

BUILDING AREA	
Building 1:	4,416 square feet

BUILDING HEIGHT	
Building 1:	27.8 feet

PARKING	
Regular:	0 spaces
Handicap:	0 spaces
Total Parking:	0 spaces

LAND AREA		
Parcel 1:	73,466 square feet	1.686 acres
Parcel 2:	9,071 square feet	0.208 acres
Total Area:	82,537 square feet	1.895 acres

BASIS OF BEARING
 Bearings shown hereon are based on the Northernly right-of-way line of Manatee Avenue (Florida Highway 64), as being North 89°06'52" West. Bearings and distances shown hereon are the same record as measured unless otherwise noted.

- SURVEYOR'S NOTES**
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, foundations and possible encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
 - The subject property has indirect physical access is provided to Manatee Avenue (State Road 64) and 43rd Street Boulevard East, by the Ingress/Egress easement filed in Book 36, Page 66 as shown hereon.
 - Monuments have been recovered or placed at all corners of the property as shown hereon. (Table A Item #1)
 - Buildings located on this property are as shown. The address of this property was noted as being 4217 State Road 64 East. (Table A Item #2)
 - The gross land area of this property is 82,537 square feet or 1.895 acres. (Table A Item #4)
 - The buildings shown on this survey reflect the exterior dimensions along with the square footage of each building as located at ground level. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level. (Table A Item #7a, 7b1, & 7c)
 - All substantial features and improvements located and observed on site and within five feet of the property boundaries are shown. (Table A Item #8)
 - Adjacent owner information including the tax parcel number was taken from the latest tax assessors property owners map when this land title survey was prepared. (Table A Item #13)
 - At the time of this survey, the building was under construction including additions. Evidence of earth moving or other construction was observed. (Table A Item #16)
 - There are no proposed changes in street rights-of-way. There is no observable evidence of recent street or sidewalk construction or repairs. (Table A Item #17)
 - Evidence of existing offsite easements or servitudes which benefit the subject property were disclosed in the record documents provided to the surveyor and are shown hereon. (Table A Item #18)
 - There is no observable evidence of cemeteries, gravesites, and burial grounds at the time of this survey. No cemeteries, gravesites, and burial grounds were disclosed in the record documents provided to the surveyor.
 - This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
 - Unless shown otherwise, the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
 - Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
 - The boundary of the survey property as described forms a mathematically closed figure.

OBSERVED SIGNIFICANT OBSERVATIONS
 The surveyor did not observe any significant observations over or upon the subject property.

UTILITY NOTE
 The survey shows the location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to ALTA Section 5 E IV.

FLOOD NOTE
 By graphic plotting only, the subject property lies completely within Flood Zone "X-Shaded" and "AE" as shown on the Flood Insurance Rate Map, Community Panel No. 120153 0428 F (Map Number 12081C0307F), which bears an effective date of August 10, 2021 and does lie partially within a special flood hazard area. No field surveying was performed to determine this zone. Flood Zone "X-Shaded" denotes areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Flood Zone "AE" denotes areas determined to be special flood hazard areas subject to inundation by the 1% annual chance flood event and base flood elevations have been determined. (Table A Item #3)

ZONING INFORMATION	
ITEM	REQUIRED
Zoning Designation	GC
Minimum Lot Area (sq. ft.)	7,500 square feet
Minimum Lot Width	75 feet
Minimum Open Space	15%
Maximum Building Height	4 Stories
Minimum Setbacks	
Front Yard Setback	25 feet
Side Yard Setback	10 feet
Rear Yard Setback	15 feet

