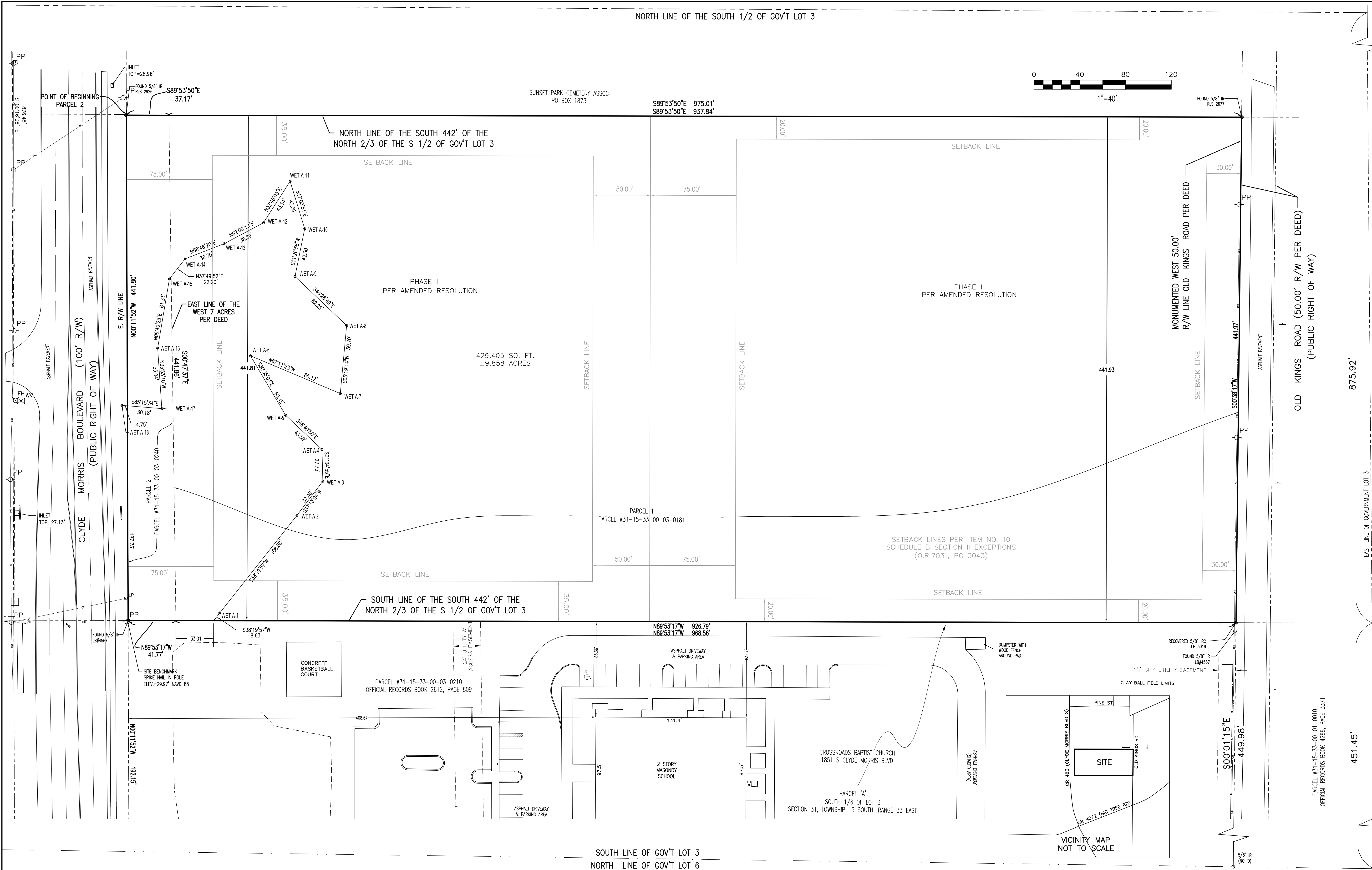




DESCRIPTION PER EXHIBIT A OF TITLE COMMITMENT DATED FEBRUARY 23, 2022, 8:00 AM

PARCEL 1:

THE SOUTH 442 FEET OF THE NORTH 2/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 3 LYING WEST OF COUNTY ROAD (OLD KINGS ROAD, A 50 FOOT STREET AS NOW USED), EXCEPT THE WEST 7 ACRES THEREOF. SAID PARCEL IS MARKED AS "A" PURSUANT TO THE ATTACHED PLAN.

