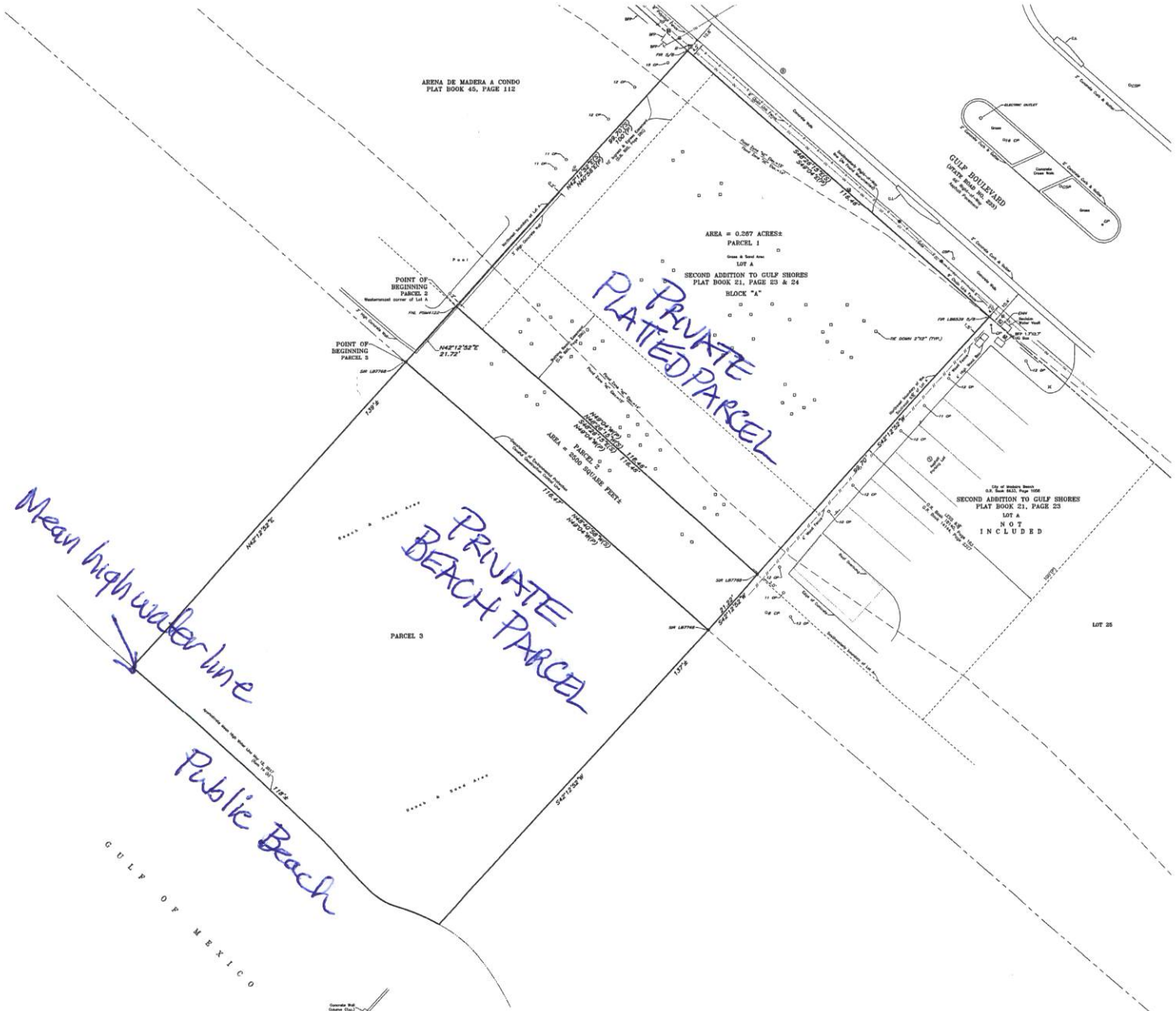


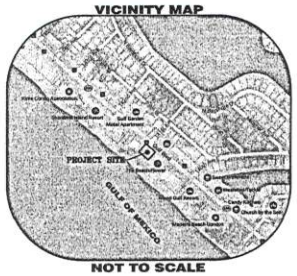


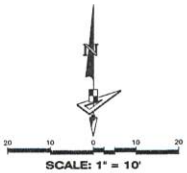


DESCRIPTION:

Parcel 1:

Lot A, (LESS the Southeast 63.23 feet thereof which is adjacent to and parallel with the Northwesterly line of Lot 25, Block A) Block A, SECOND ADDN TO GULF SHORES, according to the map or plat thereof as recorded in Plat Book 21, Pages 23 and 24, Public Records of Pinellas County, Florida.

