

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

LEGAL DESCRIPTION: PER TITLE COMMITMENT

PARCEL THREE:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 AND IN OFFICIAL RECORDS BOOK 336, PAGE 210 OF SAID PUBLIC RECORDS, 528.76 FEET TO THE POINT OF BEGINNING FOR HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 24°05'59" W, ALONG SAID EAST LINE, 10.01 FEET; THENCE N 23°54'54" E, 307.21 FEET, TO A CONCRETE MONUMENT; THENCE S 78°05'23" E, 238.27 FEET; THENCE S 6°47'16" W, 231.56 FEET; THENCE S 02°22'50" W, 39.46 FEET; THENCE S 84°05'21" W, 116.43 FEET; THENCE N 01°37'58" W, 63.38 FEET; THENCE S 83°42'54" W, 208.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT DATED OCTOBER 20, 2011 AND RECORDED IN O.R. BOOK 3512, PAGE 317 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT HOMESTEAD PROPERTY:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 AND IN OFFICIAL RECORDS BOOK 336, PAGE 210 OF SAID PUBLIC RECORDS, 410.38; THENCE N 65°54'01" E, 172.03 FEET, TO THE POINT OF BEGINNING FOR HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 03°32'57" W, 132.70 FEET; THENCE N 87°02'45" E, 124.62 FEET; THENCE S 00°13'23" E, 126.75 FEET; THENCE S 84°01'18" E, 116.38 FEET TO THE POINT OF BEGINNING.

HOMESTEAD PROPERTY:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N 24°05'59" W, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 121, PAGE 72 AND IN OFFICIAL RECORDS BOOK 336, PAGE 210 OF SAID PUBLIC RECORDS, 410.38; THENCE N 65°54'01" E, 172.03 FEET, TO THE POINT OF BEGINNING FOR HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 03°32'57" W, 132.70 FEET; THENCE N 87°02'45" E, 124.62 FEET; THENCE S 00°13'23" E, 126.75 FEET; THENCE S 84°01'18" E, 116.38 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE G. W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 126, PAGE 146 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 24°05'59" WEST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 121, PAGE 72 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°31'18" EAST, A DISTANCE OF 185.81 FEET; THENCE NORTH 08°52'34" EAST, A DISTANCE OF 156.95; THENCE NORTH 02°22'50" EAST, A DISTANCE OF 30.76 FEET; THENCE SOUTH 84°05'21" WEST, A DISTANCE OF 116.43 FEET; THENCE NORTH 01°37'58" WEST, A DISTANCE OF 63.38 FEET; THENCE SOUTH 83°42'54" WEST, A DISTANCE OF 208.22 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN O. R. BOOK 336, PAGE 209; THENCE SOUTH 24°05'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 328.76 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT NOTES:

THE UNDERSIGNED HAS REVIEWED THAT CERTAIN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1509256A1, DATED APRIL 2, 2024.

COMMENTS TO SCHEDULE BII EXCEPTIONS ARE AS FOLLOWS:

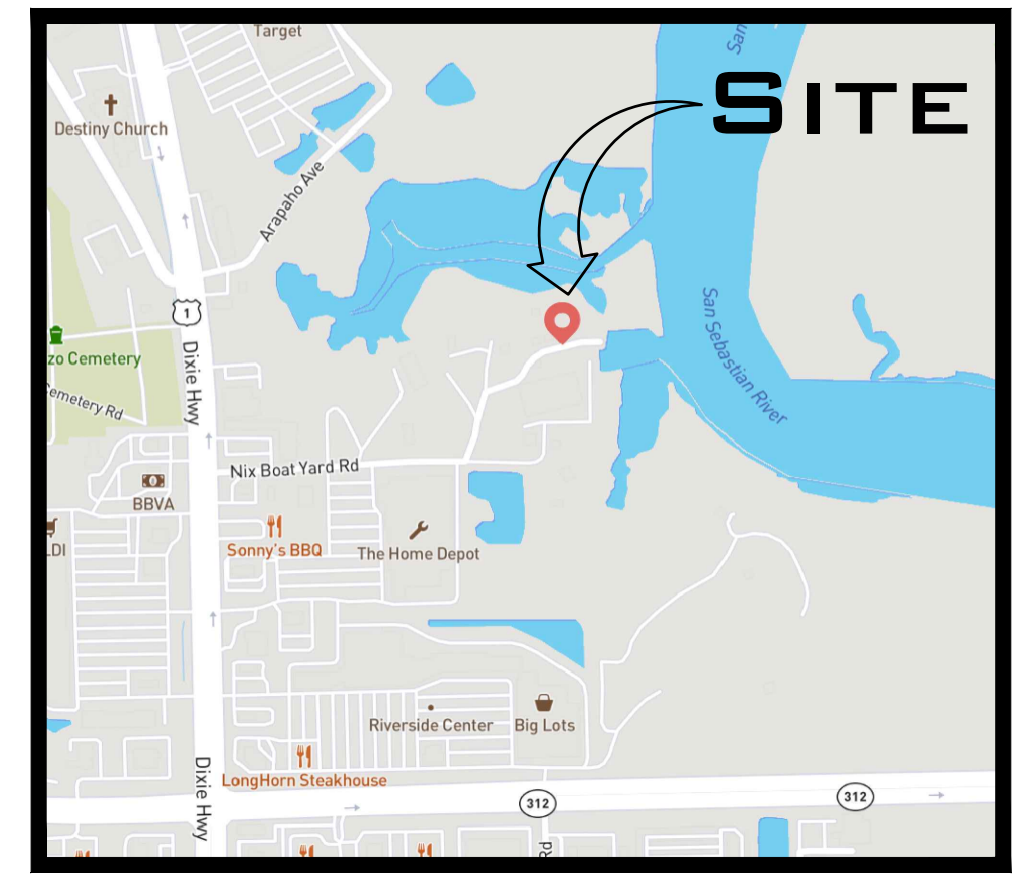
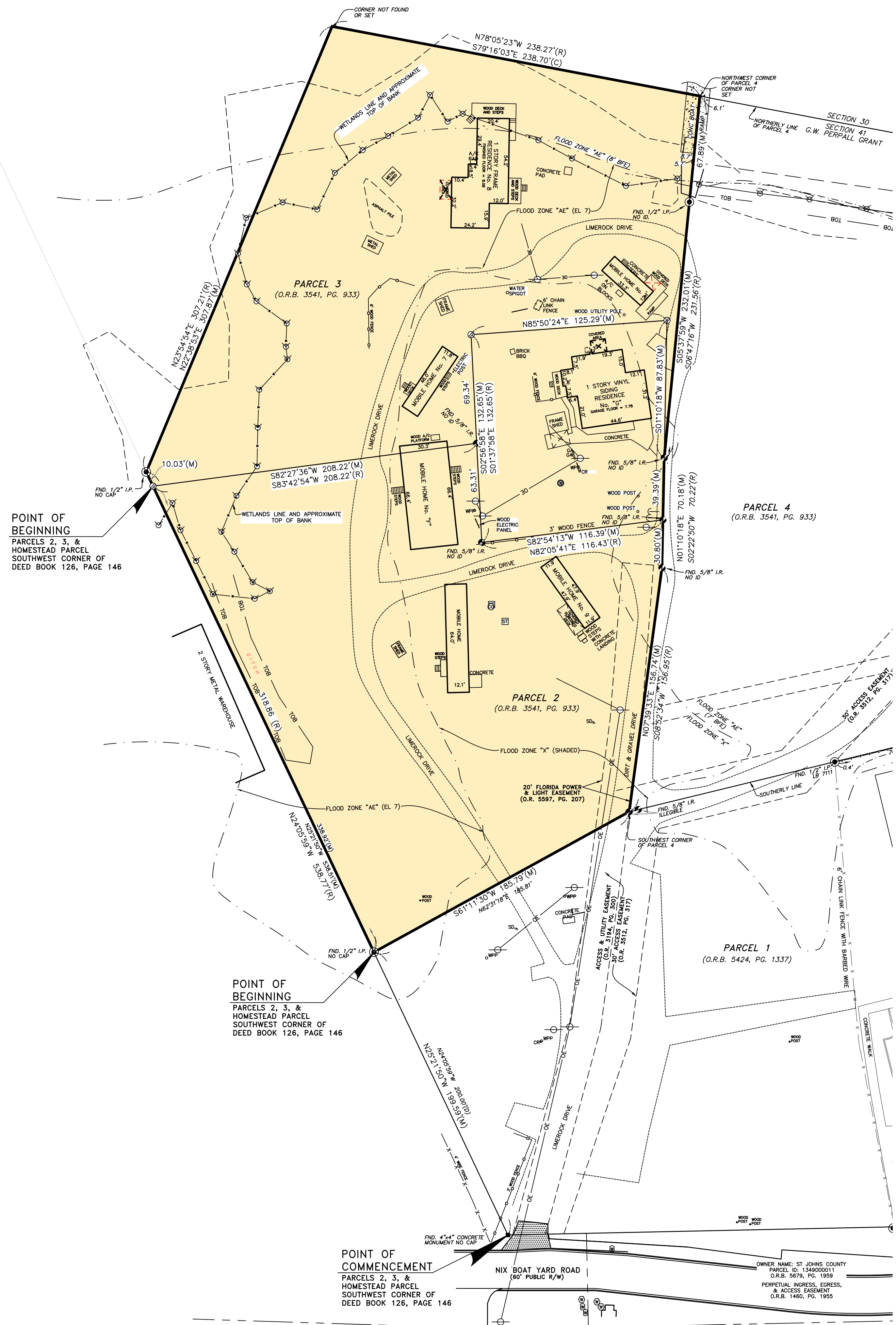
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER, THAT APPEARS FOR THE FIRST TIME APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. COMMENT: NOT A SURVEY RELATED MATTER.
2. a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS. NOT A SURVEY RELATED MATTER.
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. COMMENT: NOT A SURVEY RELATED MATTER.
c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, SHOWN HEREON.
d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. COMMENT: NOT A SURVEY RELATED MATTER.
e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NOT A SURVEY RELATED MATTER.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. COMMENT: NOT A SURVEY RELATED MATTER.
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 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 RELATED MATTER.
5. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R.B. 5597, PAGE 207, PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA. AS-TO EASEMENT INTEREST AND PARCEL 2. SHOWN HEREON.
6. NOTICE OF INTENT TO NAME AN UNNAMED EASEMENT TO BOATHOUSE ROAD RECORDED IN O.R.B. 5611, PAGE 331, PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA. AS-TO EASEMENT INTEREST AND PARCEL 2. SHOWN HEREON.
