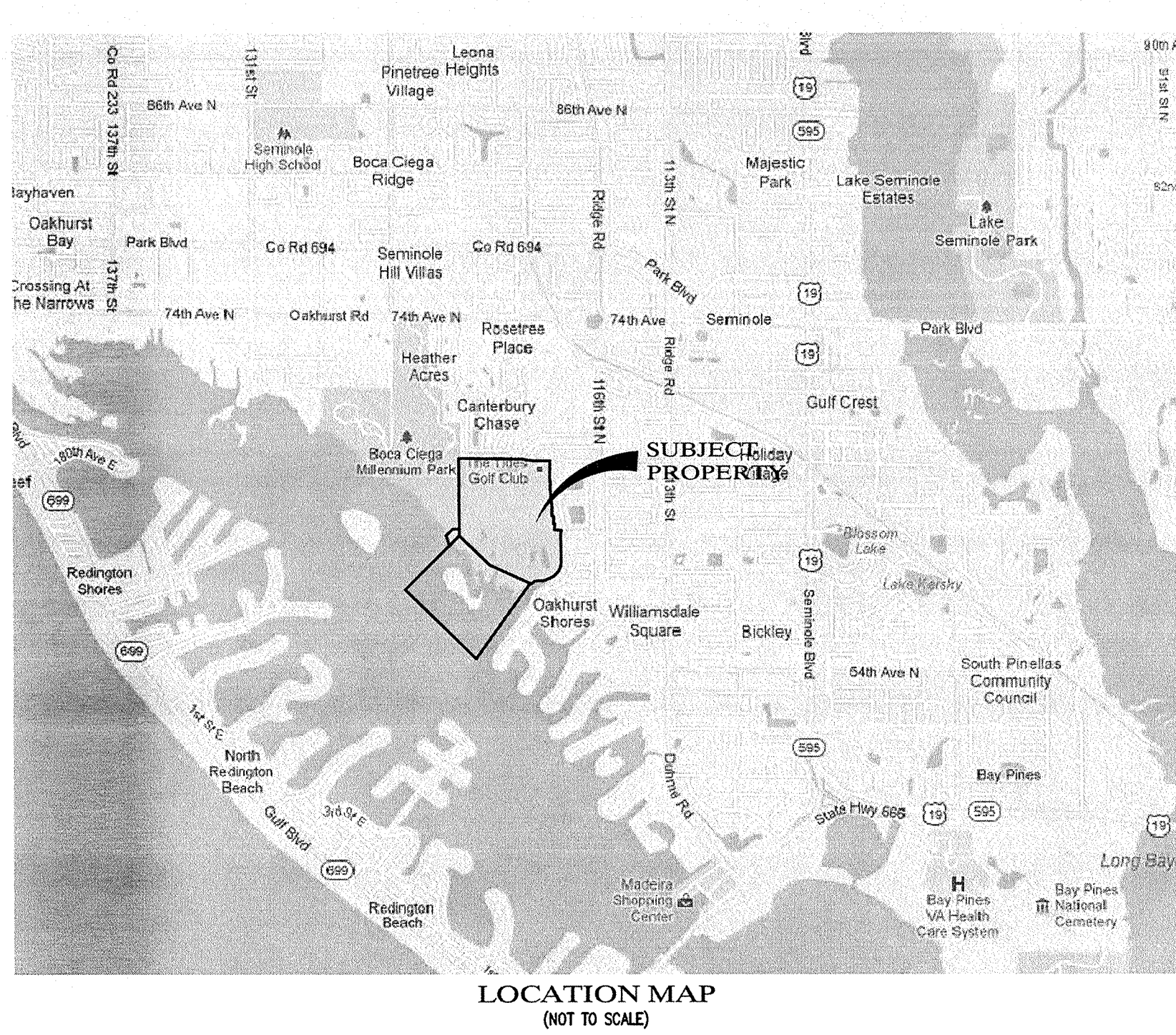


SECTION 33, TOWNSHIP 30 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION: (PER COMMITMENT)

