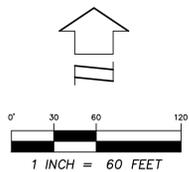


BOUNDARY SURVEY for: RAINBOW INN OCEANFRONT, INC.



LEGAL DESCRIPTION:
(PER OFFICIAL RECORDS BOOK 5462, PAGE 1760)

LOTS 48, 49, 50 AND 51, LESS THOSE PORTIONS DEED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 3805, PAGE 4996; O.R. BOOK 3805, PAGE 4999; O.R. BOOK 3805, PAGE 4987 AND O.R. BOOK 3805, PAGE 4993, CORONADO ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 33, PAGE 12, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALSO KNOWN AS:
A PARCEL OF LAND BEING THAT PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 19 AND THE PREVIOUSLY EXISTING NORTH RIGHT-OF-WAY LINE OF STATE ROAD #44 AS A POINT OF REFERENCE (NOTE: SAID POINT OF REFERENCE IS 50 FEET MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF SAID STATE ROAD NO. 44; THE TRUE RIGHT-OF-WAY LINE IS 165 FEET MEASURED AT RIGHT ANGLE TO SAID CENTER LINE IN THIS AREA); RUN THENCE NORTH 88°54'19" EAST ALONG SAID PREVIOUSLY EXISTING NORTH RIGHT-OF-WAY LINE (SAID LINE BEING 50 FEET MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF SAID STATE ROAD 44) A DISTANCE OF 3436.15 FEET; THENCE NORTH 01°14'18" WEST A DISTANCE OF 115 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE AS NOW LAID OUT FOR POINT-OF-BEGINNING; THENCE SOUTH 88°54'19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 77.29 FEET; THENCE LEAVING SAID NORTH RIGHT OF LINE NORTH 01°38'06" WEST A DISTANCE OF 545 FEET; THENCE NORTH 88°51'46" EAST A DISTANCE OF 844.81 FEET; THENCE SOUTH 19°37'03" WEST A DISTANCE OF 584.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°43'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 128.34; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 88°37'44" WEST A DISTANCE OF 427.41 FEET TO THE POINT-OF-BEGINNING, LESS AND EXCEPT THAT CERTAIN ROAD NO. 6, A FLATTED 60' FOOT RIGHT-OF-WAY, AND SUBJECT TO MATTERS OF PLAT ALL IN CORONADO ACRES, RECORDED IN MAP BOOK 33, PAGE 12, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, (LEGAL STATUS OF PLAT AND ROAD UNKNOWN)

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 88°37'09" WEST ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 44.
2. CURRENT ACCESS TO THE PREMISES IS STATE ROAD 44, A PUBLIC ROADWAY MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12127C0525H, COMMUNITY 125132, CITY OF NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA, EFFECTIVE DATE OF FEBRUARY 19, 2014, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "A" WITHOUT ESTABLISHED BASE FLOOD ELEVATION AND LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THUS, ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PARCEL.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
8. UNDERGROUND FOUNDATIONS, IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
9. UNDERGROUND UTILITIES HAVE BEEN SHOWN AS LOCATED BY ABOVE GROUND VISIBLE EVIDENCE. OTHER FACILITIES MAY EXIST THAT HAVE NOT BEEN LOCATED BY THIS FIRM.
10. SUBJECT PARCELS CONTAIN: 8.492 ACRES (COMBINED).
11. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
12. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 01/27/2026 PER FAC 5J-17.062(2).
13. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED (M) UNLESS OTHERWISE SHOWN AS (C) CALCULATED, (P) PER PLAT OR (D) PER DEED.
14. THE FUTURE RIGHT OF WAY LINE AND TEMPORARY CONSTRUCTION EASEMENT SHOWN HEREON ARE REFERENCED FROM FOOT R/W MAP SECTION 79100, FP NO. 240836-1. IT WAS NOT KNOWN AT THE TIME OF THIS SURVEY IF THE FUTURE RIGHT OF WAY HAD BEEN PURCHASED.

