotted Hereon)
6. Oil, gas, mineral, or other reservations as set forth in deed by Barron Collier, Jr., et al recorded in Deed Book 30, Page 91 and Notice recorded in O.R. Book 4586, Page 412, Public Records of Collier County, Florida. No determination has been made as to the current record owner for the interest excepted herein. (Applies to the entire Parcel)
7. Oil, gas, mineral, or other reservations as set forth in deed by Brace Corporation recorded in Deed Book 33, Page 434 and Notice recorded in O.R. Book 4586, Page 412, Public Records of Collier County, Florida. No determination has been made as to the current record owner for the interest excepted herein. (Applies to the entire Parcel)
8. City Gate Commerce Center Declaration of Covenants, Conditions, Restrictions and Easements recorded March 22, 2004, in O.R. Book 3525, Page 2931, as amended instruments recorded in O.R. Book 3501, Page 3608, O.R. Book 4615, Page 2399, O.R. Book 4618, Page 1856 and O.R. Book 4618, Page 1860, Public Records of Collier County, Florida. (Not Plottable)
9. Drainage and Maintenance Easement Agreement recorded in O.R. Book 3525, Page 2994, re-recorded in O.R. Book 3542, Page 3648, Public Records of Collier County, Florida. (Doesn't apply to Parcel)
10. Intentionally Deleted
11. Oil, gas, mineral, or other reservations as set forth in deed by Collier County, a political subdivision recorded in O.R. Book 3985, Page 3420, Public Records of Collier County, Florida. No determination has been made as to the current record owner for the interest excepted herein. (Applies to the entire Parcel)
12. Rights of the lessees under unrecorded leases. (Not Plottable)
13. Any loss or damage caused by a lien for assessments pursuant to Sec. 720.3085(1), F.S., notwithstanding any assurances to the contrary in any attached ALTA Endorsement Form 5.1-06. (Not Plottable)

ABBREVIATIONS

- (M) = MEASURED
- (P) = PLAT
- (C) = CALCULATED
- EL. = ELEVATION
- INV. = INVERT
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C.U.E. = COUNTY UTILITY EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- I.E. = IRRIGATION EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT PER PLAT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

LINE/TYPE LEGEND

- 4" WIRE FENCE
- TOP OF BANK
- FLOOD ZONE LINE
- BASE FLOOD LINE
- RIGHT OF WAY
- CENTERLINE
- SECTION LINE

LEGAL DESCRIPTION

(Per Title Commitment provided by Old Republic National Title Insurance Company, Reference Number 64-2015-218504-A1, dated August 11, 2015.):

Lots 10, 11 and 12, City Gate Commerce Center, Phase One, according to the map or plat thereof recorded in Plat Book 41, Pages 6 and 7, Public Records of Collier County, Florida.

For the exclusive use of:

Diversified Realty Development, Co., a Florida corporation
Citygate Development, LLC, a Florida limited liability company
Roger B. Rice, 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 8, 11a & 16, of Table A thereof.

The field work was completed on August 31, 2015.
Date: 10/2015

John P. Facetti, PSM,
Florida License No. 6916
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper
Certificate of Authorization #7705.

ALTA/ACSM Land Title Survey

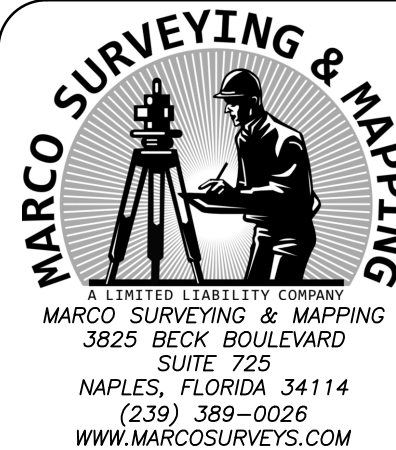
Lots 10, 11 & 12
City Gate Commerce Center,
Phase One, Collier County, Florida

CLIENT:	Davidson Engineering	VERTICAL SCALE:	N/A	DATE:	10/2015
HORIZONTAL SCALE:	1"=40'	PROJECT NO.:	722	WO NUMBER:	
CHIEF:	BOOK/PAGE	DRAFTED BY:	TIM	P210	15-414
KC	104/107	74-75/37,38,41		4-135	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1(P)	336.00'	240.58'	41°01'29"	N23°17'09"W	235.48'
C1(M)	336.00'	240.54'	41°01'06"	N23°09'27"W	235.44'
C2(P)	336.00'	178.51'	30°26'21"	N28°34'43"W	176.41'
C2(C)	336.00'	178.67'	30°28'05"	N28°40'33"W	176.58'
C3(P)	336.00'	62.08'	10°35'08"	N08°03'59"W	61.99'
C3(C)	336.00'	62.14'	10°35'46"	N07°16'31"W	62.05'
C4(P)	311.00'	65.23'	12°01'03"	S20°25'22"E	65.11'
C5(P)	296.00'	89.72'	17°22'00"	S35°06'54"E	89.38'
C6(P)	321.00'	71.90'	12°50'03"	S37°22'52"E	71.75'

SURFACE LEGEND		
	DETECTABLE WARNING SURFACE	
	CONCRETE	
	ASPHALT	

LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S89°00'01"W	138.46'
L1(M)	S89°00'44"W	138.14'
L2(C)	S89°00'44"W	95.09'
L2(M)	S89°02'34"W	95.27'



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Certificate of Authorization #7705.