

DESCRIPTION:

EXHIBIT "A" FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 10238482

PARCEL 1: TIKI DOCKS PROPERTY

LOT 1, BLOCK C, VIERA BOULEVARD COMMERCIAL CENTER I-PHASE 1, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA,

TOGETHER WITH

PART OF TRACT 0334, VIERA BOULEVARD COMMERCIAL CENTER I - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINS AT THE SOUTHEAST CORNER OF LOT 1, BLOCK C OF SAID VIERA BOULEVARD COMMERCIAL CENTER I - PHASE 1 AND RUN N00°33'14"E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK C, A DISTANCE OF 207.29 FEET TO THE SOUTH LINE OF TRACT C-2 OF SAID VIERA BOULEVARD COMMERCIAL CENTER I - PHASE 1; THENCE S87°04'23"E, ALONG SAID SOUTH LINE, A DISTANCE OF 77.64 FEET; THENCE S02°59'37"W, A DISTANCE OF 21.75 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 79°30'29", A CHORD LENGTH OF 78.66 FEET AND A CHORD BEARING OF S14°32'22"W), A DISTANCE OF 85.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 40°09'42", A CHORD LENGTH OF 69.80 FEET AND A CHORD BEARING OF S02°07'58"E), A DISTANCE OF 60.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 31°03'45", A CHORD LENGTH OF 33.20 FEET AND A CHORD BEARING OF S02°07'58"E), A DISTANCE OF 33.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF S0°54'38", A CHORD LENGTH OF 45.74 FEET AND A CHORD BEARING OF S18°20'28"W), A DISTANCE OF 47.68 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; THENCE S89°43'22"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 43.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS, (THE "ADDITIONAL PROPERTY")

LESS & EXCEPT

PART OF LOT 1, BLOCK C, VIERA BOULEVARD COMMERCIAL CENTER I - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINS AT THE NORTHWEST CORNER OF TRACT B OF SAID VIERA BOULEVARD COMMERCIAL CENTER I - PHASE 1 AND RUN N89°43'28"E, ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 134.95 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE N44°43'28"E, ALONG THE EAST BOUNDARY OF SAID LOT 1, BLOCK C, A DISTANCE OF 84.85 FEET; THENCE S89°43'22"W, PARALLEL TO AND 60.00 FEET NORTH OF, (AS MEASURED PERPENDICULARLY), THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 102.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE ANDREW DRIVE, A 120.00 FOOT WIDE PUBLIC RIGHT-OF-WAY PER THE PLAT OF SAID VIERA BOULEVARD COMMERCIAL CENTER I - PHASE 1; THENCE S01°59'20"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.05 FEET TO THE POINT OF BEGINNING, (THE "EXCLUDED PROPERTY")

PARCEL 2: NOT A PART OF THIS SURVEY

PARCEL 3: NOT A PART OF THIS SURVEY. (SEE B II #17)

PARCEL 4: NOT A PART OF THIS SURVEY. (SEE B II #18)

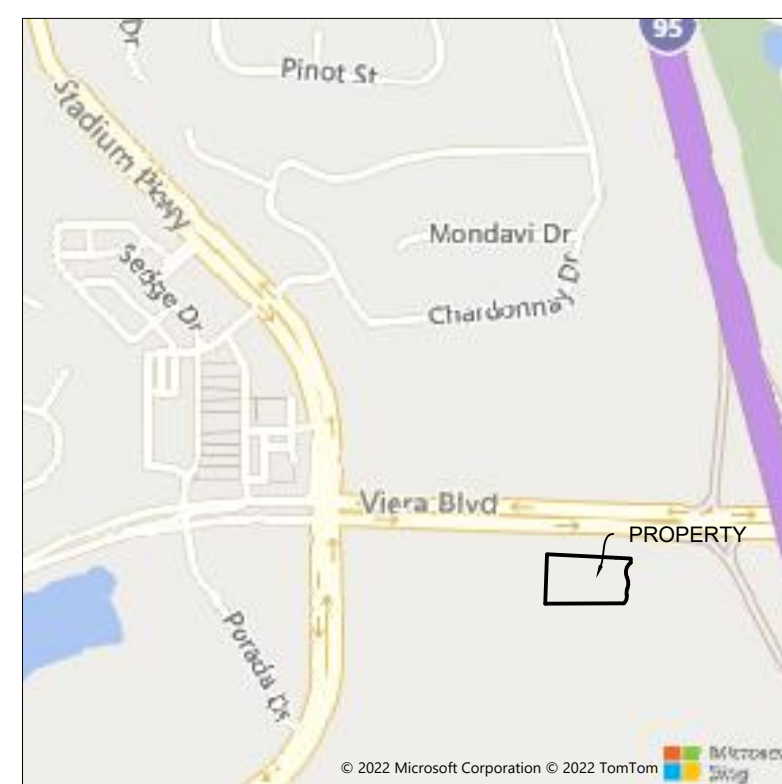
PARCEL 5: EASEMENT (LAKE ANDREW DRIVE ACCESS DRIVEWAY) (SEE B II #19)

