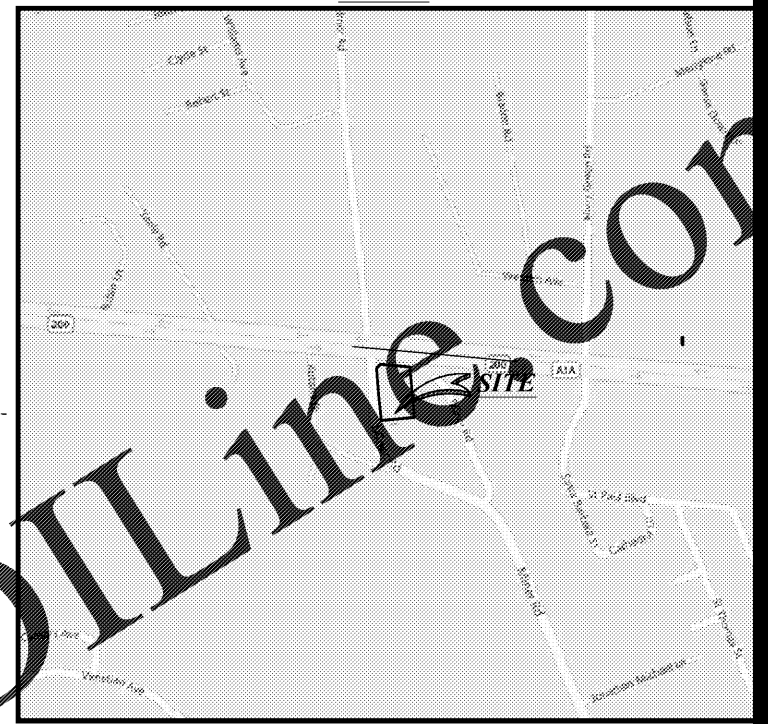


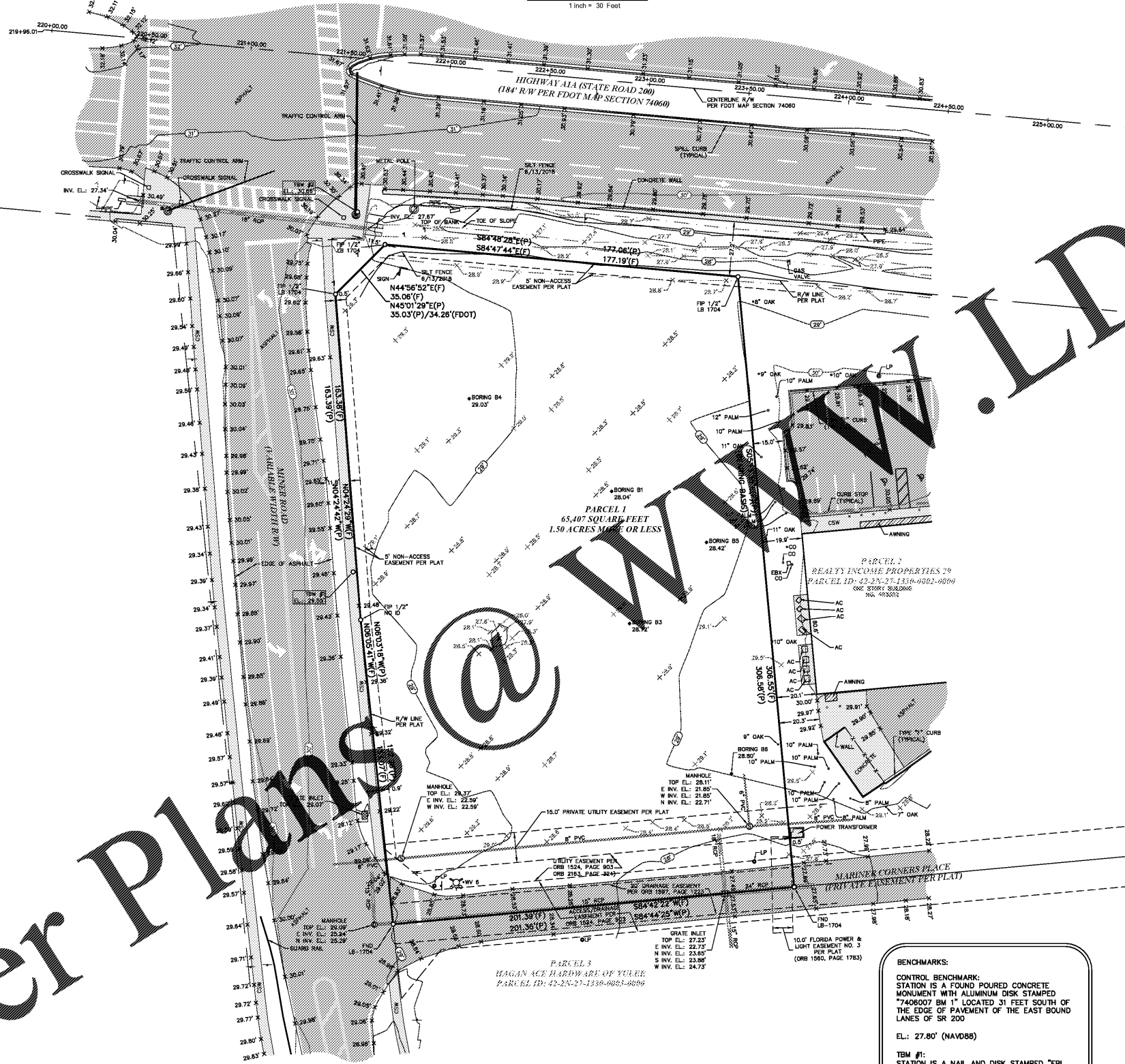
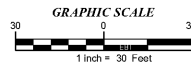
LEGAL DESCRIPTION: (BY SURVEYOR)
PARCEL 1, MINOR CORNERS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 56 AND 57, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



