



This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

### 1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREON IS DESCRIBED AS FOLLOWS:

LOTS 11, 13 AND 15, BLOCK "W", AVION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 112 AND 113 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #5011612-NCS-401470-366-KCTY, DATED SEPTEMBER 9, 2014.

### 2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, commitment #5011612-NCS-401470-366-KCTY, Dated September 9, 2014.

### 3 SCHEDULE 'B' ITEMS

**NOTES CORRESPONDING TO SCHEDULE "B":**

10. Matters shown on Plat of Avion, Plat Book 1, Pages 112 & 113, Sarasota County Affects, no matters to show.

### 4 SURVEYOR CERTIFICATION

To: Commercial Due Diligence Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in states that require record monument platting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on September 4, 2014.

Date of Plat or Map: September 4, 2014

Michael E. Petulla  
Land Surveyor Number:#4372  
In state of Florida

Survey Prepared By:  
Michael Petulla, Land Surveying  
1 North 1st Street #8  
Cocoa Beach, FL 32931

### 11 SURVEYOR'S NOTES

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.
2. All utilities serving the Property enter through adjoining public streets and/or easements of record.
3. The Property has direct access to Tarpon Avenue, a dedicated public street or highway.
4. The total number of striped parking spaces on the Property is 0, including 0 regular spaces and 0 designated handicap spaces, and to the extent possible, are graphically shown hereon.
5. There is no observed evidence of current earth moving work, building construction or building additions at the Property.
6. There are no proposed changes in street right of way lines affecting the Property, according to the jurisdiction of the City of Sarasota.
7. There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
8. There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill.
9. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above-ground, visible evidence, unless another source of information is specifically referenced hereon.

### 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

### 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 12515000108, which bears an effective date of 02-15-1984 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "C" denotes areas outside the 500 year flood plain.

### 13 LAND AREA

VESTED IN:  
Nationsbank of FL NA,  
a Delaware limited liability company  
Book 2015, Page 2539, Lot 15,  
Book 1070, Page 2079, Lot 13,  
Book 1072, Page 322, Lot 11  
APN: 2030140019 - Lot 15,  
2030140020 - Lot 13,  
& 2030140021 - Lot 11

TOTAL LAND AREA:  
22,108.50± Square Feet  
0.508± Acres

### 14 BUILDING AREA

NO BUILDINGS ON SITE

### 15 BUILDING HEIGHT

NO BUILDINGS ON SITE

### 12 PARKING INFORMATION

0 Standard Spaces  
0 Handicap Spaces  
0 Total Parking Spaces

### 10 BASIS OF BEARINGS

The bearing N 0°00'00" E along the East right-of-way margin of Tarpon Avenue is the base bearing for the subject survey and is from Plat Book 1, Page 112, as recorded in the Sarasota County, FL.

### 8 ZONING INFORMATION

ZONED: RSF3 (Residential Family Structure)

SETBACKS  
FRONT - 20 FEET  
SIDE AND REAR - 15' COMBINED OR 7' BACK & 6' SIDES

MINIMUM LOT AREA - NON PROVIDED  
MAXIMUM BUILDING HEIGHT - 35 FEET  
MINIMUM LOT WIDTH - NOT PROVIDED  
MAXIMUM BUILDING COVERAGE - NOT PROVIDED

PARKING - 2 SPACES PER UNIT

ALL SITE RESTRICTIONS WERE OBTAINED PER BY COMMERCIAL DUE DILIGENCE, 405-378-5800.

\*Zoning Information to be provided by insurer per ALTA Standards pursuant to Table A item 6b.\*

### 7 STATEMENT OF ENCROACHMENTS

There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises.

### 9 LEGEND

—x—x— OVERHEAD ELECTRIC	☐ TELEPHONE BOX	⊕ GAS VALVE
—x—x— FENCE	☐ TRANSFORMER	○ CLEAN OUT
▨ WALL	☐ ELECTRIC BOX	⊙ MONITORING WELL
▨ CABLE RISER	☐ WATER METER	⊙ AIR CONDITION UNIT
⊙ GAS METER	☐ GENERATOR	⊙ SANITARY SEWER MANHOLE
⊙ POWERPOLE	☐ CURB INLET	⊙ MANHOLE
⊙ GUY WIRE	☐ GRATE INLET	⊙ STORM MANHOLE
● 1/2 INCH CAPPED REBAR	☐ WATER VALVE	⊙ PROPERTY LINE
○ FOUND	☐ WATER MAIN	⊙ HANDICAP
○ CENTERLINE	☐ WATER VAULT	⊙ STANDARD PARKING SPACES
(R) RECORD DATA	☐ GATE	⊙ HANDICAP PARKING SPACES
(M) MEASURED DATA	☐ LIGHT POLE	⊙ FLAG POLE
R/W RIGHT-OF-WAY	○ BACK FLOW PREVENTER	⊙ IRRIGATION CONTROL VALVE
○ HYDRANT	⊙ CONCRETE BOLLARD	⊙ TRAFFIC SIGNAL POLE
⊙ SIGN	⊙ SPRINKLER HOOKUP	⊙ TRAFFIC SIGNAL SWITCH BOX
☐ DUMPSTER	⊙ FIRE PLUG	⊙ METAL LID
☐ CONCRETE	⊙ FIRE VALVE	