PARCEL 6: EASEMENT (DRAINAGE EASEMENT) (SEE B II #20)

SURVEYOR'S NOTES:

- 1. The survey date is APRIL 19, 2022.
2. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Copyright © 2022 by Macgillivray & Company Surveyors & Mappers.
4. The bearings shown upon this survey are based on Grid North as established by the National Ocean Service (NOS) through its program office National Geodetic Survey (NGS) and the East right of way line of Lake Andrew Drive as being N01°59'20"E (assumed).
5. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using the public Florida Department of Transportation's Florida Permanent Reference Network "FPRN".
6. Elevations shown hereon are based on Florida Department of Transportation Monument FLVR, having an elevation of 19.397 meters (63.64 feet) (NAVD88).
7. This property lies in flood zone X as indicated in the graphic portion of this survey per FEMA flood map 12009C0438H dated 01/29/2021. Flood zone X being an area of minimal flood hazard.
8. The description of the land contained in this survey is per Fidelity National Title Insurance Company Order No. 10238482 with an effective date of February 01, 2022 at 5:00 pm, and was provided by the client.
9. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
10. Underground improvements, if any, were not located except as shown.
11. Interior improvements, if any, were not located except as shown.
12. Adjoining property information was obtained from Brevard County Property Appraisers Office website as of the date of this survey.

VICINITY MAP: NOT TO SCALE



Macgillivray & Co Surveyors & Mappers, LLC
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407-790-4307 www.macgillivraysurveying.com
Licensed Business No. 8445



ALTANSPS Table A

- 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4. Gross land area (and other areas if specified by the client).
5. Not Applicable.
6. (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.
7. (a) Exterior dimensions of all buildings at ground level.
8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures.
10. Striping of clearly identifiable parking spaces on surface parking areas and locations.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
12. Not Applicable.
13. Names of adjoining owners according to current tax records.
14. As specified by the client, distance to the nearest intersecting street.
15. Not Applicable.
16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction.
18. Pursuant to Sections 5 and 6 (and applicable selected Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.

