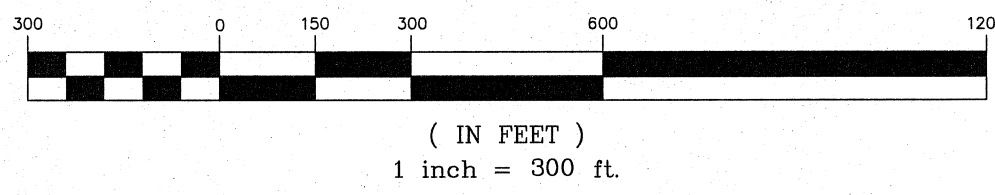


GRAPHIC SCALE



DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 37 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 2, THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2737.72 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH, ALONG SAID EAST LINE AND THE EAST LINE OF THE WEST 1/2 OF SECTION 11, A DISTANCE OF 3735.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1635 FEET OF SAID SECTION 11, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY GULLY ROAD; THENCE N 89°55'02" W, ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 3565.77 FEET; THENCE N 15°26'55" E, 1513.92 FEET; THENCE N 86°58'25" W, 201.44 FEET; THENCE N 89°10'33" W, 1390.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF M & J ROAD; THENCE N 15°26'55" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET; THENCE S 89°10'33" E, 1593.31 FEET; THENCE N 15°26'55" E, 300.00 FEET; THENCE S 89°10'33" E, 700.00 FEET; THENCE N 00°49'27" E, 951.75 FEET; THENCE N 43°34'30" W, 509.72 FEET; THENCE N 15°26'55" E, 565.66 FEET; THENCE S 89°10'33" E, 2525.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 253.65 ACRES, MORE OR LESS.

SURVEY NOTES

- THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
- DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
- UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
- THE EAST LINE OF THE WEST 1/2 OF SECTION 2 IS ASSUMED TO BEAR SOUTH 00°28'38" WEST. ALL BEARINGS ARE RELATIVE THERETO.
- REFERENCE IS MADE TO R/W MAP 953 OF CLAY GULLY ROAD AND MAINTENANCE MAP OF M & J ROAD RECORDED IN ROAD PLAT BOOK 8, PAGE 2 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- PROPERTY LIES IN FLOOD ZONE X AND FLOOD ZONE A PER MAPS 12081C0470 E AND 12081C0465E, DATED 3-17-14. (NAVD 1988).
- ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- THE LAST DATE OF FIELD WORK WAS OCTOBER 3, 2024.
- THE EXPECTED USE OF THIS SURVEY IS RURAL.
- DISTANCES ARE BASED ON US SURVEY FOOT.
- THERE ARE MISCELLANEOUS SMALL DITCHES AND FURROWS THAT WERE NOT LOCATED FOR THIS SURVEY.
- ZONING FOR ALL PARCELS IS A (GENERAL AGRICULTURE/MANATEE COUNTY).
- PROPERTY CONTAINS 253.65 ACRES, MORE OR LESS.
- PROPERTY IS VACANT (WITH AGRICULTURAL BUILDINGS AS SHOWN).
- OWNERSHIP OF FENCES, DITCHES AND CANALS IS UNKNOWN. NOTE, THE MAIN DITCHES AND CREEKS ARE SHOWN AND ARE APPROXIMATE LOCATIONS. THERE ARE OTHER DITCHES AND INTERIOR FENCES THAT WERE NOT LOCATED AND ARE NOT SHOWN ON THIS SURVEY.
- THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO M & J ROAD, A PUBLIC RIGHT-OF-WAY.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT 1558217 DATED AUGUST 5, 2024 WAS REVIEWED AND INCORPORATED INTO THIS SURVEY. THE FOLLOWING TITLE NOTES ARE THE UNDERSIGNED OPINION AND ARE BASED ON SCHEDULE B-II OF THAT COMMITMENT.
- EXCEPTIONS 1-4 ARE NOT SURVEY RELATED OR PLOTTABLE HEREON.
- EXCEPTION 5 AFFECTS THE SUBJECT PROPERTY BY WAY OF PROHIBITING SINGLE WIDE MOBILE HOMES. THIS EXCEPTION IS NOT SURVEY-RELATED OR PLOTTABLE HEREON.
- EXCEPTION 6 IS A 40-FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT THAT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- EXCEPTION 7 WAS NOT PROVIDED TO THE UNDERSIGNED TO DATE (10.28.24).
- EXCEPTION 8 AFFECTS THE SUBJECT PROPERTY, RESERVES 50% OF MINERAL RIGHTS HAS BEEN RELEASED PER ORB 982, PAGE 1516. THIS IS NOT SURVEY-RELATED OR PLOTTABLE HEREON.
- EXCEPTION 9 IS AN UNDEFINED 20-FOOT WIDE UTILITY EASEMENT STRADDLING AN "EXISTING POWER LINE." THERE ARE NO POWER LINES LYING IN SECTIONS 10 AND 11 WITHIN THE SUBJECT PROPERTY. IT APPEARS THE EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- EXCEPTION 10 AFFECTS THE SUBJECT PROPERTY BY WAY OF PROHIBITING ANY MOBILE HOMES. THIS EXCEPTION IS NOT SURVEY-RELATED OR PLOTTABLE HEREON.
- EXCEPTION 11 INCLUDES UTILITY EASEMENTS BUT DOES NOT AFFECT THE SUBJECT PROPERTY DOCUMENT AFFECTS PROPERTY LYING WEST OF M & J ROAD) AND NOT PLOTTABLE HEREON.
- EXCEPTION 12 ENTAILS AN "OWNERSHIP TRANSFER FEE," AFFECTS THE SUBJECT PROPERTY, IS NOT SURVEY-RELATED OR PLOTTABLE HEREON.
- EXCEPTION 13 IS NOT SURVEY RELATED OR PLOTTABLE HEREON.
- EXCEPTION 14 IS NOT SURVEY RELATED OR PLOTTABLE HEREON.

