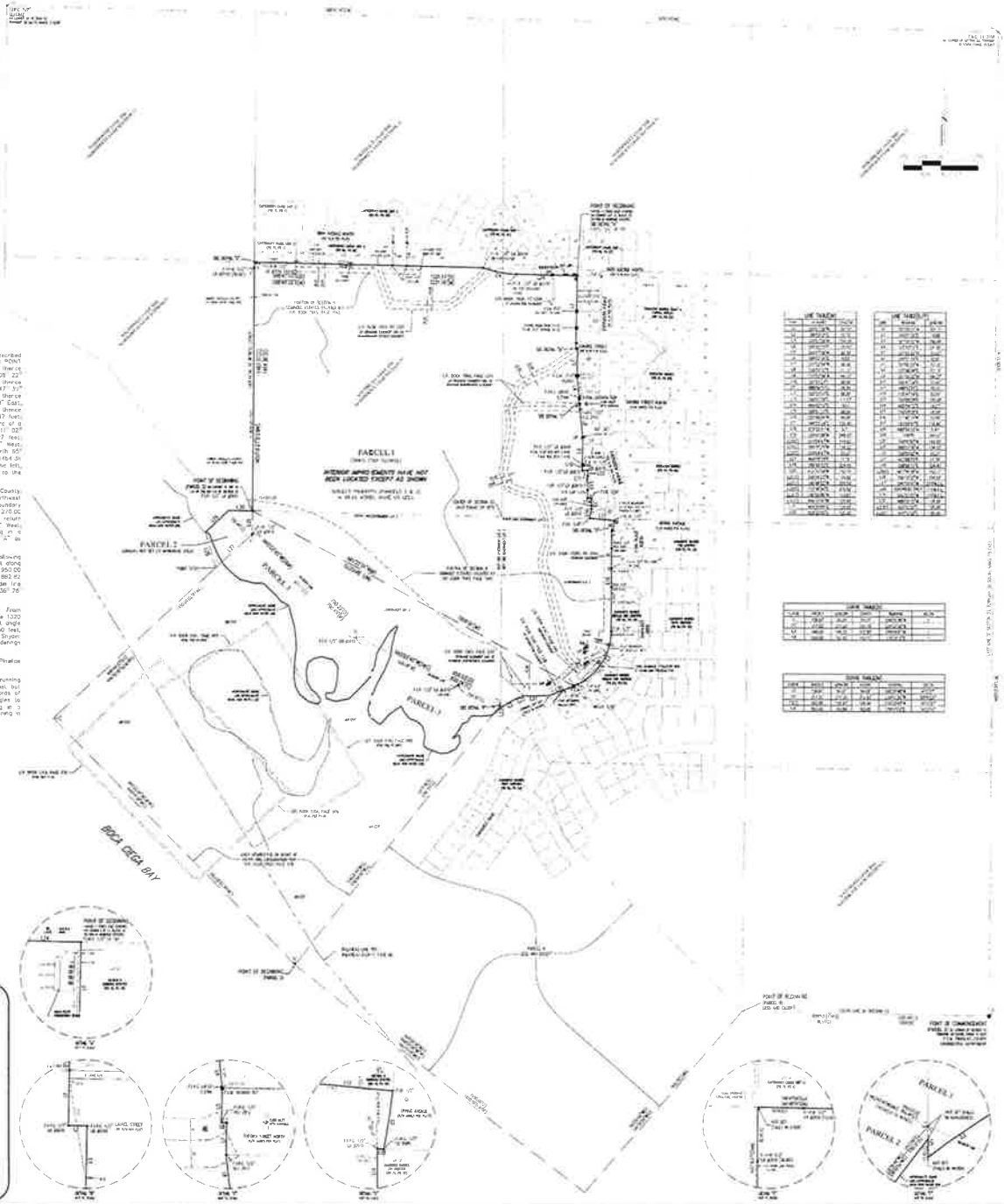
SECTION 33 , TOWNSHIP 30 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



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 8 Seminole Estates, for a POINT OF BEGINNING, proceed South 01°08' 22" West, 291.13 feet; thence South 86°51' 38" East, 10.00 feet; thence South 01°08' 22" West, 130.02 feet; thence South 03° 42' 12" East, 121.02 feet; thence South 01°08' 22" West, 30.00 feet; thence South 01°51' 38" East, 4.50 feet; thence South 01°08' 22" West, 30.00 feet; thence South 03° 48' 04" East, 121.11 feet; thence South 01°08' 22" West, 166.21 feet; thence South 00° 47' 31" East, 30.00 feet; thence North 89°19' 31" East 28.70 feet; thence South 00° 27' 39" East, 30.00 feet; thence South 00° 00' 28" East, 120.00 feet; thence North 89° 59' 37" East, 18.27 feet; thence South 00°00' 28" East, 58.59 feet; thence South 11° 46' 18" West, 31.00 feet; thence South 03 24' 37" East, 132.10 feet; thence 50.28 feet along the arc of a curve to the right radius 736.67 feet, chord South 06°29' 38" West, 50.27 feet; thence North 89° 00' 32" West, 5.47 feet; thence South 547.01 feet; thence 377.06 feet along the arc of a curve to the right, radius 317.00 feet, chord South 34°05' 37" West, 355.39 feet; thence South 08°11' 02" West, 144.02 feet; thence North 83°32' 30" West, 134.22 feet; thence South 06°11' 02" West, 33.27 feet; thence 108.27 feet along the arc of a curve to the left, radius 340.00 feet chord South 39°14' 01" West, 108.80 feet; thence North 00° 08' 29" East, 17.76 feet; thence along the government meander line North 85° 03' 40" West, 820.23 feet; thence North 49° 03' 45" West, 790.22 feet; thence North 00°18' 27" East, 1464.30 feet; thence South 88° 47' 05" East, 123.57 feet; thence 162.65 feet along the arc of a curve to the left, radius 320.00 feet, chord South 79° 18' 31" East, 183.01 feet; thence South 88°52' 33" East, 224.43 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 Southeast 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 More or Less to Point "A" said Point "A" being on the approximate Mean High Water Line; thence return to the POINT OF BEGINNING, thence North 88° 50' 33" West, 128.20 feet; thence South 46° 00' 00" West, 170.00 feet More or Less to a point on the approximate Mean High Water Line; thence meandering in a Southeasterly direction along the approximate Mean High Water Line 210 feet More or Less to Point "A" as previously described; and

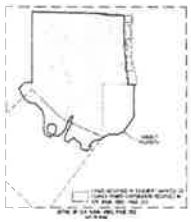
PARCEL 3: Government Lot 2 together with any additions to Government Lot 2, which lies within the following described tract: From the Southeast corner of Section 33, Township 30 South, Range 15 East, run West along Section line, 1320 feet; thence South 47° 20' 00" West, 1450.00 feet; thence North 45° 00' 00" West, 1950.00 feet to a POINT OF BEGINNING; continue North 45° 00' 00" West, 1850.00 feet (deed) (calculated 1882.82 feet); thence North 46° 00' 00" East 450.00 feet; thence Southeasterly following the Government meander line of Boca Ciega Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36° 28' 49" West, 1812.09 feet, more or less to the POINT OF BEGINNING

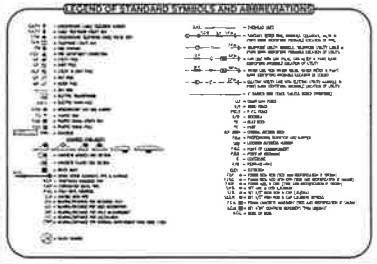
PARCEL 4: Those certain submerged lands lying in Pinellas County, Florida described as follows, to wit: From the Southeast (SE) corner of Section 33, Township 30 South, Range 15 East, run West along Section line 1320 feet to average high tide on the West shore of Boca Ciega Bay to POINT OF BEGINNING; thence at right angle to shore line South 47° 20' West 1450 feet; thence North 46° West 1850 feet; thence North 45° West 1850 feet; thence North 46° East 1450 feet to a point where property line between Seminole Estates and C. Snyder Subdivide intersects shore line of Boca Ciega Bay; thence in a Southeasterly course following the meanderings of Boca Ciega Bay to 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 (State 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 (operative incorrectly written West, but corrected by Decree of Court) in the course referred to in Deed Book 588, Page 261, of the Public Records of Pinellas County, Florida) shore of Boca Ciega Bay to POINT OF BEGINNING; running thence at right angles to shore line South 47° 20' West 1450 feet; thence running North 45° West 1850 feet; thence running at a Northeasterly direction to the shore line to a point where Government Lots 2 and 3 intersect; thence running in a Southeasterly course following the meanderings of Boca Ciega Bay to the POINT OF BEGINNING

NOTE: PARCEL 4 IS NOT INCLUDED IN THIS SURVEY.





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 yrs 2016 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER

3. Standard Exceptions

4. 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.

5. Rights or claims of parties in possession not shown by the public records. NOT A SURVEY MATTER

6. Any lien, or right to a lien, for services, labor, or materials furnished or hereafter furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER

7. Taxes or assessments which are not shown as existing liens in the public records. NOT A SURVEY MATTER

8. 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. NOT A SURVEY MATTER

9. The rights, title or interest of riparian rights is not insured. NOT A SURVEY MATTER

10. Rights of others to use the waters of any water body extending from the insured land onto other lands. NOT A SURVEY MATTER

11. The navigable rights of the public to use the navigable waters covering the lands described on Schedule A. NOT A SURVEY MATTER

12. 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

13. Any and all rights of the United States of America over artificially filled lands or what was 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 in of such areas. NOT A SURVEY MATTER

14. 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

15. Reservations in favor of the State of Florida, as set forth in the Deed No. 17322 from the Trustees of the Internal Improvement Fund of the State of Florida recorded December 11, 1926, in Deed Book 336, Page 171, as affected by right of entry retained recorded in Official Records Book 7956, Page 278, all of the Public Records of Pinellas County, Florida. (affects Parcel 4) THE LANDS DESCRIBED HEREIN INCLUDE PARCEL 4. RELEASE OF RIGHT OF ENTRY PER INSTRUMENT RECORDED IN OR BOOK 7956, PAGE 278 SHOWN HEREON

16. Easements, conditions, restrictions and matters contained in Warranty Deed recorded in Deed Book 1318, Page 201, and Warranty Deed recorded in Official Records Book 11126, Page 970, all of the Public Records of Pinellas County, Florida. (affects Parcels 1, 2 & 3) WAITING ON ATTORNEY COMMENT

17. Easements, conditions, restrictions and matters contained in documents recorded in Official Records Book 592, Page 187, as amended in Official Records Book 727, Page 336, Official Records Book 761, Page 193, and Official Records Book 901, Page 963, all of the Public Records of Pinellas County, Florida (affects Parcels 1, 2 & 3) WAITING ON ATTORNEY COMMENT

18. Trustees of the Internal Improvement Fund of the State of Florida Permanent Spoil Disposal Easement No. 22046 recorded in Official Records Book 1104, Page 606, of the Public Records of Pinellas County, Florida (affects Parcel 4) SHOWN HEREON

19. Bulkhead Line as evidenced by and Easement(s) granted to West Central 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 HEREON

20. Intentionally deleted (Intentionally Deleted)

21. 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) SHOWN HEREON

22. Easements granted to Pinellas County, Florida as contained in document recorded in Official Records, Page 436/1, Page 443, of the Public Records of Pinellas County, Florida. (affects Parcel 1) SHOWN HEREON

23. 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

24. Easements and matters contained in Resolution No. 92-154 recorded June 22, 1992 in Official Records Book 7945, Page 1845, of the Public Records of Pinellas County, Florida. (affects Parcels 1 & 3) SHOWN HEREON

25. 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 HEREON

26. Drainage Easement Agreement recorded July 7, 1992 in Official Records Book 7960, Page 1296, of the Public Records of Pinellas County, Florida (affects Parcel 1) SHOWN HEREON

27. 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 HEREON

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN 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 WATMORE TITLE INSURANCE AGENCY, LLC, FILE NUMBER 5867864, EFFECTIVE DATE AUGUST 24, 2018 @ 7:30AM

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON 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 HEREON MAY EXIST.

5. THE SURVEY DEPICTED HEREON 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 HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

9. BEARINGS SHOWN HEREON, AND QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM APPLICABLE ZONE, AND (D) (2007 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC (RTK) OBSERVATIONS. BEARINGS SHOWN HEREON, 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°23'30" EAST, AS SHOWN HEREON.

10. THE GEOMETRY FOR SECTION 33, TOWNSHIP 30 SOUTH, RANGE 15 EAST, AS SHOWN HEREON, 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 12103C0185G, 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 THIS ZONE AS NOTED.

12. THE AERIAL PHOTO SHOWN ON PAGE 3 OF 3 WAS TAKEN FROM GOOGLE EARTH AND IS NOT AN ORTHO-IMAGE

13. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH IN CHAPTER 5J-17 F.A.C.

14. THE SURVEYED PARCEL DEPICTED HEREON IS THE SAME LAND DESCRIBED IN EXHIBIT A OF THE COMMITMENT REFERENCED IN SURVEYOR'S NOTE 2

15. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET

16. LAST DATE OF FIELD SURVEY: 4/25/2018

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. LB 3616

FLORIDA LICENSE - LC #6616

CERTIFIED TO:

Taylor Morrison of Florida, Inc., a Florida corporation
Revos FL Properties, LLC, a Delaware limited liability company
Commonwealth Land Title Insurance Company
Gray Robinson, P.A.
Fowler, White & Boggs, P.A.

1	5/15/2018	UPDATE SURVEY
2	10/25/2018	UPDATE PER ATTORNEY COMMENTS
3	11/13/2018	UPDATE PER ATTORNEY COMMENTS

King ENGINEERING ASSOCIATES, INC.

TIDES GOLF COURSE

BOUNDARY SURVEY

King ENGINEERING ASSOCIATES, INC.

TIDES GOLF COURSE

BOUNDARY SURVEY