

ALTA/NSPS LAND TITLE SURVEY

Description: (Parcel 1 as per Title Commitment: , Parcel 2 as per Title Commitment: FTPA19-68465)

Parcel 1: Lot 13, 14, 15 and 16, Block 7, FULLER SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 16 of the Public Records of Pinellas County, Florida, less a portion of Lots 13, 14, and 15, Block 7, Fuller Subdivision, as recorded in Plat Book 1, Page 16, Public Records of Pinellas County, Florida being described as follows:

From the Southwest corner of said Lot 13 as the Point of Beginning; thence along the West line thereof, Northerly 40.00 feet; thence leaving said West line Southeasterly 155.24 feet more or less to the Southeast corner of said Lot 15; thence along the South line of said Lots 13, 14 and 15, Westerly 150.00 feet to the Point of Beginning.

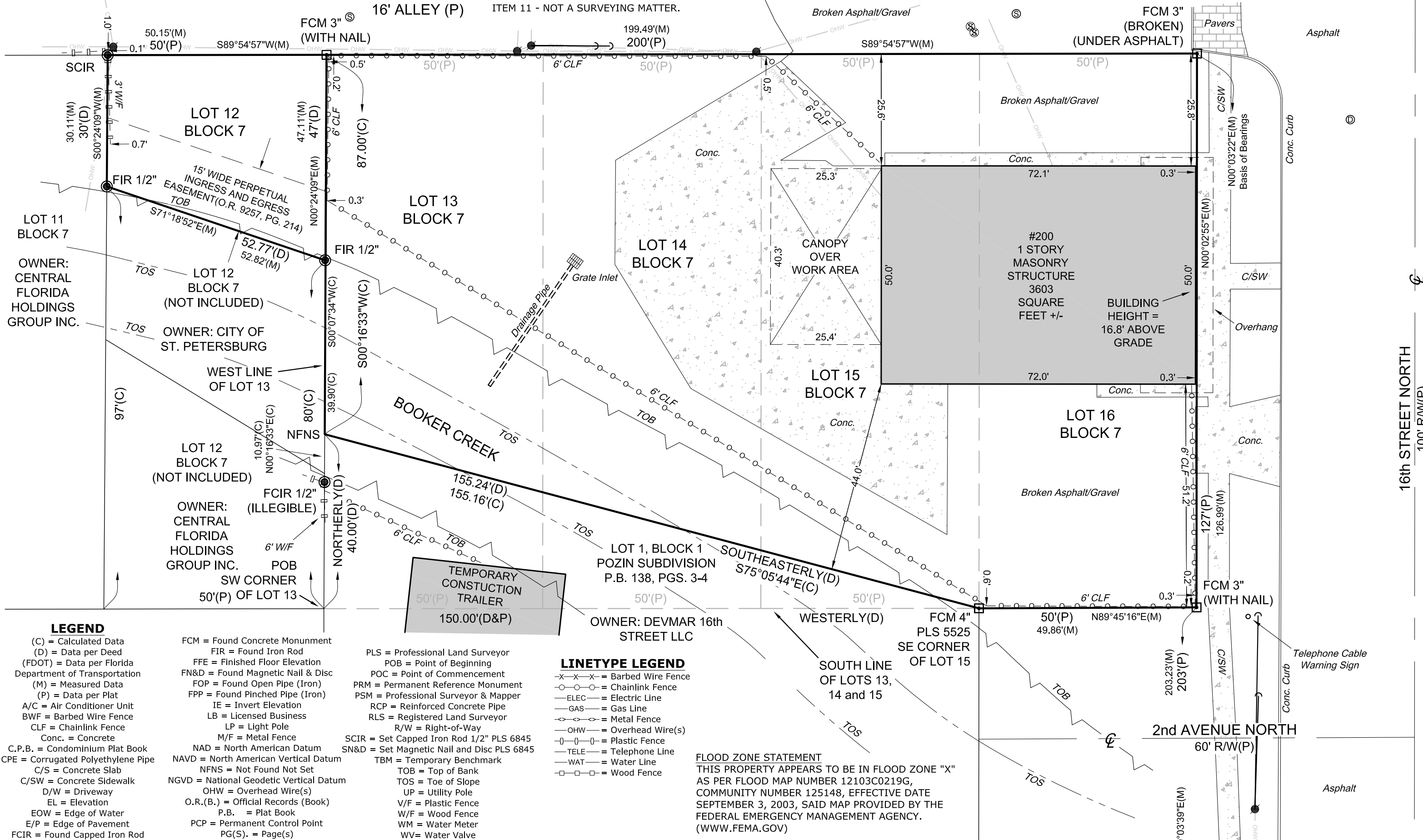
Parcel 2: That portion of Lot 12, Block 7, FULLER SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 1, Page 16, of the Public Records of Pinellas County, Florida, lying North of the North top bank of Booker Creek, as described in Exhibit A of Official Records Book 9257, Page 208.