Schedule B II Exceptions

- 1. 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 form.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. NOTE: 2021 Real Property Taxes in the gross amount of \$12,834.49 are paid, under Tax I.D. No. 25-36-33-XE-C-1/3020630.
4. NOTE: 2021 Real Property Taxes in the gross amount of \$443.87 are paid, under Tax I.D. No. 25-36-33-XE-053_4/3020645.
5. NOTE: 2021 Real Property Taxes in the gross amount of \$20,289.30 are paid, under Tax I.D. No. 25-36-33-50-B-2/3024417.
6. Standard Exceptions:
a. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
7. Rights or claims of parties in possession not shown by the public records.
8. Taxes or assessments which are not shown as existing liens in the public records.
9. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
10. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Viera Boulevard Commercial Center I - Phase 1, recorded in Plat Book 67, Page 46 - 52, inclusive, as affected by termination of Easements recorded in Official Records Book 9330, Page 2427, of the Public Records of Brevard County, Florida.
11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Viera Boulevard Commercial Center III, recorded in Plat Book 69, Page 44 - 46, inclusive, of the Public Records of Brevard County, Florida.
12. Notice of Agreement between The Viera Company and the Florida Department of Community Affairs recorded January 17, 1991 in Official Records Book 3104 page 1881.
13. Agreement Covering Water Service between The Viera Company and the City of Cocoa, Florida under Resolution 88-25 dated August 26, 1988, as amended by that certain Amendment #1 to Agreement to Provide Water Service dated June 13, 1989, as further amended by the certain Second Amendment to Agreement dated May 27, 1994 as recorded in Official Records Book 3404 page 0953, and re-recorded in Official Records Book 3407 page 3452, together with Third Amendment to Agreement recorded August 16, 2017 in Official Records Book 7962 page 1632 and Fourth Amendment to Agreement recorded August 16, 2007 in Official Records Book 7962 page 1655, Fifth Amendment to Agreement recorded November 15, 2021 in Official Records Book 9326 page 1646.
14. Declaration of Covenants, Conditions, Easement, Reservations and Restrictions for Central Viera Community, which contains provisions for (i) an easement on the land; (ii) a private charge or assessments, as recorded in Official Records Book 3409 page 0624, as modified by the First Amendment recorded in Official Records Book 3813 page 3867, the Second Amendment recorded in Official Records Book 3882 page 2349, the Third Amendment recorded in Official Records Book 4065 page 2855, Amendment Number Four recorded in Official Records Book 4209 page 2335, the Fourth (sic) Amendment recorded in Official Records Book 4297 page 0372, Amendment Number Five recorded in Official Records Book 4303 page 0571, the Sixth Amendment recorded in Official Records Book 4718 page 1926, (number sequence skips "seventh" amendment), the Eighth Amendment recorded in Official Records Book 5103 page 0627, the Ninth Amendment recorded in Official Records Book 5333 page 1015, the Tenth Amendment recorded in Official Records Book 5369 page 4776, the Eleventh Amendment recorded in Official Records Book 5806 page 8129 and the Twelfth Amendment recorded in Official Records Book 6279 page 1612, and Thirteenth Amendment recorded in Official Records Book 6359 page 1905, and Supplemental Declaration and Fourteenth Amendment recorded in Official Records Book 6871 page 630, Fifteenth Amendment recorded in Official Records Book 7828 page 1083, Sixteenth Amendment recorded in Official Records Book 8114 page 2777, Seventeenth Amendment recorded in Official Records Book 8130 page 63, Eighteenth Amendment recorded in Official Records Book 8242 page 2738, Second Supplemental Declaration and Nineteenth Amendment recorded in Official Records Book 8904 page 1165, Twentieth Amendment recorded in Official Records Book 8931 page 435, all of the Public Records of Brevard County, Florida.
15. Perpetual Easement by and between The Viera Company, a Florida corporation, Grantor, and State of Florida Department of Transportation, Grantee, recorded October 19, 2006, in Official Records Book 5711, Page 4092 (as to Tract 053/4).
16. Declaration of Restrictions Establishing Exclusive Use Rights for Intersection Exclusive Area recorded July 11, 2011, in Official Records Book 6415, Page 1884.
17. Amended and Restated Development Order Viera Development of Regional Impact, as approved by that certain Resolution 19-134 adopted by the Brevard County Board of County Commissioners on August 20, 2019 and as evidenced by Notice of Modification of a Development Order recorded September 23, 2019 in Official Records Book 8545, page 418, Public Records of Brevard County, Florida.
18. Drainage Easement Agreement recorded September 15, 2020, in Official Records Book 8855, Page 2904 (as to Lot 1, Block C).
19. Terms and condition of West Shared Access Driveway, to be recorded.
20. Terms and condition of East Shared Access Driveway, to be recorded.
21. Terms and condition of Lake Andrew Drive Access Easement to be recorded.
22. Terms and conditions of Drainage Easement to be recorded.
23. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
24. Terms and conditions of Declaration of Shared Access Driveway Easements for Borrowers West recorded in Official Records Book 8965 page 21, as affected by First Amendment recorded in Official Records Book 9112 page 510, Second Amendment recorded in Official Records Book 9246 page 1174 and Third Amendment recorded in Official Records Book 9278 page 2378, as amended in connection with Closing.
25. Terms and condition of West Shared Access Driveway, to be recorded.
26. Terms and condition of East Shared Access Driveway, to be recorded.
27. Terms and condition of Lake Andrew Drive Access Easement to be recorded.
28. Terms and conditions of Drainage Easement to be recorded.
29. All recording references in this form shall refer to the public records of Brevard County, Florida, unless otherwise noted.