CERTIFIED TO:
RAINBOW INN OCEANFRONT, INC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

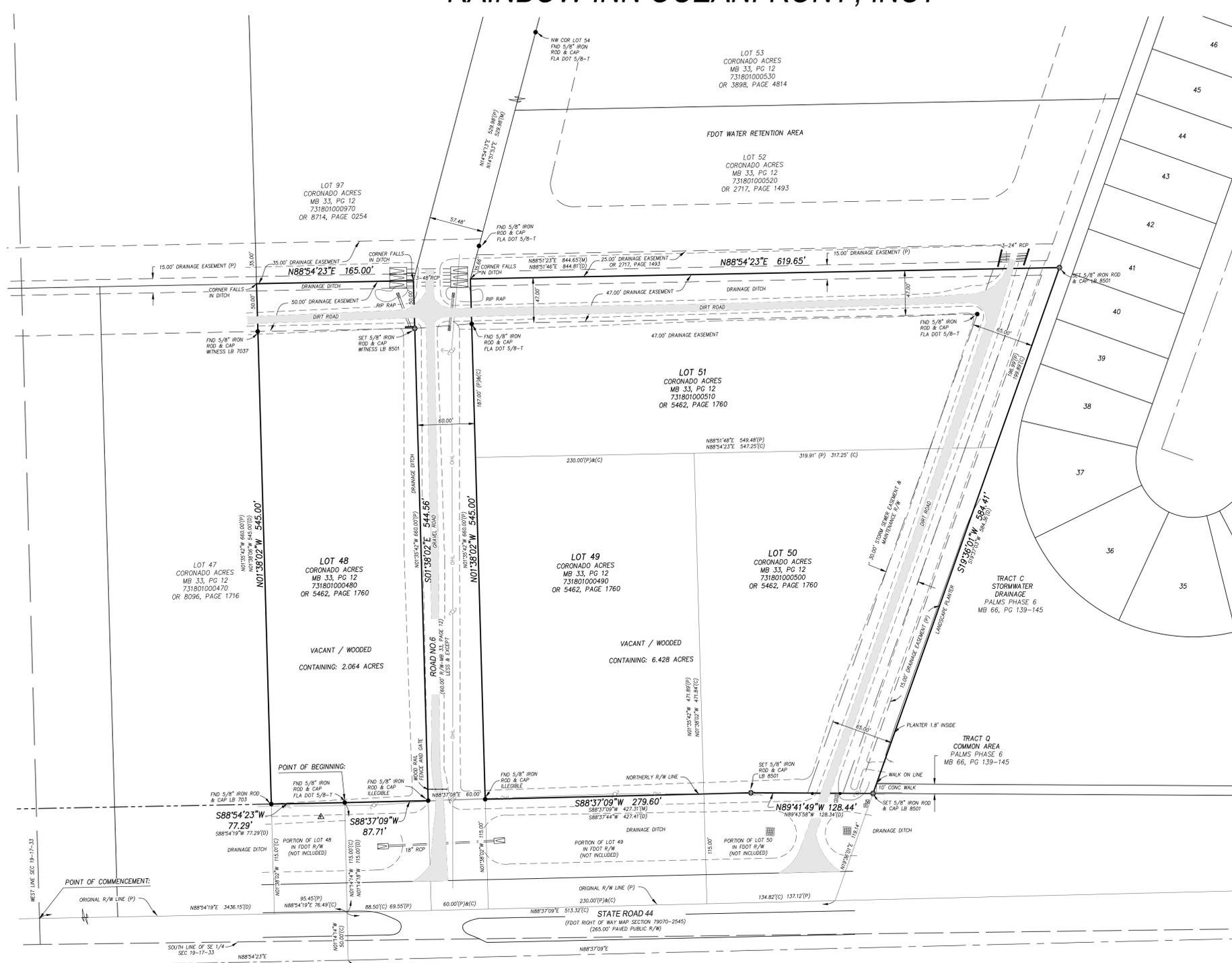
WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGEND AND ABBREVIATIONS:

- | | |
|--------|--|
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| BOT | BOTTOM |
| (C) | CALCULATED |
| CB | CHORD BEARING |
| CCR | CERTIFIED CORNER RECORD |
| CH | CHORD LENGTH |
| CLF | CHAIN LINK FENCE |
| CL | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CMP | CORRUGATED METAL PIPE |
| (D) | DESCRIPTION |
| DIP | DUCTILE IRON PIPE |
| EL | ELEVATION |
| ESMT | EASEMENT |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FDEP | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FND | FOUND |
| GR | GROUND |
| ID | IDENTIFICATION |
| INV | INVERT |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD AND CAP |
| IRV | IRRIGATION CONTROL VALVE |
| L | ARC LENGTH |
| LB | LICENSED BUSINESS |
| LS | LAND SURVEYOR |
| (M) | MEASURED |
| MB | MAP BOOK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NSPS | NATIONAL SOCIETY PROFESSIONAL SURVEYORS |
| NO. | NUMBER |
| (NR) | NOT RADIAL |
| OR | OFFICIAL RECORDS BOOK |
| (P) | PLAT |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE |
| POS(S) | PAGE(S) |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| PNT | POINT OF NON-TANGENT |
| PRC | POINT OF REVERSE CURVATURE |
| PVC | POLYVINYL CHLORIDE |
| (R) | RADIAL |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RLS | REGISTERED LAND SURVEYOR |
| R/W | RIGHT OF WAY |
| SEC | SECTION |
| SF | SQUARE FEET |
| TWP | TOWNSHIP |
| Δ | DELTA (CENTRAL ANGLE) |
| ± | MORE OR LESS |
| ■ | FOUND 4"x4" CM PRM LB 8501 |
| □ | FOUND 4"x4" CM AS NOTED |
| ○ | FOUND NAIL & DISK AS NOTED |
| ● | FOUND NAIL & DISK (LB 8501) |
| ⊙ | FOUND 5/8" IRON ROD & CAP LS4101 |
| ⊚ | FOUND 1/2" IRON ROD LB 7545 |
| ⊛ | SET NAIL & DISK (LB 8501) |
| ⊜ | SET 5/8" IRON ROD & CAP (LB 8501) |
| ⊝ | CONTROL/BENCHMARK AS DESCRIBED |
| ⊞ | CURB INLET GRATE |
| ⊟ | CATCH BASIN |
| ⊠ | STORM MANHOLE |
| ⊡ | SANITARY MANHOLE |
| ⊢ | SANITARY CLEANOUT |
| ⊣ | ELECTRIC MANHOLE |
| ⊤ | ELECTRIC METER |
| ⊥ | ELECTRIC RISER BOX |
| ⊦ | CABLE TELEVISION RISER BOX |
| ⊧ | TELEPHONE RISER BOX |
| ⊨ | IRRIGATION CONTROL VALVE |
| ⊩ | WATER METER |
| ⊪ | WATER VALVE |
| ⊫ | FIRE HYDRANT |
| ⊬ | CONCRETE UTILITY POLE |
| ⊭ | METAL UTILITY POLE |
| ⊮ | WOOD UTILITY POLE |
| ⊯ | UTILITY POLE GUY ANCHOR |
| ⊰ | LIGHT POLE |
| ⊱ | SIGN |
| --- | LINE BREAK |
| -x- | FENCE LINE AS NOTED |
| -o- | OVERHEAD UTILITY LINE |
| -y- | TOP OF BANK |
| -z- | TOE OF SLOPE |
| -100- | EXISTING CONTOUR |
| -s- | SANITARY SEWER LINE |
| -d- | STORM DRAINAGE LINE |
| -w- | WATER LINE |



FB/PG	DATE	DRAWN	REVISION	CKD

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CERTIFICATE OF AUTHORIZATION NO. LB 8501

LOTS 48-51, CORONADO ACRES
LOCATED IN SECTION 19, TOWNSHIP 17 SOUTH, RANGE 33 EAST
VOLUSIA COUNTY, FLORIDA

BOUNDARY SURVEY for:
RAINBOW INN OCEANFRONT, INC.

FB/PG	FIELD DATE	PROJECT NO.
VOLUSIA CO X / XX	01/19/26	1000.063
DRAWING DATE	BY	APPROVED
01/20/26	BWD	WDD
SCALE		1" = 60'