7. TERMS AND CONDITIONS WITHIN THE DECLARATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3512, PAGE 317, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, EASEMENT SHOWN HEREON (LEGAL DESCRIPTION OF EASEMENT DOES NOT MATHEMATICAL CLOSE. EASEMENT AS SHOWN HEREON IS SURVEYOR'S OPINION OF INTENT).
8. ESTABLISHMENT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3194, PAGE 300, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, EASEMENT SHOWN HEREON (LEGAL DESCRIPTION OF EASEMENT DOES NOT MATHEMATICAL CLOSE. EASEMENT AS SHOWN HEREON IS SURVEYOR'S OPINION OF INTENT).
9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. COMMENT: NOT A SURVEY RELATED MATTER.
10. COVERAGE IS EXCEPTED AS TO RIPARIAN AND LITTORAL RIGHTS; THE POSSIBLE RIGHT OF THE PUBLIC TO USE BEACH AREA AND/OR WATERWAYS; AND ANY LAND INSURED HEREIN THAT WAS FORMERLY OR IS CURRENTLY SUBMERGED, INCLUDING ANY FILLED LANDS, ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS, FOR THE RIGHTS OF THE UNITED STATES GOVERNMENT AND THE STATE OF FLORIDA. IF THE NAVIGATIONAL SERVIDUTE ENDORSEMENT IS ATTACHED TO THIS POLICY AND MADE A PART HEREOF, THE COVERAGE AFFORDED THEREBY SHALL NOT EXTEND TO ANY PORTION OF THE LAND SUBJECT TO A CLAIM OF OWNERSHIP BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY. THIS CLAUSE REPLACES COMMITMENT EXCEPTION #3 (THE GENERAL SOVEREIGNTY LAND EXCEPTION). COMMENT: NOT A SURVEY RELATED MATTER.
11. THIS POLICY DOES NOT INSURE ANY STRUCTURE OR IMPROVEMENT THAT EXTENDS BEYOND THE LOT LINES OF THE LEGAL DESCRIPTION AS DESCRIBED IN SCHEDULE A. COMMENT: NOT A SURVEY RELATED MATTER.