### Key to CDS ALTA Survey

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### 18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:

1700 South Broadway, Bldg E  
Moore, Oklahoma 73160  
Office: 405.378.5800 - Fax: 405.703.1851  
Toll Free: 888.457.7878

Drwn By: PAC	Date: 10/03/14
Surveyor Ref.No: 14-08-16841	Revision: 1
Aprvd By: MIKE PETULLA	Date: 10/05/14
Field Date: September 4, 2014	Revision: 2
Scale: 1"=20'	Date: 09/21/15
	Revision: 3
	Date:
	Revision:

Prepared For:

Client Ref. No:

### 20 PROJECT ADDRESS

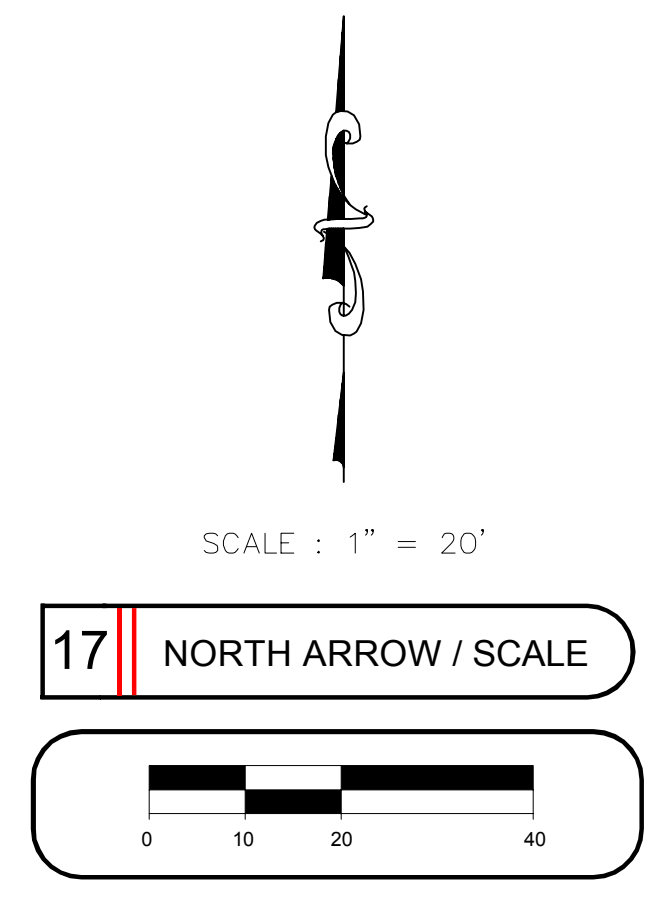
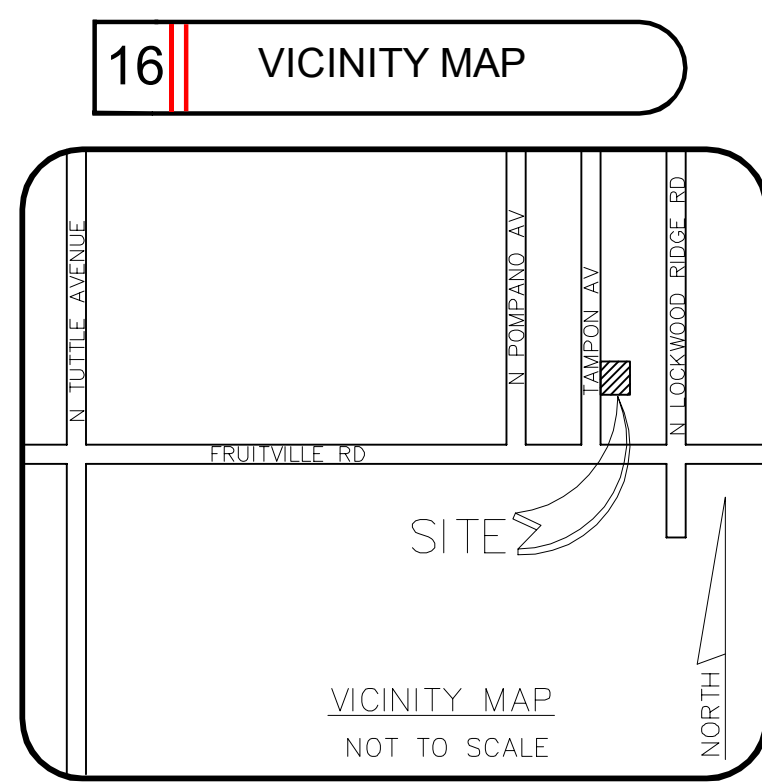
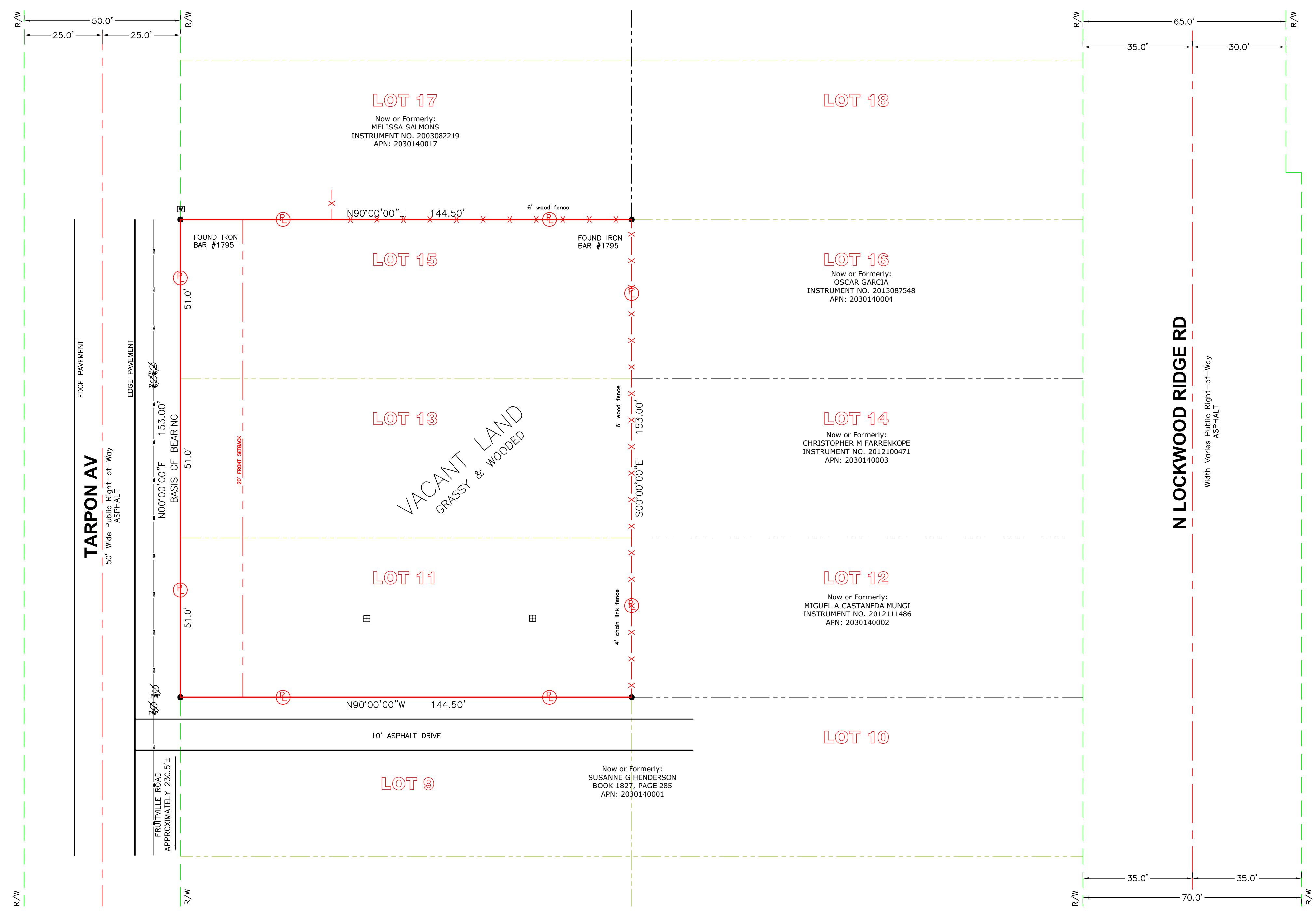
200 Tarpon Ave., Sarasota, FL

Project Name:  
FLW-337; 200 Tarpon Ave.

CDS Project Number:  
14-08-16841



# 19 SURVEY DRAWING



LS#4372 EXP 2/28/2017

**Michael Petulla**  
Land Surveying  
1 North 1st Street #8  
Cocoa Beach, FL 32931  
(407) 448-8613  
email: petullasurv@aol.com

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