

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-957295-SA1 - SCHEDULE A, EXHIBIT A:

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

THE EAST 1/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 17 EAST, LESS THE ROAD RIGHT-OF-WAY FOR GANDY BOULEVARD AND LOTS 12 AND 13, BLOCK 5, AND LOTS 11, 12, 13 AND 14, BLOCK 7, BROUGHTON, AS RECORDED IN PLAT BOOK 9, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED VACATED STREET AND ALLEY RIGHTS-OF-WAY ALONGING THE ABOVE DESCRIBED LOTS IN BROUGHTON:

THAT PORTION OF 110TH AVENUE NORTH LYING BETWEEN THE EAST LINE OF 3RD STREET NORTH, EAST TO THE WEST LINE OF BUTLER STREET, TOGETHER WITH THAT PORTION OF THE RIGHT-OF-WAY OF DORIS STREET LYING SOUTH OF LOT 14, BLOCK 5, AND LOT 13, BLOCK 7, AND BETWEEN LOT 13, BLOCK 5, AND LOT 12, BLOCK 7, TOGETHER WITH THAT PORTION OF THE ALLEY LYING SOUTH OF LOTS 11 AND 12, BETWEEN LOTS 12 AND 13, BLOCK 5, AND THAT PORTION OF THE ALLEY LYING SOUTH OF LOTS 10 AND 15, AND BETWEEN LOTS 11, 12, 13 AND 14, BLOCK 7, ALL ACCORDING TO A PLAN OF BROUGHTON, AS RECORDED IN PLAT BOOK 6, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING IN THE NORTHERLY LINE OF GANDY BOULEVARD (VARIABLE WIDTH) FOR THE SOUTHWEST CORNER OF TOPA PRIVATE RESIDENCES CONDOMINIUMS AS RECORDED IN BOOK 135, PAGE 652, PLAT RECORDS OF PINELLAS COUNTY, FLORIDA.

THENCE WITH THE NORTHERLY LINE OF GANDY BOULEVARD, THE FOLLOWING FIVE (5) COURSES: 150.00 FT. 77.50° WEST, A DISTANCE OF 108.61 FEET; 250.00 FT. 90° WEST, A DISTANCE OF 84.88 FEET; 120.00 FT. 80°52'00" WEST, A DISTANCE OF 46.20 FEET; 42.00 FT. 10°52'00" EAST, A DISTANCE OF 15.00 FEET; 50.00 FT. 89°52'00" WEST, A DISTANCE OF 22.83 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF GANDY BOULEVARD AND THE EASTERLY LINE OF 2ND STREET (30' WIDE).

THENCE NORTH 0°17'20" EAST, A DISTANCE OF 253.26 FEET; THENCE SOUTH 89°34'20" EAST, A DISTANCE OF 47.91 FEET; THENCE NORTH 0°07'30" EAST, A DISTANCE OF 81.00 FEET; THENCE SOUTH 89°34'20" EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 0°07'30" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°34'20" EAST, A DISTANCE OF 250.00 FEET; THENCE WITH THE WESTERLY LINE OF 110TH AVENUE, SOUTH 0°07'30" WEST, A DISTANCE OF 130.00 FEET; THENCE WITH THE SOUTHERLY LINE OF 110TH AVENUE, SOUTH 89°34'20" WEST, A DISTANCE OF 34.38 FEET; THENCE WITH THE WESTERLY LINE OF THE PREVIOUSLY MENTIONED TOPA CONDOMINIUMS, SOUTH 0°27'27" WEST, A DISTANCE OF 248.54 FEET TO THE POINT OF BEGINNING.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-957295-SA1 - SCHEDULE B-II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- This item has been intentionally deleted.
- Easement granted to Florida Power Corporation by instrument recorded in Official Records Book 1020, Page 27, as affected by Partial Release of Easement recorded in Official Records Book 2154, Page 427 (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN)
- Easement granted to Florida Power Corporation by instrument recorded in Official Records Book 2084, Page 176 (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN)
- Easement granted to Florida Power Corporation by instrument recorded in Official Records Book 2786, Page 813 (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN)
- Right of way and Easement Deed for Distribution Systems, granted from D.A. Bennett Company to Personal Utility, Inc., recorded in Official Records Book 2869, Page 506, as affected by re-recorded Right of way and Easement Deed for Distribution Systems recorded in Official Records Book 3022, Page 433 (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
- Perpetual Drainage Easement, granted from D.A. Bennett Company, a Ohio corporation authorized to do business in the State of Florida to Pinellas County, a political subdivision of the State of Florida, recorded in Official Records Book 5346, Page 1006 (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN)
- Easement, granted from D.A. Bennett Company, a Ohio corporation authorized to do business in the State of Florida to City of St. Petersburg, Florida, a Municipal corporation of the State of Florida, recorded in Official Records Book 628, Page 1617 (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN)
- Easement for utilities over and across the entire width of wooded 110th Avenue as contained in that certain Ordinance No. 560-V, recorded in Official Records Book 630, Page 724 (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Gandy Boulevard & 10th Avenue North, both public right-of-way.
- While subject to State A Item 11, an 811 utility locate request was made and markings found at the site. If any have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Locating excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The postal address on file is 1010 Gandy Boulevard North, St. Petersburg, Florida.
- At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, septic or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way being either completed or proposed, or available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown herein is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. NCS-057295-SA1 with a commitment date of April 2, 2016.
- Only permanent structures have been located.
- By deed inspection only, there are 237 manufactured home spaces on the subject property. In addition to the 22 striped parking spaces as shown, parking is also provided adjacent to or in close proximity to each manufactured home site. Based on visual inspection, there appears to be 2 parking spaces for each manufactured home site.
- There were no wetlands flagged on the subject property at the time of this survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.
- There are no appurtenant easements listed in the above referenced title commitment.
- At the time of this survey there was no observable surface evidence of cemeteries or family burial grounds located on the subject property.
- Mobile home locations were depicted using a google earth aerial image, dated March 15, 2016.

