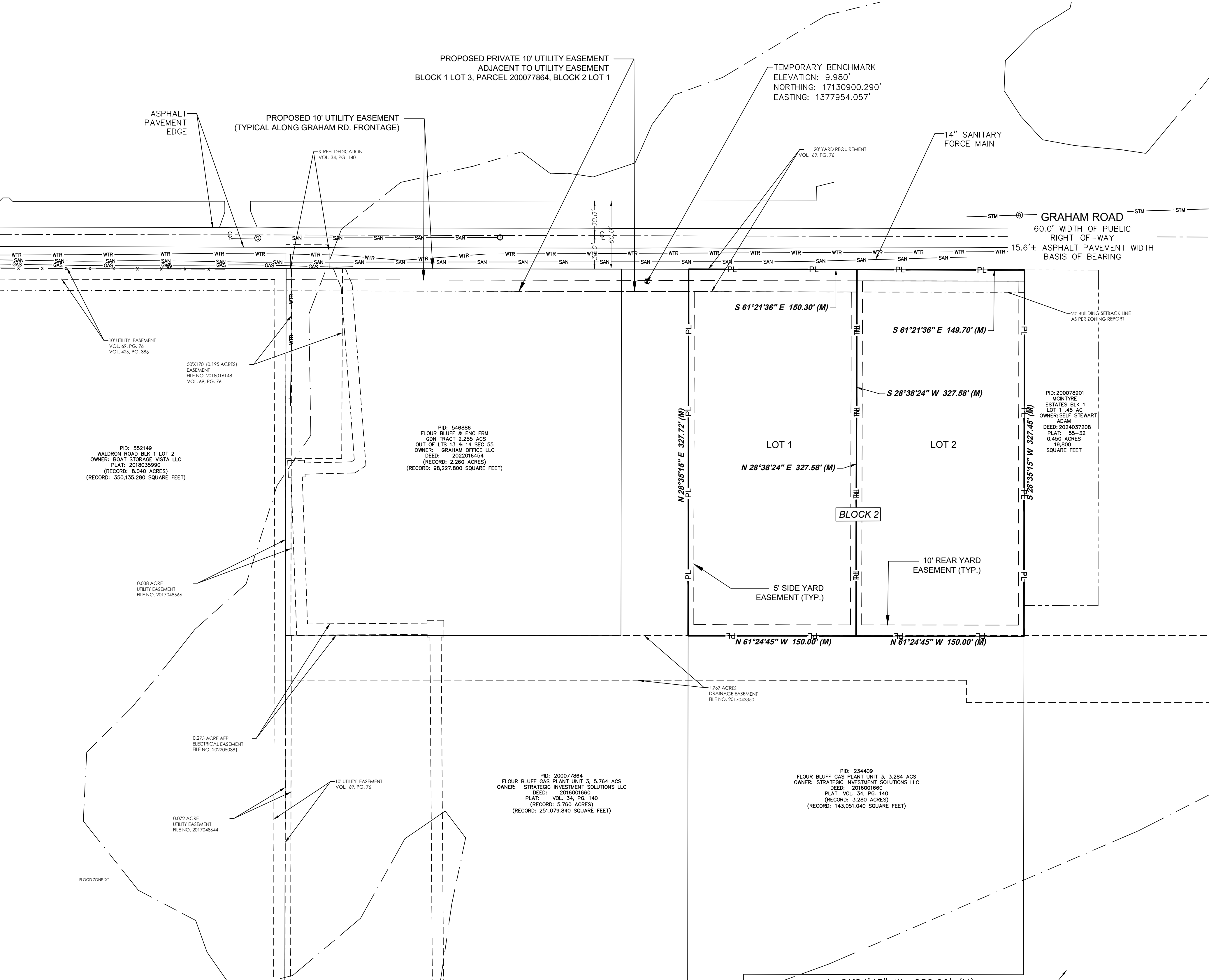


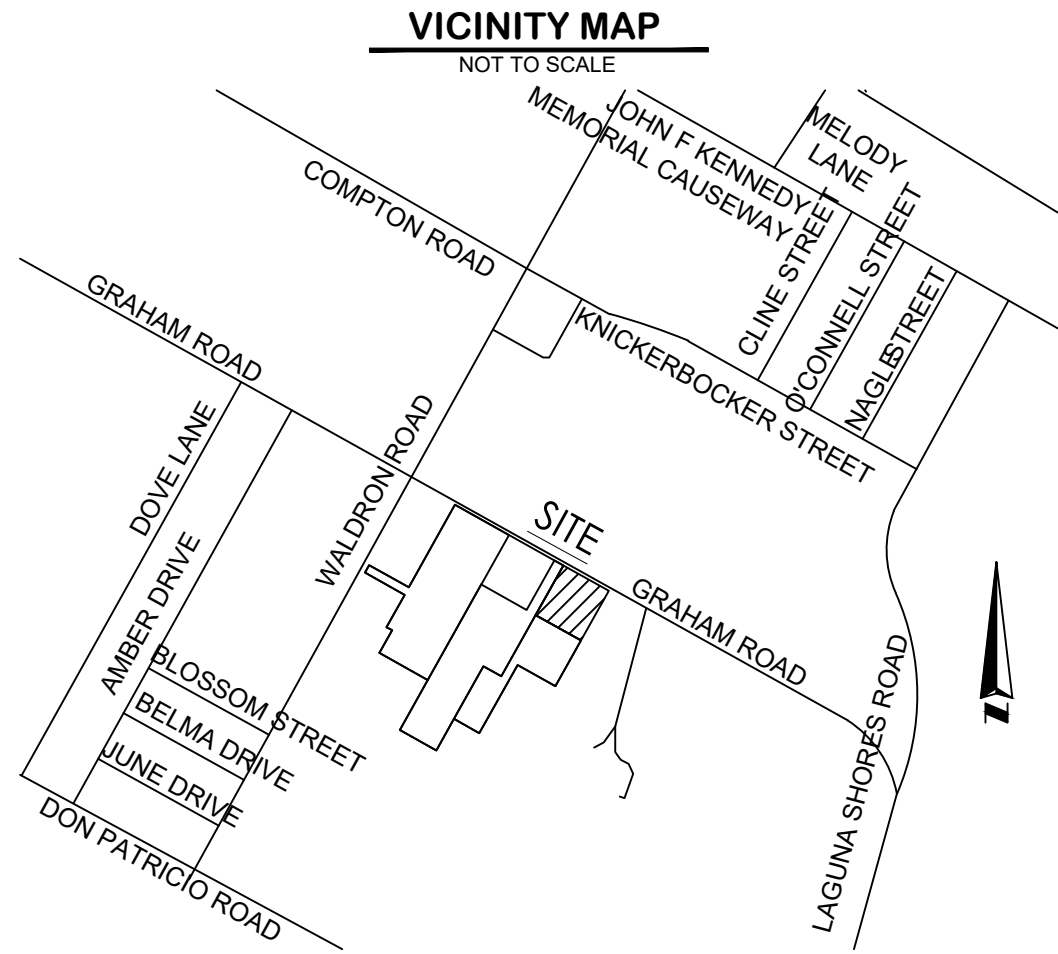
PLAT OF GRAHAM ROAD COMMERCIAL CENTER BLOCK 2, LOTS 1 AND 2

BEING A REPLAT OF A 2.257 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 55 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



