

TITLE REPORT LEGAL DESCRIPTION

BEGIN AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE NORTH 88 DEGREES 18 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION FOR A DISTANCE OF 460.00 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 234.37 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (STATE ROAD #30 160' R/W); THENCE NORTH 80 DEGREES 14 MINUTES 44 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 471.31 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE NORTH 00 DEGREES 54 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 140.85 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, SANTA ROSA COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS CONVEYED TO THE STATE OF FLORIDA PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3428, PAGE 1609 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN THE STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT, NUMBER ATP0432 WITH AN EFFECTIVE DATE OF MAY 3, 2018 AT 8:00 AM.

MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS IS PER TITLE COMMITMENT'S RECORD DESCRIPTION.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
0	0	0	0	0
- N3 THE SITE ADDRESS WAS NOT POSTED AND NO ADDRESS IS LISTED ON THE SANTA ROSA COUNTY, FLORIDA GIS WEBSITE. THE PARCEL IDS ARE 282S280000004000000 AND 282S2830200000000A0.
- N4 THE DATA SHOWN HEREON WAS PRODUCED FROM A "GROUND RUN" RANDOM SHOT SURVEY UTILIZING ELECTRONIC MEASURING DEVICES.
- N5 IF BUILDINGS ARE SHOWN HEREON, THEIR DIMENSIONS WERE AS FIELD MEASURED ALONG THE FIRST FLOOR EXTERIOR WALL LINES.
- N6 THE PROPERTY LINE MEASUREMENTS SHOWN HEREON ARE AS PER THE PLAT/DEED AND FIELD MEASURED. THE BEARINGS, IF SHOWN, ARE BASED ON THE RECORDED PLAT.
- N7 SURVEY PREPARED BY: CARR & ASSOCIATES ENGINEERS, INC. 153 CAHABA VALLEY PARKWAY PELHAM, AL 35124 205-664-8498 bartcarr@carrengineers.com
- N8 ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- N9 THE FIELD ERROR OF CLOSURE IS GREATER THAN ONE IN 15,000.
- N10 THE SURVEYOR WAS NOT INFORMED OF THE EXISTENCE OF ANY CEMETERIES ON THE PROPERTY SHOWN HEREON, AND NONE WERE OBSERVED.
- N11 THIS SURVEY PLAT MAY NOT BE RECORDED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR OR CARR & ASSOCIATES ENGINEERS, INC.
- N12 TABLE A6: A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR PER THE ALTA STANDARDS.
- N13 TABLE A11: THIS SURVEYOR WAS NOT PROVIDED MAPPING OF THE UNDERGROUND UTILITIES AS PER THE ALTA/ACSM STANDARDS. HOWEVER, IT APPEARS THAT IF THE FOLLOWING UTILITIES EXIST, THE GAS, WATER, POWER, AND PHONE UTILITIES WOULD SERVE THE SUBJECT PROPERTY FROM PUBLIC RIGHT-OF-WAYS, EXCEPT AS SHOWN HEREON. SEE UTILITY NOTES.
- N14 TABLE A13: THE NAMES OF ADJACENT LANDOWNERS ARE SHOWN HEREON PER THE CURRENT SANTA ROSA COUNTY TAX ROLL.
- N15 TABLE A16: THERE WAS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DATE SHOWN HEREON.
- N16 TABLE A17: THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- N17 TABLE A18: THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- N18 TABLE A19: THERE ARE NO WETLANDS HEREON ACCORDING TO THE U.S. WILDLIFE AGENCY NATIONAL WETLANDS INVENTORY AND AS OBSERVED.
- N19 THE TWO PARCELS (1 AND 2) ARE ADJACENT TO EACH OTHER AND THERE ARE NO GAPS AND/OR GORES.
- N20 SAID PARCEL OF LAND CONTAINS 86,980.68 SQUARE FEET OR 1.997 ACRES, PARCEL A CONTAINS 4,337.07 SQUARE FEET OR 0.1 ACRES. THE LESS AND EXCEPT PARCEL CONTAINS 367.37 SQUARE FEET OR 0.008 ACRES.
- N21 THE SURFACE HAD NOT BEEN PAVED; IT WAS ONLY GRAVEL AT THE TIME OF THE SURVEY.
- N22 THERE ARE UNPAVED STRIPES.
- N23 PROJECT HORIZONTAL AND VERTICAL DATUM IS BASED ON OPUS, NGVD '88.