ALSO KNOWN AS: THE SOUTHERLY 442 FEET OF THE NORTH 2/3 OF THE SOUTH 1/2 OF LOT 3, LYING WESTERLY OF OLD KINGS ROAD, A 50 FOOT OCCUPIED RIGHT OF WAY AND EASTERLY OF THE WESTERLY 7 ACRES OF THE NORTH 2/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 15 SOUTH; RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA. CON. 9.4 ACRES MORE OR LESS.

TAX PARCEL NO. 533100030181

PARCEL 2:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY, TO BE DETERMINED BY SURVEY: THE WEST 7 ACRES OF THE NORTH 2/3 OF THE SOUTH 1/2 OF LOT 3, SECTION 31, TOWNSHIP 15 SOUTH, RANGE 33 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS THAT PART IN CLYDE MORRIS BOULEVARD, A 100 FOOT RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 447 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS THAT PART IN CLYDE MORRIS BOULEVARD, A 100 FOOT RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 447 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

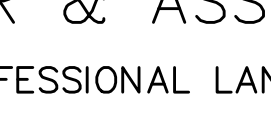
TAX PARCEL NO. 533100030240

PARCEL 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 442 FEET OF THE NORTH 2/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA WITH THE EAST RIGHT OF WAY LINE CLYDE MORRIS BOULEVARD, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 447 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°53'50"E ALONG SAID NORTH LINE, 37.17 FEET TO THE EAST LINE OF THE WEST 7 ACRES OF THE NORTH 2/3 OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 3; THENCE S00°47'37"E ALONG SAID EAST LINE 441.86 FEET TO THE SOUTH LINE OF THE SOUTH 442 FEET OF THE NORTH 2/3 OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 3; THENCE N89°53'17"W ALONG SAID SOUTH LINE, 41.77 FEET TO THE EAST RIGHT OF WAY LINE OF SAID CLYDE MORRIS BOULEVARD; THENCE N00°11'52"W ALONG SAID EAST RIGHT OF WAY LINE, 441.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.400 ACRES, MORE OR LESS.

- SURVEYORS NOTES
- NOTICE: THIS SURVEY PREPARED TO REFLECT THOSE MATTERS SHOWN IN TITLE INSURANCE COMMITMENT ISSUED ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1105386-CH12, DATED FEBRUARY 23, 2022 AT 08:00 AM. LAST UPDATED 3/25/2022.
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - BEARING STRUCTURE BASED ON THE RIGHT OF WAY MAP OF CLYDE MORRIS BOULEVARD (PROJECT NO. 1183, DRAWING NO. R/W 1935, SHEET 3 OF 31) WITH THE BEARING ON THE EASTERLY RIGHT OF WAY LINE BEING N 00°11'52" W.
 - UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
 - "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
 - THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE X, THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL 12127C0366H, MAP EFFECTIVE DATE FEBRUARY 18, 2014, APPROXIMATE SCALE 1"=500 FEET.
 - ELEVATIONS REFER TO NAVD 1988 DATUM PER CITY OF DAYTONA BEACH GEODETIC CONTROL MONUMENT RMR-37 HAVING A PUBLISHED ELEVATION OF 31.447 FEET.
 - THE WETLANDS SHOWN HEREON ARE MARKED BY OTHERS.
 - SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CLYDE MORRIS BLVD. AND OLD KINGS ROAD.
 - VISIBLE ENCROACHMENTS: UTILITY POLES (PP) AND OVERHEAD LINES ALONG EAST PROPERTY LINE.
 - SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITHOUT GAPS, GORES OR OVERLAPS.
 - INTERIOR DIRT TRAILS NOT LOCATED.
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO OLD KINGS ROAD AND CLYDE MORRIS BOULEVARD, BOTH PUBLIC RIGHTS OF WAY.