Notes:
 Zoning District: GC-General Commercial

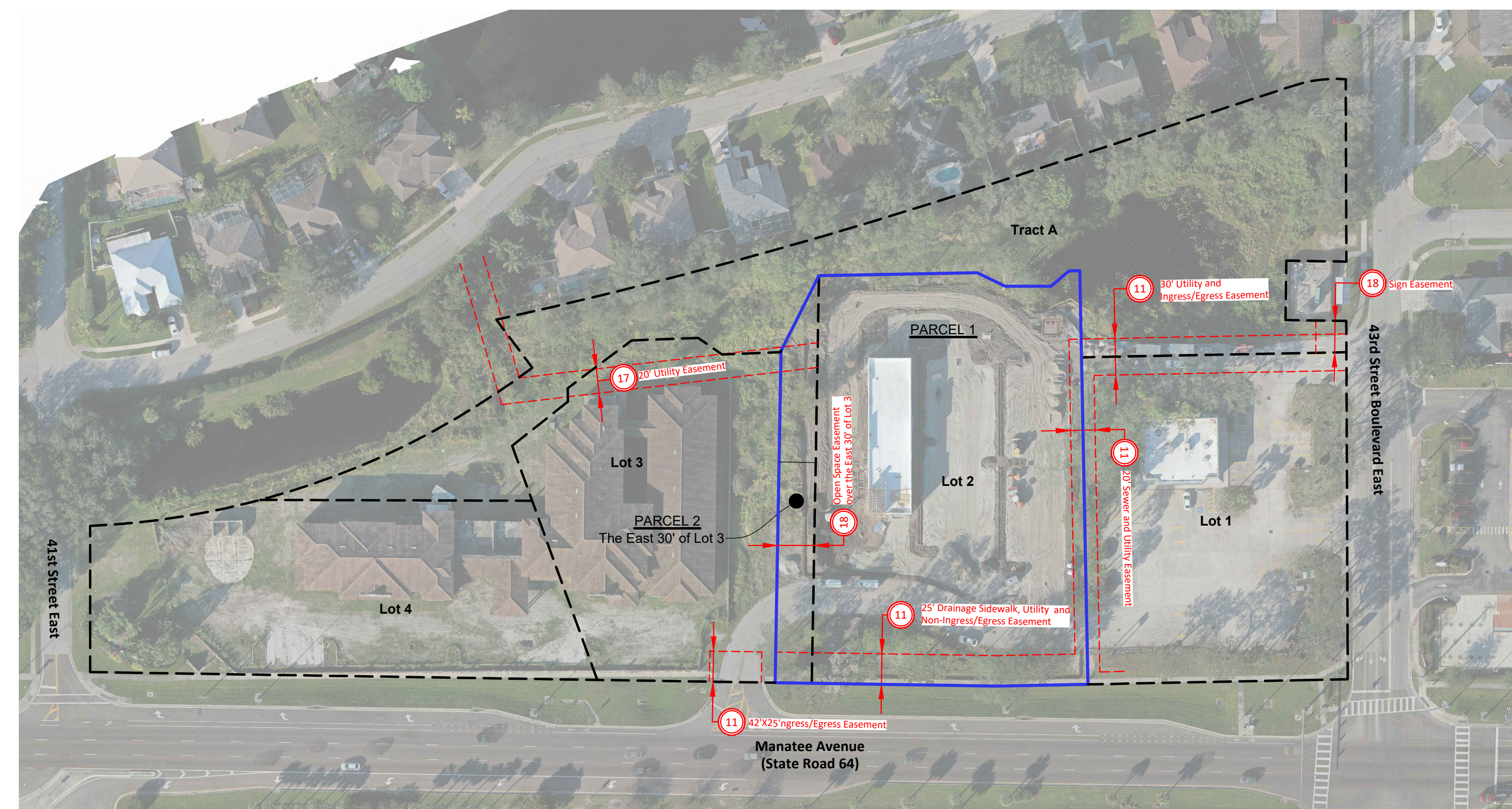
The following zoning data was obtained from Zoning Report #22-393054.2, dated December 19, 2022, prepared by Partner Engineering and Science Inc., (888) 213-7479. (Table A Item #6a & #6b)

Parking Information:
 Parking Formula
 10 Stacking Spaces per wash bay
 Total Required Parking Spaces
 10 Stacking Spaces per wash bay

EASEMENT EXHIBIT - NOT TO SCALE

11 In addition to the easements portrayed below, the plat provides a blanket cross access easement over Lots 1, 2, 3, and 4.