SURVEY RELATED ITEMS CORRESPONDING TO EXCEPTIONS TO COVERAGE IN TITLE REPORT

- 9 MEMORANDUM OF LEASE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2409, PAGE 1981. SURVEYORS NOTE: THIS LEASE AGREEMENT WOULD INCLUDE THE SUBJECT PROPERTY. HOWEVER, THIS LEASE WAS FOR A TERM OF TEN (10) YEARS WHICH BEGAN APRIL 20, 2004 AND IT MAY HAVE BEEN RELEASED OR OTHERWISE TERMINATED.
- 11 EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3583, PAGE 693. SURVEYOR NOTE: THIS EASEMENT IS PLOTTED AND SHOWN HEREON.

ZONING INFORMATION

SUBJECT PROPERTY

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (BEYOND THOSE REQUIRED UNDER PARAGRAPH 54 OF THE ALTA STANDARDS) UNLESS "NONE" IS STATED BELOW. THE SOURCE OF THIS INFORMATION VIA THE CITY OF GULF BREEZE AS VISITED ON JUNE 12, 2017.

ZONED: "HCD - HIGHWAY COMMERCIAL DEVELOPMENT DISTRICT"

MAX SIZE LOT: NONE

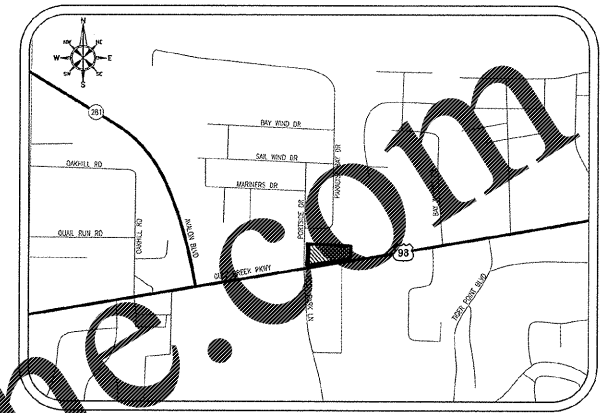
MINIMUM LOT SIZE: THE MINIMUM WIDTH OF ANY LOT DEVELOPED FOR COMMERCIAL USES SHALL BE ONE HUNDRED (100) FEET WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE AND SHALL HAVE A MINIMUM WIDTH AT THE STREET RIGHT-OF-WAY LINE OF NOT LESS THAN ONE HUNDRED (100) FEET TO ALLOW FOR ADEQUATE INGRESS AND EGRESS AND ACCEL. / DECEL. LANES; HOWEVER, MULTIPLE ATTACHED BUSINESSES MAY OCCUPY THE SAME LOT.

MINIMUM BUILDING SETBACKS:

- SETBACKS ALONG COLLECTOR OR ARTERIAL ROADS: THE MINIMUM REQUIRED BUILDING SETBACK ALONG COLLECTOR OR ARTERIAL ROAD, SHALL BE AS FOLLOWS:
 - ALONG A COLLECTOR ROAD, THE MINIMUM REQUIRED BUILDING SETBACK SHALL BE TWENTY-FIVE (25) FEET.
 - ALONG AN ARTERIAL ROAD, THE MINIMUM REQUIRED BUILDING SETBACK SHALL BE FIFTY (50) FEET.
- FRONT SETBACK: THERE SHALL BE A FRONT BUILDING SETBACK FROM ANY RIGHT-OF-WAY OF NOT LESS THAN FIFTY (50) FEET FOR ALL USES EXCEPT AS PROVIDED IN SECTION 2.10.02.
- SIDE SETBACK: EXCEPT AS PROVIDED IN SECTION 2.10.04, THERE SHALL BE A FIVE (5) FOOT SIDE BUILDING SETBACK FOR COMMERCIAL USES (EXCLUDING MULTIPLE FAMILY DWELLINGS, HOTELS, MOTELS, GUEST HOUSES, AND OTHER TRANSIENT QUARTERS) EXCEPT IN THE FOLLOWING SITUATIONS:
 - ON ANY SIDE OF A LOT OR PROJECT PARCEL WHICH ABUTS ANY RESIDENTIAL USE OR ZONE, A SIDE BUILDING SETBACK OF THIRTY (30) FEET SHALL BE PROVIDED.
 - ON ANY SIDE OF A LOT OR PROJECT PARCEL WHICH ABUTS ANY RIGHT-OF-WAY WHICH IS CLASSIFIED AS AN ARTERIAL ROAD, SIDE BUILDING SETBACK OF TWENTY-FIVE (25) FEET SHALL BE PROVIDED.
 - ADDITIONALLY, WHEN NONE OF THE ABOVE SITUATIONS APPLY, THE MINIMUM SIDE SETBACK FOR MULTIPLE FAMILY DWELLINGS, HOTELS, MOTELS, GUEST HOUSES, AND OTHER TRANSIENT QUARTERS, SHALL NOT BE LESS THAN EIGHT (8) FEET.
- REAR SETBACK: THERE SHALL BE A REAR BUILDING SETBACK FOR ALL USES HAVING A DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET, EXCEPT AS PROVIDED IN SECTION 2.10.03.

