

GENERAL NOTES

- The bearing base for this survey originated from $\frac{1}{4}$ of RICH STREET NRP 3879# of "RICH'S INDUSTRIAL PARK", on unrecorded plot.
- The property has an area of 37,489 square feet or 0.8602 acres of land.
- This property is described by SARASOTA County, as Tax Map Parcel 0421-01-2011.
- There is no observable evidence of earth moving work.
- In response to Table A items 16 and 17 there was no observable evidence of earth moving work, or sidewalk construction or repairs.
- The property has access via RICH STREET, which is a right of way and is unrecorded, access otherwise shown.
- Information on appraisals, conditions, restrictions, easements, charges, assessments and fees, if any provided in the Plat, Map or Survey of RICH'S INDUSTRIAL PARK, an unrecorded plot, of Official Records, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, family status, or national origin unless and only to the extent that covenant, condition or restriction (a) is exempt under title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Record bearings and distances are the same unless otherwise noted.

SCHEDULE B - TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. NTS 202743-F-1, dated March 12, 2024.

The following items are from Old Republic National Title insurance Company, commitment no.: NTS-202743-F-1; issuing Title Firm No.: NTS-202743-F-1; commitment date: March 12, 2024 at 8:00 a.m., schedule b-1 exceptions.

944, page 137 of the Public Records of Sarasota County, Florida. -PLOTTED ON SURVEY.

9. Easement in favor of Storer Cable TV of Florida, Inc. recorded in Official Records Book 1445, Page 135b, of the Public Records of Sarasota County, Florida. -NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

10. Terms of easement provided in Deed recorded in Official Records Book 1833, Page 2350, of the Public Records of Sarasota County, Florida. -PLOTTED ON SURVEY.

SIGNIFICANT OBSERVATIONS

No Significant Observations Found At Time Of Survey.
Locations are limited to visible improvements only as shown herein. Land surveyor, Person were not obstructed by the surveyor's instruments, Right of Way or records, other restrictions or reservations. Dimensions provided by client or their representative. All documents are recorded in same county as property location unless otherwise noted. Roof overhangs not located. Survey meets accuracy Standard for Commercial Surveys (1 foot in 10000 feet).

Elevations shown are referred to NAVD88, unless otherwise noted.
No evidence of earth moving work was observed during the course of this survey.

No evidence of changes in street Rights-of-Way or sidewalk construction was observed during the course of this survey.

No evidence of delineated wetlands were observed during the course of this survey.

The location of improvements in plottable offsite easements were not within the scope of this survey.

ZONING NOTES

Zoned: NOT PROVIDED

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 102144-0353, which bears an effective date of 03/27/2024 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have earned this community D.O.S. currently participate in the program. 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.

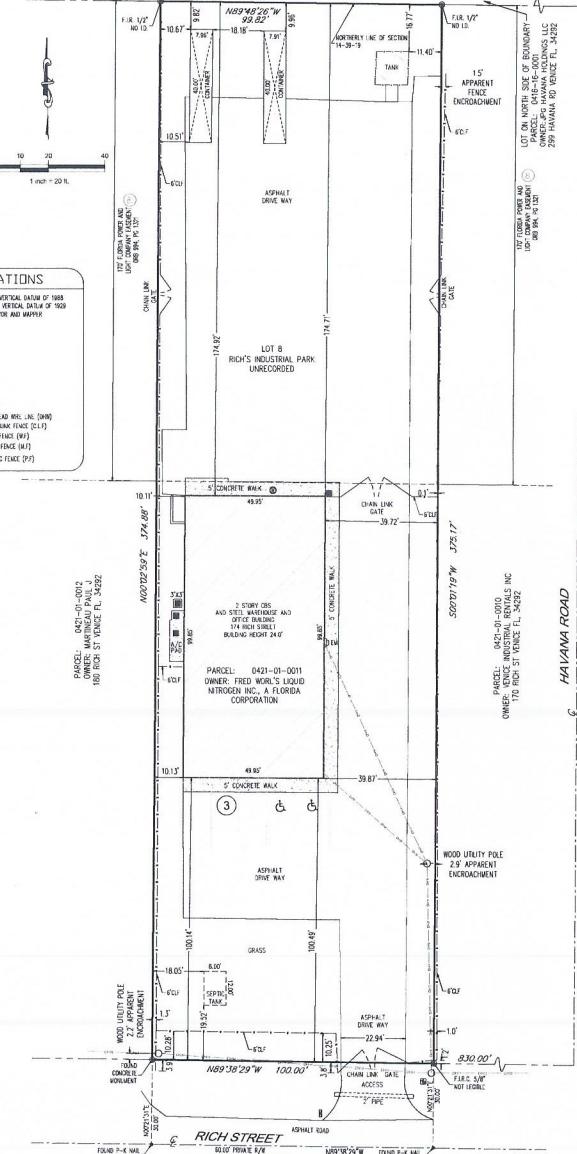
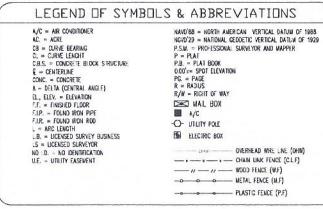
Survey Prepared By:

Baseline Land Survey LLC
1400 N.W. 7th COURT
MIAMI, FL 33125
Phone: (305) 477-2300

Surveyor's Drawing No.: 24-05-012
Surveyor's Site Ref.: N/A
Checked by: J.F.K. Drawn by: A.A.
Graphic Scale: 1" = 20'

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BASIS OF BEARING: $\frac{1}{4}$ OF RICH STREET NRP 3879# OF
RICH'S INDUSTRIAL PARK



LEGAL DESCRIPTION

THE WEST 100 FEET OF THE EAST 900 FEET OF THE NORTH 375.32 FEET OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO KNOWN AS LOT 1, RICH'S INDUSTRIAL PARK, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED ON THE MAP, RECORDED IN SARASOTA COUNTY, FLORIDA, OFFICIAL RECORD BOOK 1284, PAGE 1581.

Being the same tract of land described in a Title Report prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. NTS-202743-F-1, dated MARCH 12, 2024 AT 8:00 AM.

ALTA/NSPS LAND TITLE SURVEY

RICH STREET

174 RICH STREET
VENICE, FL 34292

Surveyor's Certification

To: Fred Wan's Liquid Nitrogen, Inc., a Florida Corporation
MKAssociates, Inc.
Old Republic National Title Insurance Company
Newmarket Title Services LLC

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 1, 2, 3, 4, 5(o), 5(c), 7(o), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 17 AND 19 of Table A thereto.

The field work was completed on 05-11-2024

Date of Plot or Map: 05-21-2024

Digitalized by John E Kuhar
D/C: c-U.S., o-BASELINE LAND SURVEY LLC,
Q/C: Qualifier: A014100D0000187/15027A6600056148, cn=John E Kuhar
Date: 2024-07-15 14:23:17-04'00'
Surveyor's Signature

Registered Surveyor: JOHN E. KUHAR
Registration Number: LS 6711
In the State of: FLORIDA

PROJECT NAME: RICH STREET
MKA PROJECT No.: 6771-74-9814
ADDRESS: 174 RICH STREET
CITY: VENICE
STATE: FLORIDA

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SHEET: 1 OF 1