

SURVEYOR'S NOTES

Purpose: This is an ALTA/NSPS Land Title Survey made of the "Subject Property" in accordance with the 2021 Minimum Standard Detail Requirements and includes the following numbered items from Table A, thereof. The "Subject Property" is that certain property shown and described hereon. This survey was made on the ground under the supervision of a registered land surveyor and all measurements are field measurements in feet, unless otherwise indicated. The as-surveyed boundaries of the Subject Property are contiguous with the adjoining properties, with no gaps or overlaps, unless otherwise shown hereon, and the as-surveyed boundaries depict the same property described in the title commitment referenced hereon.

1. Monuments: Monuments have been set or found in place as indicated hereon. Onsite horizontal and vertical control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million of the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution, oriented horizontally to "Grid North" as derived from the State Plane Coordinate System for the State of FL, Zone North, North American Datum of 1983 (NAD83), 2011 adjustment, and oriented vertically to the North American Vertical Datum of 1988 (NAVD88), computed using GEOID 18.

2. Property Address: The subject property is vacant and currently has no address.

3. Flood Zone Designation: The Subject Property falls within Flood Zone A, as shown on the Flood Insurance Rate Maps, Map Number 12005C0329H, map revised 06/02/2009. No field work to determine ground elevations was performed in conjunction with this flood zone determination.

4. Gross Land Areas: See CURRENT CONDITIONS SUMMARY. Areas based on field survey measurements.

5. Vertical Relief: Contours shown hereon are on a one-foot interval. All elevations are in feet and refer to the North American Vertical Datum of 1988 (NAVD88). On-site benchmark is as shown or noted hereon. Onsite vertical control was established through GPS observations.

6. Zoning Report: See ZONING INFORMATION hereon.

7. Building Dimensions: See CURRENT CONDITIONS SUMMARY.
 (a) Exterior dimensions of all buildings at ground level are as shown hereon.
 (b) Square footage of: (1) exterior footprint of all buildings at ground level are as shown hereon; (2) other areas as specified by the client, not applicable.
 (c) Measured height of all buildings above grade, are shown at the point of measurement as specified hereon.

8. Substantial Features: Substantial features observed in the process of conducting the fieldwork are as shown and noted hereon. This surveyor did not observe visible evidence of burial grounds or cemeteries on the Subject Property and no information as to the existence of such has been provided to this surveyor. Trees, shrubs and other minor features that are not plottable at the scale of this map were not located and are not a part of this survey by agreement.

9. Parking Areas: See CURRENT CONDITIONS SUMMARY. Number and type (e.g., disabled, motor, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. THE PARKING ON THE SUBJECT PROPERTY IS FADED.

10. Division or Party Walls: N/A

11. Underground Utilities: Observed evidence of underground utilities is as shown or noted hereon. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey. Only visible and accessible underground utilities have been made a part of this survey with reference to invert elevations, pipe sizes, directions of flow, or other accessible underground utility characteristics. OTHER SOURCES such as plans, reports or utility markings indicating the location of underground utilities that have been arranged for or otherwise provided to the undersigned hereon. The undersigned makes no representation as to validity of underground utility locations obtained from such OTHER SOURCES. Minor utility features that are not plottable at the scale of this map (e.g., clean-outs, sprinkler heads, valves, old paint markings, etc.) have not been located and are not a part of this survey by agreement. Notice is hereby given that "Call 811" or other similar or appropriate utility location service should be notified forty-eight (48) hours in advance of any excavation at this site.

12. Government Agency Requirements: None specified by the client.

13. Adjainers: Adjoining property owners have been identified hereon based on tax roll information obtained from the County's GIS website.

14. Nearest Intersecting Streets: Not specified by the client.

15. Remote Sensing: N/A

16. Earth Moving Work: No earth moving activity, building construction activity or on-going building addition(s) activity was observed during the course of conducting the fieldwork.

17. Right-of-Way Changes: No information relative to proposed changes in street right-of-way lines has been made available to this surveyor. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork. The Subject Property has indirect access for ingress and egress to West 23rd Street, as shown hereon.