OPEN SPACE/LANDSCAPING: EVERY LOT OR PROJECT PARCEL IN THIS DISTRICT (EXCLUDING HOTELS, MOTELS, GUEST HOUSES AND OTHER TRANSIENT QUARTERS) SHALL HAVE A MINIMUM OF FIFTEEN (15) PERCENT OF THE TOTAL PARCEL AREA SET ASIDE FOR OPEN LANDSCAPED AREA. HOTELS, MOTELS, GUEST HOUSES, AND OTHER TRANSIENT QUARTERS SHALL HAVE A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THE TOTAL PARCEL AREA SET ASIDE FOR OPEN LANDSCAPED AREA.

PARKING REQUIREMENTS: (RETAIL AND COMMERCIAL) ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA IN THE BUILDING PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES.



VICINITY MAP

ZONING CLASSIFICATIONS

ELU: EXISTING LAND USE
 FLU: FUTURE LAND USE
 COMM: COMMERCIAL
 SFR: SINGLE FAMILY RESIDENCE
 MCR: MIXED RESIDENTIAL COMMERCIAL

STATEMENT OF ENCROACHMENTS

E1 FOR BOOK 3428, PAGE 1609 IS PLOTTED HEREON AS THE CROSS-HATCHED AREA (XXXX). THIS EXCEPTION LEAVES RESIDUAL AREA OF PRIVATE PROPERTY WITHIN THE APPARENT ROADWAY RIGHT-OF-WAYS.

UTILITY NOTE

- 1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND FROM SURFACE GROUND MARKINGS.
- 2 UTILISURVEY, LLC, (404-312-6912) WAS UTILIZED FOR UNDERGROUND LINE LOCATING SERVICES.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 12113005436, DATED DECEMBER 19, 2006 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON JUNE 12, 2017 VIA WEBSITE. (www.fema.gov)

- MONUMENTATION FOUND
- CALCULATED POINT
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- GUY WIRE
- POLE WITH SINGLE LIGHT
- TRANSFORMER PAD
- FIRE HYDRANT
- WATER METER
- WATER SHUTOFF VALVE BOX
- WATER VALVE
- TELEPHONE PEDESTAL
- SANITARY SEWER CLEANOUT
- SANITARY SEWER VALVE
- GRATE INLET
- SIGN
- GAS VALVE
- CABLE TV PEDESTAL
- BOLLARD
- FIBER OPTIC MARKER
- IRON PIN FOUND
- DEED MEASUREMENT
- MEASURED MEASUREMENT
- PLAT BOOK
- PAGE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- OVHD POWER LINE
- UNGRD POWER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- STORM SEWER PIPE
- TREE LINE
- CONCRETE WALK OR PAD

LEGEND

ALTA/ACSM LAND TITLE SURVEY

FOR 3858 Gulf Breeze Pkwy
 PARTNER PROJECT NUMBER 18-186245.4
 ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY COMMITMENT, NUMBER ATP0432, WITH AN EFFECTIVE DATE OF MAY 3, 2018 AND TIME OF 8:00 A.M.

CERTIFICATION

TO: CFT NV DEVELOPMENTS, LLC, AND/OR ITS AFFILIATED ENTITIES, SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY, AND PARTNER ENGINEERING AND SCIENCE

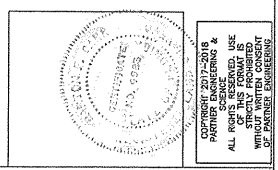
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16 (IF APPLICABLE), 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 5, 2017, UPDATED ON MAY 17, 2018.

PROPERTY ADDRESS: 3858 GULF BREEZE PARKWAY, GULF BREEZE, FLORIDA

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

11/20/18
 SURVEYOR'S SIGNATURE

SURVEYOR: BARTON F. CARR
 REGISTRATION NUMBER: 4983
 STATE OF REGISTRATION: FLORIDA
 FIELD DATE OF SURVEY: JUNE 5, 2017, UPDATED JULY 31, 2018
 UPDATED DATE: JUNE 15, 2017
 UPDATED DATE: MAY 17, 2018
 UPDATED DATE: JUNE 11, 2018
 UPDATED DATE: JULY 31, 2018
 UPDATED DATE: NOVEMBER 20, 2018



CPE CARR & ASSOCIATES ENG., INC.
 153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 PHONE: (205) 664-8498
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PROJECT NO.	17-0508	OPER.	GFJ
LOAD FILE	04/28/2018	CREW	BBY
FIELD BOOK	1120	DATE	6/5/17
REVIEW	REC	DATE	8/13/17

CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 LAND SURVEYORS

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