ALTA/NSPS LAND TITLE SURVEY BOAT STOP STORAGE

501 GRAHAM ROAD
CORPUS CHRISTI, NUECES COUNTY, TEXAS 78418



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINER LINE
- CENTER LINE
- BUILDING SETBACK LINE
- CHAIN LINE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- FLOOD LINE
- GAS
- UNDERGROUND GAS LINE
- SAN
- UNDERGROUND SANITARY SEWER LINE
- STM
- UNDERGROUND STORM SEWER LINE
- WTR
- UNDERGROUND WATER LINE
- COMM - COMM
- UNDERGROUND COMMUNICATION LINE
- MONUMENT FOUND (AS NOTED)
- (R)
- RECORDED CALL
- (M)
- MEASURED CALL
- (CM)
- CONTROL MONUMENT
- C
- CENTERLINE SYMBOL
- PS
- PARKING SPACES
- BHL
- BUILDING HEIGHT LOCATION
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- FENCE GATE POST
- GAS PIPELINE MARKER
- CONTROL POINT # (GCP)
- GUY WIRE
- KEY PAD
- LIGHT POLE
- METAL POWER POLE
- POWER POLE
- PETROLEUM PIPELINE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- WATER METER
- TEMPORARY BENCHMARK SYMBOL
- GAS VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- POSSIBLE ENCROACHMENT

GENERAL SURVEY NOTES

- This survey is based on information shown on a title report prepared by Fidelity National Title Insurance Company, G.F. No. 24-832945-CH, effective date March 26, 2025, 8:00 AM, issue date April 4, 2025, and all schedule b exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- Subject tract has direct driveway access to Graham Road, duly dedicated to public right of ways. There is no observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All iron rods set are 1/2" rebar with a yellow plastic cap marked "Elizondo Assoc #6386".
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues.
- No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on the property.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- All reciprocal easement agreements ("reals") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
- Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
- Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The distance shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. The certificate of insurance to be furnished upon request.

SURVEYOR

ELIZONDO & ASSOCIATES
11153 WESTWOOD LOOP, STE 120
SAN ANTONIO, TX 78253
CONTACT: HENRY ELIZONDO, PLS
210-375-4128
henry@elizondoassociates.com

ENGINEER

TERRA FIRMA COLORADO
PO BOX 273286
FORT COLLINS, CO 80527
CONTACT: AUSTIN SNOW, PE
970-825-9740
austin@terrafirmacolorado.org

OWNER

GRAHAM OFFICE, LLC
PO BOX 14083
CHICAGO, IL 60614
CONTACT: JOHN HARPER
440-539-9605
jharper@outing.com

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED AS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 24-832945-CH, WITH AN EFFECTIVE DATE OF MARCH 26, 2025, 8:00 AM.

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE "X", ZONE "X-SHADED", ZONE "AE" AND ZONE "VE" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NUMBER 485464 AND MAP NO. 48355C0545G, DATED OCTOBER 13, 2022.

ZONE "X" = DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" = AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOOD PLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

ZONE "VE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION), BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATION

To: AMP SHC Mortgage Lender, LLC, A Delaware Limited Liability Company, Its Successors and/or Assigns; Gohomeport Acquisitions, LLC, A Delaware Limited Liability Company, A Delaware Limited Liability Company, and its Affiliates, Successors and Assigns; As to Tract 1: Boat Storage Properties, LLC, A Texas Limited Liability Company, Formerly Known as Boat Storage Partners - Flour Bluff I, LLC, A Texas Limited Liability Company, Successor by Merger of Boat Storage Property (Arlington), LLC, A Texas Limited Liability Company as to Tract 2: Boat Storage-Vista, LLC Strategic Investment Solutions, LLC, Graham Office, LLC, A Texas Limited Liability Company as to Tract 3: Boat Stop Dock 186163, LLC as to Tract 4: Graham Office, LLC, A Texas Limited Liability Company; Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on 02/24/2026

Date: 02/25/2026

Enrique C. Elizondo
RPLS: #6386

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

AS A REPRESENTATIVE OF GRAHAM OFFICE, LLC, I DO HEREBY CERTIFY THAT THE COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION THIS DAY OF 2026.

_____(NAME)
REPRESENTATIVE, GRAHAM OFFICE, LLC

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

_____(NAME)
LICENSE NO. _____

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS THIS DAY OF 2026.

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS THIS DAY OF 2026.

MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

I, _____, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE DAY OF 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS DAY OF 2026, AT O'CLOCK __M. AND DULY RECORDED IN VOLUME PAGE MAP RECORDS OF NUECES COUNTY, TEXAS; WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS THIS DAY OF 2026.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

PLAT NO: _____