

GENERAL SURVEY NOTES:

- 1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD), BEING S69°10'05"E ASSUMED.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS.
4. THIS SITE LIES IN ZONES "AE" AND "SHADED X", BASED ON FLOOD INSURANCE RATE MAP NO. 12015C0043G, COMMUNITY NO. 120061, UNINCORPORATED, CHARLOTTE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 12/15/2022.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 12058622 REVISION 2, EFFECTIVE: 08/15/2025, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.

7. THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.

9. THE PROPERTY RUNS CONTIGUOUS WITH STATE ROAD 776(EL JOBEAN RD), A PAVED PUBLIC RIGHT-OF-WAY.

10. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

12. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.

13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 72, BEING: 9.961 FEET, (NAVD 1988), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

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ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION:

A Leasehold Interest as described in that certain Ground Lease from KL Westport Expansion LLC, a Florida limited liability company, Lessor, to Circle K Stores, Inc., a Texas corporation, Lessee, dated ____, 2024, recorded ____, 2024, in Official Records Instrument Number ____, of the Public Records of Charlotte County, Florida, creating a Leasehold Estate as to a portion of the following property:

LOT 3, WEST PORT MARKET PLACE, AS RECORDED IN PLAT BOOK ____, PAGES ____, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS: (WRITTEN BY SURVEYOR)

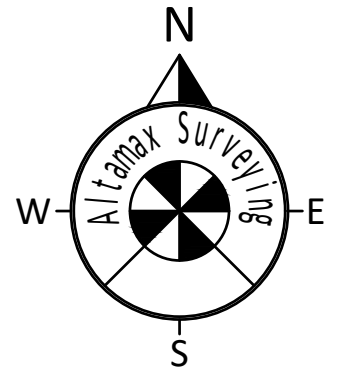
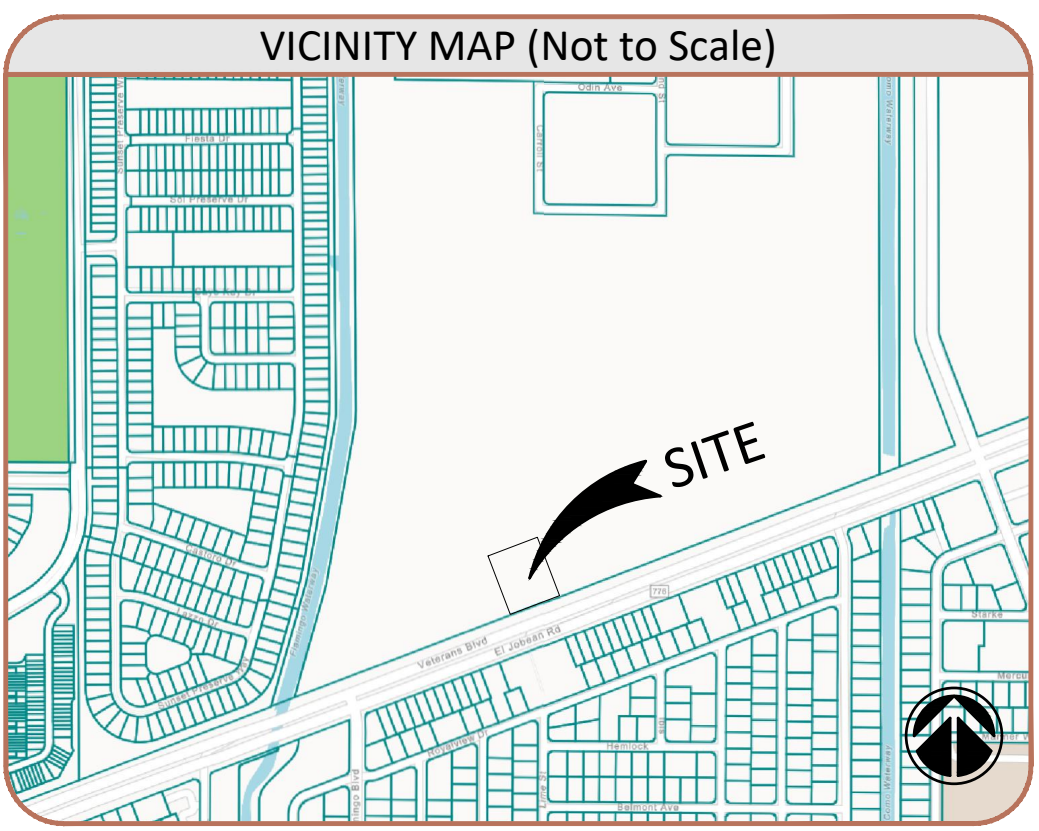
BEGIN AT THE SOUTHEAST CORNER OF TRACT F-1, WEST PORT EAST IA, AS RECORDED IN PLAT BOOK 28, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; RUN THENCE S69°10'05"W, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT F-1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (EL JOBEAN ROAD), A DISTANCE OF 261.63 FEET; THENCE N20°49'55"W, A DISTANCE OF 310.00 FEET; THENCE N68°10'05"E, A DISTANCE OF 261.63 FEET TO THE EASTERLY BOUNDARY LINE OF SAID TRACT F-1; THENCE S20°49'55"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS NOTES:

- 6. Utility Escrow Transfer Agreements with the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, recorded in Official Records Book 1665, Page 1539, and in Official Records Book 1669, Page 2092, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY. SUBJECT PROPERTY LIES WITHIN PORT CHARLOTTE SUBDIVISION SECTION-FORTY-ONE, PB 5, PG 51A-K)
7. Interlocal Agreement between Charlotte County, Florida, a political subdivision of the State of Florida, and Murdock Village Community Redevelopment Agency, a public body corporate and politic, recorded in Official Records Book 2243, Page 971, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
8. Ordinance No. 2005-020 adopted by the Board of County Commissioners of Charlotte County, related to community redevelopment establishing a Redevelopment Trust Fund for the Murdock Village Community Redevelopment area, recorded in Official Records Book 2655, Page 1840, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
9. Resolution No. 2005-042 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency, recorded in Official Records Book 2655, Page 1850, relating to Community redevelopment within the Murdock Village Community Redevelopment Area, as amended by Resolution No. 2005-188 recorded in Official Records Book 2817, Page 1213, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
10. Covenant requiring payment of Community Redevelopment Assessments recorded in Official Records Book 3309, Page 645, Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
11. INTENTIONALLY DELETED
12. Resolution Number 2010-097 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, and Ex-Officio of the Governing Board of Murdock Village Community Redevelopment Agency, approving an amendment to the Murdock Village Community Redevelopment Agency recorded in Official Records Book 3522, Page 981, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
13. INTENTIONALLY DELETED
14. INTENTIONALLY DELETED
15. INTENTIONALLY DELETED
16. Resolution Number 2017-016 adopted by the Board of County Commissioners of Charlotte County, recorded in Official Records Book 4167, Page 2158, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
17. Resolution Number 2017-178 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, and Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency approving an amendment to the Murdock Village Community Redevelopment Plan recorded in Official Records Book 4218, Page 1365, together with Resolution Number 2021-094 recorded in Official Records Book 4805, Page 965, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
18. Amended Covenant requiring payment of Community Redevelopment Assessments by Charlotte County, a charter county and a political subdivision of the State of Florida, and the Murdock Village Community Redevelopment Agency, a public body corporate and political, recorded in Official Records Book 4240, Page 259, Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
19. Resolution Number 2017-236 adopted by the Board of County Commissioners of Charlotte County, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency, approving the disposition of property owned by the Murdock Village Community Redevelopment Agency recorded in Official Records Book 4248, Page 616, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
20. Resolution Number 2017-237 adopted by the Board of County Commissioners of Charlotte County approving the Disposition of property owned by the Murdock Village Community Redevelopment Agency recorded in Official Records Book 4248, Page 965, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
21. Memorandum of Agreement by and between Murdock Village Community Redevelopment Agency, a public body corporate ad politic, and Lost Lagoon Development, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 4319, Page 1349, as affected by First Addendum and Amendment to Agreement for Purchase and Sale recorded in Official Records Book 4556, Page 587, Second Amendment to Agreement for Purchase and Sale as evidenced by Resolution Number 2020-077 recorded in Official Records Book 4591, Page 1885, by Third Amendment to Agreement for Purchase and Sale recorded in Official Records Book 4606, Page 1979, and Fourth Amendment to Agreement for Purchase and Sale recorded in Official Records Book 4660, Page 1284, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
22. Ordinance Number 2020-008 adopted by the Board of County Commissioners of Charlotte County amending the Charlotte County Zoning Atlas recorded in Official Records Book 4533, Page 917, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
23. Resolution Number 2020-093 adopted by the Board of County Commissioners of Charlotte County releasing certain subsurface rights to real property located in the Murdock Village Community Redevelopment Area which is subject to the sale to the Lost Lagoon Development, LLLP, recorded in Official Records Book 4601, Page 226, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
24. Escrow Agreement by and between Charlotte County, Florida, a political subdivision of the State of Florida, Murdock Village Community Redevelopment Agency, a public body corporate and politic, Lost Lagoon Development, LLLP, a Florida limited liability limited partnership, and Roger D. Eaton, in his official capacity as the Clerk of the Circuit Court and County Comptroller recorded in Official Records Book 4625, Page 1532, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
25. Resolution Number 2021-063 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, and Ex-Officio of the Governing Board of Murdock Village Community Redevelopment Agency, recorded in Official Records Book 4765, Page 1011, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
26. Resolution Number 2023-005 adopted by the Board of County Commissioners of Charlotte County authorizing the County Administrator and his or her designees to execute documents necessary to close the sale of real property to Koller Group Acquisitions, LLC, recorded in Official Records Instrument Number 3202058, of the Public Records of Charlotte County, Florida. (DOCUMENT CONTAINS NO DESCRIPTION.)
27. Resolution Number 2023-007 adopted by the Board of County Commissioners of Charlotte County, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency adopting a Resolution authorizing the Murdock Village Community Redevelopment Agency's Executive Director and his or her designees to execute documents necessary to close the sale of real property to Koller Group Acquisitions, LLC, recorded in Official Records Instrument Number 3202066, of the Public Records of Charlotte County, Florida. (DOCUMENT CONTAINS NO DESCRIPTION.)
28. First Amendment to Agreement for Sale and Purchase by and between of Charlotte County, a political subdivision of the State of Florida, Murdock Village Community Redevelopment Agency, a public body corporate and political, and Koller Group Acquisitions, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 3202086, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
29. Resolution Number 2024-075 adopted by the Board of County Commissioners of Charlotte County granting KL West Port Expansion LLC Planned Development (PD) final detail site plan approval for certain roads in the West Port East Project recorded in Official Records Instrument Number 3411044, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)

