

LINE	BEARING	DISTANCE
L1	N 89°59'56" E	16.93'
L2	N 89°57'35" W	9.64'
L3	S 00°11'09" W	16.59'
L4	S 89°59'56" W	5.86'

LINE	BEARING	DISTANCE
L1	S 89°51'16" E	16.93'
L2	N 89°48'45" W	9.64'
L3	S 00°19'57" W	16.59'
L4	N 89°51'16" W	5.86'

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF BALL SHOALS ROAD BEING N 00°00'04" W, AS PER THE LEGAL DESCRIPTION.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
- THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF BELL SHOALS ROAD.
- THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
- THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- UNLESS OTHERWISE SHOWN ON SURVEY:
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- ADDRESS WAS OBSERVED IN THE FIELD ON BUILDING.
- FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
- THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

FLOOD_ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120112 0394 H, DATED AUGUST 28, 2008, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 29,592 SQUARE FEET OR 0.679 ACRES.

SOURCE OF ZONING DATA:

THE HILLSBOROUGH COUNTY, FLORIDA ZONING DEPARTMENT
PHONE: 813-272-5920

ZONING:

THE CURRENT ZONING IS PD (PLANNED DEVELOPMENT).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

BASED ON APPROVED SITE PLAN

BUILDING HEIGHT RESTRICTION:

BASED ON APPROVED SITE PLAN

35 FEET PER SCH. B-2, EXC. NO. 7

PARKING SPACE TABLE:

REGULAR PARKING SPACES: 21

HANDICAP PARKING SPACES: 2

TOTAL: 23

PARKING SPACE REQUIREMENTS:

3 PARKING SPACES FOR EACH 1,000 SQ. FT. OF GROSS FLOOR AREA, PLUS 100 FEET OF QUEING AREA PER DRIVE-IN LAINE.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to Hillsborough County, Florida and the applicable zoning codes.

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 3,206 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY OF BELL SHOALS ROAD.

ENCROACHMENTS:

THERE ARE NO APPARENT ENCROACHMENTS.

BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.	
406 SW Rutledge Street P.O. Box 263 Madison, FL 32340	
LB No. 7563	850-973-6186 800-882-8396 Fax: 850-973-6931
FB - See Folder	DWG file: 13-120.dwg Calc File: 13-120-1.crd
Sec. 12-30s-20e, Hillsborough Co., FL	
Drawn by: WDW, SEB	B-2 By: DAB
Field work completed: July 29, 2020	Job Order No: 13-120

Old Republic National Title Insurance COMMITMENT NO. 16-19-0115, DATED May 22, 2020

SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

4. Terms, conditions, and provisions of Declaration of Covenants and Restrictions for Bloomingdale Commercial Properties, recorded in Official Records Book 4140, Page 293, and Official Records Book 4140, Page 321. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED, PORTIONS REFERRED TO HEREON.

5. Transmission Right of Way recorded in Official Records Book 4684, Page 812. PLOTTED HEREON.

6. Terms, conditions, and provisions of Grant of Easement, recorded in Official Records Book 4695, Page 851. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND ADJACENT PROPERTY, PORTIONS PLOTTED HEREON. (SEE DETAIL "B").

7. Terms, conditions, and provisions of Declaration of Easements and Covenants, recorded in Official Records Book 4695, Page 858. PLOTTED HEREON. (SEE DETAIL "A").

8. Terms, conditions, and provisions of Declaration of Easements and Restrictions, recorded in Official Records Book 4846, Page 1987, together with and as amended by First Amendment recorded in Official Records Book 4972, Page 479, and Assignment and Assumption of Rights recorded in Official Records Book 7323 Page 1469. DOES NOT AFFECT THE SUBJECT PROPERTY.

9. All of the terms and provisions set forth and contained in that certain Memorandum of Lease Agreement between Inland American ST Florida Portfolio IV, L.L.C., a Delaware limited liability company, Lessor, and SunTrust Bank, a Georgia banking corporation, Lessee, a memorandum of which is recorded in Book 18579, Page 1385. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

10. Terms, conditions, and provisions of Stipulated Order of Taking, pursuant to Case No. 18-CA-003387, recorded in Official Records Book 25953, Page 959. PLOTTED HEREON.

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE MOST WESTERLY CORNER OF LOT 17, BLOCK 1, BLOOMINGDALE SECTION "A", UNIT 1, AS RECORDED IN PLAT BOOK 48, PAGE 91, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE S.89 DEGREES 59'56"W., 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BELL SHOALS ROAD; THENCE N.00 DEGREES 00'04"W., 759.04 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF BELL SHOALS ROAD, SAID LINE BEING 30 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE AFORESAID SECTION 12 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N.00 DEGREES 00'04"W., 186.11 FEET; THENCE N.89 DEGREES 59'56"E., 159.00 FEET; THENCE S.00 DEGREES 00'04" E., 186.11 FEET; THENCE S.89 DEGREES 59'56"W., 159.00 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING THEREFROM THE LANDS AS DESCRIBED IN STIPULATED ORDER OF TAKING CASE NO. 18-CA-003387, IN FAVOR OF HILLSBOROUGH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 25953, PAGE 959, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°06'44" WEST, 1005.67 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 12; THENCE SOUTH 89°50'16" EAST, 30.00 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF BELL SHOALS ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'16" EAST, 16.93 FEET; THENCE SOUTH 00°36'39" WEST, 169.53 FEET; THENCE NORTH 89°48'45" WEST, 9.64 FEET; THENCE SOUTH 00°19'57" WEST, 16.59 FEET; THENCE NORTH 89°51'16" WEST, 5.86 FEET TO A POINT ON THE SAID RIGHT OF WAY LINE OF BELL SHOALS ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°08'44" EAST 186.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: A NON-EXCLUSIVE EASEMENTS CREATED, LIMITED AND DEFINED BY THAT CERTAIN DECLARATION OF EASEMENTS AND COVENANTS RECORDED IN BOOK 4695, PAGE 858.

Property surveyed and shown hereon is the same property as described in title commitment number 16-19-0115, dated May 22, 2020, prepared by Old Republic National Title Insurance

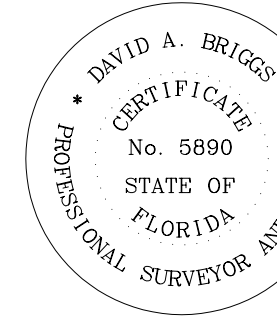
SURVEYOR'S CERTIFICATION

To: ABC Investments Corporation, a Florida corporation
Biggy Bank, F.S.B., ISAO AATIMA
Old Republic National Title Insurance Policy Issued Through Attorneys' Title Fund Services, LLC
Richard P. Bruce, Esq.
Spotts & Tie, LLP

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on July 29, 2020.

Date of Plat or Map: July 29, 2020

DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA



"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

MARK	DATE	REVISION	BY	AP/V/D
ABC Investments Corporation				
3511 Bell Shoals Road Valrico, FL				
SCALE: 1" = 20'		CHKD./AP/V/D: DAB		
DATE: July 29, 2020		APPROVED: DAB		
DWN. BY: WDW, SEB				
CHKD. BY: DAB				