| SYMBOL | DESCRIPTION |
|--------|--------------------------|
| ⊙ | 5/8" REBAR SET (LB 7908) |
| ⊕ | SANITARY CLEANOUT |
| ⊕ | SEPTIC TANK ALARM |
| ⊕ | MAILBOX NOEL |
| ⊕ | POWER POLE |
| ⊕ | WELL LOCATION |
| ⊕ | GUY WIRE ANCHOR |
| ⊕ | WATER VALVE |
| ⊕ | WATER METER |
| ⊕ | BOLLARD WOOD |
| ⊕ | HYDRANT |
| ⊕ | CATCH BASIN |
| ⊕ | IRON PIPE FOUND |
| ⊕ | CONCRETE MONUMENT FOUND |
| ⊕ | WETLANDS FLAG |
| ⊕ | OTHER NAIL SET |
| ⊕ | LIGHT POLE |
| ⊕ | SIGN |
| ⊕ | REBAR FOUND |
| ⊕ | PK NAIL FOUND |

POINT OF BEGINNING
PARCELS 2, 3, & HOMESTEAD PARCEL SOUTHWEST CORNER OF DEED BOOK 126, PAGE 146

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PARCELS 2, 3, & HOMESTEAD PARCEL SOUTHWEST CORNER OF DEED BOOK 126, PAGE 146

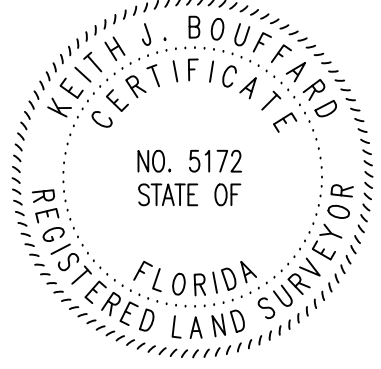
POINT OF COMMENCEMENT
PARCELS 2, 3, & HOMESTEAD PARCEL SOUTHWEST CORNER OF DEED BOOK 126, PAGE 146