SCHEDULE B-2 EXCEPTIONS NOTES:

- 30. Development Agreement by and between KL Westport Expansion LLC, a Florida limited liability company, and Charlotte County, a political subdivision of the State of Florida, recorded in Official Records Instrument Number 3417576, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
31. INTENTIONALLY DELETED
32. Development Agreement (Infrastructure Improvements) by and between KL Westport Expansion LLC, a Florida limited liability company, and CRE-JDG Driftwood Bay Owner, LLC, a Delaware limited liability company, recorded in Official Records Instrument Number 3417579, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
33. Utility Improvement Cost-Sharing Agreement (West Port East - Phase One) by and between KL Westport Expansion LLC, a Florida limited liability company, KL Westport Expansion Commercial LLC, a Florida limited liability company, and CRE-JDG Driftwood Bay Owner, LLC, a Delaware limited liability company, recorded in Official Records Instrument Number 3417844, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
34. Restrictive Covenant Agreement by and between KL Westport Expansion LLC, a Florida limited liability company, KL Westport Expansion Commercial LLC, a Florida limited liability company, and CRE-JDG Driftwood Bay Owner, LLC, a Delaware limited liability company, recorded in Official Records Instrument Number 3417845, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
35. INTENTIONALLY DELETED
36. INTENTIONALLY DELETED
37. Terms and conditions contained in that certain New Facility Ground Lease from GB West Port, LLC, a Florida limited liability company, Lessor, to Circle K Stores, Inc., a Texas corporation, Lessee, Lease dated August 1, 2025, as evidenced by Memorandum of Lease recorded ____, 2025, in Official Records Instrument Number ____, of the Public Records of Charlotte County, Florida. (DOCUMENT NOT PROVIDED)
38. INTENTIONALLY DELETED
39. INTENTIONALLY DELETED
40. INTENTIONALLY DELETED
41. INTENTIONALLY DELETED
42. Assignment and Assumption of Utility Improvement Cost-Sharing Agreement (West Port East - Phase One) by and between KL Westport Expansion LLC, a Florida limited liability company, and GB West Port, LLC, a Florida limited liability company, recorded October 31, 2024, in Official Records Instrument Number 3462639, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
43. Development and Escrow Agreement (Infrastructure Improvements) by and between KL Westport Expansion LLC, a Florida limited liability company, GB West Port, LLC, a Florida limited liability company, and Greene Hamrick Schermer & Johnson, P.A., a Florida professional association, recorded October 31, 2024, in Official Records Instrument Number 3462640, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
44. Temporary Construction and Access Easement Agreement (Infrastructure Improvements) by and between GB West Port, LLC, a Florida limited liability company, and KL Westport Expansion LLC, a Florida limited liability company, recorded October 31, 2024, in Official Records Instrument Number 3462641, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH THE SUBJECT PROPERTY.)
45. Restrictive Covenant Agreement by and between KL Westport Expansion LLC, a Florida limited liability company, KL Westport Expansion Commercial LLC, a Florida limited liability company, and GB West Port, LLC, a Florida limited liability company, recorded October 31, 2024, in Official Records Instrument Number 3462642, of the Public Records of Charlotte County, Florida. (BLANKET IN NATURE OVER SUBJECT PROPERTY.)
46. Ordinance Number 2024-041 adopted by the Board of County Commissioners of Charlotte County creating the West Port East Community Development District recorded December 11, 2024, in Official Records Instrument Number 3475138, of the Public Records of Charlotte County, Florida. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
47. Notice of Establishment of the West Port East Community Development District recorded January 9, 2025, in Official Records Instrument Number 3483315, of the Public Records of Charlotte County, Florida, which may impose and levy taxes or assessments on the property. (IS NOT ON, NOR DOES IT TOUCH, THE SUBJECT PROPERTY.)
48. Restrictions, covenants, conditions, easements and other matters contained on the Plat of West Port East 1A recorded in Plat Book 28, Page 3, of the Public Records of Charlotte County, Florida. (ON SUBJECT PROPERTY AS SHOWN HEREON.)
49. Restrictions, covenants, conditions, easements and other matters contained on the Plat of West Port Market Place recorded in Plat Book ____, Pages ____, of the Public Records of Charlotte County, Florida. (ON SUBJECT PROPERTY AS SHOWN HEREON.)
50. Declaration of Fuel Facility Restriction by GB West Port, LLC, a Florida limited liability company, recorded ____, in Official Records Instrument Number ____, of the Public Records of Charlotte County, Florida. (DOCUMENT NOT PROVIDED.)
NOTE: Resolution No. 2003-48 pertaining to the West Murdock Town Center Conceptual Master Plan, recorded in Official Records Book 2187, Page 410, of the Public Records of Charlotte County, Florida.
NOTE: Resolution Number 2003-128 recorded in Official Records Book 2286, Page 2026, authorizing and directing the acquisition for the Murdock Village Redevelopment project, together with Resolution Number 2007-137 amending Resolution number 2003-128 recorded in Official Records Book 3215, Page 771, of the Public Records of Charlotte County, Florida.
NOTE: Resolution Number 2008-015 relating to community redevelopment within the Murdock Village Community Redevelopment area recorded in Official Records Book 3321, Page 634, as affected by Agreement to Release and Grant Utility Easements recorded July 13, 2017, in Official Records Book 4218, Page 1570, of the Public Records of Charlotte County, Florida.
NOTE: There is a Recorded Notice of Environmental Resource Permit issued by the South Florida Water Management District to West Port Community Development District recorded in Official Records Instrument Number 3379996, of the Public Records of Charlotte County, Florida.
NOTE: Resolution Number 2016-052 adopted by the Board of County Commissioners of Charlotte County, a political subdivision of the State of Florida, acting Ex-Officio as the Governing Board of Murdock Village Community Redevelopment Agency recorded in Official Records Book 4077, Page 67, of the Public Records of Charlotte County, Florida.