CERTIFIED TO:

To (i) EPIC RE VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, (ii) Lender (TBD) (iii) Holden, Roscow & Coedington, PL, (iv) Lulich & Attorneys and (v) Old Republic National Title Insurance Company as follows:
This is to certify that this map or plot 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 of Table A thereof. The field work was completed on October 3, 2024.

Date: 11/17/25
Richard C. Laventure
Richard C. Laventure
Registration No. 5209 (Florida) (SEAL)

PROPERTY ADDRESS
(TBD) 142nd AVENUE E, MYAKKA CITY, FLORIDA 34251

ALTA/NSPS LAND TITLE SURVEY

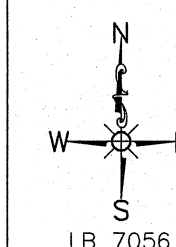
PREPARED FOR

EPIC RE VENTURES, LLC

- REVISIONS -

| ADD U.E. (TITLE EXCEPTION 8) | BY | DATE |
|---|-------|----------|
| ADD IMPROVEMENTS | JOE M | 3/26/24 |
| REVISE TITLE COMMITMENT DATE AND CERTIFICATIONS | JOE M | 4/26/24 |
| REVISE SURVEY NOTE #21 (RELEASE OF MINERAL RESERVATION) | JOE M | 11/17/25 |

| FIELD | BY | DATE |
|-----------|------------|---------|
| DK | JOE M | 4/19/24 |
| RCL | JOE M | 3/22/24 |
| JOE M | JOE M | 4/24/24 |
| JOE M | JOE M | 4/26/24 |
| FILE REF. | FILE BK/PG | GPS |
| 24.3816 | | |



LAVENTURE & ASSOCIATES, INC.

PROFESSIONAL SURVEYING AND MAPPING

2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34982
(772) 398-6430 PHONE (772) 398-6426 FAX

