

SECTION 35, TOWNSHIP 26 SOUTH, RANGE 37 EAST

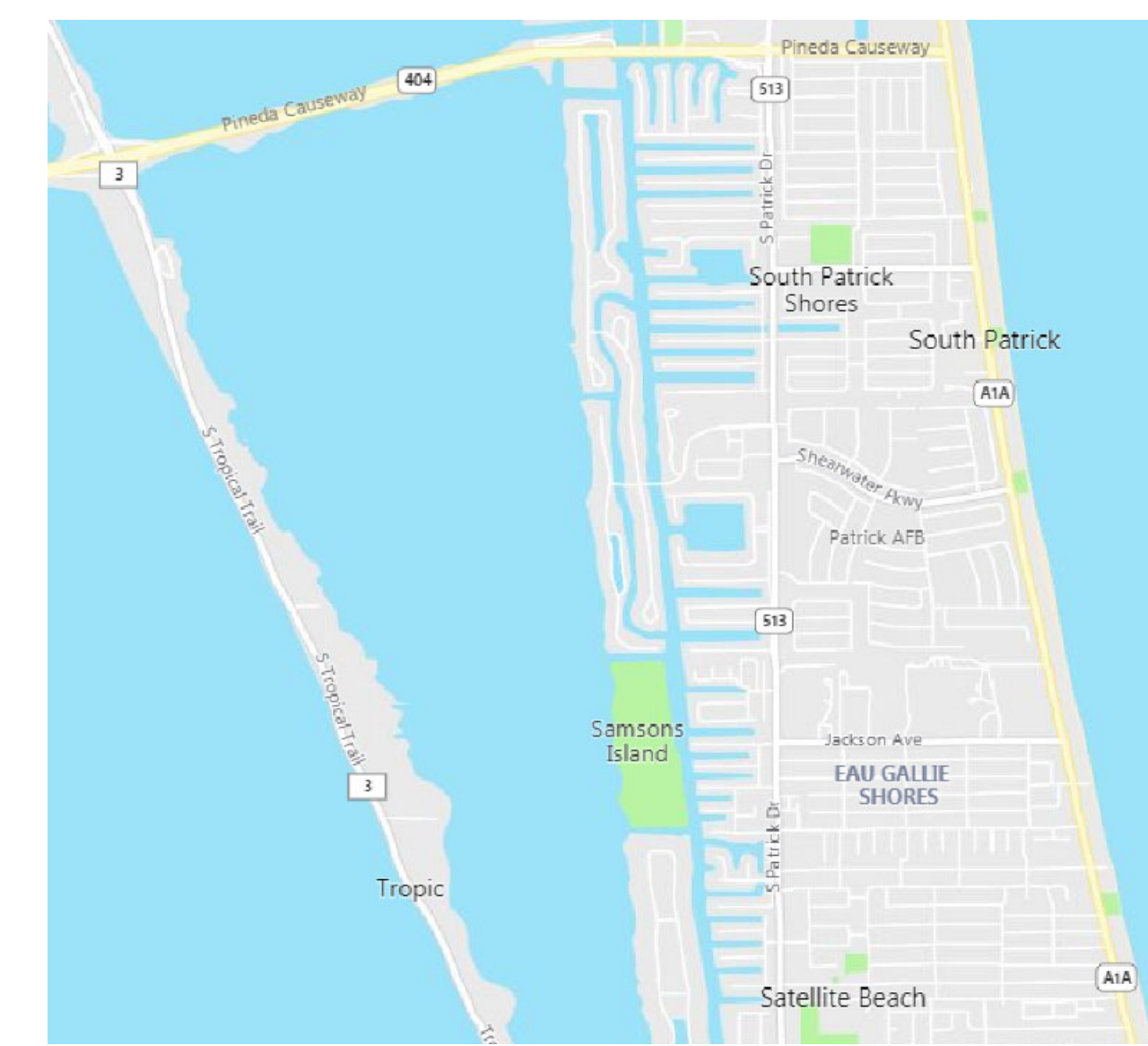
MAP OF ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION: (AS PROVIDED)