SITE PHOTOGRAPH

LEGEND

Table with 2 columns: SYMBOLS and DESCRIPTIONS. Lists various survey symbols and their corresponding descriptions, such as 'AC AIR CONDENSER', 'CB CALCULATED MEASUREMENT', 'CONC CONCRETE', etc.



SURVEY REPORT:
1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
3. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.
4. THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COUNTY NUMBER 120170, PANEL NUMBER 0214, SUFFIX G, EFFECTIVE 8/2/2017, FOR NASSAU COUNTY, FLORIDA.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK REFLECTED HEREON.
6. INSURANCE CERTIFICATE AVAILABLE UPON REQUEST.
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-428548 WITH AN EFFECTIVE DATE OF MAY 15, 2018 AT 8:00 AM. AS TO SCHEDULE B-I, THE FOLLOWING APPLIES:
ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT, (NOT A SURVEY MATTER).
ITEM 2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
ITEM 3. 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, (RESOLVED BY THE MAP OF SURVEY REFLECTED HEREON).
ITEM 4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER).
ITEM 5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NONE KNOWN).
ITEM 6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER).
ITEM 7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT A SURVEY MATTER).
ITEM 8. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER).
ITEM 9. DEVELOPMENT AGREEMENT BY AND BETWEEN Y.P.C., INC., A FLORIDA CORPORATION AND NASSAU COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MAY 18, 1999 IN BOOK 883, PAGE 998, FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN Y.P.C., INC., A FLORIDA LIMITED LIABILITY COMPANY AND NASSAU COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED JUNE 30, 2009 IN BOOK 1421, PAGE 972, SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN G CUBED, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND NASSAU COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MARCH 12, 2009 IN BOOK 1608, PAGE 1461, (SUBJECT PARCEL IS A PORTION OF THE EASTERN PROPERTY DESCRIBED IN BOOK 1421, PAGE 972 IN THIS AGREEMENT).
ITEM 10. EASEMENT EXECUTED BY Y.P.C., INC., A FLORIDA CORPORATION IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, RECORDED SEPTEMBER 15, 2003 IN BOOK 1171, PAGE 468, (DOES NOT LIE ON SUBJECT PARCEL).
ITEM 11. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINOR CORNERS OF G CUBED, LLC, A FLORIDA CORPORATION, RECORDED SEPTEMBER 10, 2007 IN BOOK 1524, PAGE 803, FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINOR CORNERS OF G CUBED, LLC, A FLORIDA CORPORATION, RECORDED DECEMBER 15, 2011 IN BOOK 1789, PAGE 472, (SUBJECT PARCEL LIES WITHIN THIS AGREEMENT).
