1 TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #6011059, DATED OCTOBER 09, 2016 AT 5:00 P.M.

2 LEGAL DESCRIPTION

LOTS 2 AND 3, A.D. DANIEL'S RESUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #6011059, DATED OCTOBER 09, 2016 AT 5:00 P.M.

3 SCHEDULE 'B-II' ITEMS

NONE TO NOTE AT TIME OF SURVEY

4 SURVEYOR'S NOTES

1. UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 811 UTILITY LOCATION, OR SIMILAR AUTHORITY.

2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.

4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

5. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.

6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

7. THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE CITY OF TAMPA WEBSITE. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

8. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.

9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

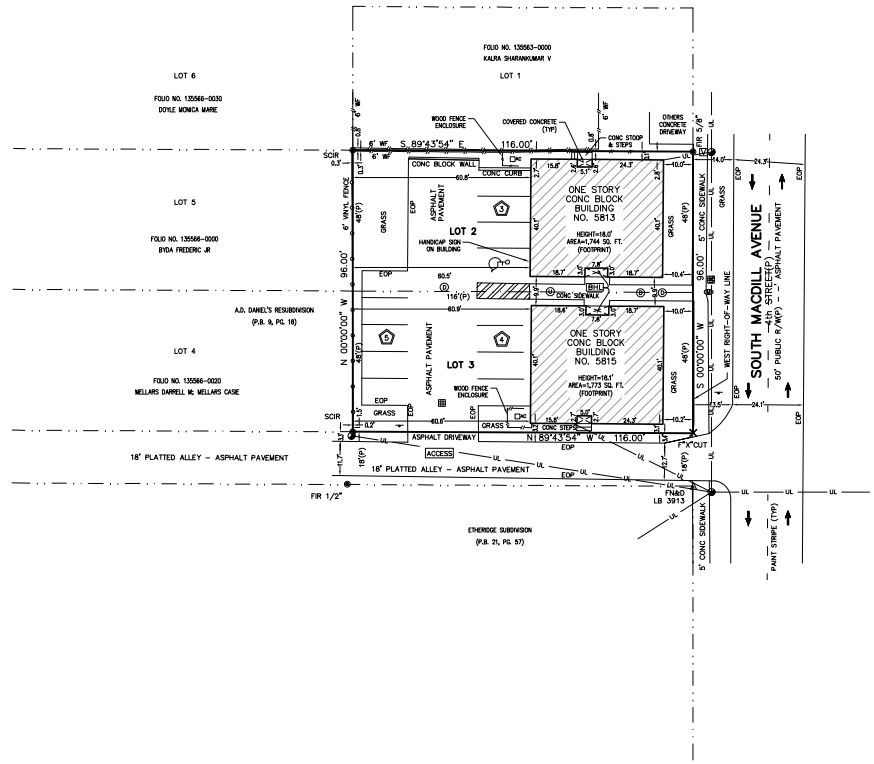
10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

11. THE PROPERTY HAS DIRECT ACCESS TO AN 18' PLATTED ALLEY, AND INDIRECT ACCESS TO SOUTH MACDILL AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.

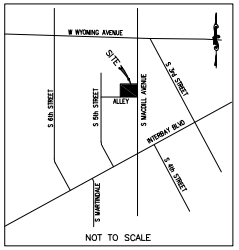
18 DRAWING SCALE

0 20 40 60

Scale 1" = 20 ft



17 VICINITY MAP



16 LEGEND

Ⓤ	= UNKNOWN MANHOLE	SCIR	= SET 5/8" IRON ROD LB 7168
Ⓢ	= SANITARY SEWER MANHOLE	FIR	= FOUND IRON ROD
Ⓓ	= DRAINAGE MANHOLE	FN&D	= FOUND NAIL AND DISK
	= WATER METER	(TYP)	= TYPICAL
	= WATER VALVE	COV	= COVERED
	= TELECOMMUNICATIONS RISER	BLDG	= BUILDING
	= GRATE TOP INLET	(D)	= DEED MEASUREMENT
	= TRAFFIC SIGN	(P)	= PLAT MEASUREMENT
	= UTILITY POLE	(F)	= FIELD MEASUREMENT
	= LIGHT POLE	O.R.	= OFFICIAL RECORDS BOOK
		D.B.	= DEED BOOK
		R/W	= RIGHT OF WAY
	= HANDICAP PARKING	CONC	= CONCRETE
		P.B.	= PLAT BOOK
		PG.	= PAGE
	= PARKING COUNT	SQ. FT.	= SQUARE FEET
V	= VAULT	EOP	= EDGE OF PAVEMENT
		WF	= WOOD FENCE
		BHL	= BUILDING HEIGHT LOCATION

15 PROPERTY AREA

LAND AREA = 11,136± SQUARE FEET
OR
0.2556± ACRES

14 BUILDING HEIGHT

BUILDING #5813 = 18.0'
BUILDING #5815 = 18.1'

13 BUILDING AREA

BUILDING #5813 = 1,774 SQ. FT. (FOOTPRINT)
BUILDING #5815 = 1,773 SQ. FT. (FOOTPRINT)

12 BEARING BASIS

BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH MACDILL AVENUE, WHICH BEARS S 00°00'00" W (ASSUMED).

11 SURVEYORS CERTIFICATION

CERTIFIED TO:
SUNFISH HOLDINGS, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SNYDER LAW GROUP, PA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7(A)(B1)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/19/2016.

DATE OF PLAT OR MAP: 11/01/2016

LLOYD J. BRADEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 6174
LBRADEN@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
TELEPHONE (813)234-0103 · FAX (813)234-0108

FIELD DATE	10/28/16
CREW CHIEF	MJ
DWN. BY	LCN
APRVD. BY	LJB
DWG. NO.	10001916
SCALE	1"=20'

Prepared For: SUNFISH HOLDINGS, LLC

Project Name: COMMERCIAL PROPERTY

Project Address: 5813 SOUTH MACDILL AVENUE

Project Location: TAMPA, FLORIDA

Job Order Number: 10001916

Date	REVISIONS

ALTA SURVEY KEY

1	TITLE COMMITMENT	10	PARKING NOTES
2	LEGAL DESCRIPTION	11	SURVEYORS CERTIFICATION
3	SCHEDULE 'B-II' ITEMS	12	BEARING BASIS
4	SURVEYORS NOTES	13	BUILDING AREA
5	INFORMATION BOX	14	BUILDING HEIGHT
6	FLOOD ZONE INFORMATION	15	PROPERTY AREA
7	CEMETERY NOTE	16	LEGEND
8	ZONING INFORMATION	17	VICINITY MAP
9	POSSIBLE ENCROACHMENT	18	DRAWING SCALE

6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120570: 0363H, WHICH BEARS AN EFFECTIVE DATE OF 08/28/2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"

ZONING DESIGNATION PD (PLANNED DEVELOPMENT)

BUILDING SETBACKS AND BULK RESTRICTIONS PER APPROVED SITE PLAN. NO SITE PLAN WAS AVAILABLE OR OBTAINED AT TIME OF SURVEY

PER CITY OF TAMPA BUILDING AND ZONING DEPARTMENT
813-274-8405

9 POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY

10 PARKING NOTES

PARKING COUNT
12 REGULAR SPACES
1 HANDICAP SPACES

13 TOTAL SPACES

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