TITLE COMMITMENT EXCEPTIONS (PARCEL 1): ITEM 1 - NOT A SURVEYING MATTER. ITEM 2 - NOT A SURVEYING MATTER. ITEM 3A - ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, IF ANY, ARE SHOWN HEREON. ITEM 3B - NOT A SURVEYING MATTER. ITEM 3C - NOT A SURVEYING MATTER. ITEM 3D - NOT A SURVEYING MATTER. ITEM 4 - NOT A SURVEYING MATTER. ITEM 5 - NOT A SURVEYING MATTER. ITEM 6 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON PLAT BOOK 1, PAGE 16, ARE SHOWN HEREON. ITEM 7 - NOT A SURVEYING MATTER. ITEM 8 - NOT A SURVEYING MATTER. ITEM 9 - NOT A SURVEYING MATTER. ITEM 10 - NOT A SURVEYING MATTER. ITEM 11 - NOT A SURVEYING MATTER.

TITLE COMMITMENT EXCEPTIONS (PARCEL 2): ITEM 1 - NOT A SURVEYING MATTER. ITEM 2 - NOT A SURVEYING MATTER. ITEM 3A - ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, IF ANY, ARE SHOWN HEREON. ITEM 3B - NOT A SURVEYING MATTER. ITEM 3C - NOT A SURVEYING MATTER. ITEM 3D - NOT A SURVEYING MATTER. ITEM 4 - NOT A SURVEYING MATTER. ITEM 5 - NOT A SURVEYING MATTER. ITEM 6 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON PLAT BOOK 1, PAGE 16, ARE SHOWN HEREON. ITEM 7 - PERPETUAL AND NON EXCLUSIVE EASEMENT PER O.R. 9257, PG. 214, IS SHOWN HEREON. ITEM 8 - NOT A SURVEYING MATTER. ITEM 9 - NOT A SURVEYING MATTER. ITEM 10 - NOT A SURVEYING MATTER. ITEM 11 - NOT A SURVEYING MATTER.



SCALE 1"=20'



LEGEND (C) = Calculated Data (D) = Data per Deed (FDOT) = Data per Florida Department of Transportation (M) = Measured Data (P) = Data per Plat A/C = Air Conditioner Unit BWF = Barbed Wire Fence CLF = Chainlink Fence Conc. = Concrete C.P.B. = Condominium Plat Book CPE = Corrugated Polyethylene Pipe C/S = Concrete Slab C/SW = Concrete Sidewalk DJW = Driveway EL = Elevation EOW = Edge of Water E/P = Edge of Pavement FCIR = Found Capped Iron Rod

FCM = Found Concrete Monument FIR = Found Iron Rod FFE = Finished Floor Elevation FN&D = Found Magnetic Nail & Disc FOP = Found Open Pipe (Iron) FPP = Found Pinched Pipe (Iron) IE = Invert Elevation LB = Licensed Business LP = Light Pole M/F = Metal Fence NAD = North American Datum NAVD = North American Vertical Datum NFNS = Not Found Not Set NGVD = National Geodetic Vertical Datum OHW = Overhead Wire(s) O.R.(B.) = Official Records (Book) P.B. = Plat Book PCP = Permanent Control Point PG(S) = Page(s)

PLS = Professional Land Surveyor POB = Point of Beginning POC = Point of Commencement PRM = Permanent Reference Monument PSM = Professional Surveyor & Mapper RCP = Reinforced Concrete Pipe RLS = Registered Land Surveyor R/W = Right-of-Way SCIR = Set Capped Iron Rod 1/2" PLS 6845 SN&D = Set Magnetic Nail and Disc PLS 6845 TBM = Temporary Benchmark TOB = Top of Bank TOS = Toe of Slope UP = Utility Pole V/F = Plastic Fence W/F = Wood Fence WM = Water Meter WV = Water Valve

LINETYPE LEGEND -X-X- = Barbed Wire Fence -o-o-o- = Chainlink Fence -ELEC- = Electric Line -GAS- = Gas Line -M- = Metal Fence -OHW- = Overhead Wire(s) -P- = Plastic Fence -TELE- = Telephone Line -WAT- = Water Line -W- = Wood Fence