FLOOD ZONE:

By water map location and graphic profiles only, the subject property appears to be entirely in A1 (Special Flood Hazard Area; Base Flood Elevation determined) according to the Flood Insurance Rate Map for the County of Pinellas, State of Florida, Community Flood No. 1210320030, Effective Date September 1, 2002.

ZONING:

Zoning Classification: C-2, R-4, & R-4

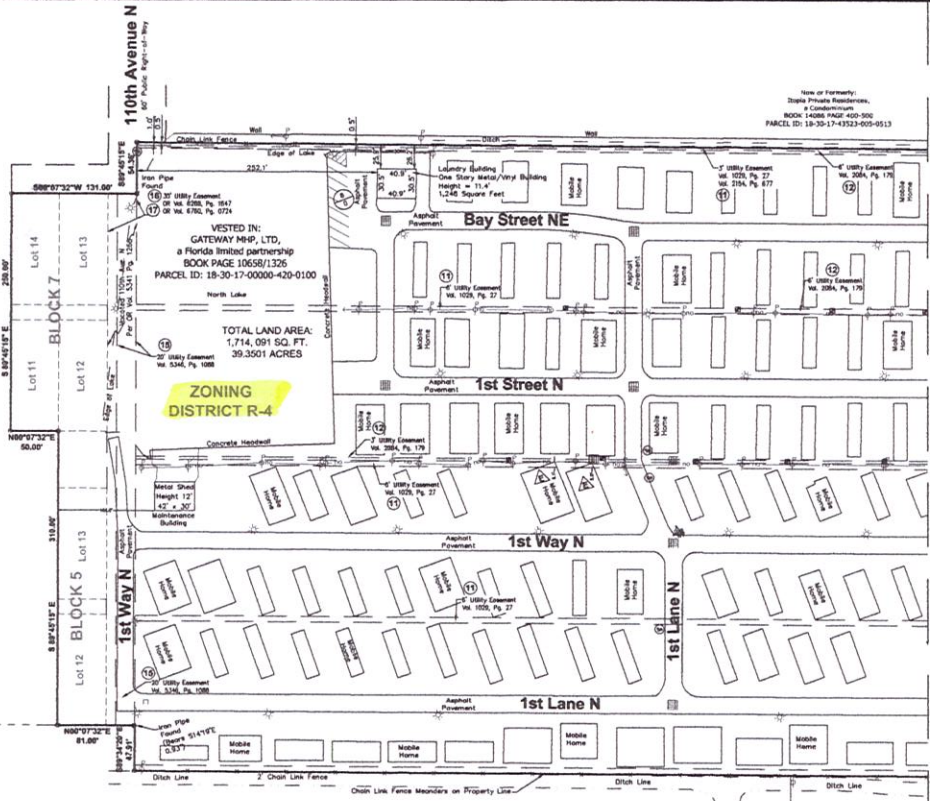
SOURCE: This zoning information is taken from a zoning letter compiled by Pinellas County Building & Development Review Services, 24 Howard, dated September 2, 2006.

