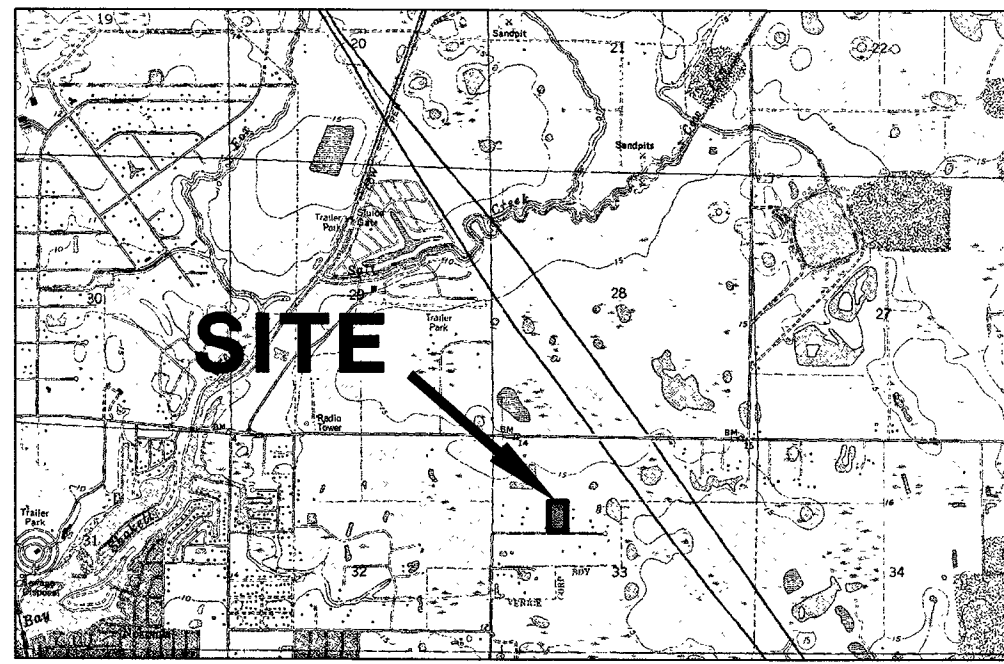


- LEGEND:
- Verizon Hand Hole
  - Wood Power Pole
  - Concrete Power Pole
  - Water Valve
  - Light Pole Concrete
  - Spigot
  - Well
  - Electric Meter On Pole
  - Guy Wire
  - Mail Box
  - RCP Reinforced Concrete Pipe
  - ECP Elliptical Concrete Pipe

- TREE LEGEND
- Palm Tree
  - Oak Tree & Size
  - Pine Tree & Size
  - Maple Tree & Size
  - Cedar Tree & Size
  - Banyan Tree Cluster & Size
  - Unknown Tree & Size

SCALE: 1" = 40'



LAUREL QUAD  
SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA  
NOT TO SCALE

DESCRIPTION:

Lot 4, WOODLAND ACRES, as per plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Being in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida.

REPORT OF SURVEY:

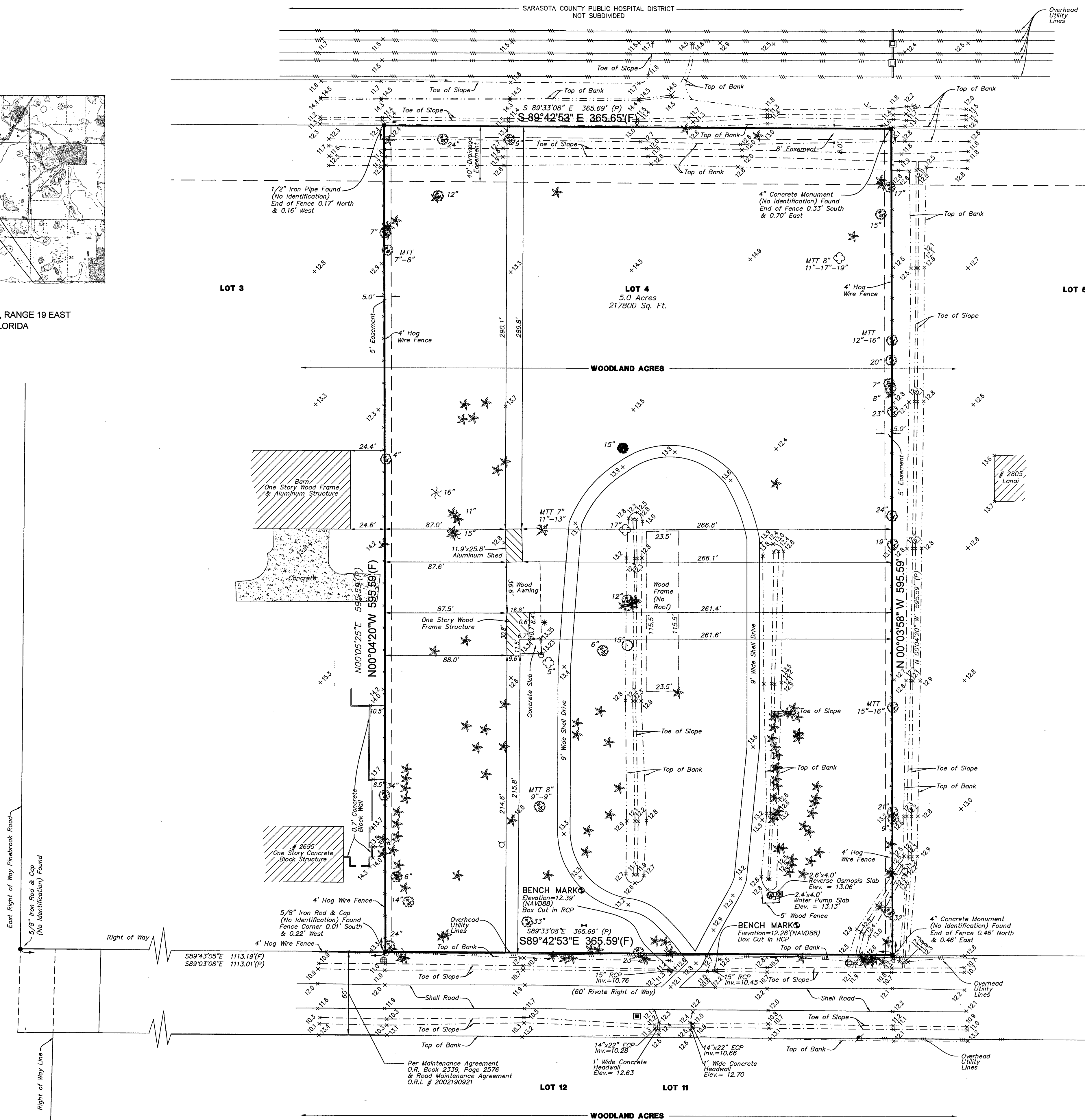
- This plat represents a Boundary, Topographic, and Tree Survey showing visible improvements.
- Bearings shown hereon refer to an assumed meridian, record plat bearing for north Right of Way line of Curry Road = N 89°33'00" W.
- There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- Description shown hereon has been taken from Deed recorded in Official Records Instrument #2007016190.
- Subject to easements and rights of way of record, if any. Easements shown hereon are per Plat of Woodland Acres. Lot line easements shown hereon are provided for the purpose of accommodating overhead and underground utilities, and drainage.
- This plat has been prepared with the benefit of a First American Title Insurance Company American Land Title Association Commitment for Title Insurance. File Number: 1054-4881774 Dated: August 4, 2020 at 8:00 A.M.
- Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Map 1211500243F, Index Map dated November 4, 2016.
- Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- (P) Denotes information obtained from record Plat.
- (F) Denotes information obtained from Field measurement.
- This plat represents a Tree Survey per Sarasota County Tree Ordinance.
- Elevations shown hereon refer to NAVD 88 based on FLDEP Bench Mark # L 639 elevation=12.00 feet (N.A.V.D. 1989 Datum).