Zoning Information

Per Letter provided via email from Brevard County Planning the subject property is Planned Unit Development with a Future Land Use of Development of Regional Impact per Zoning Resolution Numbers Z-10249 & 20PZ00012 subject to Section 62-1446 (d)(8).
Minimum Lot Size: 7,500 sq ft
Building Height for Residential Structures: 3 stories
Front Setback: 25'
Rear Setback: 15'
Side Roadway Setbacks: 15'
Side Setback: 5'

SYMBOL AND ABBREVIATION LEGEND:

Table with 4 columns: Symbol, Description, Abbreviation, and Full Name. Includes symbols for benchmark locations, cable television markers, electrical cabinets, concrete structures, and various types of trees and vegetation.

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To Fidelity National Title Insurance Company: Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. dba Dean Mead, Quattro Development, LLC; The Viera Company; Central Viera Community Association, Inc.
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 1-4, 6-11, 13-14, 16-19 of Table A hereof. The fieldwork was completed on 04/19/2022.

DOLLY OJALA CARWILE, PSM
FLORIDA LICENSED SURVEYOR NO. 6878

DATE OF MAP

Table with columns: REV, DESCRIPTION, A, ADDED TOPOGRAPHIC INFORMATION, DOC, BY, DATE. Row 1: 6/26/22

TIKI DOCKS VIERA

ALTANSPS LAND TITLE SURVEY

CLIENT: Fidelity National Title Insurance Company, Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. dba Dean Mead, Quattro Development, LLC; The Viera Company, Central Viera Community Association, Inc.