18 The exhibit below portrays the Open Space Easement and Sign Easement which cover and benefit the subject property as shown in the exhibit below.



- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**
- Matters shown on the Plat of Riverdale Commercial, recorded in Plat Book 36, Page 66. **Matters of the Plat are located on or over the subject property as shown hereon.**
 - Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 1646, Page 983 of Official Records; as affected by First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Riverdale Commercial recorded in Book 1648, Page 5315 of Official Records; as affected by Assignment of Declarant Rights recorded in Book 2453, Page 449 of Official Records; as affected by Assignment of Declarant Rights recorded in Instrument No. 202041104692, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Declaration of Covenants, Conditions, Restrictions and Easements covers the subject property and are blanket in nature. Nothing to plot.**
 - The terms, provisions, and conditions contained in that certain Listing of Holdings, recorded in Book 1646, Page 1040 of Official Records. **Listing of Holdings covers the subject property. Nothing to plot.**
 - The terms, provisions, and conditions contained in that certain Maintenance Program, recorded in Book 1046, Page 1043 of Official Records. **Maintenance Program covers the subject property and is blanket in nature. Not a survey related item.**
 - The terms, provisions, and conditions contained in that certain Notice to Buyers, recorded in Book 1646, Page 1044 of Official Records. **Notice covers the subject property and is blanket in nature. Nothing to plot.**
 - The terms, provisions, and conditions contained in that certain Right of Entry and Compliance with Manatee County Land Development Code, recorded in Book 1646, Page 1046 of Official Records. **Right of Entry covers the subject property and is blanket in nature. Not a survey related item.**
 - Terms and conditions of the Easement Agreement between Riverdale Commercial Owners Association, Inc., a Florida corporation, not for profit and River Point of Manatee Home Owners Association, Inc., a Florida corporation, not for profit recorded in Book 1070, Page 2259 of Official Records. **Easement is located on or over the subject property as shown hereon.**
 - Terms and conditions of the Easement Agreement between Coastal Express Car Wash BR 64 LLC, a Florida limited liability company and Victor Living Bradenton LLC, a Florida limited liability company recorded in Instrument No. 20214136912. **Easements cover and benefit the subject property as shown in the easement exhibit.**
 - Easement granted to Florida Power & Light Company recorded in Instrument No. 202241144853. **Easement is located on or over the subject property as shown hereon.**

TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

PARCEL 1:
 Lot 2, Riverdale Commercial, according to the plat thereof, as recorded in Plat Book 36, Pages 66 through 70, of the Public Records of Manatee County, Florida.

PARCEL 2:
 The East 30 feet of Lot 3, in Riverdale Commercial, according to the plat thereof, as recorded in Plat Book 36, Pages 66 through 70, of the Public records of Manatee County, Florida.

PARCEL 3:
 Together with rights of use to a Non-Exclusive Easement Agreement for Signage by and between Coastal Express Car Wash BR 64 LLC, A Florida Limited Liability Company and Victor Living Bradenton LLC, A Delaware Limited Liability Company, Filed October 14, 2021, recorded in Instrument No. 20214136912, Public Records of Manatee County, Florida.

The surveyed property is the same property as shown on the First American Title Insurance Company, Commitment No. NCS-1156691-ATL, having an effective date of December 13, 2022.

TITLE COMMITMENT INFORMATION
 The Title Description and Schedule "B" Items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1156691-ATL, having an effective date of December 13, 2022.

2021 ALTA/NSPS LAND TITLE SURVEY

Lulu's Express Car Wash
 SITE ADDRESS
 4217 STATE ROAD 64 EAST
 CITY OF BRADENTON
 MANATEE COUNTY, FLORIDA

PARTNER PROJECT NUMBER: 22-393054.1

COORDINATED BY

PARTNER CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partneresi.com
 www.partneresi.com

DATE	REVISIONS	DRAWN BY:	TDR	DRAWING SCALE:
12/14/2022	First Draft	CHECKED BY:	AJK	JOB NO.: 22-363
12/22/2022	Zoning Report reflected	FILE NAME:		
12/29/2022	Updated Title reflected	22-363 LULU_S EXPRESS CAR WASH		
		BRADENTON FL.DWG		

SURVEYOR'S CERTIFICATE

To: Quattro Mammoth, LLC, an Illinois limited liability company; Coastal Express Car Wash BR 64 LLC; 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 2021 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 5, 2022.

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Technical Standards for property boundary surveys as found in Chapter 5J-17.052.

ALFRED J. KESLER
 LICENSE NUMBER 6947
 STATE OF FLORIDA
 12/29/2022

Alfred J. Kesler
 Professional Surveyor & Mapper #6947
 in the State of Florida

Date of Survey: December 5, 2022
 Date of Last Revision: December 29, 2022

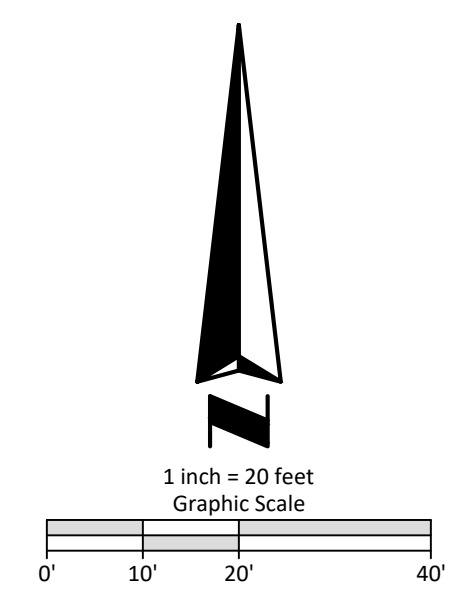
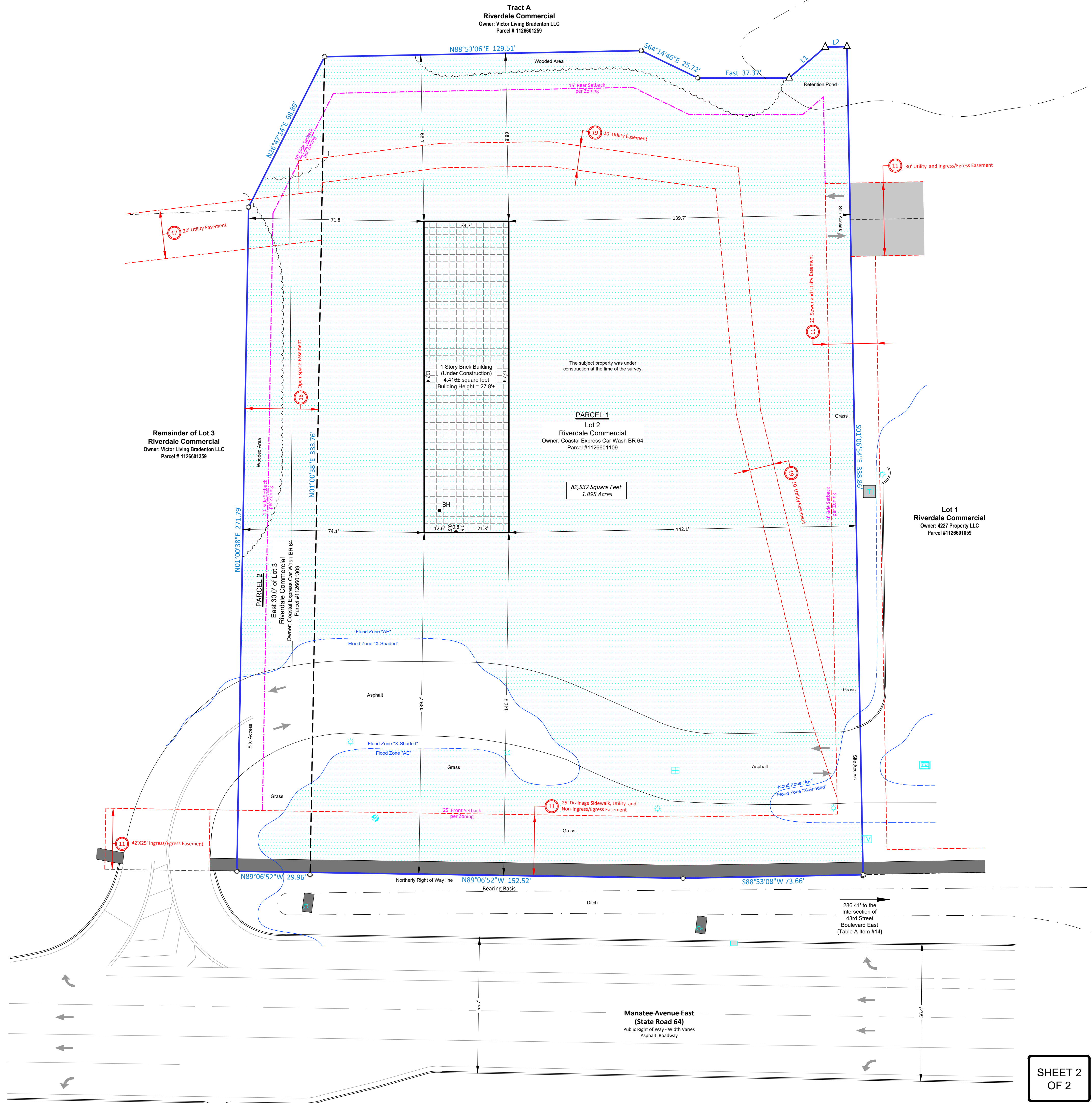
SURVEYED BY

SOUTHERN GEOMATICS SERVICES
 Southern Geomatics Services, LLC
 1925 South Atlantic Avenue, Suite 803
 Daytona Beach Shores, Florida 32118
 Phone: (985) 801-9990
 Surveys@southerngeomatrics.com

See Sheet 2 - 2
 for Survey Details

LEGEND	
Symbols	Hatching & Line Type
○ Light Pole	▨ Concrete
□ Electric Vault	▨ Striping
□ TV Vault	▨ Ramp
■ Electric Transformer	▨ Areas in Flood Zone AE
■ Storm Drain Inlet	— Property Line
■ Curb Inlet	- - - Easement Line
	- - - Building Setback Line
	- - - Building Line
	- - - Wall
ALTA Notations	
Ⓢ Schedule 'B' Item Number	
Ⓢ Observation (As listed)	
Monumentation	
○ Found 1/2" Iron Rod No Cap	
△ Unable to Set Monument	

Line Table		
Line #	Direction	Distance
L1	N49°31'57"E	19.48'
L2	N88°53'06"E	8.82'



2021 ALTA/NSPS LAND TITLE SURVEY

Lulu's Express Car Wash
SITE ADDRESS
4217 STATE ROAD 64 EAST
CITY OF BRADENTON
MANATEE COUNTY, FLORIDA

PARTNER PROJECT NUMBER: 22-393054.1

COORDINATED BY

PARTNER CORPORATION
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-215-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY:	GST	DRAWING SCALE:
12/14/2022	First Draft	CHECKED BY:	AJK	JOB NO.: 22-363
12/22/2022	Zoning Report reflected	FILE NAME:	22-363 LULU_S EXPRESS CAR WASH BRADENTON FL.DWG	

SURVEYED BY

SOUTHERN GEOMATICS SERVICES

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SHEET 2 OF 2

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