Parcel 1: A portion of Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows: Commence at the Northwest corner of Lot 12, Block 35 of Section B Seminole Estates for a POINT OF BEGINNING, proceed South 01° 08' 22" West, 391.13 feet; thence South 88° 51' 39" East, 10.00 feet; thence South 01° 08' 22" West, 150.00 feet; thence South 05° 42' 12" East, 121.02 feet; thence South 01° 08' 22" West, 30.00 feet; thence South 88° 51' 39" East, 4.50 feet; thence South 01° 08' 22" West, 30.00 feet; thence South 05° 48' 04" East, 151.11 feet; thence South 01° 08' 22" West, 146.27 feet; thence South 00° 47' 39" East, 30.00 feet; thence North 89° 12' 21" East, 28.70 feet; thence South 00° 07' 39" East, 30.00 feet; thence South 00° 00' 28" East, 120.00 feet; thence North 89° 59' 32" East, 19.27 feet; thence South 00° 00' 28" East, 58.59 feet; thence North 11° 48' 19" West, 51.00 feet; thence South 83° 24' 57" East, 132.86 feet; thence 50.28 feet along the arc of a curve to the right radius 736.67 feet, chord South 08° 29' 38" West, 50.27 feet; thence North 88° 50' 33" West, 5.47 feet; thence South 84° 01' 52" East, 377.26 feet along the arc of a curve to the right, radius 317.02 feet; chord South 34° 05' 32" West, 355.39 feet; thence South 68° 11' 02" West, 144.02 feet; thence North 89° 57' 30" West, 134.22 feet; thence South 88° 11' 02" West, 33.27 feet; thence 105.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South 59° 14' 01" West, 105.80 feet; thence North 00° 08' 29" East, 17.76 feet; thence along the government meander line North 65° 03' 45" West, 850.03 feet; thence North 45° 03' 45" West, 790.22 feet; thence North 00° 18' 27" East, 1464.36 feet; thence South 88° 47' 05" East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South 79° 18' 51" East, 182.01 feet; thence South 88° 50' 33" East, 324.45 to the POINT OF BEGINNING; and

Parcel 2: A portion of Government Lot 2, Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33 for a POINT OF BEGINNING, said POINT OF BEGINNING being on the Northern boundary line of Government Lot 2, thence South 00° 18' 27" West, 124.93 feet; thence South 46° 00' 00" West, 270.00 feet; thence South 00° 18' 27" West, 124.93 feet; thence North 45° 00' 00" West, 270.00 feet; thence North 45° 00' 00" West, 1850.00 feet (dead); (calculated) 1882.82 feet; thence North 45° 00' 00" East 1450.00 feet; thence Southwesterly following the Government meander line of Boca Ceiga Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36° 28' 49" West, 1813.09 feet, more or less to the POINT OF BEGINNING.

Parcel 3: Those certain submerged lands lying in Pinellas County, Florida described as follows, to-wit: From the Southeast (SE) corner of Section 33, Township 30 South, Range 15 East, Pinellas County, Florida; running West along the Section line 1320 feet to average high tide on East (hereafter incorrectly written but corrected by Deed of Conveyance in the cause referred to in Deed Book 588, Page 261 of the Public Records of Pinellas County, Florida) shore of Boca Ceiga Bay to POINT OF BEGINNING; running thence at right angles to shore line South 43° 30' West 1450 feet; thence running North 48° West 1850 feet; thence running in a Northerly direction to the shore line to a point where the Government Lots 2 and 3 intersect; thence running in a Southeasterly direction following the meanderings of Boca Ceiga Bay to the POINT OF BEGINNING;

LESS AND EXCEPT that portion as conveyed in Deed Book 588, Page 261, of the Public Records of Pinellas County, Florida, being described as those certain submerged lands described as follows:

From the Southeast corner of Section 33, Township 30 South, Range 15 East, Pinellas County, Florida; running West along the Section line 1320 feet to average high tide on East (hereafter incorrectly written but corrected by Deed of Conveyance in the cause referred to in Deed Book 588, Page 261 of the Public Records of Pinellas County, Florida) shore of Boca Ceiga Bay to POINT OF BEGINNING; running thence at right angles to shore line South 43° 30' West 1450 feet; thence running North 48° West 1850 feet; thence running in a Northerly direction to the shore line to a point where the Government Lots 2 and 3 intersect; thence running in a Southeasterly direction following the meanderings of Boca Ceiga Bay to the POINT OF BEGINNING.

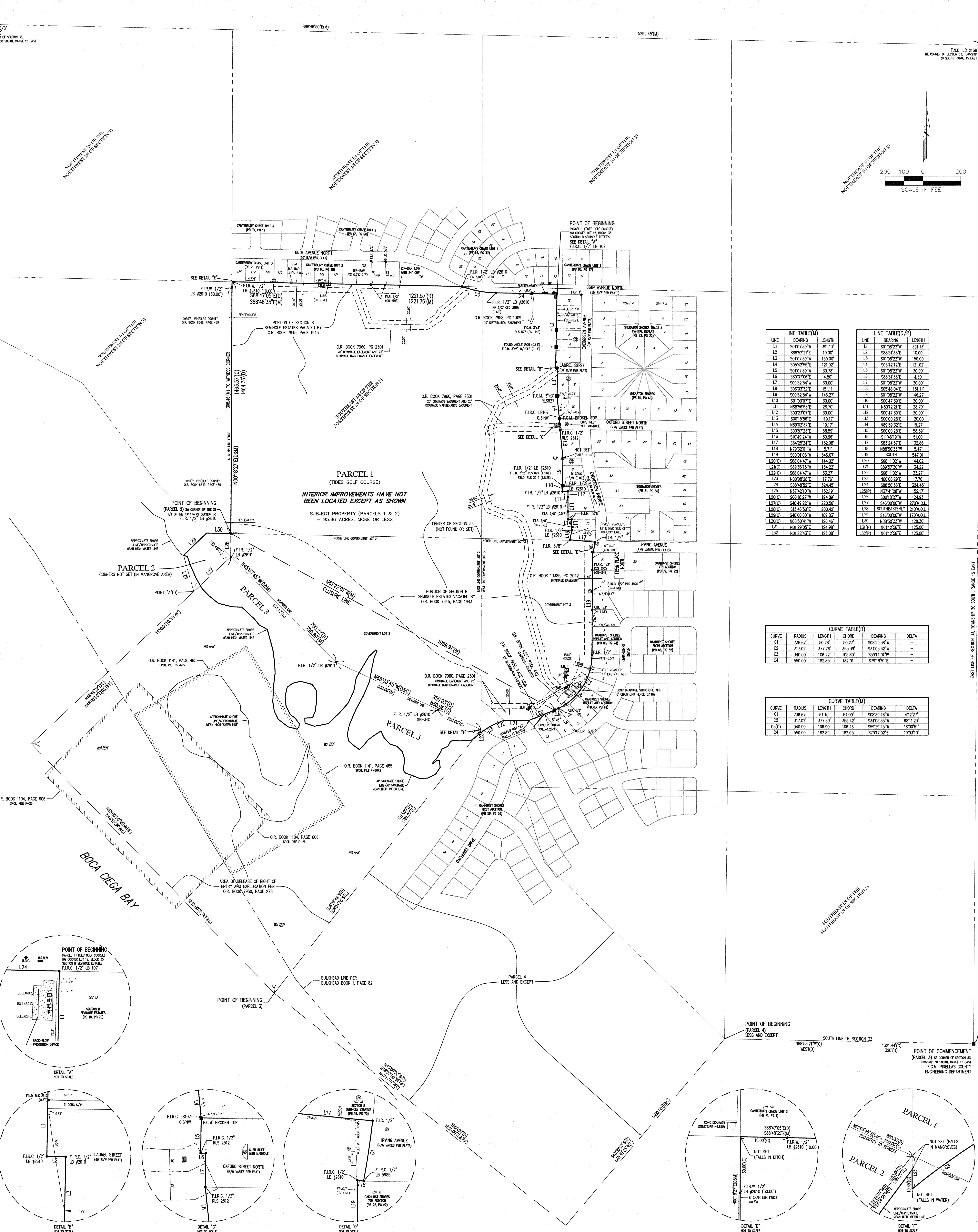
NOTE: PARCEL 4 IS NOT INCLUDED IN THIS SURVEY.