LEGEND table listing symbols for various features: AC - AIR CONDITIONER, BB - BOTTOM OF BANK, BHM - BUILDING HEIGHT MEASUREMENT, etc.

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY.

PARKING COUNT:

Table with 2 columns: CATEGORY and COUNT. REGULAR SPACES: 00, HANDICAP SPACES: 00, TOTAL SPACES: 00.

LAND AREA:

81,105 SQUARE FEET
1.8619 ACRES
MORE OR LESS.

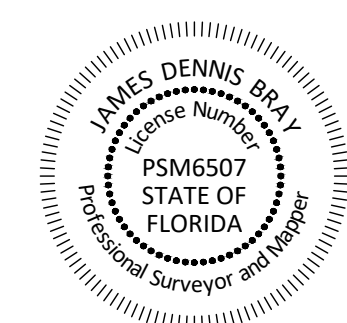
ALTA/NSPS Land Title Survey Certification

To: CIRCLE K STORES INC., A TEXAS CORPORATION; FIDELITY NATIONAL TITLE INSURANCE;

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, 2, 3, 4, 5, 6(a), 6(b), 8, 11a, 13, 16, 17, and 19 of Table A thereof. The field work was completed on 12/12/2024.

Date: 12/12/2024

JAMES D. BRAY PSM 6507



This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

ADDRESS:

1033 BUENA VISTA CIRCLE
PORT CHARLOTTE, FL 33953

Job Information

JOB NO. 906619
CF NO. CHL-12-40-21
FIELD DATE: 12/12/2024
DRAWN BY: DSK/GIL

Revisions

Table with 3 columns: DATE, DESCRIPTION, BY. Row 1: 08/20/25, NEW TITLE COMMITMENT, DSK. Row 2: 9/19/25, ADJUST BOUNDARY TO NEW REPLAT, DSK.