PARKING:

11 Parking Spaces
 2 Handicapped Spaces
 33 Total Parking Spaces

TOTAL LAND AREA:

The total area of the subject property is 1,714,091 square feet and 39.3501 acres as described in the legal description.



Now or Formerly:
 SPT WALK WYRGATE LLC,
 a Delaware limited liability company
 BOOK / PAGE: 19963/2059
 PARCEL ID: 18-30-17-4352-005-0510



SYMBOL LEGEND

- Right-of-Way
- Cemeteries
- Place/Point of Beginning
- Encroachment/Protrusion
- Schedule B-Section II Item
- Monumentation Found as Noted
- 5/8" Radius w/ Cap Set
- No. of Regular Parking Spaces
- No. of Handicap Parking Spaces
- Catch Basin
- Sanitary Manhole
- Fire Hydrant
- Water Valve
- Water Meter
- Utility Pole/Post (As Noted)
- Electric Meter
- Telephone Manhole
- Barbed Post
- Handicap Space
- Wall (As Noted)
- Utility Pole
- Flag Pole
- Light Pole
- Curb Wall
- Fence (As Noted)
- Overhead Utilities
- Concrete Area
- No Parking Area
- Building Area
- Telephone Marker
- Cable Pedestal

CERTIFICATION:

I, Gateway MHP, Ltd. John Hancock Life Insurance Company (U.S.A.), a Michigan corporation, as collateral agent for any subsidiaries, its successors and/or assigns, on their interests may appear, First American Title Insurance Company, (names of shares as specified with the client)

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NPS/LS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 18, 19 and 20 of Table A thereof. The field work was completed on May 6, 2025.

Date of Plot or Map: May 6, 2025.
 I hereby certify that this drawing correctly depicts the description shown herein as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5A-17.050-050 F.A.C.
 Not valid without the signature and raised original seal of a Florida Licensed Surveyor No. 16369.
 [Signature and Seal of Surveyor]

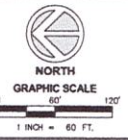
REVISION HISTORY

BY:	DATE:	COMMENT:
DMC	05/06/19	CLIENT COMMENTS
CPA	05/21/19	CLIENT COMMENTS
DMC	05/21/19	REVISED TITLE & CLIENT COMMENTS

millman
 National Land Services
 Transforming the Industry
 Surveying
 Zoning
 Environmental
 Real Support - Title Review
 Millman Surveying, Inc.
 Corporate Headquarters
 4111 Bradley Circle NW
 Canton, OH 44718
 Phone: 800-522-1010
 Fax: 330-342-0834
 www.millmanland.com
 landurveyors@millmanland.com

ARC INVESTMENTS
 9507 Central Avenue
 Montclair, California 91763

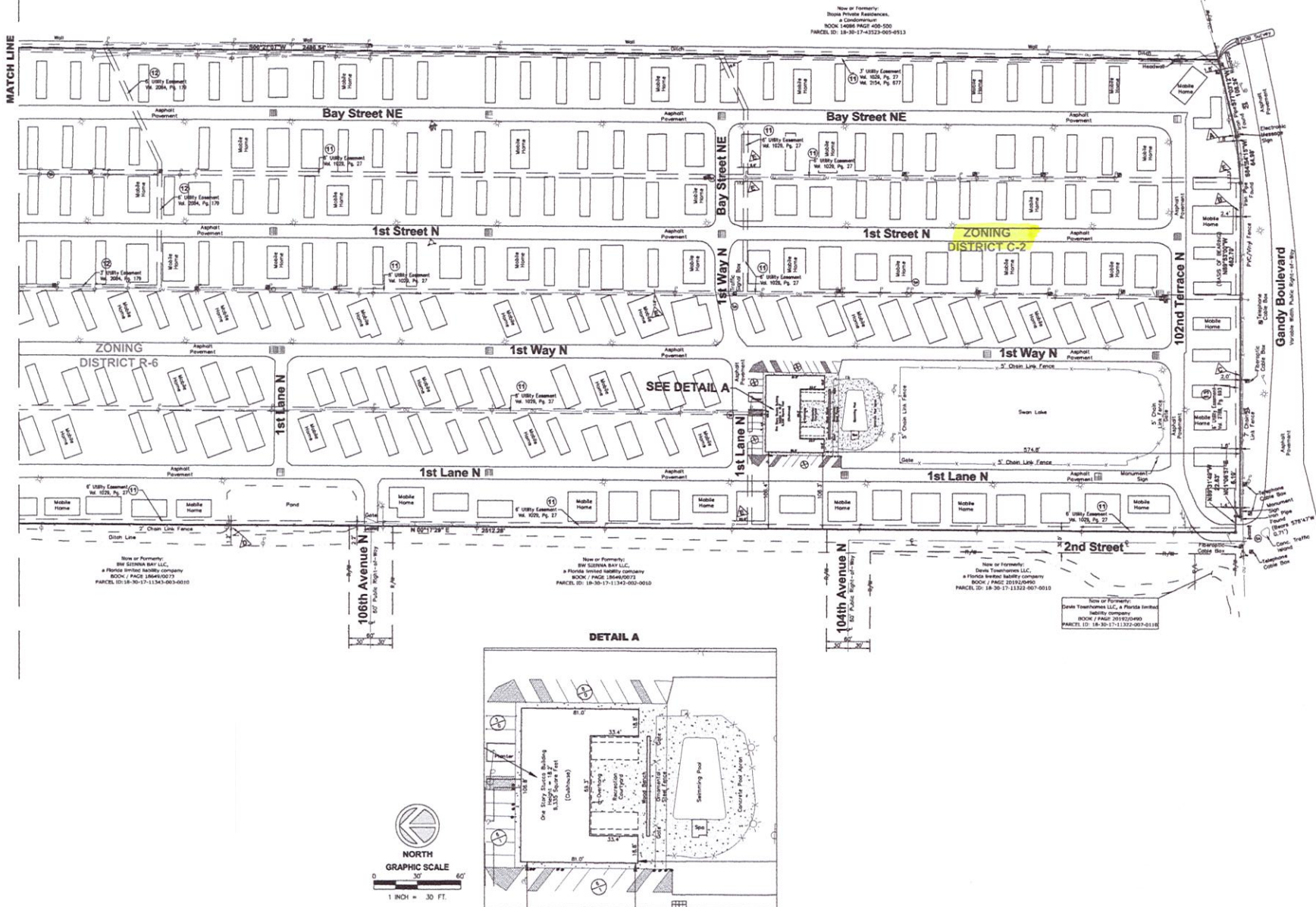
Gateway Mobile Home Park
 10100 Gandy Boulevard
 City of North St. Petersburg
 County of Pinellas
 State of Florida



Surveyor's Seal
 Sheet No. 1 of 2
 MSI Project No. 44692
 Prior MSI Project No. 17855
 PC: ERF
 PM: CPA
 Drafter: JAR

ZON-20-1

Section 18, Township 30 South, Range 17 East



millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY AND ALTA/NSPS
LAND TITLE SURVEY
PREPARED FOR:

ARC INVESTMENTS
3597 Central Avenue
Montclair, California 91763

Gateway Mobile Home Park
10100 Gandy Boulevard
City of North St. Petersburg
County of Pinellas
State of Florida



Surveyor's Seal

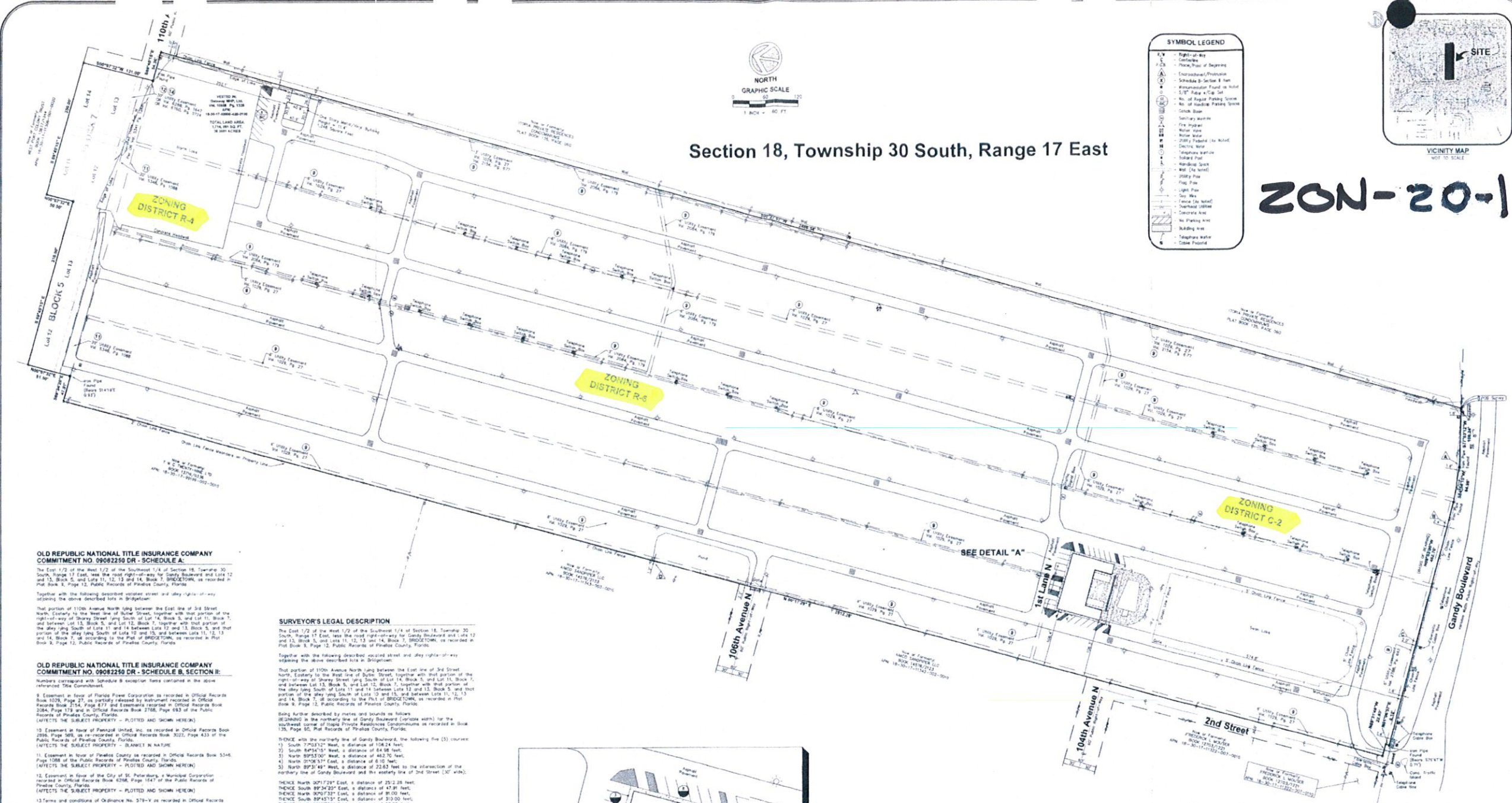
Sheet No. **2** of **2**

MSI Project No. 44892
Prior MSI Project No. 17855
PC: ESF
PM: CPA
Drafted: JAR

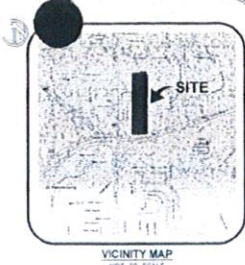
ZON-20-1

Section 18, Township 30 South, Range 17 East

ZON-20-1



SYMBOL LEGEND table with various symbols for utility lines, easements, and other features.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 09082250 DR - SCHEDULE A:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 09082250 DR - SCHEDULE B, SECTION B:

BASIS OF BEARING:

ENCROACHMENTS:

FLOOD ZONE:

ZONING:

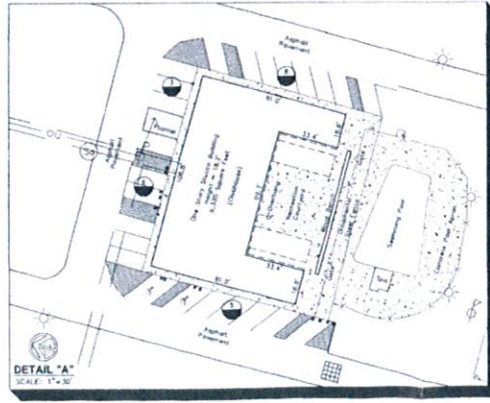
Additional zoning and utility notes.

SURVEYOR'S LEGAL DESCRIPTION

Detailed legal description of the surveyed land, including bearings, distances, and area calculations.

MISCELLANEOUS NOTES:

- List of miscellaneous notes regarding survey details, easements, and other relevant information.



CERTIFICATION

Certification statement by the surveyor, affirming the accuracy and compliance of the survey with Florida laws.

- Series of numbered notes (1-11) providing specific details and clarifications about the survey and property boundaries.

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA

ALTA/ACSM I AND TITLE SURVEY PREPARED FOR: ARC INVESTMENTS, Gateway Mobile Home Park, 10100 Gandy Boulevard, City of North St. Petersburg, County of Pinellas, State of Florida. Includes contact info for MILLMAN SURVEYING, INC.