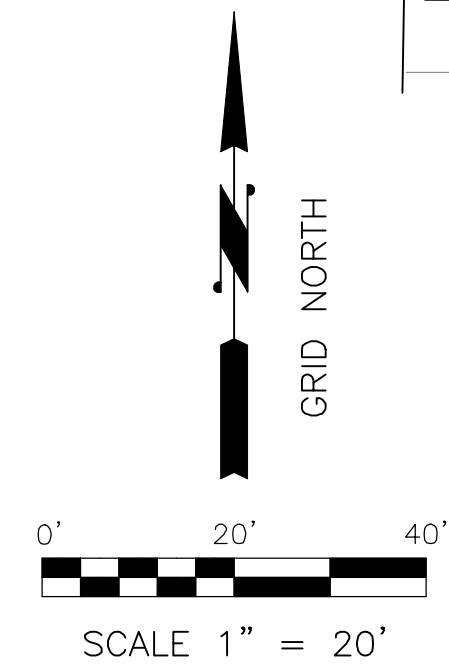
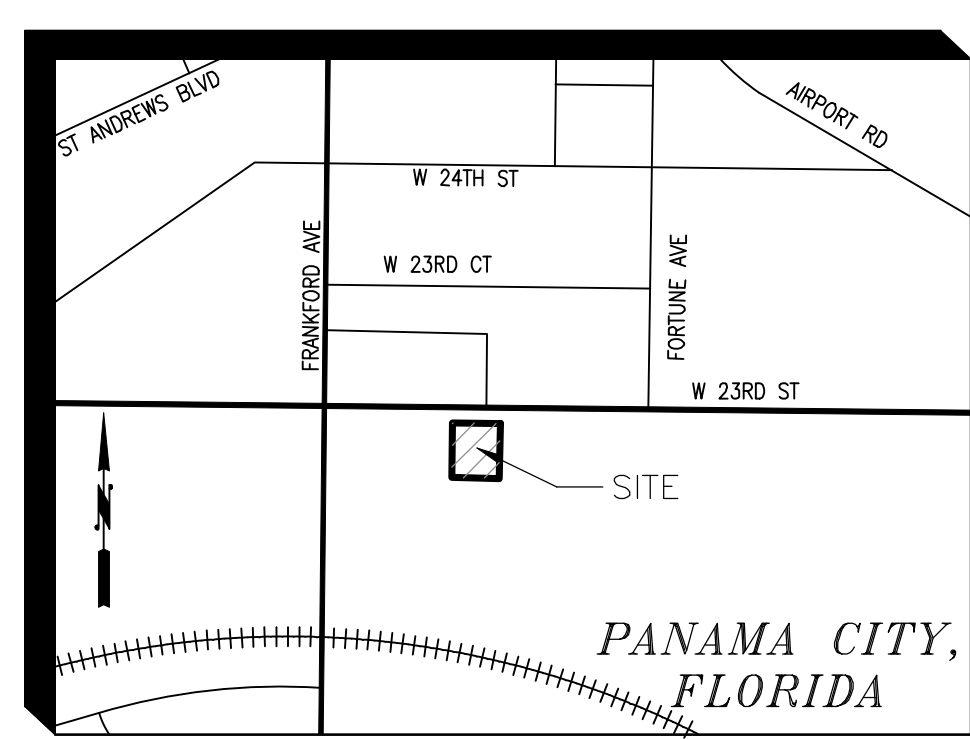
18. Offsite Appurtenant Easements: N/A

19. Professional Liability Insurance: ESP Associates AL, Inc., carries professional errors and omission (E&O) liability insurance.

20. The date of field survey is the last time that either field or office personnel were onsite and the last direct knowledge that this surveyor has of site conditions. Date of map or plat preparation and date of signature, have no relationship to actual site conditions as depicted on this map. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "RED" SEAL OF A LICENSED LAND SURVEYOR.

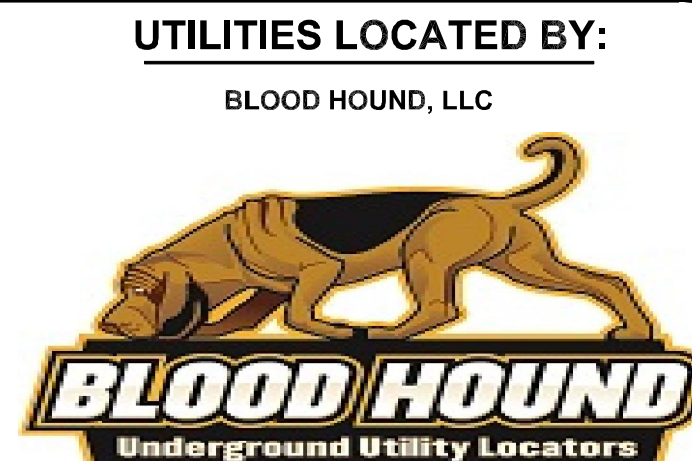
SOURCE BENCHMARK

Point	Northing	Easting	Elevation	Description
CP # 1	434353.907	1592663.268	20.29	MAG NAIL SET IN TOP OF CURB
CP # 2	434360.901	1592430.033	19.29	MAG NAIL SET IN ASPHALT
CP # 3	434559.107	1592436.942	20.69	MAG NAIL SET IN TOP OF CURB