- ALTA COMMITMENT SCHEDULE B SECTION II EXCEPTIONS
- ITEMS 1 THRU 9 ARE STANDARD EXEMPTIONS.
- TERMS AND CONDITIONS OF RESOLUTION NO. 92-8, RECORDED FEBRUARY 27, 1992 IN OFFICIAL RECORDS BOOK 3728, PAGE 255.
- AS AMENDED BY RESOLUTION 2014-1111, RECORDED IN OFFICIAL RECORDS BOOK 7031, PAGE 3043.
- APPROXIMATE SUBJECT PROPERTY, ZONING INFORMATION SHOWN. SETBACKS GRAPHICALLY DEPICTED.
- INTENTIONALLY DELETED.
- ZONING NOTES: PER AMENDED RESOLUTION 92-8 (OR 7031, PG 3043)
- ZONE: BPUD
 - MAXIMUM BUILDING HEIGHT: 35 FEET.
- Phase 1: Old Kings Road development
- Minimum Lot Area: 2 Acres
 - Minimum Lot Width: 170 feet
 - Minimum yard size (building):
 - a. Front Yard: 30 feet
 - b. Rear Yard: 75 feet
 - c. South Yard: 20 feet
 - d. North Yard: 20 feet
 - Maximum Lot Coverage: 39% (88,232 square feet)
 - Landscape Buffer:
 - a. Front Yard: 20 feet
 - b. Rear Yard: 20 feet
 - c. Side Yard: 10 feet
 - Minimum Building Separation Distance: 5 feet
- Phase 2: Clyde Morris Blvd. development
- Minimum Lot Area: 2 Acres
 - Minimum Lot Width: 170 feet
 - Minimum yard size (building):
 - a. Front Yard: 75 feet
 - b. Rear Yard: 50 feet
 - c. Side Yard: 35 feet
 - Maximum Lot Coverage: 24% (49,900 square feet)
 - Landscape Buffer:
 - a. Front Yard: 25 feet
 - b. Rear Yard: 20 feet
 - c. Side Yard: 10 feet
 - Minimum Building Separation Distance: 5 feet

UTILITY STATEMENT:										LEGEND										ADDITIONAL ABBREVIATIONS-TREE LEGEND										SLIGER & ASSOCIATES, INC.										SEC. 31, TWP.-15-S, R-33-E CLYDE MORRIS BLVD. PARCEL 5331-00-03-0181 & 5331-00-03-0240 DAYTONA BEACH, FLORIDA																																																																																									
THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS ON OR ABOUT 8-01-19 AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT. SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. LIKEWISE S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A HAS LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.										● IRON ROD WITH CAP ● IRON ROD ● IRON PIPE WITH CAP ● IRON PIPE ● TO 75'00" IN CONCRETE ■ CONCRETE MONUMENT ■ PERMANENT REFERENCE MONUMENT ▲ PERMANENT CONTROL POINT ▲ FORCE MAIN VALVE ▲ WATER VALVE ▲ FIRE HYDRANT ▲ TELEPHONE BOX										SB SUGARBERRY TREE CD CEDAR TREE EM ELM TREE CT CITRUS TREE PN PINE TREE PM PALM TREE HY HOLLY																				3921 NOVA ROAD PORT ORANGE, FL 32127 (386) 761-5385 LICENSED BUSINESS CERTIFICATION NUMBER 3019 www.sligerassociates.com Copyright © 2022 Sliger & Associates, Inc.																																																																																									
																														PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)																																																																																																			
FOR: DDX CAPITAL										DIGITAL FILES: 1908567T (A THRU F).TXT FIELD BOOK: 14192 PAGE(S): 01-05 FIELD BOOK: 1412 PAGE(S): 66-67										SHEET 1 OF 1										THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SALE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL, WHOMSOEVER.										A.L.T.A./N.S.P.S. LAND TITLE SURVEY																																																																																									
TYPE OF SURVEY										SURVEY DATE										JOB NUMBER										PARTY CHIEF										DRAWN BY										CHECKED BY																																																																															
SPECIFIC PURPOSE :										-										-										-										-										-										-																																																																					
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TOPOGRAPHIC SURVEY :										8-01-19										19-0836										T TURNER										D HITCHCOCK										J ZAPERT																																																																															
ALTA/N.S.P.S. :										01-24-2022										22-0083										K HELMICK										J MOLLER										J ZAPERT																																																																															
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