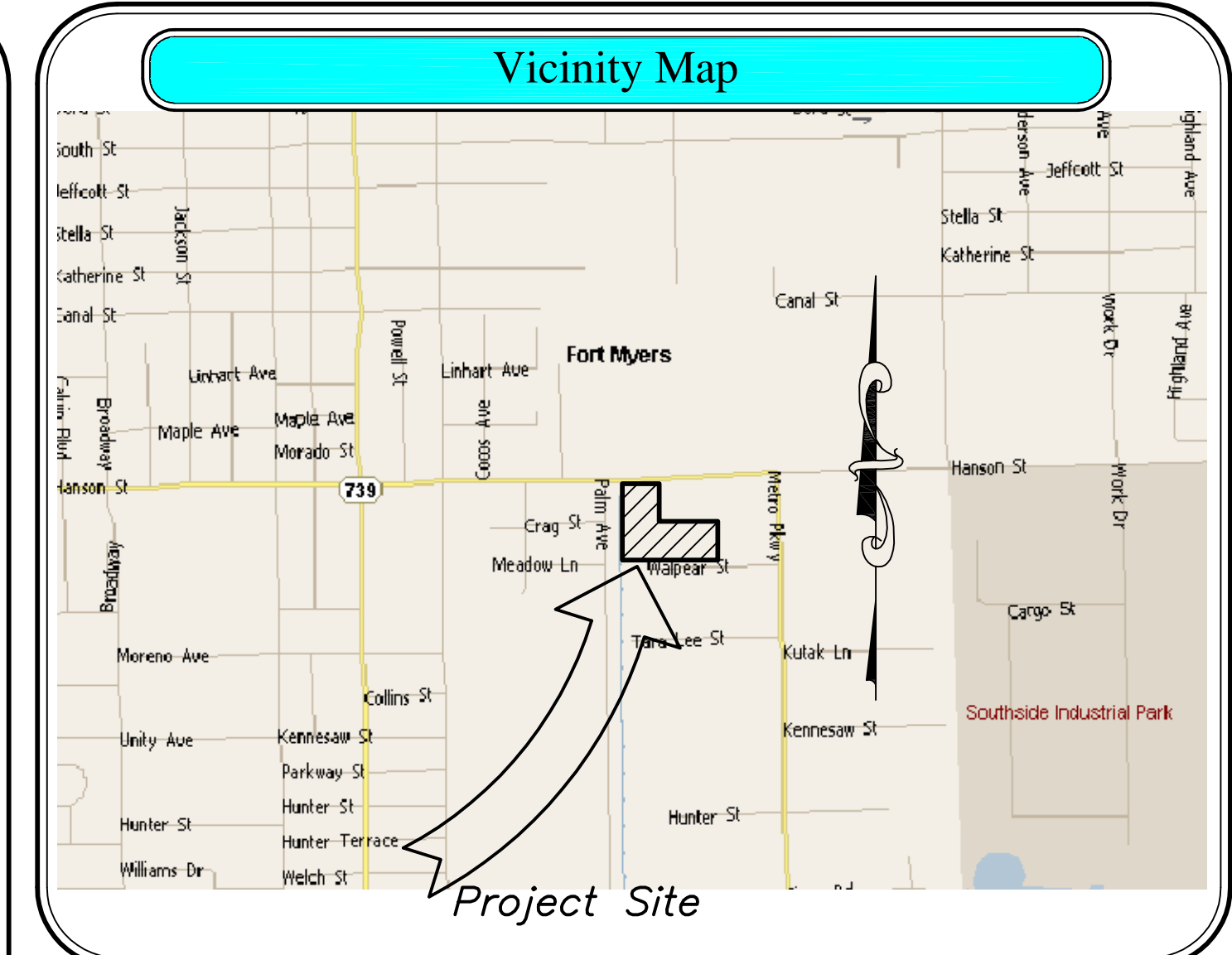
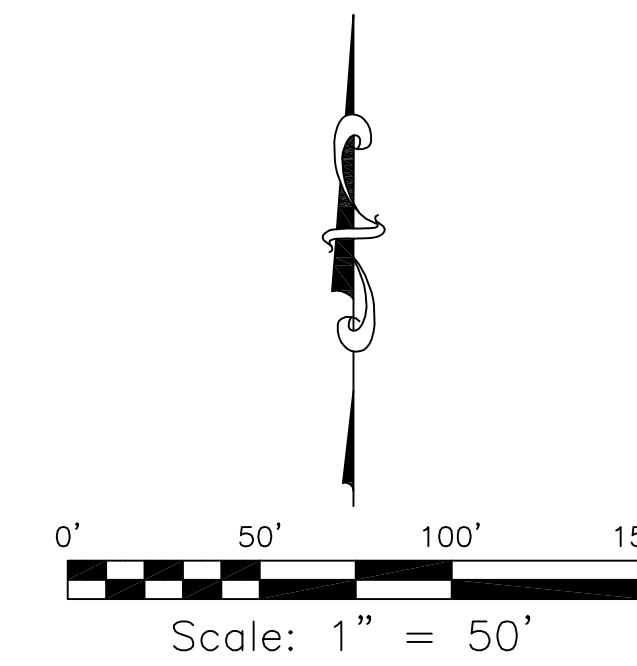