ITEM 12. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MINOR CORNERS, AS RECORDED OCTOBER 28, 2011 IN PLAT BOOK 8, PAGE 56, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 20506(C), (PORTABLE SURVEY MATTERS DEPicted ON MAP).
ITEM 13. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED APRIL 14, 2008 IN BOOK 1540, PAGE 1763, (DEPicted ON MAP OF SURVEY).
ITEM 14. DRAINAGE EASEMENT BY AND BETWEEN G CUBED, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA RECORDED DECEMBER 16, 2008 IN BOOK 1587, PAGE 1222, (DEPicted ON MAP OF SURVEY).
ITEM 15. DECLARANT RESERVATIONS FOR MINOR CORNERS OF G CUBED, LLC, FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 10, 2007 IN BOOK 1524, PAGE 803, (SUBJECT PARCEL LIES WITHIN THIS AGREEMENT).
ITEM 16. AND HOWLAND, LLC'S AGREEMENT (LEA EASEMENT) WITH G CUBED, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JEA DEVELOPMENTS AND DEVELOPMENTS, RECORDED DECEMBER 10, 2011 IN BOOK 1789, PAGE 468, (SUBJECT PARCEL IS A PORTION OF 134.4 ACRES DESCRIBED IN THIS DOCUMENT, THE EASEMENT ARE DESCRIBED IN EXHIBIT B, BUT NOT LIE ON SUBJECT PARCEL).
ITEM 17. OUTLAIM ASSIGNMENT OF DEVELOPMENT RIGHTS EXECUTED BY SYNOSUS FAVOR OF STRATEGIC DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED DECEMBER 16, 2015 IN BOOK 2019, PAGE 40, (SUBJECT PARCEL LIES WITHIN THIS AGREEMENT).
ITEM 18. ACCESS/CAPACITY AGREEMENT AND UTILITY EASEMENT BY AND BETWEEN G CUBED, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MINOR CORNERS OWNERS ASSOCIATION, FLORIDA NOT-FOR-PROFIT CORPORATION AND AEM DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED DECEMBER 8, 2017 IN BOOK 2163, PAGE 324, (DEPicted ON MAP OF SURVEY).
ITEM 19. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S), UNDER THE LEASE(S). (NOT A SURVEY MATTER).

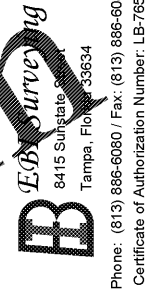
BENCHMARKS:
CONTROL BENCHMARK:
STATION IS A FOUND POURED CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "428607 BM 1" LOCATED 31 FEET SOUTH OF THE EDGE OF PAVEMENT OF THE EAST BOUND LANES OF SR 200
EL.: 27.80' (NAVD88)
BM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 139.17 FEET SOUTH OF THE NORTHWEST CORNER OF SUBJECT PARCEL.
EL.: 29.55' (NAVD88)
BM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED IN CONCRETE ON A TRAFFIC CONTROL ARM SHOWN HEREON
EL.: 30.66' (NAVD88)

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS: APPD.
ADD TITLE COMMITMENT 6/20/18 HAK

DATE OF SURVEY: 6/13/2018
DRAWN: EWB/SDT
CHECKED: HAK
REVISION: FILE: GR18ALTAX.dwg

PROJECT NUMBER: GR180018
SHEET NO. 1



463352 SR 200
PARCEL 1
MINOR CORNERS
NASSAU COUNTY, FLORIDA

Digitally signed by Henry A. Kilburn Date: 2018.06.22 10:29:03 -0400

HENRY A. KILBURN, PSM DATE SIGNED 6/22/2018 SURVEYOR AND MAPPER NUMBER: LS-6661