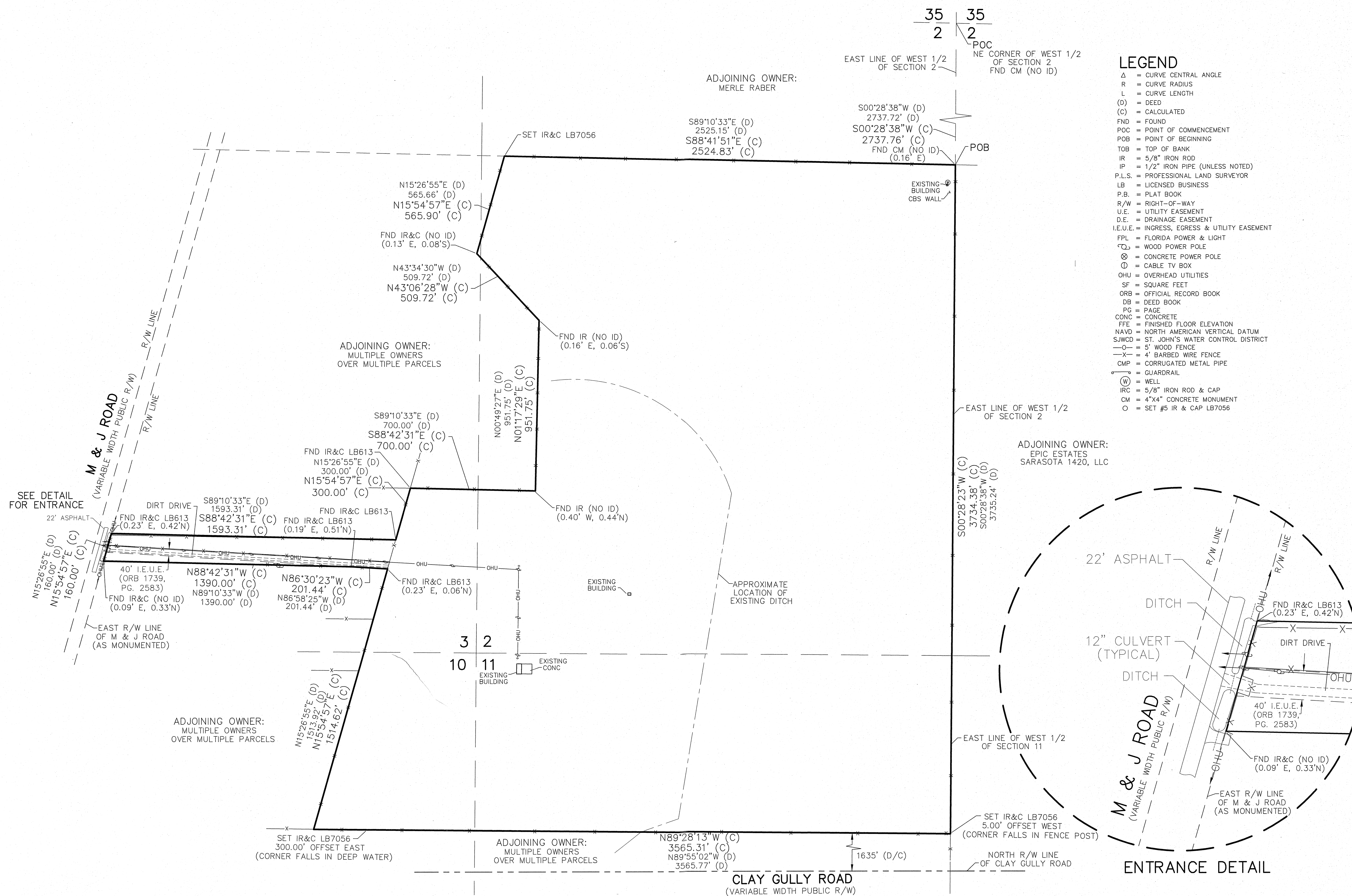
DATE: 10-28-24

HORIZ. SCALE: 1"=300'

VERT. SCALE: N/A

JOB No. 24.3866

SHEET 1 OF 1



- ### LEGEND
- Δ = CURVE CENTRAL ANGLE
 - R = CURVE RADIUS
 - L = CURVE LENGTH
 - (D) = DEED
 - (C) = CALCULATED
 - FND = FOUND
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - TOB = TOP OF BANK
 - IR = 5/8" IRON ROD
 - IP = 1/2" IRON PIPE (UNLESS NOTED)
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - P.B. = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - I.E.U.E. = INGRESS, EGRESS & UTILITY EASEMENT
 - FPL = FLORIDA POWER & LIGHT
 - ⊙ = WOOD POWER POLE
 - ⊕ = CONCRETE POWER POLE
 - ⊞ = CABLE TV BOX
 - OHU = OVERHEAD UTILITIES
 - SF = SQUARE FEET
 - ORB = OFFICIAL RECORD BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - CONC = CONCRETE
 - FFE = FINISHED FLOOR ELEVATION
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - SJWCD = ST. JOHN'S WATER CONTROL DISTRICT
 - ⊖ = 5" WOOD FENCE
 - ⊗ = 4" BARBED WIRE FENCE
 - CMP = CORRUGATED METAL PIPE
 - ⊖ = GUARORAIL
 - ⊖ = WELL
 - IRC = 5/8" IRON ROD & CAP
 - CM = 4"x4" CONCRETE MONUMENT
 - = SET #5 IR & CAP LB7056