# ALTA/ACSM Land Title Survey

## Section 30, Township 44 South, Range 25 East

### Lee County, Florida



#### Legend of Symbols & Abbreviations

<ul style="list-style-type: none"> <li>■ Found Concrete Monument</li> <li>● Found Iron Pipe or Rod</li> <li>● Found P.K. Nail &amp; Disk</li> <li>○ Set 5/8" Capped Iron Rod</li> <li>● Set P.K. Nail &amp; Disk</li> <li>(F) Field Measurement</li> <li>(D) Deed Reference</li> <li>TYP. Typical</li> <li>Id. Identification</li> </ul>	<ul style="list-style-type: none"> <li>⊙ Sanitary Manhole</li> <li>⊙ Storm Manhole</li> <li>⊙ Power Pole</li> <li>→ Guy Wire</li> <li>CONC Concrete</li> <li>W/ With</li> <li>—x—x— Fence</li> <li>—ε—ε— Overhead Utility Lines</li> <li>☐ Telephone Box</li> </ul>	<ul style="list-style-type: none"> <li>† Sign</li> <li>☐ Catch Basin</li> <li>⊕ Fire Hydrant</li> <li>⊕ Water Valve</li> <li>● Round Post</li> <li>■ Square Post</li> <li>FT. Feet</li> <li>P.S.M. Professional Surveyor and Mapper</li> <li>No. Number</li> </ul>
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#### Surveyor's Notes

- 1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a deed bearing of S 89°31'38" W for the South Boundary of Subject Property.
- 3.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- 4.) No underground foundations or footers were excavated or located for this survey.

#### Schedule B-2 Exceptions

Per Title Commitment No. FA-C-11372 issued by First American Title Insurance Company, bearing an effective date of November 1, 2006, at 6:00 AM. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

⑨ Easement granted to Florida Power & Light Company, from Intru Inc., a Florida corporation, dated March 29, 1989, recorded October 5, 1989 in Official Records Book 2101, Page 2466. Affects subject property as depicted hereon.

⑩ Terms and conditions of the Perpetual Utility Easement Grant and Indemnity Agreement between Intru Inc., and Lee County Board of Commissioners, dated April 12, 1989, recorded October 9, 1989 in Official Records Book 2101, Page 3645. Affects subject property as depicted hereon.

Per Title Commitment No. FA-C-11404 issued by First American Title Insurance Company, bearing an effective date of November 8, 2006, at 8:00 AM. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

Said Schedule B-2 contained no items pertinent to survey.

#### Possible Encroachments

- (A) Loading Dock extends 1.4 feet outside of boundary along West side of subject property.
- (B) Building encroaches into building setback line along West side of subject property.
- (C) Overhead electric lines encroach 1.4 feet into subject property along the North side of property without benefit of easement.