FLOOD ZONE STATEMENT THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS PER FLOOD MAP NUMBER 12103C0219G, COMMUNITY NUMBER 125148, EFFECTIVE DATE SEPTEMBER 3, 2003, SAID MAP PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (WWW.FEMA.GOV)

ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS TABLE A (OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS) (EFFECTIVE FEBRUARY 23, 2016)

- 1) Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. FOUND OR PLACED AND SHOWN HEREON
2) Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. OBSERVED AND SHOWN HEREON
3) Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. SEE NOTE HEREON
4) Gross land area (and other areas if specified by the client). 24,316 SQUARE FEET +/- or 0.558 ACRES +/-
6) (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. NO ZONING LETTER PROVIDED, THE ZONING INFORMATION AND LAND DEVELOPMENT CODE SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR ZONING (DOWNTOWN CENTER-2 (DC-2)) PER http://www.stpete.org/planning_zoning/land_development.php
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter. NO ZONING LETTER PROVIDED, THE ZONING INFORMATION AND LAND DEVELOPMENT CODE SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR, AND REQUIRES INTERPRETATIONS AND OR APPROVAL FOR PLANNED IMPROVEMENTS, THEREFORE THERE ARE NO GRAPHICALLY DEPICTED BUILDING SETBACKS. THE FOLLOWING ARE FROM https://www.municode.com/library/fl/st_petersburg/codes/code_of_ordinances

DC-1 (West of Dr. Martin Luther King, Jr. Street) and DC-2 Setbacks along street, excluding alleys
• 0 to 50 ft. high
0 ft.
• Above 50 ft.
10 ft.
Exemptions:
• For lots of record that are equal to or less than 50 ft. in depth or 8,000 sq. ft. in total area, the 10-foot setback above 50 ft. is not required.
• When buildings have a first floor plate of less than 16,000 sq. ft., the 10-foot setback above 50 ft. is encouraged but not required.

Surveyor's Certification: The survey shown hereon and the field observations on which it is based are accurate to the best of my knowledge and belief. Unless a digital file with electronic signature, this survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
To THOMAS P. MATTHEWS, FIDELITY NATIONAL TITLE OF FLORIDA, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY:
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 include Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 13, and 16 of Table A thereof. The fieldwork was completed on January 17, 2019.
Unless a digital file with an electronic signature below, not valid without the presence of original raised seal.

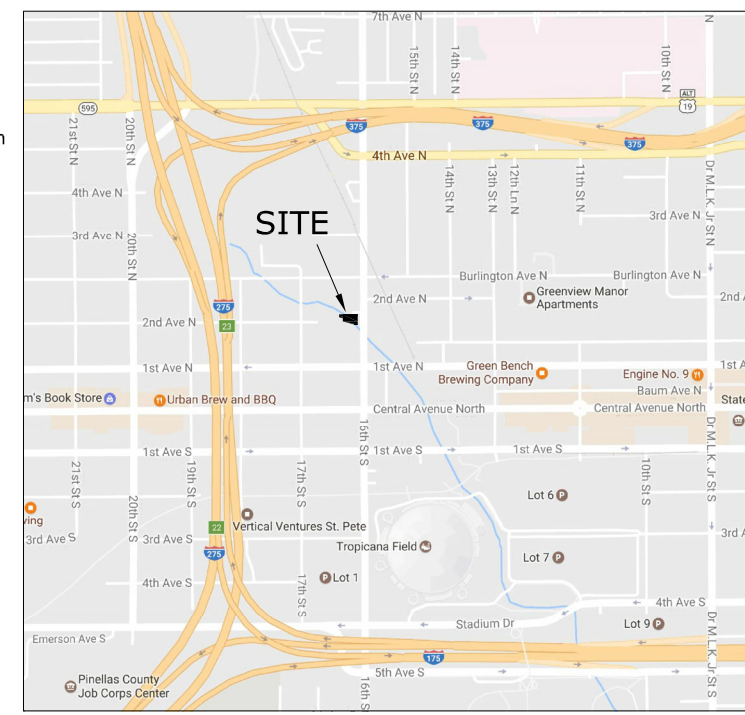
Jonathan S. Branson Date of Plat or Map: 01/28/2019 Florida Registered Land Surveyor #6845

Field Date: 01/17/2019
Revision: ----
Revision: ----
Field Observations: J.S.B.
Field Book: 2019-01/06
FBK File: 2019004-20190117.FBK
Drafting: J.S.B.
File Name: 2019004-20190128.dwg
Print Date: 1/28/2019 11:00:58 AM