LEGEND	
CONCRETE WALK OR PAD	GRATE INLET
P.O.C. - POINT OF COMMENCEMENT	○-CPOLE WITH SINGLE LIGHT
P.O.B. - POINT OF BEGINNING	○-UTILITY POLE
(D) - DEEDED MEASUREMENT	▷-GUY ANCHOR
MNF - MAG NAIL FOUND	○-STORM SEWER MANHOLE
CRF - CAPPED REBAR FOUND	W - WATER LINE
▲ - CALCULATED POINT	SS - SANITARY SEWER LINE
● - MONUMENT FOUND	UNK - UNKNOWN UTILITY
⊕ - FIRE HYDRANT	— - RIGHT-OF-WAY LINE
⊙ - WATER SPIGOT	— - PROPERTY LINE
⊕ - WATER VALVE	— - EASEMENT LINE
	1' CONTOUR LINE
	5' CONTOUR LINE
	G - GAS LINE
	OP - OVERHEAD POWER LINE
	UP - UNDERGROUND POWER LINE

ZONING INFORMATION
PANAMA CITY, FLORIDA
GC-2 GENERAL COMMERCIAL - 2
 DENSITY DWELLING UNITS: N/A
 LOT COVERAGE: 90%
 MAXIMUM BUILDING HEIGHT: NONE
 FLOOR AREA RATIO: 3
 SITE AREA: N/A
 LOT WIDTH: N/A
 FRONT SETBACK: 15 FEET
 SIDE SETBACK: NONE STATED
 REAR SETBACK: 20 FEET



UTILITIES LOCATED BY:
 BLOOD HOUND, LLC
 P.O.C.
 NE CORNER
 NW QUARTER
 SECTION 31
 TOWNSHIP 3 SOUTH
 RANGE 14 WEST
 BAY COUNTY, ALABAMA

FLORIDA 811 TICKET#
 304206728 DATED 11/02/2022

TITLE DESCRIPTION
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89°02'20" WEST ALONG THE NORTH LINE OF SAID SECTION 31 FOR 1075.00 FEET; THENCE SOUTH 01°32'00" WEST FOR 72.00 FEET; THENCE NORTH 89°02'20" WEST FOR 855.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°57'40" WEST FOR 228.00 FEET; THENCE NORTH 89°02'20" WEST FOR 256.05 FEET; THENCE NORTH 00°57'40" EAST FOR 228.00 FEET; THENCE SOUTH 89°02'20" EAST FOR 256.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE LANDS DESCRIBED IN THE WARRANTY DEED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 1256, PAGE 207.

AND
 LESS AND EXCEPT THAT PORTION DESCRIBED IN THE SPECIAL WARRANTY DEED TO FIKES WHOLESALÉ, INC., RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 4576, PAGE 1050.

AS SURVEYED DESCRIPTION:
 A Parcel of land located in the Northwest ¼ of Section 31, Township 3 South, Range 14 West, Tallahassee Principal Meridian, Bay County, Florida, being more particularly described by the following metes and bounds description, the bearings and distances of which are based on Grid North as derived from the State Plane Coordinate System for the State of Florida, Zone North, North American Datum of 1983 (NAD83), 2011 adjustment, to wit:

Commence at the Northeast Corner of the Northwest ¼ of said Section 31; run thence N89°02'20"W Deed Book 4576, Page 1050) for a distance of 1075.00 feet; thence S01°34'26"W for a distance of 72.00 feet, to a point on the south right-of-way line of West 23rd Street as it presently exists; thence along said right-of-way N89°02'20"W for a distance of 855.73 feet to the Point of Beginning of the Parcel herein described and a found 1/2" capped rebar (GPH); thence leaving said right-of-way S00°54'40"W for a distance of 228.00 feet to the north margin of an unnamed access road (or alley) and a found 1/2" capped rebar (GPH); thence along said north margin N88°56'29"W for a distance of 207.66 feet to the southeast corner of that certain parcel or tract of land as described in Deed Book 4576, Page 1050, public records of Bay County, Florida; thence along the east boundary thereof N00°45'37"E for a distance of 228.00 feet to a point on the south right-of-way line of the aforesaid West 23rd Street; thence along said south right-of-way S89°59'24"E for a distance of 207.66 feet to the Point of Beginning. The above-described Parcel containing 1.086 acres, 47,299 square feet, more or less.