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

BOUNDARY SYMBOLS AND ABBREVIATIONS:
- - - - - OVERHEAD LINES
— — — — — POWER LINES (WITH OR WITHOUT SYMBOLS)
- - - - - FENCE (WITH OR WITHOUT SYMBOLS)
— — — — — RAILROAD (WITH OR WITHOUT SYMBOLS)
- - - - - DRAINAGE CANAL (WITH OR WITHOUT SYMBOLS)
- - - - - ROAD (WITH OR WITHOUT SYMBOLS)
- - - - - TRAIL (WITH OR WITHOUT SYMBOLS)
- - - - - DITCH (WITH OR WITHOUT SYMBOLS)
- - - - - GULLY (WITH OR WITHOUT SYMBOLS)
- - - - - TRENCH (WITH OR WITHOUT SYMBOLS)
- - - - - ELEVATION (WITH OR WITHOUT SYMBOLS)
- - - - - ELECTRIC UTILITY LINE WITH TRANSFORMER (WITH OR WITHOUT SYMBOLS)
- - - - - ELECTRIC UTILITY LINE WITH TRANSFORMER (WITH OR WITHOUT SYMBOLS)
- - - - - ELECTRIC UTILITY LINE WITH TRANSFORMER (WITH OR WITHOUT SYMBOLS)

OTHER SYMBOLS AND ABBREVIATIONS:
- - - - - POINT OF BEGINNING
- - - - - POINT OF COMMENCEMENT
- - - - - CURVE DATA
- - - - - BOUNDARY LINE PER BULKHEAD BOOK 1, PAGE 82
- - - - - AREA OF RELEASE OF RIGHT OF ENTRY AND EXPLORATION PER O.R. BOOK 1104, PAGE 608
- - - - - AREA OF RELEASE OF RIGHT OF ENTRY AND EXPLORATION PER O.R. BOOK 1104, PAGE 608
- - - - - AREA OF RELEASE OF RIGHT OF ENTRY AND EXPLORATION PER O.R. BOOK 1104, PAGE 608

DETAILS:
- - - - - DETAIL 1A: POINT OF BEGINNING
- - - - - DETAIL 1B: POINT OF COMMENCEMENT
- - - - - DETAIL 1C: CURVE DATA
- - - - - DETAIL 1D: BOUNDARY LINE PER BULKHEAD BOOK 1, PAGE 82
- - - - - DETAIL 1E: AREA OF RELEASE OF RIGHT OF ENTRY AND EXPLORATION PER O.R. BOOK 1104, PAGE 608



SCHEDULE B, SECTION II: (PER COMMITMENT)

