

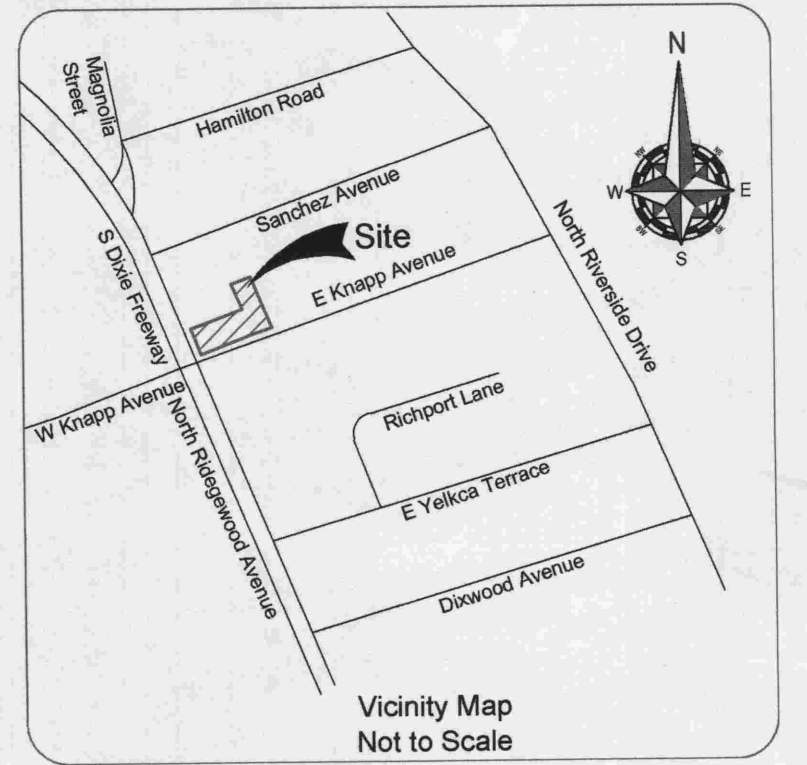
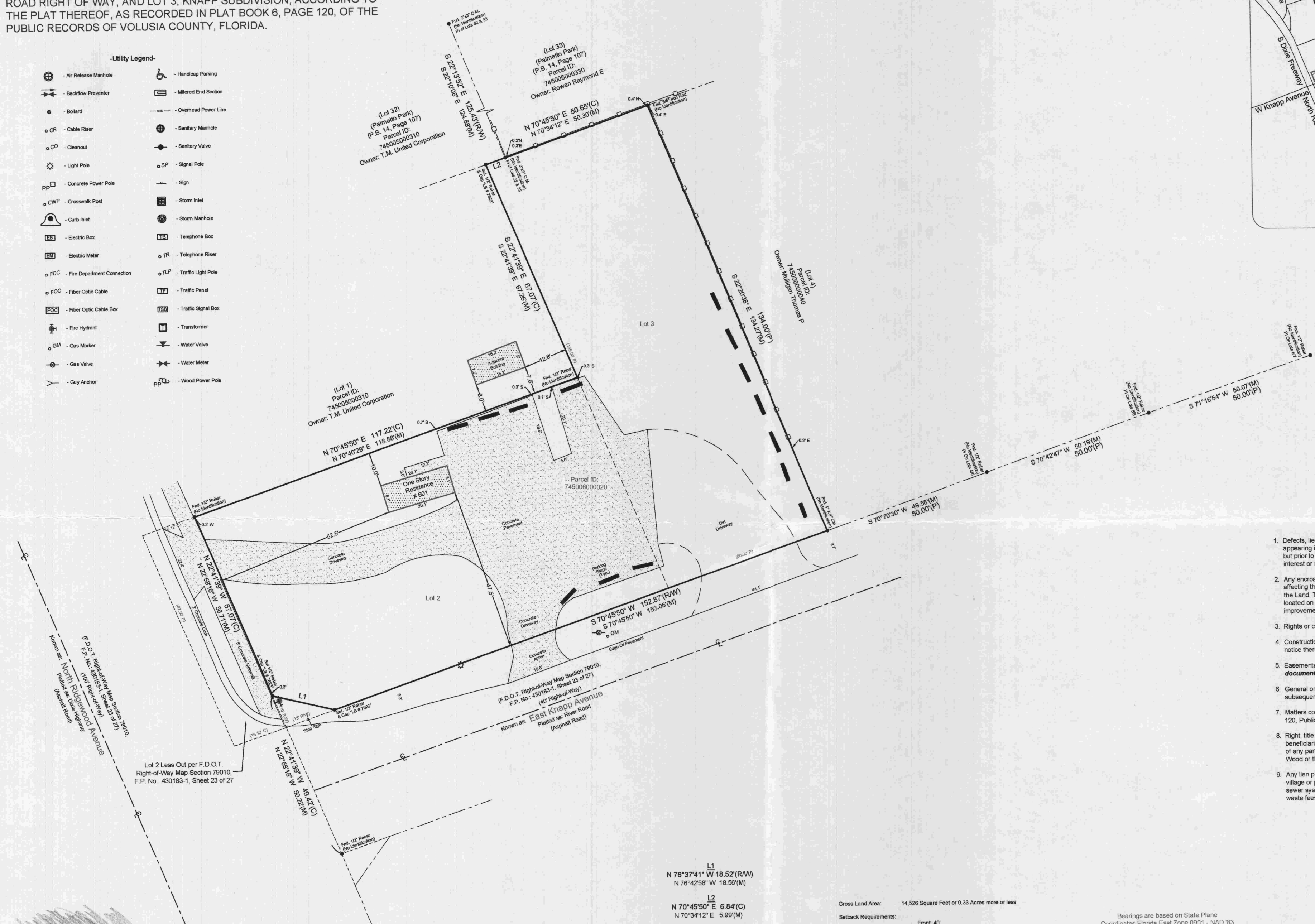
Legal Description:

LOT 2, LESS AND EXCEPT THAT PART THEREOF UNDERLYING PUBLIC ROAD RIGHT OF WAY, AND LOT 3, KNAPP SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 120, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALTA/NSPS Land Title Survey Boundary Survey

Utility Legend-

- | | | | |
|--|------------------------------------|--|-----------------------|
| | - Air Release Manhole | | - Handicap Parking |
| | - Backflow Preventer | | - Mitered End Section |
| | - Bollard | | - Overhead Power Line |
| | - Cable Riser | | - Sanitary Manhole |
| | - Cleanout | | - Sanitary Valve |
| | - Light Pole | | - Signal Pole |
| | - Concrete Power Pole | | - Sign |
| | - Crosswalk Post | | - Storm Inlet |
| | - Curb Inlet | | - Storm Manhole |
| | - Electric Box | | - Telephone Box |
| | - Electric Meter | | - Telephone Riser |
| | - FDC - Fire Department Connection | | - Traffic Light Pole |
| | - FOC - Fiber Optic Cable | | - Traffic Panel |
| | - FOC - Fiber Optic Cable Box | | - Traffic Signal Box |
| | - Fire Hydrant | | - Transformer |
| | - Gas Marker | | - Water Valve |
| | - Gas Valve | | - Water Meter |
| | - Guy Anchor | | - Wood Power Pole |



Issued by: Old Republic National Title Insurance Company
Agent File Number: #21-688
Effective Date: November 02, 2021 at 05:00 p.m.
Schedule B - Section 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **Not a Survey Matter.**
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land. **Dirt and Concrete cross Lot Lines.**
3. Rights or claim of parties in possession. **Not a Survey Matter.**
4. Construction, Mechanic's, Contractors or Materialmen's lien claims, if any, where no notice thereof appears of record. **Not a Survey Matter.**
5. Easements or claims of easements not shown by the public records. **Only those documents provided at time of survey.**
6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. **Not a Survey Matter.**
7. Matters contained on the plat of Knapp's Subdivision, as recorded in Plat Book 6, Page 120, Public Records of Volusia County, Florida. **Nothing on Plat to address.**
8. Right, title and interest of John J. Weber and Raymond Wood or, if deceased, the beneficiaries of the estate of John J. Weber and/or Raymond Wood, and the interests of any parties claiming by, through, under or against John J. Weber and Raymond Wood or their beneficiaries. **Not a Survey Matter.**
9. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **Not a Survey Matter.**

I hereby certify that this ALTA/NSPS Land Title Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction on the date shown. Based on information furnished to me as noted and conforms to the standards of practice for land surveying in the State of Florida in accordance with Chapter 17, F.S. and the Florida Administrative Code, pursuant to Section 472.02, Florida Statutes.

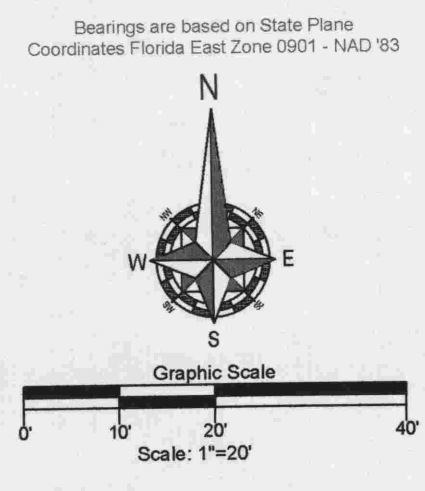
Patrick K. Ireland, PSM 6637, LB 7623
Date Signed: 11/23/2021
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates
Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

Notes:
->ALTA is Based upon the Legal Description Supplied by Client.
->Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
->Subject to any Easements and/or Restrictions of Record, >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
->Building Ties are UNLESS to be used to reconstruct Property Lines.
->Fence Ownership is NOT determined >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
->Septic Tanks and/or Drinfeld locations are approximate and MUST be verified by appropriate Utility Location Companies.
->Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constituted to give ANY Rights or Benefits to Anyone Other than those Certified.
->Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor.
Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

ALTA/NSPS CERTIFICATION
Certified to: SOUND REALTY AND INVESTMENTS, INC.; A-Z TEAM TITLE, LLC; OLD REPUBLIC 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 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, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.
The fieldwork was completed on 11/16/2021.
Date of Plat or Map: 11/23/2021.
Patrick K. Ireland, PSM 6637

Gross Land Area: 14,526 Square Feet or 0.33 Acres more or less
Setback Requirements: Front: 40'
Side: 25'
Rear: 25'
Zoning: B-3
Square footage of Buildings: 162 Square Feet more or less
Parking Space Size: (Standard) No Striping Located
(Handicap) No Striping Located
There has been NO observable evidence of earth moving work, building construction or building additions within recent months.
There has been NO observable evidence of recent street or sidewalk construction or repairs.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.
Vehicular Access to Subject Property is provided by:
East Knapp Avenue, North Ridgewood Avenue



Flood Zone: X Community Number: 12127C Panel: 0543J Date: 09/29/2017 SITE ADDRESS: 601 North Ridgewood Avenue, Edgewater, Florida 32132, FL (Parcel ID# 745006000020)		
Revisions		
Certifications - 12/06/21 - KC		
Scale: 1"= 20'	Approved By: PKI	Drawn By: GS
Field Date: 11/16/2021		Revised By:
ALTA / NSPS Land Title Survey Certified To: SOUND REALTY AND INVESTMENTS, INC.; A-Z TEAM TITLE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY		
		File Number: IS-97464