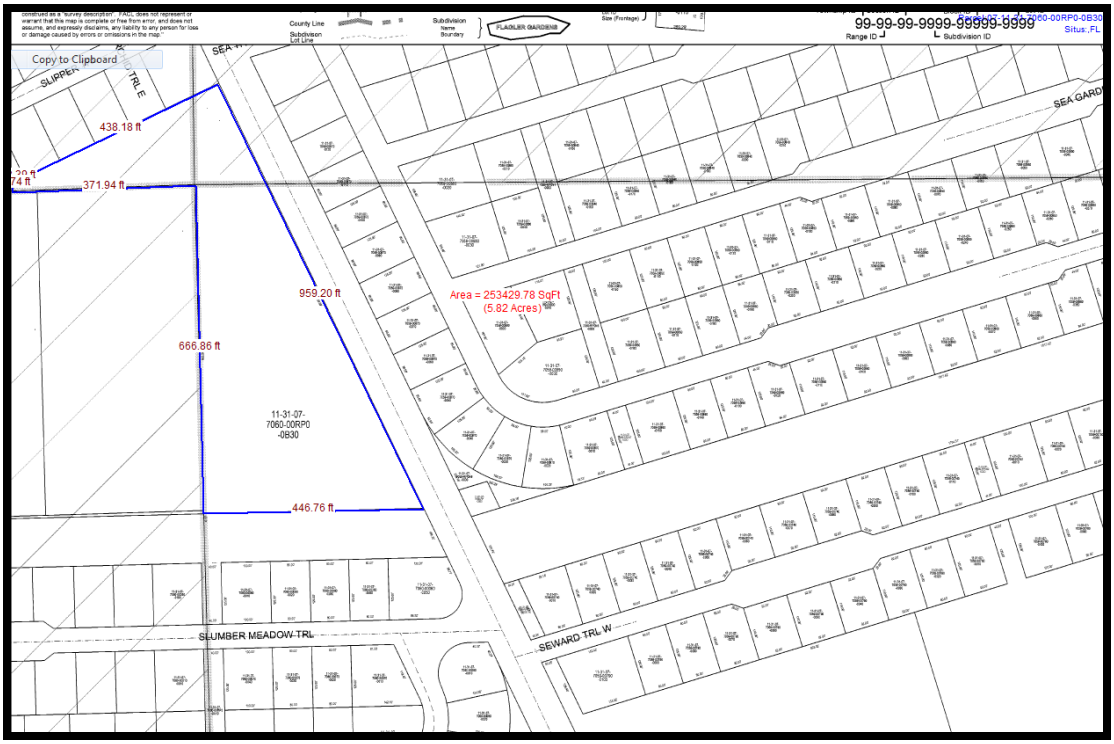
Description of the Subject Property / Plat Map



*Subject parcel outlined in blue

The subject property contains a total of 5.9+/- acres MOL per Flagler County Property Appraiser's Office. It has frontage along the westerly right of way of Sesame Blvd with approximately 959' linear feet of frontage and has adequate access/frontage. The subject property is currently improved with 14 single family lots, however, these lots have not received their final plat approval defining each individual lot per Irma Valez with The City of Palm Coast Public Works Department. Public water and sewer are currently at the subject property and their impact fees have been pre-paid totaling $40,464.74. As per conversation with Ms. Valez the only requirements left to complete this subdivision is the submittal of its final plat with each lot surveyed and defined, a $1,000 application fee and a $25 water inspection fee. The site engineer for the subject's subdivision is not disclosed. The balance of payment to these subcontractors is also not disclosed. However, given the subject's current state of development, it is typical for a portion of these professional fees to be paid upfront and paid for via draws during the construction process. The appraiser received a copy of the marketing packet from the administrator for the subject property Linda Yium with CB Richard Ellis, and it depicts a final plat. Thus, this final plat is available and is recorded per Map Book 17, Pages 48 through 55 of the Public Records of Flagler County, Florida. As per this marketing material this plat was prepared by Dimarsio Surveying, Inc of Bunnell, Florida. The following plat is of the Serene Court Estates Subdivision and each individual lot:

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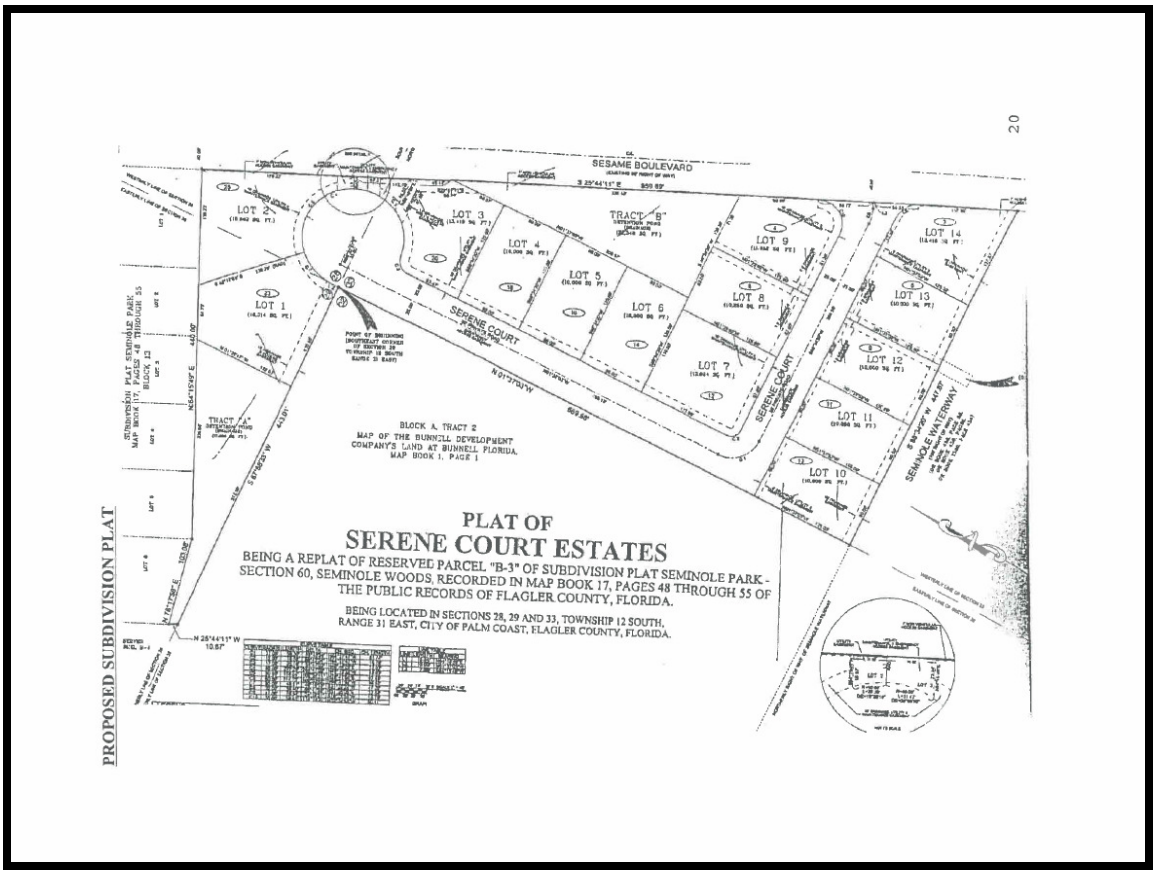
Serene Court Estates Subdivision Plat



Each individual lot will contain the following site size in square feet. Each lot has been cleared, graded and filled above grade as a prepared site for development.

Lot	Square Foot Size	Lot	Square Foot Size
1	16,314	8	10,250
2	15,802	9	11,952
3	13,419	10	12,416
4	10,000	11	10,000
5	10,000	12	10,000
6	10,000	12	10,000
7	13,694	14	10,000

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