Parcel 2:

A parcel of land lying in Section 10, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

BEGINNING at the Westernmost corner of Lot A, Block A, of SECOND ADDITION TO GULF SHORES, according to the plat thereof as recorded in Plat Book 21, Pages 23 and 24, of the Public Records of Pinellas County, Florida, run thence along the Southwesterly boundary of said Lot A, S48°28'15"E, 116.46 feet to a point on the Northwest boundary of the Southeast 63.23 feet of said Lot A; thence along the Southwesterly extension of said Northwest boundary of the Southeast 63.23 feet of Lot A, S42°12'52"W, 21.22 feet to a point on the Department of Environmental Protection Coastal Construction Control Line; thence along said Department of Environmental Protection Coastal Construction Control Line, N48°48'58"W, 116.47 feet; thence along the Southwesterly extension of the Northwest boundary of the aforesaid Lot A, N42°12'52"E, 21.72 feet to the POINT OF BEGINNING.

Parcel 3:

Land, lying between the wildlines of Lot A, (LESS the Southeast 63.23 feet thereof which is adjacent to and parallel with the Northwesterly line of Lot 25, Block A), Block A, SECOND ADDITION TO GULF SHORES, according to the map or plat thereof as recorded in Plat Book 21, Pages 23 and 24, Public Records of Pinellas County, Florida, as extended to the mean high water line of the Gulf of Mexico as it may exist from time to time.

Less

A parcel of land lying in Section 10, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

BEGINNING at the Westernmost corner of Lot A, Block A, of SECOND ADDITION TO GULF SHORES, according to the plat thereof as recorded in Plat Book 21, Pages 23 and 24, of the Public Records of Pinellas County, Florida, run thence along the Southwesterly boundary of said Lot A, S48°28'15"E, 116.46 feet to a point on the Northwest boundary of the Southeast 63.23 feet of said Lot A; thence along the Southwesterly extension of said Northwest boundary of the Southeast 63.23 feet of Lot A, S42°12'52"W, 21.22 feet to a point on the Department of Environmental Protection Coastal Construction Control Line; thence along said Department of Environmental Protection Coastal Construction Control Line, N48°48'58"W, 116.47 feet; thence along the Southwesterly extension of the Northwest boundary of the aforesaid Lot A, N42°12'52"E, 21.72 feet to the POINT OF BEGINNING.

Parcel 3 also being described as:

A parcel of land lying in Section 10, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the Westernmost corner of Lot A, Block A, of SECOND ADDITION TO GULF SHORES, according to the plat thereof as recorded in Plat Book 21, Pages 23 and 24, of the Public Records of Pinellas County, Florida, run thence along the Southwesterly extension of the Northwest boundary of said Lot A, S42°12'52"W, 21.72 feet to a point on the Department of Environmental Protection Coastal Construction Control Line, said point also being the POINT OF BEGINNING; thence along said Department of Environmental Protection Coastal Construction Control Line, S48°48'58"E, 116.47 feet; thence along the Southwesterly extension of the Northwest boundary of the Southeast 63 and 2/3 feet of the aforesaid Lot A, S42°12'52"W, 137 feet, more or less, to a point on the Approximate Mean High Water Line of the Gulf of Mexico; thence Northwesterly, along said Approximate Mean High Water Line, 118 feet, more or less; thence along the aforesaid Southwesterly extension of the Northwest boundary of Lot A, N42°12'52"E., 139 feet, more or less, to the POINT OF BEGINNING.

Surveyor's Notes:

1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company for Title Insurance, Commitment Title No. 2061-3720457 with an effective date of March 24, 2017 and issued by Macfarlane Ferguson & McMullen.

2) This survey is limited to above ground visible improvements. Nothing below the ground was located including, but not limited to foundations (footings), utilities, etc

3) Bearings shown hereon are based on the Southwesterly Right-of-Way line of Gulf Boulevard, having an grid bearing of S 48°28'15"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.

4) The subject property lies in Flood Zone "AE" with elevations of 12' through 15' according to Flood Insurance Rate Map, Map No. 12103C0191G for Pasco County, Florida, Community No. 125127, dated September 3, 2003 and issued by the Federal Emergency Management Agency.

