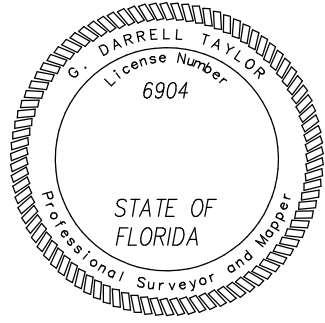


SUBJECT PROPERTY

OWNER: HDMS, LLC (PER DEED)
SITE ADDRESS: 4366 HWY 90, PACE, FL 32571
PARCEL ID: 10-1N-29-0000-02411-0000
AREA: 1.4194 ACRES ±
ZONED: HCD (Highway Commercial Development District)
REFERENCE: OFFICIAL RECORDS BOOK 4142 PAGE 322
OWNER: HDMS, LLC (PER DEED)
SITE ADDRESS: 4354 HWY 90, PACE, FL 32571
PARCEL ID: 10-1N-29-0000-02405-0000
AREA: 0.1287 ACRES ±
ZONED: HCD (Highway Commercial Development District.)
REFERENCE: OFFICIAL RECORDS BOOK 4142 PAGE 320



SURVEYOR'S CERTIFICATE

TO N3 PROPERTY ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WINDMILL COMPANY, LLC, JERRY R. WILSON AND SARA M. WILSON, & FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. NO APPARENT ENCROACHMENTS ON THE PROPERTY.

09/07/2021
G. DARRELL TAYLOR
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

N/F
HDMS, LLC
PARCEL# 10-1N-29-0000-02405-0000
OR BK 4142 PG 320
ZONED HCD

N/F
GENE COOK REAL ESTATE INVESTMENTS, INC.
PARCEL# 10-1N-29-1540-00200-0010
OR BK 1583 PG 1215
ZONED HCD

LOT 1, BLOCK 2
GREEN PASTURES SUBDIVISION
PLAT BOOK B PAGE 36

- LEGEND
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET (1/2" REBAR WITH CAP)
 - IPF IRON PIN FOUND
 - RB REBAR
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - AC AIR CONDITIONER
 - CP CONCRETE PAD
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMP CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - DI DROP INLET
 - CI CURB INLET
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEANOUT
 - GV GAS VALVE
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - OR BK OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - UTILITY POLE
 - ⋈ LIGHT POLE
 - GUY WIRE
 - WATER VALVE
 - WATER METER
 - △ GAS VALVE
 - GAS METER
 - ⋈ FIRE HYDRANT
 - ⊠ SANITARY SEWER CLEANOUT
 - ⊙ GREASE TRAP MANHOLE
 - APPROX. WATER LINE
 - SEWER LINE
 - OVERHEAD UTILITIES
 - APPROX. ELECTRIC LINE
 - APPROX. GAS LINE
 - APPROX. TELEPHONE LINE
 - FENCE LINE