#### Utility Information

<b>ELECTRIC</b> Florida Power & Light Fort Myers, FL 33901 Phone: (239) 334-7754	<b>TELEPHONE</b> Bellsouth 16309 South Tamiami Trail Fort Myers, FL 33908 Phone: (239) 437-7900	<b>WATER/SEWER</b> Florida Water Services 4110 Center Pointe Drive Fort Myers, FL 33916 (239) 278-5050
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All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.

#### Zoning Information

1. ZONING: I-2:  
Land Use: Industrial

Minimum Yard Requirements: Front: 30 Feet Side: 10 Feet Rear: 10 Feet	Maximum Building Height: No Limit Minimum Lot Coverage: 10,000 Square Feet Parking Requirements: 1 space per 500 square feet of gross floor area.
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Zoning Contact: City of Fort Myers Community Development Department,  
1825 Hendry Street, Ft. Myers, FL 33901  
Phone: 239-332-6630

Note: Zoning information is depicted hereon for informational purposes only. Surveyor makes no guarantees to accuracy or interpretation of the zoning regulations.

#### Legal Description

Parcel I:  
The West 300 feet of Lot 24, East Stadler Farms, Plat Book 5, Page 6, all in Section 30, Township 44 South, Range 25 East, LESS ACL Railroad spur right-of-way, 47 feet in width, as described in the conveyance from Walter G. Pearce and Mellie L. Pearce, to Fort Myers Southern Railroad Company, recorded in Miscellaneous Book 47, Page 115, of the Public Records of Lee County, Florida.

and

Beginning at the Northwest corner of Lot 24, of that certain subdivision known as EAST STADLER FARMS, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 5, Page 6, in Section 30, Township 44 South, Range 25 East, being the intersection of the South line of Hanson Street and the East line of the Atlantic Coast Line Railroad Right-of-Way; thence South along the East line of the Atlantic Coast Line Railroad Right-of-Way for a distance of 330 feet; thence East at right angles with the Atlantic Coast Line Railroad Right-of-Way for a distance of 300 feet; thence North and parallel to the Atlantic Coast Line Railroad Right-of-Way for a distance of 330 feet; thence West at right angles along Hanson Street for a distance of 300 feet to the Point of Beginning of the land herein described.

Parcel II:  
A tract or parcel of land lying in Lots 23 and 24, EAST STADLER FARMS, in Section 30, Township 44 South, Range 25 East, Lee County, Florida as recorded in Plat Book 5, Page 6, of the Public Records of said County and being described as follows:

Commencing at the Southeast corner of said Lot 23, EAST STADLER FARMS; thence run South 89°31'38" West along the South line of said Lot 23 for 408.0 feet the Point of Beginning; thence from said Point of Beginning continue South 89°31'38" West along the South line of Lots 23 and 24, EAST STADLER FARMS, for 393.04 feet, more or less to a point 300.0 feet East of the West line of said Lot 24, EAST STADLER FARMS; thence run North 00°16'01" East parallel to the West line of said Lot 24 for 246.2 feet more or less to the Southerly line of a 47 foot wide Railroad Spur right-of-way; thence run Easterly along the said Southerly line of said Railroad Spur right-of-way for 391.80 feet more or less to a point 408.0 feet West of the East line of said Lot 23, EAST STADLER FARMS; thence run South 00°01'10" East for 247.5 feet more or less to the Point of Beginning, together with ingress and egress over the roadway lying South of and adjacent to said described property and running from the West property line of Lot 24 to the West right-of-way line of Harden Street.

The above description is the same as the one described per Title Commitment No. FA-C-11372 issued by First American Title Insurance Company, bearing an effective date of November 1, 2006 at 6:00 AM.

and

Parcel III:  
A strip of land 47 feet in width, described in Miscellaneous Book 47, Page 115, of the Public Records of Lee County, Florida; located within Lot 24 of East Stadler Farms, a subdivision in Section 30, Township 44 South, Range 25 East, according to the plat thereof, as recorded in Plat Book 5, Page 6, of the Public Records of Lee County, Florida.

The above description is the same as the one described per Title Commitment No. FA-C-11404 issued by First American Title Insurance Company, bearing an effective date of November 8, 2006 at 8:00 AM.