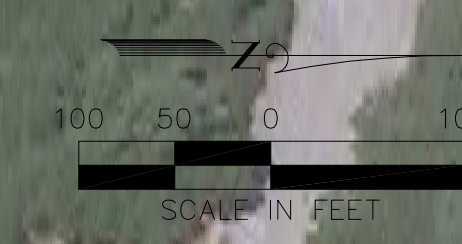
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. NOT A SURVEY MATTER.
2. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER.
3. 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.
 - B. Rights or claims of parties in possession not shown by the public records. NOT A SURVEY MATTER.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER.
 - D. Taxes or assessments which are not shown as existing liens in the public records. NOT A SURVEY MATTER.
4. 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 sewer by that water, sewer or gas system supplying the insured land. NOT A SURVEY MATTER.
5. The nature, extent or existence of riparian rights is not insured. NOT A SURVEY MATTER.
6. Rights of others to use the waters of any water body extending from the insured land onto other lands. NOT A SURVEY MATTER.
7. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A. NOT A SURVEY MATTER.
8. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. NOT A SURVEY MATTER.
9. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling of such lands. NOT A SURVEY MATTER.
10. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area. NOT A SURVEY MATTER.
11. Reservations in favor of the State of Florida, as set forth in the Deed No. 17355 from the Trustees of the Internal Improvement Fund of the State of Florida, recorded December 11, 1925, in Deed Book 370, Page 177; as affected by right of entry recorded in Official Records Book 7950, Page 278, all of the Public Records of Pinellas County, Florida. (affects Parcel 4) THE LANDS DESCRIBED THEREIN INCLUDE PARCEL 4. RELEASE OF RIGHT OF ENTRY PER OFFICIAL RECORDS BOOK 7950, PAGE 278 SHOWN HEREOF.
12. Covenants, conditions, restrictions and matters contained in Warranty Deed recorded in Deed Book 1518, Page 201, and Warranty Deed recorded in Official Records Book 1136, Page 510, all of the Public Records of Pinellas County, Florida. (affects Parcels 1, 2 & 3) WAITING ON ATTORNEY COMMENT.
13. Covenants, conditions, restrictions and matters contained in documents recorded in Official Records Book 592, Page 107; as amended by Official Records Book 737, Page 335; Official Records Book 761, Page 193; and Official Records Book 911, Page 393, all of the Public Records of Pinellas County, Florida. (affects Parcels 1, 2 & 3) WAITING ON ATTORNEY COMMENT.
14. Trustee of the Internal Improvement Fund of the State of Florida Permanent Spill Disposal Easement No. 22696 recorded in Official Records Book 1104, Page 608, of the Public Records of Pinellas County, Florida. (affects Parcel 4). SHOWN HEREOF.
15. Bulkhead Line as evidenced by and Easement(s) granted to West Coast Inland Navigation District, a special taxing district of the State of Florida by Easement recorded in Official Records Book 1141, Page 485, of the Public Records of Pinellas County, Florida. (affects Parcel 4). SHOWN HEREOF.
16. Intentionally deleted. (underwriting P/L/dw)
17. Easement(s) granted to Florida Power Corporation recorded in Official Records Book 3892, Page 203, of the Public Records of Pinellas County, Florida. (affects Parcel 1) SEE DETAIL THIS SHEET.
18. Easements granted to Pinellas County, Florida as contained in document recorded in Official Records Book 4357, Page 440, of the Public Records of Pinellas County, Florida. (affects Parcel 1) SHOWN HEREOF.
19. Any loss or damage occasioned by claims, demands, interests or rights asserted by others that prevent the Insured from using or maintaining the Land other than as a golf course or that affect the design of the Land or the improvements or landscaping thereon. (affects Parcels 1, 2 & 3) NOT A SURVEY MATTER.
20. Easements and matters contained in Resolution No. 92-154 recorded June 22, 1992, in Official Records Book 7945, Page 1943, of the Public Records of Pinellas County, Florida. (affects Parcels 1 & 3) SHOWN HEREOF.
21. Distribution Easement recorded July 2, 1992, in Official Records Book 7958, Page 1309, of the Public Records of Pinellas County, Florida. (affects Parcel 1) SHOWN HEREOF.
22. Drainage Easement Agreement recorded July 7, 1992, in Official Records Book 7960, Page 2296, of the Public Records of Pinellas County, Florida. (affects Parcel 1) SHOWN HEREOF.
23. Drainage Easement recorded February 20, 2004, in Official Records Book 13385, Page 2042, of the Public Records of Pinellas County, Florida. (affects Parcel 1) SHOWN HEREOF.

