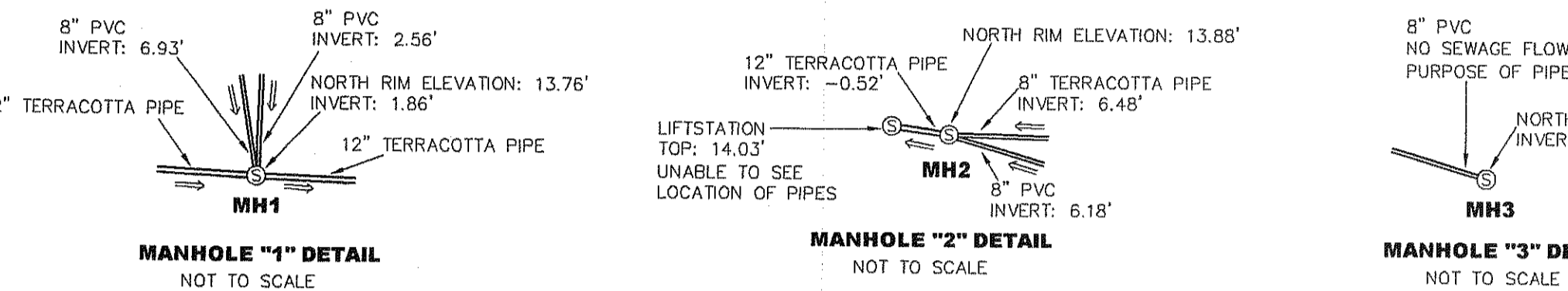


SURVEYOR'S NOTES:

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. THERE MAY BE DEEDS, EASEMENTS (RECORDED OR UNRECORDED) OR INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES AND/OR USE OF THIS PROPERTY.
2. RECORD MEASUREMENTS AND BEARINGS ARE SHOWN IN PARENTHESES. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM ARE SHOWN IN BRACKETS.
3. FIRM COMMUNITY PANEL NO. 12005C0281G REVISED ON SEPTEMBER 18, 2002 SHOWS THE ABOVE DESCRIBED PROPERTY IN FLOOD ZONE X.A.(EL.VE(EL11)) AND VE(EL16) OUT OF SCALE. THE LOCATION OF THE FLOOD ZONE LINES, IF ANY, ARE ONLY APPROXIMATE. **THE BASE FLOOD ELEVATION, IF ANY, IS BASED ON NGVD 1928.**
4. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE LOCATION OF SOME ITEMS SUCH AS FENCES AND FOUND CORNERS, MAY BE EXAGGERATED FOR CLARITY.
6. A SURVEY DOES NOT INDICATE AND/OR DETERMINE OWNERSHIP.
7. UNLESS SHOWN ON THIS SURVEY, UNDERGROUND UTILITIES AND/OR IMPROVEMENTS, SUCH AS FOOTINGS, HAVE NOT BEEN LOCATED.
8. REVISION DATE, IF ANY, INDICATES CHANGES IN THE DRAWING ONLY. NO FIELD WORK PERFORMED.
9. DATE OF SURVEY INDICATES LAST DATE FIELD WORK PERFORMED.
10. THIS SURVEY WAS MADE FOR SALE PURPOSES ONLY AND MAY NOT BE SUITABLE FOR ARCHITECTURAL OR ENGINEERING DESIGN AND/OR PERMITTING.
11. PRIOR TO CONSTRUCTION, OWNER OR CONTRACTOR TO OBTAIN AND/OR VERIFY CURRENT CITY OR COUNTY BUILDING SETBACK LINES AND BUILDING CODES.
12. THE COMPREHENSIVE PLANNING, LAND DEVELOPMENT CODES, IF ANY, FOR THE COUNTY OR CITY THIS PROPERTY IS LOCATED IN ARE NOT SHOWN ON THIS SURVEY. THE MENTION HEREIN DOES NOT IMPLY THAT THEY ARE APPLICABLE OR SERVE TO INDICATE THAT THEY ARE ENFORCED.
13. ITEMS LABELED ON SURVEY ARE BASED ON FIELD OBSERVATIONS AND ARE DEEMED RELIABLE BUT HAVE NOT BEEN VERIFIED.
14. THE SIGN (°) DENOTES DEGREES, THE SIGN (') DENOTES FEET OR MINUTES, THE SIGN (") DENOTES SECONDS, (N) DENOTES NORTH, (E) DENOTES EAST, (W) DENOTES WEST, (S) DENOTES SOUTH, (±) DENOTES "APPROXIMATELY" FOR FIELD MEASUREMENTS AND "MORE OR LESS" FOR RECORD MEASUREMENTS. (PSM) DENOTES PROFESSIONAL SURVEYOR AND MAPPER, (L) DENOTES LAND SURVEYING BUSINESS, (LS) DENOTES LAND SURVEYOR, (FIRM) DENOTES FLOOD INSURANCE RATE MAP, (NGVD) NATIONAL GEODETIC VERTICAL DATUM
15. THE OWNERSHIP OF ANY FENCES OR IMPROVEMENTS SHOWN ON THIS SURVEY IS UNKNOWN.
16. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR U.S. CORPS OF ENGINEERS JURISDICTION LINE, IF ANY, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN. PERMITS MAY BE REQUIRED PRIOR TO DISTURBING PROTECTED AREAS.
17. WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
18. **THIS SURVEY IS VALID FOR THE USE OF THE PARTIES INDICATED HEREON FOR THE CURRENT TRANSACTION ONLY AND IT IS PROHIBITED TO COPY AND/OR REUSE THIS SURVEY FOR THE BENEFIT OF OTHER PARTIES AND/OR TRANSACTIONS.**



LEGEND

BM1	BRASS DISK STAMP R-29 B&L 295 (ELEVATION: 15.90 FEET) NAVD 1988
BM2	NORTH RIM OF MANHOLE IN FRONT OF SEAGULL VILLAS (ELEVATION: 13.76 FEET) NAVD 1988
x13.48	SPOT ELEVATION IN FEET (NAVD 1988)
○	SET NAIL AND WASHER STAMPED PCP LB 6682
○	FOUND 5/8" IRON ROD AND PLASTIC CAP STAMPED LB 372.4
○	FOUND 1/2" IRON ROD AND PLASTIC CAP STAMPED LB 219.8
○	FOUND 3/4" UNNUMBERED IRON PIPE
○	FOUND 5/8" IRON ROD AND PLASTIC CAP STAMPED LB 372.4
○	FOUND 1/2" IRON ROD AND PLASTIC CAP STAMPED LB 219.8
○	CORNER POSITION; MONUMENT NOT FOUND OR SET
○	WOOD FENCE
○	CHAINLINK FENCE
○	SEAWARD LIMITS OF VEGETATION (BEACH DUNE ~ GRASSES AND FLOWERING COVERS)
○	PALM TREE
○	AIR CONDITIONER
MH1	MANHOLE 1
○	POWER POLE
○	SIGN
○	FIRE HYDRANT
○	UNDERGROUND GAS LINE LOCATED AS MARKED BY UTILITY OWNER
○	UNDERGROUND PHONE LINE LOCATED AS MARKED BY UTILITY OWNER
○	OVERHEAD UTILITIES
○	UNDERGROUND WATER LINE LOCATED AS MARKED BY UTILITY OWNER
○	UNDERGROUND SEWER LINE LOCATED AS MARKED BY UTILITY OWNER
○	WATER METER
○	BACKFLOW PREVENTER
○	SEWER MANHOLE COVER
○	LIGHT POLE

A. T. SURVEY, INC.
CERTIFICATE OF AUTHORIZATION LB 6682
(850) 763-6471 * FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

DATE: 7-5-05 REMOVE CONTOURS AND IMPROVEMENTS LYING WEST OF SUBJECT PROPERTY
TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
JOB NO.: 05-0339 DSK: ZIP 708 FILE NO. 013-357-12571 SHEET 1 OF 1 SHEETS
BEARING REFERENCE: 1975 COASTAL CONSTRUCTION SETBACK LINE (S 60°38'20" E) ASSUMED FOR CHARLES FAIRCLOTH

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G1-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ABOVE NAMED FLORIDA LICENSED SURVEYOR AND MAPPER"

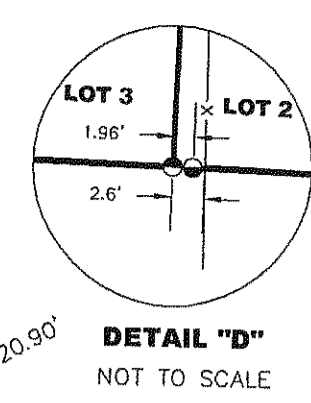
PCB 124 8,9
PCB 122 16-18
PCB 121 17-28,32
PCB 120 29-43
FIELD BOOK PCB 121 PAGE 39-43
LS 2433

© 2005 A. T. SURVEY, INC.

PROPOSED:
THE SANDS, A CONDOMINIUM

GALA INN
17674 FRONT BEACH ROAD

SOUTHERN EXPOSURES II, A CONDOMINIUM
17855-17663 FRONT BEACH ROAD



DESCRIPTION:
LOTS 1 AND 2, SEA GULL BEACH UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 64 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

PARCEL 1:
COMMENCE AT THE INTERSECTION OF THE WEST LINE OF LOT 9, BLOCK 6 IN L. M. WELLS GULF BEACH ESTATES, ACCORDING TO PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 67 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN BAY COUNTY, FLORIDA WITH THE NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98 FOR POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE OF BLOCK 6 FOR 144.0 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID BLOCK 6; THENCE EAST ALONG SAID WEST LINE OF BLOCK 6 FOR 156.3 FEET TO A CORNER OF BLOCK 6; THENCE SOUTH FOR 225 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 115 (U. S. 98); THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 6 OF L. M. WELLS GULF BEACH ESTATES, AS PER PLAT FILED WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, AS SAID WEST LINE OF SAID BLOCK 6 EXTENDS DUE SOUTH ACROSS U. S. HIGHWAY 98 AND AS SAME INTERSECTS WITH THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98, FOR POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98 A DISTANCE OF 192.8 FEET; THENCE RUN SOUTH TO THE WATERS EDGE OF THE GULF OF MEXICO; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE MEANDER OF THE SHORELINE OF THE GULF OF MEXICO TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH TO THE POINT OF BEGINNING. ALL ACCORDING TO PLAT OF L. M. WELLS GULF BEACH ESTATES, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 6 OF L. M. WELLS GULF BEACH ESTATES, AS PER PLAT FILED WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, AS SAID WEST LINE OF SAID BLOCK 6 EXTENDS DUE SOUTH ACROSS U. S. HIGHWAY 98 AND AS SAME INTERSECTS WITH THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98, FOR POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 98 A DISTANCE OF 4.5 FEET; THENCE 90 DEGREES TO THE RIGHT A DISTANCE OF 8.0 FEET TO SAID WEST LINE OF SAID BLOCK 6 AS EXTENDED; THENCE NORTHERLY ALONG SAID EXTENDED WEST LINE OF SAID BLOCK 6 TO POINT OF BEGINNING.

DEPARTMENT OF ENVIRONMENTAL PROTECTION COASTAL CONSTRUCTION CONTROL LINE RECORDED FEBRUARY 7, 1997 IN C.C.L. BOOK 2, PAGES 11-12 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

DEPARTMENT OF ENVIRONMENTAL PROTECTION COASTAL CONSTRUCTION SETBACK LINE APPROVED AUGUST 6, 1974 - REVISED JUNE 12, 1975.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

1997 7-FOOT CONTOUR LINE PER COMPUTER CD PROVIDED BY COASTAL PLANNING & ENGINEERING, INC. TITLED "PANAMA CITY BEACHES AS-BUILT CONSTRUCTION PLANS", DATED JULY 17, 2001 MARKING THE LIMITS OF THE BEACH RESTORATION ASSESSMENT. THE ACCEPTANCE OF THE SEVEN-FOOT CONTOUR LINE WAS RECORDED ON JULY 21, 1998 RECORDED IN OFFICIAL RECORDS BOOK 1810 PAGE 10395. THIS LINE IS NOT SURVEYABLE.