THIS IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 22-293FRH WITH AN EFFECTIVE DATE OF 08/23/2022 @5:00 P.M.

NOTES CORRESPONDING TO SCHEDULE B - PART II CHICAGO TITLE INSURANCE COMPANY FILE NO. 22-293FRH
 Dated: 08/23/2022 @ 5:00 p.m.

Items 1 - 5 are not survey related issues, or are not applicable to Subject Property, or were omitted from Schedule B II; therefore, no opinion is offered herein by the undersigned as to their respective locations or possible affect on the Subject Property. All recording information shown hereon, refers to the public records of the County and State within which the Subject Property is situated. Notice is hereby given that there may be other documentary matters, both public and private, affecting the Subject Property not provided to this surveyor and not reflected hereon.

Land Lease Agreement "B" between J. B. Jinks Construction Co., Inc. and Hendrick Outdoor, Inc. recorded in Official Records Book 1050, Page 1286 and Assignment of said Lease to Union Planters National Bank of Memphis recorded in Official Records Book 1091, Page 1853. [CANNOT BE PLOTTED WITH THE INFORMATION PROVIDED IN THESE DOCUMENTS]

Easements with Covenants and Restrictions as recorded in Official Records Book 1247, Page 525; Amendment recorded in Official Records Book 1300, Page 1848; Second Amendment recorded in Official Records Book 3266, Page 1922; and Consent and Joinder of McDonald's Corporation to Second Amendment recorded in Official Records Book 3269, Page 1370. [ARE BLANKET IN NATURE OVER THE SUBJECT PROPERTY]

Lease Agreement between K & G Associates and The Lamar Corporation recorded in Official Records Book 1296, Pages 152. [CANNOT BE PLOTTED WITH THE INFORMATION PROVIDED IN THESE DOCUMENTS]

Terms and conditions of the Covenant Not to Complete recorded in Official Records Book 1300, Page 1909 [IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY]

SURVEYOR'S CERTIFICATION

To:

 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), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 16, 17 and 19 of Table A thereof.

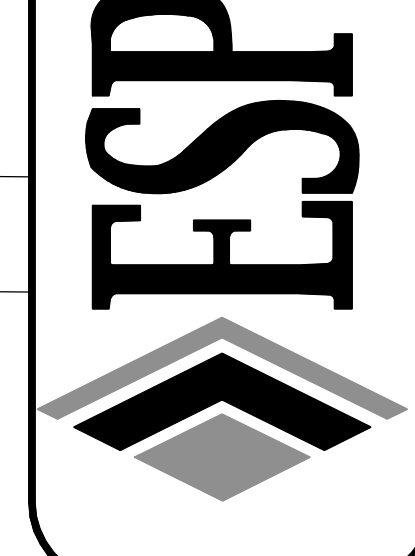
The fieldwork was completed on November 14, 2022.

I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information and belief.

PRELIMINARY

Date of Signature: _____
 Jeffery N. Lucas, JD, PLS, Esq.
 Florida Professional Land Surveyor No. 4106

ESP Associates AL, Inc.
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 Panama City, AL 36524
 205-664-8498 (AL)
 3475 Lakemont Blvd
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 803-582-2444 (SC)
 www.espsurveyors.com



ALTA/NSPS LAND TITLE SURVEY FOR
 CARTER ENGINEERING CONSULTANTS, INC
 WEST 23rd STREET
 PANAMA CITY
 BAY COUNTY, FLORIDA

MAP DATE	SCALE		
11/17/2022	1" = 20'		
SURVEY DATE	DRAWN		
11/14/2022	BBY		
FIELD BOOK	CHECKED		
N/A	JNL		
CREW CHIEF			
RD			
REVISIONS			
No.	DATE	BY	REVIEW
1	12/19/22	BBY	JNL
MODIFIED PARCEL WITH LESS AND EXCEPT 4576-1050			
2	1/04/23	BBY	JNL
ADDED AS SURVEYED DESCRIPTION			
-DESCRIPTION- ALTA/NSPS LAND TITLE SURVEY			
ESP PROJ. NO. K196.800.000			
SHEET			
1 OF 1			