VICINITY MAP

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF O.R.B. 5424, PG. 1337 AS BEING N78°19'43"E.
2. THE PROPERTY LIES WITHIN ZONE "X" AND "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 12109C0377J MAP REVISED DATE : 12-7-2018.
3. NOTE THAT ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT FOUND IN PUBLIC RECORDS MAY AFFECT THE PROPERTY.
4. NO INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR TITLE EVIDENCE WAS CONDUCTED BY THE SURVEYOR. INFORMATION IS BASED ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 110210296, DATED JANUARY 22, 2024.
5. UNDERGROUND UTILITY LOCATIONS ARE BASED ON VISIBLE MARKERS AND DO NOT REPRESENT A COMPREHENSIVE SURVEY OF UNDERGROUND FEATURES.
6. THE MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY ALTA AND NSPS.
7. THIS SURVEY IS PREPARED FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. REPRODUCTION WITHOUT WRITTEN CONSENT FROM THE SIGNING SURVEYOR IS PROHIBITED.
8. THE WORD "CERTIFIED" EXPRESSES THE PROFESSIONAL OPINION OF THE SURVEYOR BASED ON KNOWLEDGE, INFORMATION, AND BELIEF, WITHOUT CONSTITUTING A GUARANTEE OR WARRANTY.
9. PRINTED DIMENSIONS ON THE MAP OF SURVEY TAKE PRECEDENCE OVER SCALED DIMENSIONS. SOME ITEMS MAY BE DRAWN OUT OF SCALE FOR CLARITY.
10. THE INTERNAL DRIVE AISLES SERVING THE DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED.
11. THE DATE OF SIGNATURE DOES NOT UPDATE THE DATE OF THE FIELD SURVEY, WHICH REPRESENTS CONDITIONS AT THE TIME OF SURVEY.
12. WETLANDS LINE SHOWN HEREON AS LOCATED BY THIS FIRM AND DELINEATED BY SES ENVIRONMENTAL RESOURCE SOLUTIONS LLC.
13. LANDS DESCRIBED HEREON CONTAIN A GROSS AREA OF 3.32 ACRES.
14. LANDS DESCRIBED HEREON ARE ZONED CHT, PER ZONING EXHIBIT PROVIDED BY BRAD WESTER, AND REQUIRE SETBACKS ON FRONT, REAR AND SIDES OF THE PROPERTIES, A 40' HEIGHT RESTRICTION, 50% MAX FAR, 75% MAX ISR AND 1 PARKING SPACE PER 2 SLIPS + 1 PARKING SPACE PER 5 DRY STORAGE SPACES.
15. THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS ON THIS PROPERTY.
16. NO DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE DESIGNATED BY THE CLIENT.
17. EVIDENCE OF UNDERGROUND UTILITIES EXISTING OR SERVING THE SURVEYED PROPERTY IS ONLY ABOVE GROUND EVIDENCE ONLY. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.
18. NO GOVERNMENT AGENCY SURVEY-RELATED REQUIREMENTS WERE PROVIDED BY CLIENT.
19. NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED IN THE COURSE OF THIS SURVEY.
20. NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED WAS PROVIDED FOR THIS SURVEY.
21. A MEAN HIGH WATER SURVEY AS SPECIFIED IN CHAPTER 177, PART II, FLORIDA STATUTES WAS CONDUCTED FOR THIS SURVEY.



SURVEYORS CERTIFICATION:

TO: BDEP FREEDOM, LLC
BDEP LAND, LLC
GRAYS PEAK PRIVATE CREDIT LLC - SERIES GROWTH LENDING
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JIMERSON BIRR, PA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE STANDARD ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM SURVEY DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES AND COMPLIES WITH ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10, 11(A), 12, 13, 16, 17, 18 AND 20. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2024.

KEITH J. BOUFFARD
SAM LLC LICENSE BUSINESS NO. 7908
FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5172

SAM
SURVEYING AND MAPPING, LLC.
9440 PHILIPS HWY, #7206
JACKSONVILLE, FL 32256
TEL: (904) 886-0071

ALTA/NSPS LAND TITLE SURVEY
PROPERTY ADDRESS: 200 NIX BOAT YARD RD
SAINT AUGUSTINE 32084
PARCEL ID: 1348200000, 13483200003,
13483200020

DATE: _____ REVISIONS: _____

DRAWN BY: TJM PARTY CHECK: RE/JUS

JOB #: 1024088271

FB #: 63

NOT VALID WITHOUT ALL SHEETS
1 OF 1