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT FOR WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY BAYSHORE TITLE INSURANCE AGENCY, LLC, FILE NUMBER 5887861, EFFECTIVE DATE AUGUST 24, 2016 AT 7:00AM.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FOUND ON OR PURSUED BY THE UNDERGROUND UTILITY LINES OTHER THAN THOSE SHOWN HEREOF. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREOF MAY EXIST.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREOF ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREOF MAY EXIST.
5. THE SURVEY DEPICTED HEREOF IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.
6. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ADJOINING PROPERTY OWNERS AND PLATTED LOTS SHOWN HEREOF ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.
9. BEARINGS SHOWN HEREOF, AND QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICATION ZONE, NAD 83 (2007 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREOF, AND QUALIFIED AS (D) FOR DEED OR (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. THE BEARING BASIS IS THE EAST LINE OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 15 EAST, AS BEING NORTH 00°23'38" EAST, AS SHOWN HEREOF.
10. THE GEOMETRY FOR SECTION 33, TOWNSHIP 30 SOUTH, RANGE 15 EAST, AS SHOWN HEREOF, IS BASED ON FOUND SECTION CORNERS TOGETHER WITH THE PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEET.
11. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "VE" (EL. 14), ZONE "AE" (EL. 11, 12 AND 13) AND ZONE "X" PER FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 1210301836, MAP EFFECTIVE DATE SEPTEMBER 3, 2003. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
12. THE AERIAL PHOTO SHOWN ON PAGE 2 OF 2 WAS TAKEN FROM GOOGLE EARTH AND IS NOT AN ORTHO-IMAGE.
13. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN CHAPTER SJ-17 F.A.C.
14. THE SURVEYED PARCEL DEPICTED HEREOF IS THE SAME LAND DESCRIBED IN EXHIBIT A OF THE COMMITMENT REFERENCED IN SURVEYOR'S NOTE 2.
15. DISTANCES SHOWN HEREOF ARE IN U.S. SURVEY FEET.
16. LAST DATE OF FIELD SURVEY: 9/15/2016

KING ENGINEERING ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 2610
 CERTIFIED TO:
 Taylor Morrison of Florida, Inc., a Florida corporation
 Rodus FL Properties, LLC, a Delaware limited liability company
 Commonwealth Land Title Insurance Company
 Gray Robinson, P.A.
 Fowler, White & Boggs, P.A.

REVISIONS:
 NO. DATE REVISIONS
 1 9/25/2016 REVISION PER ATTORNEY COMMENTS
 2 10/12/2016 REVISION PER ATTORNEY COMMENTS
 3 11/14/2016 REVISION PER ATTORNEY COMMENTS
 4 12/15/2016 REVISION PER ATTORNEY COMMENTS



BOCA CIEGA BAY

AREA OF RELEASE OF RIGHT OF ENTRY AND EXPLORATION PER O.R. BOOK 7950, PAGE 278

PARCEL 2

FLOOD ZONE LINE PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170302002G, MAP EFFECTIVE DATE, SEPTEMBER 3, 2009 (TYPICAL)

ZONE "AE" (EL. 11)

ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN)

ZONE "AE" (EL. 13)

ZONE "AE" (EL. 12)

ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF FEWER THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD)

ZONE "VE" (EL. 14)

PARCEL 1 (TIDES GOLF COURSE)

INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN

SUBJECT PROPERTY (PARCELS 1 & 2) = 95.96 ACRES, MORE OR LESS

ZONE "AE" (EL. 11)

ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN)

ZONE "AE" (EL. 12)

ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF FEWER THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD)



DATE	DESCRIPTION	BY	CHKD
10/22/2016	UPDATE SURVEY		
10/21/2012	REVISION PER ATTORNEY COMMENTS		
09/25/2012	REVISION PER ATTORNEY COMMENTS		