5) Parcel 1 and Parcel 2, as shown and described herein, are contiguous along their common boundary line without gap, gore or hiatus, and form one parcel of land. Parcel 2 and Parcel 3, as shown and described herein, are contiguous along their common boundary line without gap, gore or hiatus, and form one parcel of land.

SCHEDULE B-II EXCEPTIONS

Items 1 through 6: Not a matter of survey.

Item 9: Easement granted by Grant of Easement recorded in Deed Book 898, Page 280 (as to Parcel 2) (Plotted hereon)

Item 10: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GULF SHORES SUBN, as recorded in Plat Book 21, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Does Not Affect Subject Parcel)

Item 11: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND ADDN TO GULF SHORES, as recorded in Plat Book 21, Page(s) 23 and 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Plotted Hereon Where Applicable)

Item 12: Terms, conditions, provisions and additional matters as set forth in Development Agreement (Gulf Grill on Madeira Beach) recorded in Book 18140, Page 163 (as to Parcel 2) (Plotted Hereon)

Item 13: Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (as to Parcel 2) (Not Plottable)

Item 14: The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (as to Parcel 2) (Plotted hereon; Bulkhead line location, if applicable, was not available or provided to GeoPoint Surveying, Inc., at the time of the survey)

Item 15: Any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created. (as to Parcel 2) (Not Plottable)

Item 16: Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
(as to Parcel 2) (Approximate Mean High Water Line Plotted Hereon)

Item 17: The policy does not insure title to any part of the Land lying below the Mean High Water Line of the abutting body of water. (as to Parcel 2) (Plotted Hereon)

Item 18: The Coastal Construction Control Line, if any, affecting the Land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the Disclosure and Survey requirements pursuant to Section 161.57, Florida Statutes. (as to Parcel 2) (Plotted hereon)

Items 19 and 20: Not a matter of survey.

LEGEND

| | | | |
|---|---|---|---|
| (S) | Survey Dimension | Ø | Utility Pole |
| (P) | Plat Dimension | WM | Water Meter |
| SIR | Set 1/2" Iron Pipe LB7768 | RV | Resilent Water Gate Valve |
| FIR | Found Iron Rod | FV | Force Main Gate Valve |
| FNL | Found Nail | SV | Sanitary Sewer Clean Out |
| Elev | Elevation | | Overhead Utility Lines |
| U | Curb Inlet | | Sign |
| Ⓢ | Sanitary Sewer Manhole | TYP | Typical |
| CGP | Cross Walk Signal Post | PAP | Pedestal |
| CP | Concrete Post | | Light Pole |
| PSM | Professional Surveyor & Mapper | | Bollard |
| LB | Licence Builder | | Guy Anchor |
| WV | Water Gate Valve | E | Electric Pedestal |
| SFP | Water Backflow Preventer | T | Telephone Pedestal |
| O.R. | Official Records Book | | Electric Handhole |

CERTIFICATION:

To: SRFB Madeira Beach Property, LLC
Lion's Paw on Madeira Beach, Inc., a Florida corporation
Reach by the Sea, LLC, a Florida limited liability company
Anchorage Bay, LLC, a Florida limited liability company
First American Title Insurance Company
JPMorgan Chase Bank

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, 3, 4, 8, 9, 10 and 11 of Table A thereof. The field work was completed on May 12, 2017.

Date of Plat or Map: May 12, 2017.

Professional Surveyor & Mapper No. 6506

# ALTA/NSPS LAND TITLE SURVEY
# BOUNDARY SURVEY

| REVISIONS | | | |
|---|---|---|---|
| No. | Date | Description | Dwn. |

Prepared For: SRFB MADEIRA BEACH PROPERTY, LLC
Last Date of Field Survey: 05/12/17

SURVEYOR'S CERTIFICATE

This certifies that a survey of the tract or tracts described herein, the tract or tracts of which this is a plat, has been made under my supervision and that the plat hereon is a true and correct representation of the survey made by me or under my supervision. Signature, Date, Seal, Title and Number.

Jack McCormick
Florida Vertical Survey Supervisor & Mapper No. 6506

NOT VALID UNLESS THIS SURVEY HAS THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sheet No. 1 of 1 Sheets

GeoPoint Surveying, Inc.
1463 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: LAT | Date: 05/12/17 | Date: Field Book/PG:WC-46
Check: JMC | P.C.: MC | Field Book:
Sections: 10 Twp. 31 S Rng. 15 E | Job #: SRFB-GS-001