N/F
JULIE DUPONT
PARCEL# 10-1N-29-1540-00200-0030
OR BK 3431 PG 564
ZONED HCD

N/F
GEORGE W. OEDSMA & CHERYL OEDSMA
PARCEL# 10-1N-29-0000-02417-0000
OR BK 2182 PG 217
ZONED HCD & RI

N/F
GEORGE W. OEDSMA & CHERYL OEDSMA
PARCEL# 10-1N-29-2300-00000-0060
OR BK 2182 PG 217
ZONED RI

N/F
GEORGE W. OEDSMA & CHERYL OEDSMA
PARCEL# 10-1N-29-2300-00000-0050
OR BK 3517 PG 1520
ZONED RI

N/F
LAUREN E. BOZEMAN
PARCEL# 10-1N-29-2300-00000-0040
OR BK 2982 PG 1384
ZONED RI

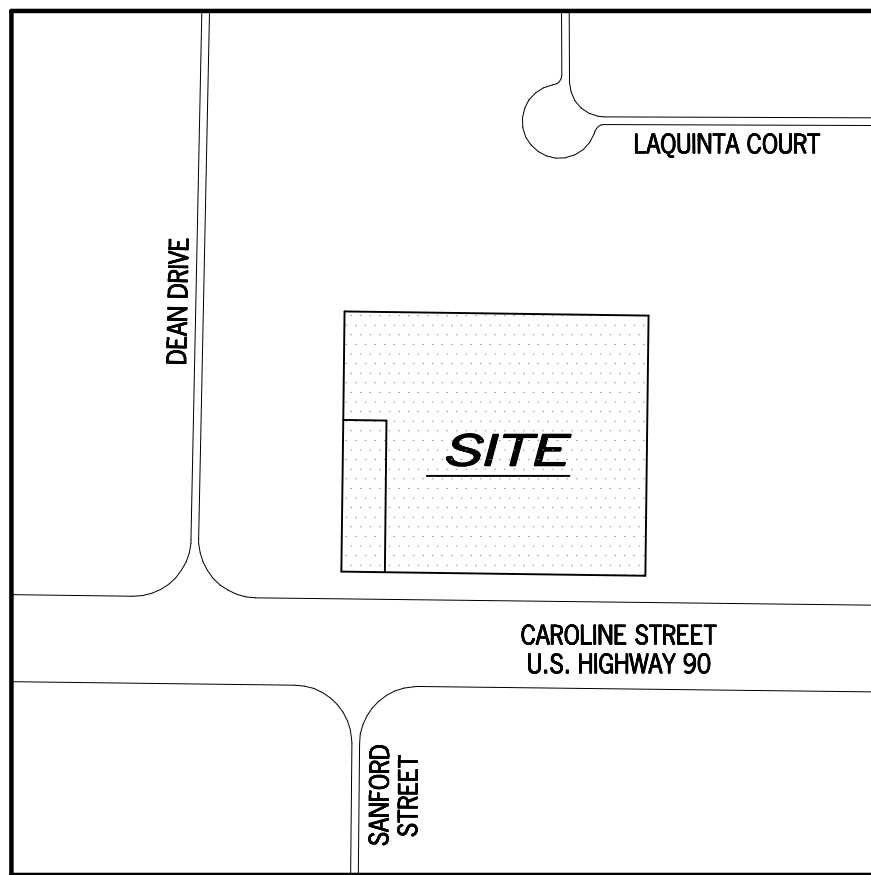
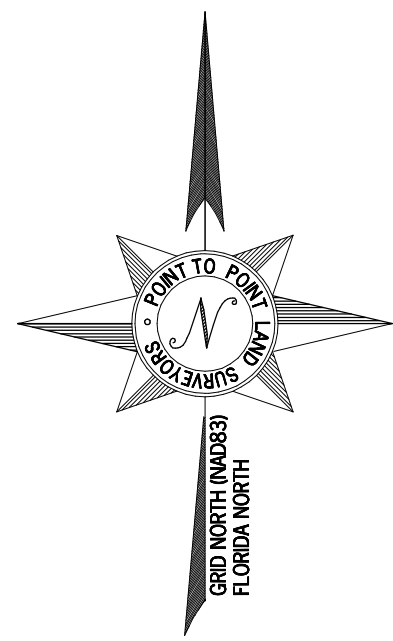
N/F
BETTY C. WATSON
PARCEL# 10-1N-29-1540-00200-0020
ZONED HCD
LOT 2, BLOCK 2
GREEN PASTURES SUBDIVISION
PLAT BOOK B PAGE 36

N/F
HDMS, LLC
PARCEL# 10-1N-29-0000-02411-0000
OR BK 4142 PG 322
ZONED HCD

AREA:
1.4194 ACRES
(61,827 SQ.FT.)

AREA:
0.1287 ACRES
(5,607 SQ.FT.)

N/F
W. R. ODOM, TRUSTEE OF THE W. R. ODOM LIVING TRUST DATED NOVEMBER 17, 2016
PARCEL# 10-1N-29-0000-02400-0000
OR BK 3605 PG 1525
ZONED HCD



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. [DATE OF LAST FIELD VISIT: 09/01/2021]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ±0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA NORTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 12113C0410G DATED: 12/19/2006

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

LEGAL DESCRIPTION

(AS PROVIDED IN TITLE COMMITMENT FILE NO. 422100266MS)

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, OF GREEN PASTURES SUBDIVISION AS RECORDED IN PLAT BOOK B, AT PAGE 36 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE SOUTHERLY 100 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 2 OF SAID SUBDIVISION; THENCE EASTERLY 40 FEET TO A POINT; THENCE NORTHERLY 100 FEET TO A POINT; THENCE WEST 40 FEET TO POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 10, SAID POINT BEING LOCATED 1055.78 FEET WEST OF THE SOUTHEAST CORNER OF WOODLAND HOMES SUBDIVISION IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK A, AT PAGE 111 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY DEFLECTING TO THE RIGHT AT AN ANGLE OF 89° 58' 05" A DISTANCE OF 240.00 FEET TO A CONCRETE MONUMENT; THENCE WESTERLY DEFLECTING TO THE LEFT AT AN ANGLE OF 89° 58' 05" 240.26 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY DEFLECTING TO THE LEFT AT AN ANGLE OF 90° 05' 41" A DISTANCE OF 240.00 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 10; THENCE EASTERLY DEFLECTING TO THE LEFT AT AN ANGLE OF 90° 54' 19" ALONG SAID ROAD 240.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, GREEN PASTURES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK B, AT PAGE 36 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE RUN EAST ALONG HIGHWAY 90 FOR A DISTANCE OF 40 FEET; THENCE NORTH 140 FEET; THENCE WEST 40 FEET; THENCE SOUTH 140 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.39 FEET (HORZ) 1.09 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 08/11/2021
DATUM / EPOCH: NAD_83(2011)EPOCH:2010.00000
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTORS: 0.99997591, CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1° 19' 40.0116"
BENCHMARKS USED: DM2680, DL7331, DM2660, DM2684, DM3973, DO2054

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF JUNE 22, 2021 AT 8:00 AM, BEING FILE NO. 422100266MS. FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

NO EXCEPTIONS WERE CONTAINED IN THE ABOVE REFERENCED TITLE DOCUMENT.