SCALE: ---

DRAWN: JDS

CHECKED: DOC

DATE: 7/7/2022

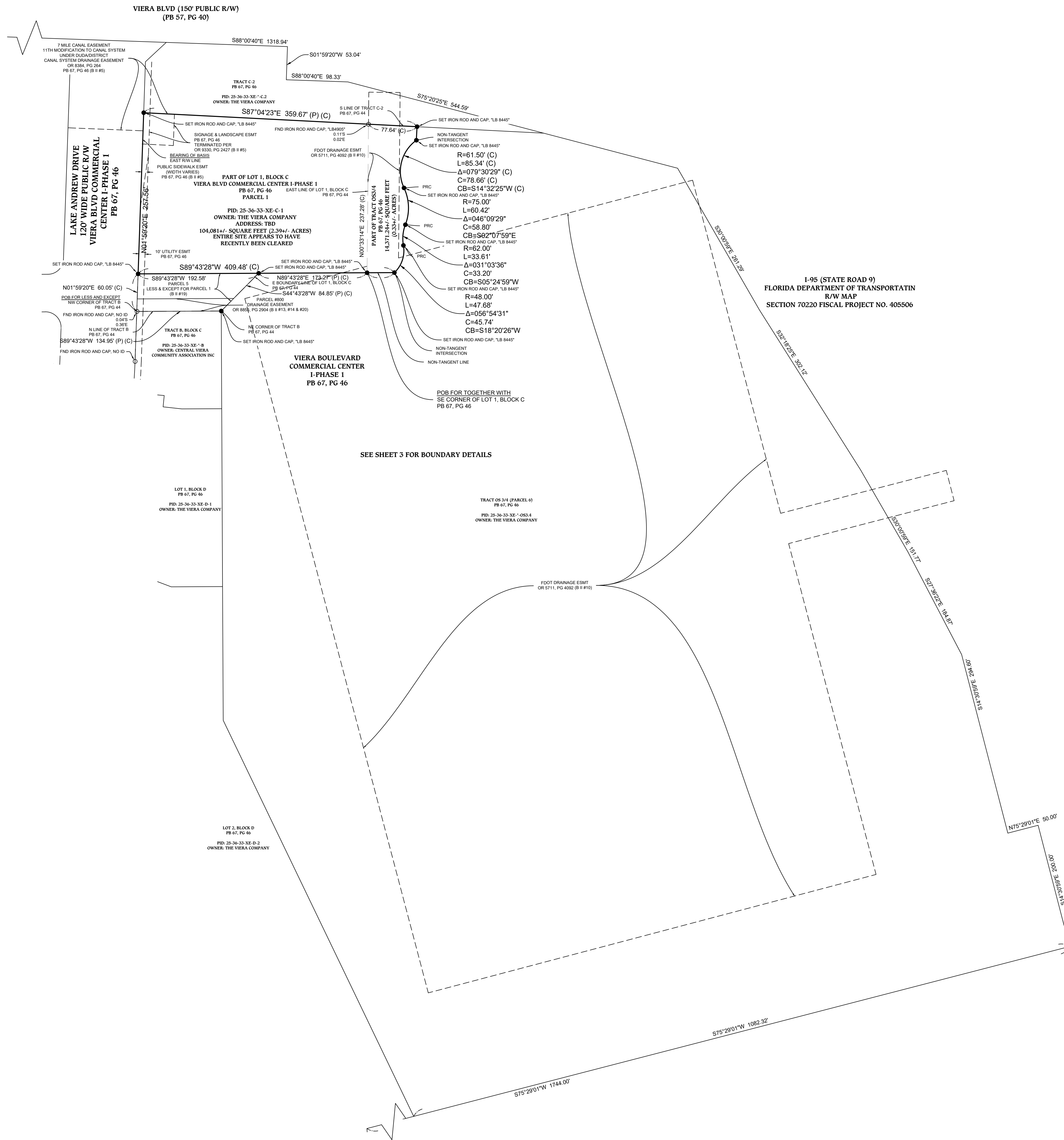
FIELD BOOK & PAGE: VARIES

DATE OF LAST FIELD WORK: 6/27/2022

PROJECT NO: K01-003

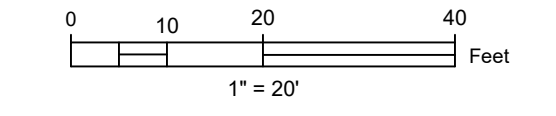
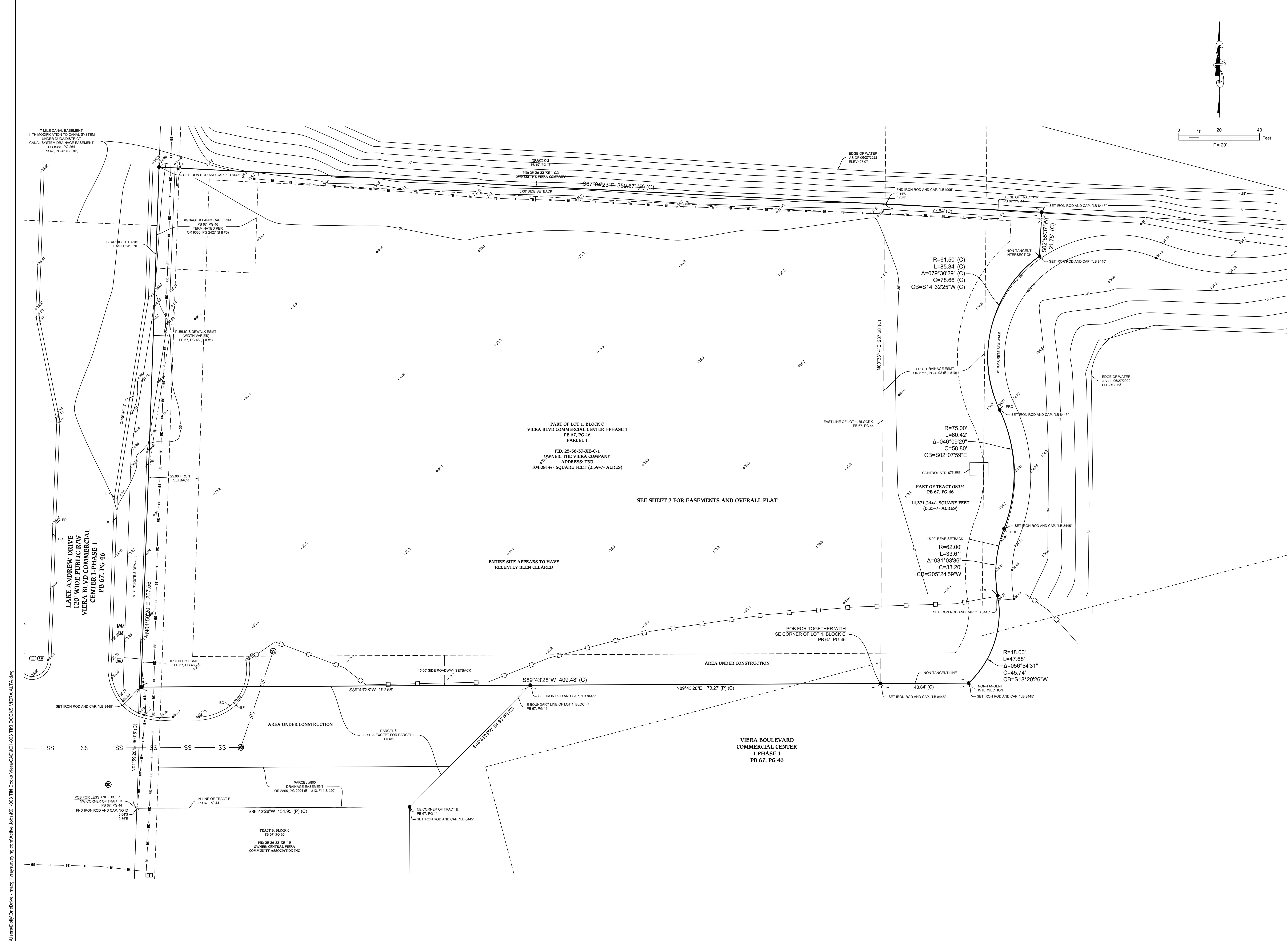
SHEET: 01 OF 03

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SEE SHEET 3 FOR BOUNDARY DETAILS

<p>925 S Denning Dr Suite 4 Winter Park, FL 32789 407.790-4307 www.macgillivray.com Licensed Business No. 8445</p> <p>MacGillivray & Co Surveyors & Mappers, LLC</p>									
<p>PROJECT: TIKI DOCKS VIERA</p>	<p>LOCATION: SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FL</p>								
<p>SURVEY: ALTANSPS LAND TITLE SURVEY</p>	<p>CLIENT: Fidelity National Title Insurance Company Dean, Mead, Egenton, Bloodworth, Capouano & Bozarth, P.A. dba Dean Mead Quattro Development, LLC; The Viera Company Central Viera Community Association, Inc.</p>								
<p>SCALE: 1" = 80'</p>	<p>DATE: 7/7/2022</p>								
<p>DRAWN: JDS</p>	<p>FIELD BOOK & PAGE: VARIES</p>								
<p>CHECKED: DOC</p>	<p>DATE OF LAST FIELD WORK: 6/27/2022</p>								
<p>PROJECT NO: K01-003</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>BY:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ADDED TOPOGRAPHIC INFORMATION</td> <td>DOC</td> <td>6/28/22</td> </tr> </tbody> </table>	REV.	DESCRIPTION	BY:	DATE:	A	ADDED TOPOGRAPHIC INFORMATION	DOC	6/28/22
REV.	DESCRIPTION	BY:	DATE:						
A	ADDED TOPOGRAPHIC INFORMATION	DOC	6/28/22						
<p>SHEET: 02 OF 03</p>									



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MacGillivray & Co

Surveyors & Mappers, LLC



REV	DESCRIPTION	DOC	BY	DATE
A	ADDED TOPOGRAPHIC INFORMATION			6/28/22

TIKI DOCKS VIERA

PROJECT: TIKI DOCKS VIERA
LOCATION: SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FL

ALTANSPS LAND TITLE SURVEY

SURVEY: ALTANSPS
CLIENT: Fidelity National Title Insurance Company, Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., dba Dean Mead Quattro Development, LLC, The Viera Community Association, Inc.

SCALE: 1" = 20'

DRAWN: JDS

CHECKED: DOC

DATE: 7/7/2022

FIELD BOOK & PAGE: VARIES

DATE OF LAST FIELD WORK: 6/27/2022

PROJECT NO: K01-003

SHEET: 03 OF 03