- For buildings that do not exceed 75 ft. in height, the 10-foot setback above 50 ft. is not required.
Distances between buildings
• Blank wall to blank wall, up to 50 ft. high
0 ft.
• Blank or window wall to window wall up to 50 ft. high
15 ft.
• All conditions 50 ft. to 200 ft. high
60 ft.
• All conditions above 200 ft.
80 ft.
Exemptions:
For all conditions above 50 ft. on lots of record with an average lot width equal to or less than 120 ft., the property shall qualify for a reduced minimum interior building setback from each interior, shared property line. The reduced setback shall be equal to 25% of the lot width, or 15 feet, whichever is greater. This setback shall be measured from the interior, shared property line. This reduction is not a substitute for the "distance between buildings" requirement when measured across public alleys or between multiple buildings on a single property and shall not be used in conjunction with the one-half "distance between buildings" measurement provided for in this Section.

- Maximum floor plate above 50 ft.
20,000 sq. ft. per building
7) (a) Exterior dimensions of all buildings at ground level. SHOWN HEREON
(b) Square footage of:
(1) exterior footprint of all buildings at ground level. SHOWN HEREON
(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. SHOWN HEREON
8) Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SHOWN HEREON
13) Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." SHOWN HEREON
16) Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EVIDENCE OF DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WAS OBSERVED

SYMBOL LEGEND
= Backflow Preventor
= Boundary Monumentation (See note for full description)
= Cable Box
= Centerline
= Cleanout (Storm)
= Decorative Light
= Electric Box
= Fire Hydrant
= Gas Meter
= Grease Trap
= Guy Anchor
= Light Pole
= Mailbox
= Manhole (Sanitary)
= Manhole (Storm)
= Manhole (Telephone)
= Sewer Valve
= Spot Elevation
= Telephone Box
= Utility Pole
= Well
= Water Meter
= Water Valve



Surveyor's Notes:
1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. Property lines that are measured and shown hereon will be labeled with a bearing and a distance. In the case that the original survey or plat has interior angles shown instead of bearings, each line may only have a distance shown.
4. All mapped features shown hereon were observed by the signing surveyor of this survey unless otherwise specified.
5. This survey was prepared WITH TITLE COMMITMENT ORDER NUMBER: FTPA19-68462 (FOR PARCEL 1), COMMITMENT DATE: JANUARY 6, 2019 AT 08:00 AM, PREPARED BY FIDELITY NATIONAL TITLE OF FLORIDA, INC.; WITH TITLE COMMITMENT ORDER NUMBER: FTPA19-68465 (FOR PARCEL 2), COMMITMENT DATE: JANUARY 6, 2019 AT 08:00 AM, PREPARED BY FIDELITY NATIONAL TITLE OF FLORIDA, INC.
6. Horizontal control for this survey has been verified by redundant measurements or traverse closures. Closure accuracy obtained is 1:34042 which is premised on the type of survey and expected use of the survey. The horizontal datum is NAD 1983, as referenced to a local temporary coordinate system. Bearings are referenced to the WESTERLY RIGHT-OF-WAY LINE OF 16th STREET NORTH, BEING ASSUMED AS N00°03'22"E, as determined by field observations of said line.
7. Vertical control for this survey is based on observations of the Florida Department of Transportation Permanent Reference Network using a Leica GS14 GPS sensor. Elevations shown hereon are referenced to the NAVD 1988 datum.
8. Contours are shown at an interval of 1 foot.
9. Published elevations or coordinates of control established by others stated hereon are as retrieved as of the date of this survey.
10. Public records indicated hereon are of the county of which this parcel lies unless otherwise noted.
11. Planimetric features shown hereon were determined by standard field surveying methods.
12. If property corners are inaccessible or a physical obstruction at the property corner exists, the corner will not be physically recovered or established, but mathematical ties from the nearest physical improvements and/or structures will be shown to indicate the location of said property corners.
13. Fence ties to the property lines lie on the same side of the line as the dimension text. Fence lines shown hereon are shown in a special linetype for clarity, said linetype does not intend to show the location of individual fence posts.
14. Shown anywhere on this survey, the word "certify" or "certification", is understood to be an expression of a professional opinion based upon this surveyor's best knowledge, information, and belief, and that it constitutes neither a guarantee or a warranty.
15. Flood information shown on the face of this survey is for informational purposes, the municipality or governing authority holding jurisdiction shall be contacted prior to any judgements being made from this information.
16. Zoning information shown or noted hereon is based on information available during the preparation of the survey. This information shall be verified with the governing authority prior to any determinations or design.
17. This survey is not intended to show the location or existence of any jurisdictional, hazardous, or environmentally sensitive areas.
18. Underground utilities shown hereon are based on surface markings and/or above ground structures that indicate underground utilities. No excavation was performed for the location of said utilities.

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