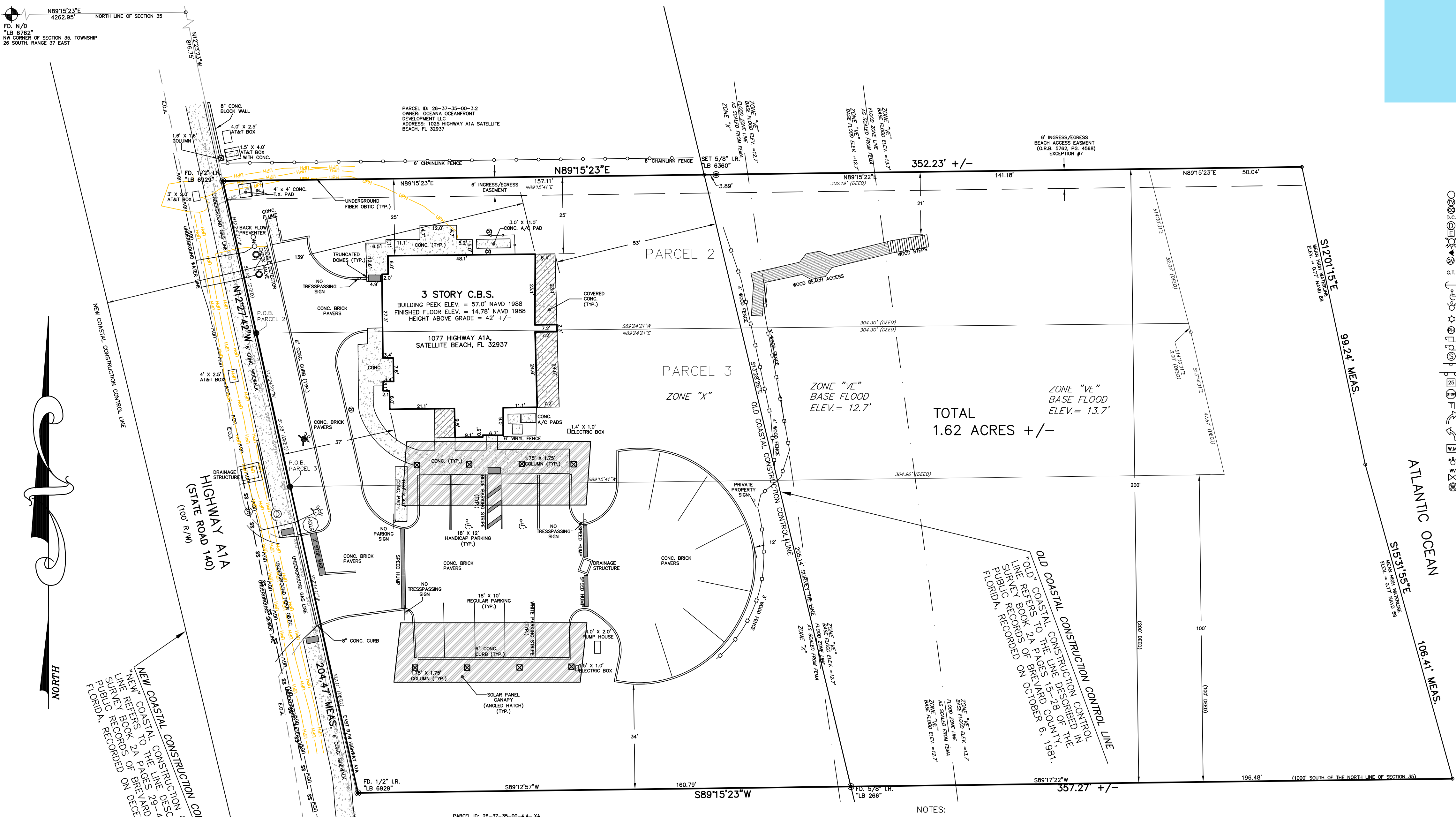
PARCEL 1:
The Southerly 100 feet of the Southerly 200 feet (as measured perpendicular to the South line) lying East of the East right of way line of State Road A1A of the following described property:
Beginning at a point on the North line of Section 35, Township 26 South, Range 37 East, 1,883.53 feet Easterly from the Northwest corner of said Section 35; thence run Southerly along a line parallel to and 1,883.53 feet East of the West line of said Section 35 a distance of 1,000.00 feet to a point; thence run Easterly along a line parallel to and 1,000.00 feet South of the North line of said Section 35 to the mean high water mark of the Atlantic Ocean; thence run Northerly meandering along the mean high water mark of the Atlantic Ocean to a point where the North line of said Section 35 intersects the mean high water mark of the Atlantic Ocean; thence, run Westerly along the North line of said Section 35 to the Point of Beginning, excepting therefrom the right of way of State Road 140, now known as A1A.
Together with a right of ingress and egress along all aisles and travelways physically outlined on the ground and being a part of the parking scheme of the Southerly 100 feet of the Southerly 200 feet of said Section 35, as described herein.