SURVEYOR'S REVIEW of items listed in the furnished Title Commitment Schedule B II (See Note 6 ABOVE).

Surveyor's response in CAPITAL LETTERS under each item:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.  
NOT A MATTER OF LAND SURVEYING
- Any rights, interests, or claims of parties in possession of the land not shown by the public records.  
NOTED ON SURVEY IF FOUND.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.  
NOTED ON SURVEY IF ANY.
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy not shown by the public records.  
NOT A MATTER OF LAND SURVEYING.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously underwater.  
NOT A MATTER OF LAND SURVEYING.
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy  
NOT A MATTER OF LAND SURVEYING.
- Any minerals or mineral rights leased, granted or retained by current and prior owners  
NOT A MATTER OF LAND SURVEYING.
- Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.  
NOT A MATTER OF LAND SURVEYING.
- Provisions of the Plat of WOODLAND ACRES, recorded in Plat Book 20, Page 3 of the Public Records of Sarasota County, Florida.  
APPLICABLE - GRAPHICALLY DEPICTED HEREON.
- Note: The Company finds no public dedication in the Public Records of Sarasota County, Florida, of the streets and roads in WOODLAND ACRES, nor any proof that they are publically maintained.  
APPLICABLE - BLANKET IN NATURE - GRAPHICALLY DEPICTED HEREON.
- Maintenance Agreement recorded October 29, 1991 in Book 2339, Page 2576.  
APPLICABLE - BLANKET IN NATURE - NOT GRAPHICALLY DEPICTED HEREON.
- Road Maintenance Agreement recorded November 18, 2002 in Instrument No. 2002190921.  
APPLICABLE - BLANKET IN NATURE - NOT GRAPHICALLY DEPICTED HEREON.
- Pending disbursement of the full proceeds of the loan secured by the Insured Mortgage, this policy only insures up to the amount actually disbursed, but, a proceeds are disbursed, increases in accordance with Florida Construction Loan Update Endorsement(s), up to the Amount of Insurance stated in Schedule A.  
NOT A MATTER OF LAND SURVEYING.
- The maximum liability under this policy is presently limited to the value of the land but will increase to include the actual cost of improvements erected thereon, in good faith and fully paid for, not to exceed the Amount of Insurance (as to Owner's Policy only)  
NOT A MATTER OF LAND SURVEYING.

PINEBROOK ROAD  
(Public Right of Way)  
Width Varies



CERTIFICATE OF SURVEYOR

The undersigned hereby certifies to Catalyst Healthcare Real Estate and First American 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 6a, 7a, 8, 11, 13, 14, 16, 17, 19, and 20, and any other items shown thereon. The field work was completed on September 29, 2020.

Date of Survey: September 29, 2020

Randall E. Britt, Professional Land Surveyor  
Florida Certificate No. 3979

AN ALTANSPS LAND TITLE SURVEY

SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
LOT 4 WOODLAND ACRES, SARASOTA COUNTY, FLORIDA

CERTIFIED TO:  
CATALYST HEALTHCARE REAL ESTATE

FIELD BOOK: \_\_\_\_\_ PAGE(S): \_\_\_\_\_  
JOB NUMBER: 20-09-02 DRAWN BY: EMB

SHEET  
1 OF 1

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB. 6638  
606 Cypress Avenue Venice, Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bs@brittsurveying.com