#### ALTA/ACSM Land Title Survey

2804 Hanson Street  
Ft. Myers, Lee County, Florida 33916

**Surveyor's Certification:**

I hereby certify to: Agro Distribution, LLC and First American 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(a), 13, 14 and 16-18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

**\*\*Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper\*\***

*Stacy L. Brown*

Stacy L. Brown  
Florida Professional Surveyor and Mapper No: 6516  
SurvTech Solutions, Inc.  
Florida Licensed Business No. 7340  
Date of Survey: 02/05/07  
Date of Last Revision: 04/04/07



NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	4
HANDICAP	2
<b>TOTAL</b>	<b>6</b>

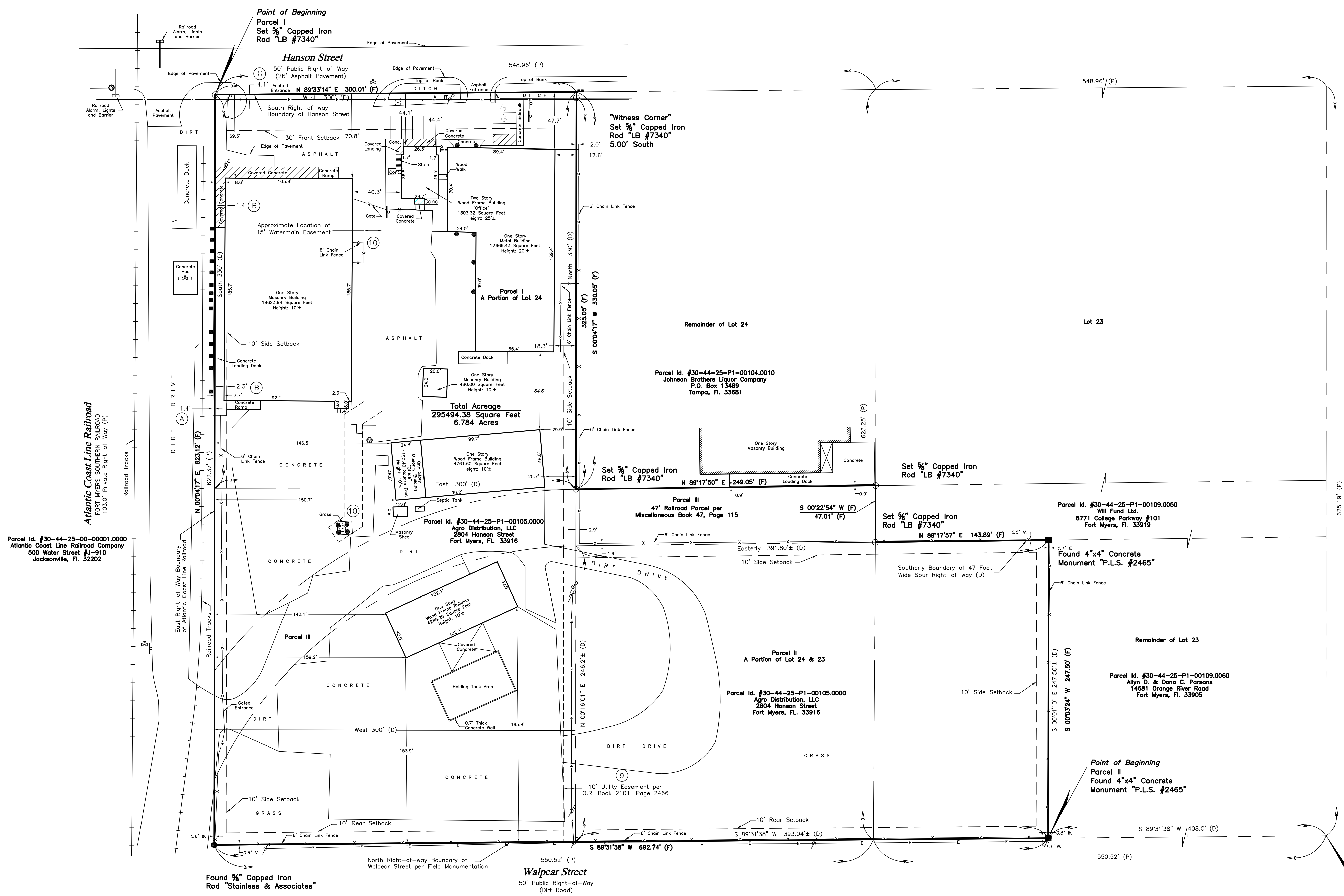
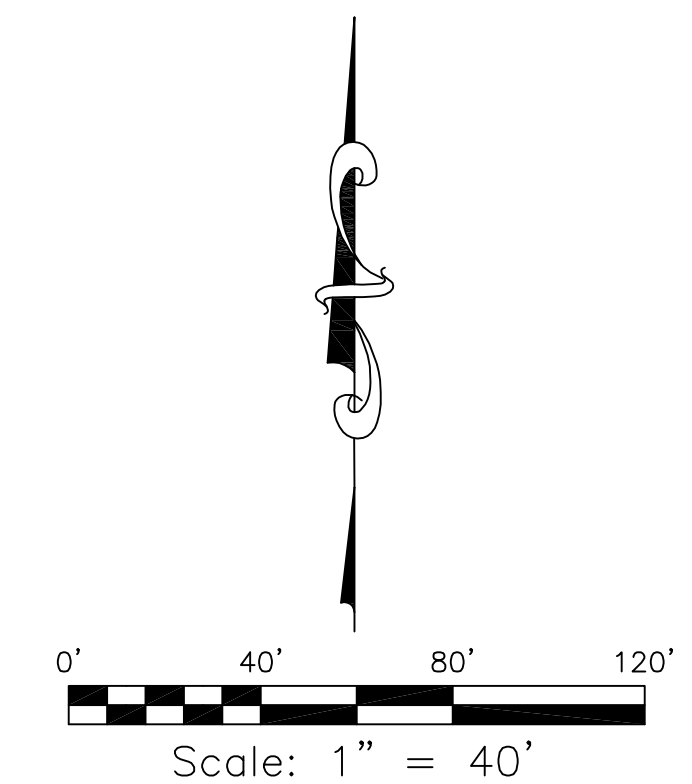
**FLOOD NOTE:** By graphic plotting only, this property is in Zone "B" of the Flood Insurance Rate Map, Community Panel No. 125124 0350 B, which bears an effective date of 09/19/84 and is not in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: P. Freeman Date Drafted: 02/07/07 Approved By: S. Brown Date Approved: 2/14/07 Field Date: 02/05/07	Phase: 1 Revision Date: 04/04/07 Drawing Name: 20070022:1 Scale: 1" = 50' Field Book/Page: 26-36/70
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**SURVTECH SOLUTIONS, INC.**  
 10220 U.S. Highway 92 East  
 Tampa, FL 33610  
 phone: (813)-621-4929  
 fax: (813)-621-7194  
 Licensed Business #7340  
 email: sbrown@survtechsolutions.com  
 http://www.survtechsolutions.com



Parcel Id. #30-44-25-00-0001.0000  
Atlantic Coast Line Railroad Company  
500 Water Street, #J-910  
Jacksonville, FL 32202

Atlantic Coast Line Railroad  
1033' Private Right-of-Way (P)  
1033.0' Private Right-of-Way (P)

Found 5/8" Capped Iron Rod "Stainless & Associates"

Set 5/8" Capped Iron Rod "LB #7340"

Set 5/8" Capped Iron Rod "LB #7340"

Set 5/8" Capped Iron Rod "LB #7340"

Point of Beginning  
Parcel II  
Found 4"x4" Concrete Monument "P.L.S. #2465"

Metro Parkway (F)  
HARBEE STREET (F)  
160' Public Right-of-Way (Asphalt Pavement)

Point of Commencement  
Parcel II  
Southeast Corner of Lot 23

ALTA/ACSM Land Title Survey  
Prepared For:  
Agro Distribution

SURVTECH SOLUTIONS, INC.  
10220 U.S. Highway 92 East  
Tampa, FL 33610  
Licensed Business #7340  
phone: (813)-621-4929  
fax: (813)-621-7194  
email: sbrown@survtechsolutions.com  
http://www.survtechsolutions.com