PARCEL 2:
Unit A, Bella Vista Townhomes:
A portion of Section 35, Township 26 South, Range 37 East, and being a portion of that parcel described in deed recorded in Official Records Book 5282, Page 558, of the Public Records of Brevard County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 35; thence North 89 degrees 15'41" East, along the North line of said Section 35, a distance of 1,883.53 feet; thence South 00 degrees 59'38" East, parallel with and 1883.53 feet East of the West line of said Section 35, a distance of 1,000.01 feet; thence North 89 degrees 15'41" East, parallel with and 1,000.00 feet East of the North line of said Section 35, a distance of 2579.48 feet, to the East right of way line of State Road A1A (State Road 140); thence North 12 degrees 24'27" West, along said East right of way line, a distance of 102.11 feet to the Southwest corner of that parcel described in deed recorded in Official Records Book 5282, Page 558; thence continue North 12 degrees 24'27" West, along said East right of way line, a distance of 51.28 feet, to the Point of Beginning of the herein described parcel; thence continue North 12 degrees 24'27" West, along said East right of way line, a distance of 50.83 feet to the Northwest corner of that parcel described in deed recorded in Official Records Book 5282, Page 558; thence North 89 degrees 15'41" East, along the North line of said parcel, a distance of 302.19 feet to the Mean High Water Line of the Atlantic Ocean; thence South 14 degrees 30'31" East, along said Mean High Water Line, a distance of 52.04 feet, to the Easterly prolongation of the centerline of the party wall lying between units A & B of the building located on said parcel; thence South 89 degrees 24'21" West, along the Easterly prolongation of said centerline, the centerline and the Westerly prolongation of said centerline, a distance of 304.30 feet, to the Point of Beginning.

PARCEL 3:
Unit B, Bella Vista Townhomes:
A portion of Section 35, Township 26 South, Range 37 East, and being a portion of that parcel described in deed recorded in Official Records Book 5282, Page 558, of the Public Records of Brevard County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 35; thence North 89 degrees 15'41" East, along the North line of said Section 35, a distance of 1,883.53 feet; thence South 00 degrees 59'38" East, parallel with and 1883.53 feet East of the West line of said Section 35, a distance of 1,000.01 feet; thence North 89 degrees 15'41" East, parallel with and 1,000.00 feet East of the North line of said Section 35, a distance of 2579.48 feet, to the East right of way line of State Road A1A (State Road 140); thence North 12 degrees 14'11" West, along said East right of way line, a distance of 102.11 feet, to the Point of Beginning of the herein described parcel; thence continue North 12 degrees 24'27" West, along said East right of way line, a distance of 51.28 feet, to the Westerly prolongation of the centerline of the party wall lying between Units A & B of the building located on said parcel; thence North 89 degrees 24'21" East, along the Westerly prolongation of said centerline, the centerline and the Easterly prolongation of said centerline, a distance of 304.30 feet, to the Mean High Water Line of the Atlantic Ocean; thence South 14 degrees 30'31" East along said Mean High Water Line, a distance of 3.00 feet; thence South 13 degrees 14'31" East, a distance of 47.67 feet, along said Mean High Water Line, to the South line of said parcel; thence South 89 degrees 15'41" West, along said South line, a distance of 304.96 feet, to the Point of Beginning.



- LEGEND**
- A.K.A. = ALSO KNOWN AS
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 - C.M. = CONCRETE MONUMENT
 - C.M.P. = CORRUGATED METAL PIPE
 - CALC. = CALCULATED
 - CONC. = CONCRETE
 - E.O.A. = EDGE OF ASPHALT
 - ELEV. = ELEVATION
 - ENCL. = ENCLOSED
 - F.H. = FIRE HYDRANT
 - F.L. = FLOW LINE
 - FD. = FOUND
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - INV. = INVERT
 - L. = ARC LENGTH OF CURVE
 - MEAS. = MEASURED
 - M.H.W.L. = MEAN HIGH WATER LINE
 - M.W.L. = MEAN WATER LINE
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - N/D. = NAIL WITH DISK
 - O.H.W. = OVERHEAD WIRE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P. = PLAT
 - P.C. = POINT OF CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.I. = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - PROP. = PROPOSED
 - P.U. & D.E. = PRIVATE UTILITY & DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R. = RADIUS OF CURVE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R/W. = RIGHT OF WAY
 - S.S.M.H. = SANITARY SEWER MANHOLE
 - T.O.B. = TOP OF BANK
 - T.O.S. = TOP OF SLOPE
 - TYP. = TYPICAL
 - WM. = WATER METER
 - ∠ = CENTRAL ANGLE OF CURVE
 - ⊙ = CENTERLINE