**SURVEYOR'S NOTE: THE ABOVE TITLE REPORT HAS NOT BEEN UPDATED TO REFERENCE HDMS, LLC AS THE CURRENT OWNER OF THE SUBJECT PROPERTY.

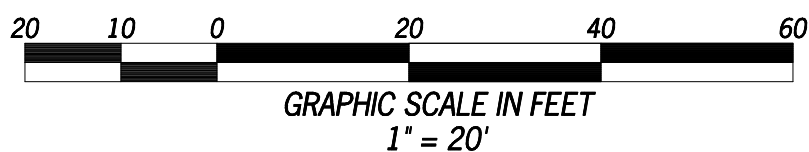
MEMBERS NOTIFIED

(TICKET #: 211105456)

NAME
AT&T/DISTRIBUTION
AT T
CENTURYLINK
CITY OF MILTON
GULF POWER - MILTON
MC
MEDIACOM SOUTHEAST LLC
PAGE WATER SYSTEM
QUANTA TELECOMMUNICATION SERVICES LLC
UNITI FIBER LLC

SURVEYOR'S NOTES

ALL PRIVATE UTILITY INFORMATION WAS PROVIDED BY SUNSHINE 811 AND ARE APPROXIMATE BASED ON FIELD LOCATED PAINT MARKS.



RELEASE DESCRIPTION

DATE:

AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
N3 PROPERTY ADVISORS, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY, WINDMILL COMPANY,
LLC, JERRY R. WILSON AND SARA M.
WILSON, & FIDELITY NATIONAL TITLE
INSURANCE COMPANY

AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103 Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com



SECTION: 10
TOWNSHIP: 1 NORTH
RANGE: 29 WEST
CITY: PACE
COUNTY: SANTA ROSA
STATE: FLORIDA
DATE: SEPTEMBER 07, 2021
DRAWN BY: NRW
CHKD BY: JKL
APPRVD BY: D. MILLER
JOB #: 211158FL

SHEET NUMBER:

1
OF 2 SHEETS

LEGAL DESCRIPTION

PARCEL# 10-1N-29-0000-02405-0000

(AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 29 WEST, CITY OF PACE, SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH CAPPED REBAR (BENCHMARK L.B. 5170) FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET (ALSO KNOWN AS U.S. HIGHWAY 90 AND HAVING A 150-FOOT RIGHT-OF-WAY), SAID REBAR MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, GREEN PASTURES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK B, PAGE 36, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET AND RUNNING, NORTH 02°18'31" EAST, 140.08 FEET TO A ½-INCH CAPPED REBAR (BENCHMARK L.B. 5170) FOUND; THENCE, SOUTH 87°31'57" EAST, 40.00 FEET TO A ½-INCH REBAR FOUND; THENCE, SOUTH 02°16'45" WEST, 140.01 FEET TO A PK-NAIL AND SHINER (BENCHMARK LB #5170) FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET, NORTH 87°37'19" WEST, 40.07 FEET TO A ½-INCH CAPPED REBAR (BENCHMARK L.B. 5170) FOUND AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NORTH ZONE VALUE.

SAID TRACT CONTAINS 0.1287 ACRES (5,607 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION

PARCEL# 10-1N-29-0000-02411-0000

(AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 29 WEST, CITY OF PACE, SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH REBAR FOUND AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, GREEN PASTURES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK B, PAGE 36, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY; THENCE RUNNING, SOUTH 87°33'52" EAST, 281.20 FEET TO A POINT; THENCE, SOUTH 02°29'32" WEST, 240.00 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET (ALSO KNOWN AS U.S. HIGHWAY 90 AND HAVING A 150-FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET, NORTH 87°37'37" WEST, 240.33 FEET TO A PK-NAIL AND SHINER (BENCHMARK LB #5170) FOUND; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF CAROLINE STREET AND RUNNING, NORTH 02°16'45" EAST, 140.01 FEET TO A ½-INCH REBAR FOUND; THENCE, NORTH 87°31'57" WEST, 40.00 FEET TO A ½-INCH CAPPED REBAR (BENCHMARK L.B. 5170) FOUND; THENCE, NORTH 02°17'31" EAST, 100.23 FEET TO A ½-INCH REBAR FOUND AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NORTH ZONE VALUE.

SAID TRACT CONTAINS 1.4194 ACRES (61,827 SQUARE FEET), MORE OR LESS.



AN ALTA\NSPS LAND TITLE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS

100 Governors Trace, Ste. 103 Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com

SECTION: 10
TOWNSHIP: 1 NORTH
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CITY: PACE
COUNTY: SANTA ROSA
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SHEET NUMBER:

2
OF 2 SHEETS

AN ALTA\NSPS LAND TITLE SURVEY PREPARED FOR:
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WILSON, & FIDELITY NATIONAL TITLE
INSURANCE COMPANY

RELEASE DESCRIPTION

DATE: