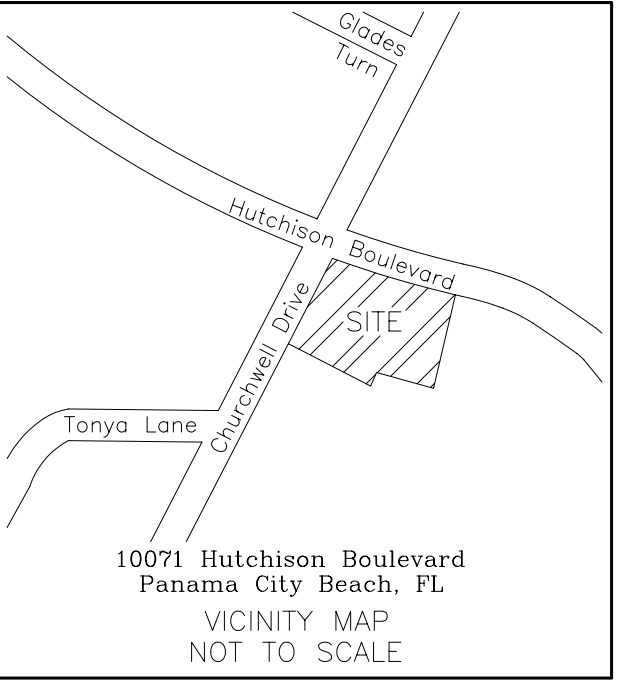
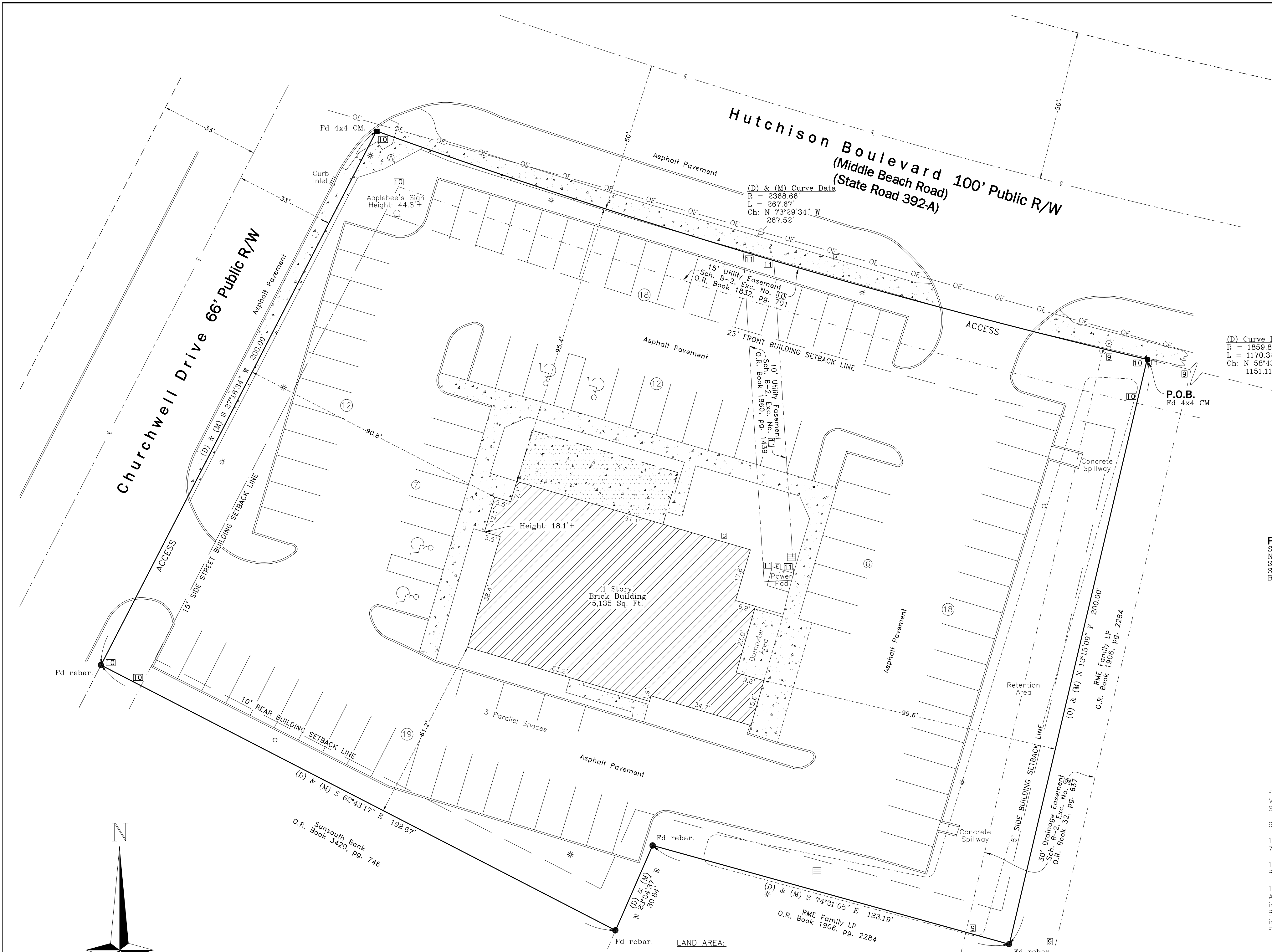




DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, THENCE SOUTH 89°15'17" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 FOR 86.58 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 392-A (MIDDLE BEACH ROAD, HAVING A 100 FOOT RIGHT OF WAY), THENCE NORTH 40°40'50" WEST ALONG SAID RIGHT OF WAY LINE FOR 795.73 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1859.86 FEET, THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 1170.32 FEET, THE CHORD OF SAID ARC BEARING NORTH 58°43'15" WEST FOR 1151.11 FEET TO A POINT OF REVERSE CURVE FOR THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT OF WAY LINE OF CHURCHWELL ROAD (HAVING A 66 FOOT RIGHT OF WAY), THENCE SOUTH 27°16'34" WEST ALONG SAID RIGHT OF WAY LINE FOR 200.00 FEET; THENCE SOUTH 62°43'17" EAST FOR 192.67 FEET; THENCE NORTH 23°34'37" EAST FOR 30.84 FEET; THENCE SOUTH 74°31'05" EAST FOR 123.19 FEET TO THE CENTER LINE OF A 30 FOOT DITCH EASEMENT DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 32, PAGE 637; THENCE NORTH 13°15'09" EAST ALONG SAID CENTERLINE FOR 200.00 FEET TO THE POINT OF BEGINNING.

Property surveyed and shown hereon is the same property as described in title commitment number NCS-737683FL20-PHX1, dated March 14, 2016, prepared by First American Title Insurance Company.

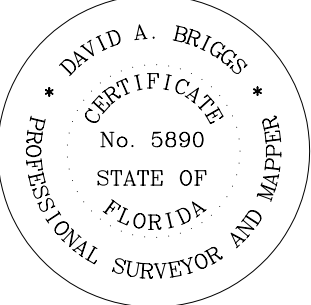
To: SCF Realty Capital LLC, First American Title Insurance Company and The Matthews Company, Inc.

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, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on April 18, 2016.

Date of Plat or Map: April 18, 2016

DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA

The property described and shown hereon is the same property described in The First American Title Insurance Company Title Commitment No. NCS-737683FL20-PHX1 dated March 14, 2016.



FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-737683FL20-PHX1, DATED MARCH 14, 2016.
SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

9. Drainage Easement, recorded in Official Records Book 32, Page 637. PLOTTED HEREON.

10. Easement contained in Warranty Deed, recorded in Official Records Book 1832, Page 701. PLOTTED HEREON.

11. Easement granted to Gulf Power Company by instrument recorded in Official Records Book 1860, Page 1439. PLOTTED HEREON.

12. Lease by and between GE Capital Franchise Financial Corporation and Apple Two Associates, Inc. as evidenced by that certain of Memorandum of Lease Agreement recorded in Book 3336, Page 1335 as affected by Assignment and Assumption Agreement recorded in Book 3474, Page 2113 and Memorandum of Assignment and Assumption of Lease recorded in Book 3474, Page 2118 (as to a Leasehold interest). BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:



17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscapital.com

SCF Realty Capital LLC

10071 Hutchison Boulevard
Panama City Beach, FL
(Applebee's)

SCALE: 1" = 20'
DATE: April 18, 2016
DWN. BY: WDW
CHKD. BY: WDW

CHKD./AP'V'D: DAB
APPROVED: DAB
ASSET NO. 6718

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF CHURCHWELL DRIVE BEING S 27°16'34" W, AS PER THE LEGAL DESCRIPTION.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
- THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF CHURCHWELL DRIVE AND THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD.
- THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
- THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- UNLESS OTHERWISE SHOWN ON SURVEY:
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12005C 0316 H, DATED JUNE 2, 2009, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 60,672 SQUARE FEET OR 1.393 ACRES.

SOURCE OF ZONING DATA:

THE CITY OF PANAMA CITY BEACH, FLORIDA ZONING DEPARTMENT
PHONE: 850-233-5100

ZONING:

THE CURRENT ZONING IS CH (COMMERCIAL HIGH INTENSITY).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

FRONT 25 FEET
SIDE STREET 15 FEET
SIDE 5 FEET
REAR 10 FEET

BUILDING HEIGHT RESTRICTION:

65 FEET

PARKING SPACE TABLE:

REGULAR PARKING SPACES: 88
PARALLEL PARKING SPACES: 3
HANDICAP PARKING SPACES: 4
TOTAL: 95

PARKING SPACE REQUIREMENTS:

1 PARKING SPACE FOR EACH 4 SEATS OR 1 PARKING SPACE FOR EACH 60 SQ. FT. OF FLOOR AREA DEVOTED TO ASSEMBLY, WHICHEVER RESULTS IN THE GREATER NUMBER OF SPACES, PLUS 1 PARKING SPACE FOR EACH 5 EMPLOYEES ON LARGEST SHIFT.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Panama City Beach, Florida and the applicable zoning codes.

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 5,135 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY OF HUTCHISON BOULEVARD AND CHURCHWELL DRIVE.

ENCROACHMENTS:

③ SIDEWALK ENCROACHES ONTO NORTHWEST CORNER OF SUBJECT PROPERTY.

**BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.**

406 SW Rutledge Street P.O. Box 263
Madison, FL 32340

850-973-6186 800-882-8396 Fax: 850-973-6931

LB No. 7563 FB - See Folder DWG file: 16-075.dwg Calc File: 16-075.crd
Sec. 36-38-16w, Bay Co., FL
Drawn by: WDW B-2 by: WDW Job Order No: 16-075
Field work completed: April 18, 2016

This survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc.'s prior written consent. The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc. will not include the providers of any third party reports in the Surveyor's Certification.