- UTILITY LEGEND**
- ⊙ = BELL SOUTH MANHOLE/RISER
 - ⊙ = CABLE TV RISER
 - ⊙ = CLEAN OUT
 - ⊙ = DRAINAGE CURB INLET
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = ELECTRICAL BOX
 - ⊙ = FIRE HYDRANT
 - ⊙ = FLOOD LIGHT
 - ⊙ = GAS VALVE
 - ⊙ = GRATE TOP INLET
 - ⊙ = GUY ANCHOR
 - ⊙ = HANDICAPPED SIGN/SPACE
 - ⊙ = IRRIGATION CONTROL VALVE
 - ⊙ = LIGHT IN GROUND
 - ⊙ = PHONE RISER
 - ⊙ = POWER POLE, CONCRETE
 - ⊙ = POWER POLE, WOOD
 - ⊙ = SEWER MANHOLE
 - ⊙ = SIGN POLE
 - ⊙ = SIGN DOUBLE POLE
 - ⊙ = SPEED LIMIT SIGN
 - ⊙ = STOP SIGN
 - ⊙ = TRAFFIC BOX
 - ⊙ = TURN ARROW, RIGHT
 - ⊙ = TURN ARROW, LEFT
 - ⊙ = WATER METER
 - ⊙ = WATER STUB-OUT
 - ⊙ = WATER VALVE
 - ⊙ = WELL

- SCHEDULE B II EXCEPTIONS PER TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 30236, ORDER NO.: FL251908110JC, COMMITMENT DATE: 09/05/2019 8:00AM:
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **NOT A SURVEY MATTER**
 - Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. **NOT A SURVEY MATTER**
 - Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A SURVEY MATTER**
 - 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. **NONE KNOWN TO SURVEYOR**
 - Rights or claims of parties in possession not shown by the Public Records. **NOT A SURVEY MATTER**
 - This policy does not insure against loss or damage arising as the result of unpaid charges for public utilities furnished by any county, municipality, or public service corporation, which may be or may become a lien upon the land insured hereby under any provision of the Florida Statutes, including Section 159.17, and/or any county, municipal, or special taxing district assessment, including those levied under the provisions of Chapter 190, Florida Statutes. **NOT A SURVEY MATTER**
 - Beach Access Easement in favor of the City of Satellite Beach, a Florida municipal corporation, recorded March 26, 2007 in Official Records Book 5762, Page 4568 of the Public Records of Brevard County, Florida. **AFFECTS PROPERTY PLOTTED ON SURVEY**
 - Brevard County Coastal Construction set back lines as re-surveyed and recorded in Survey Book 2A, Pages 29 through 42, inclusive, of the Public Records of Brevard County, Florida. **PLOTTED ON SURVEY**
 - Rights of the United States of America and/or the State of Florida in and to navigable waters or filled land, in the interest of navigation and commerce in what were formerly navigable waters, and any conditions contained in any permits authorizing the filling in of such lands. **NOT A SURVEY MATTER**
 - No coverage is given for claims of ownership or riparian rights asserted by the State of Florida to those portions of the insured land that comprise sovereignty lands, including, without limiting, submerged, filled and artificially exposed lands and lands accreted to such land. **NOT A SURVEY MATTER**
 - The rights, if any, of the public to use the public beach, recreation area, or any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, the bulkhead line, the most extreme high water line or any other legally established boundary line separating the publicly used area from the upland private area. **NOT A SURVEY MATTER**
 - The nature, extent, or existence of riparian rights, if any, appurtenant to the insured lands lying below the mean/ordinary high water mark, are neither guaranteed nor insured, and the riparian rights of others as the same may affect the said property, are hereby excepted. **NOT A SURVEY MATTER**
 - Rights of adjoining owners in and to any party wall located on subject property. (as to Parcels 2 and 3) **NOT A SURVEY MATTER**

SURVEY CERTIFICATION
I, Robert R. Doerrer, Jr., a registered land surveyor, License No. 3982, in and for the State of Florida and legally doing business in Brevard County, does hereby certify to LUNG BIOTECHNOLOGY PBC, A DELAWARE CORPORATION, FORMERLY KNOWN AS LUNG RX, INC., A DELAWARE CORPORATION and GOLDSCHMIDT LAW OFFICES PLLC and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat 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 1, 2, 3, 4, 7(a), (b), (b1), (b2), (c), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 24, 2019.

Date: September 24, 2019

Robert R. Doerrer, Jr.
Professional Land Surveyor
Florida Registration No. 3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.

SURVEY FOR:
LUNG BIOTECH

DRAWING NUMBER:
6531

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

SCALE	1" = 20'	REVISION TABLE			
DATE	9-26-19	DATE	DESCRIPTION	BY	APVD
FIELD BOOK	237				
& PAGE	23				
FIELD DATE	9-24-19				

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.