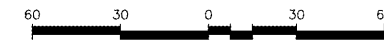


VICINITY MAP



NOT TO SCALE



SCALE: 1" = 30'

LEGAL DESCRIPTION

Two certain parcels of land situated in the City of Jacksonville, County of Duval, State of Florida, being a part of the Southeast 1/4 of Section 7, Township 2 South, Range 26 East, Tallahassee Meridian, being more particularly described as follows:

PARCEL 1: Commencing at the Southeast corner of said Section 7, said point also being the intersection of the centerline of Commonwealth Avenue (variable-width public right-of-way, formerly 60' public right-of-way) and the centerline of North Edgewood Avenue (variable-width public right-of-way, formerly 60' public right-of-way) and the centerline of North Edgewood Avenue, also known as Florida State road 111 (100' public right-of-way);

then North 00°07'37" East along the centerline of said North Edgewood Avenue a distance of 30.02 feet to a point; thence South 87°59'19" West a distance of 50.03 feet to a point; thence North 00°07'37" East a distance of 27.93 feet to a point on the Westerly right-of-way line of said North Edgewood Avenue and the point of beginning for the parcel being described; thence South 44°09'23" West a distance of 23.54 feet; thence South 87°59'19" West along the Northernly right-of-way line of said Commonwealth Avenue as established in official record book 5817, page 1853, of the Duval County records a distance of 324.13 feet; thence South 85°42'27" West along the Northernly right-of-way line of said Commonwealth Avenue a distance of 48.43 feet; thence North 02°00'41" West along the Easterly line of a 30' Ingress/Egress & Utility Easement parcel established in official record book 5678, page 650, of the Duval County records a distance of 196.10 feet; thence North 87°59'19" East along the Southerly line of a parcel conveyed to AJDC LLC, in official record book 13602, page 570, of the Duval County records a distance of 397.74 feet; thence South 00°07'37" West along the Westerly right-of-way line of said North Edgewood a distance of 176.40 feet to the point of beginning.

Containing 1.754 acres more or less.

PARCEL 2:

Commencing at the Southeast corner of said Section 7, said point also being the intersection of the centerline of Commonwealth Avenue (variable-width public right-of-way, formerly 60' public right-of-way) and the centerline of North Edgewood Avenue, also known as Florida State road 111 (100' public right-of-way);

thence South 87°59'19" West along the centerline of said Commonwealth Avenue a distance of 500.00 feet to a point;

thence North 00°07'37" East a distance of 35.13 feet to a point in the Northernly right-of-way line of said Commonwealth Avenue as established in official record book 5817, page 1853, of the Duval County records and being the point of beginning; thence North 00°07'37" East along the Easterly line of a parcel conveyed to EQUITY ONE, in official record book 12982, page 1030, of the Duval County official records a distance of 187.34 feet; thence North 87°59'19" East along the Southerly line of a parcel conveyed to EQUITY ONE COMMONWEALTH LLC, in official record book 7809, page 2034, of the Duval County official records a distance of 22.67 feet; thence South 02°00'41" West along the Westerly line of a 30' Ingress/Egress & Utility Easement parcel established in official record book 5678, page 650, of the Duval County records a distance of 195.76 feet to a point in the northernly right-of-way line of said Commonwealth Avenue; thence South 85°11'17" West along the Northernly line of said Commonwealth Avenue a distance of 29.69 feet to the point of beginning.

Containing 0.111 acres more or less.

BEING ALSO DESCRIBED AS FOLLOWS:

PARCEL 1:

A portion of the Southeast 1/4 of Section 7, Township 2 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

the South 222.0 feet of the east 500.0 feet of the South 1/2 of the Southeast 1/4 of Section 7, Township 2 South, Range 26 East, Duval County, Florida, less and except that part in Edgewood Avenue and that part in Commonwealth Avenue, together with that exception described in official records book 2811, page 971, of the public records of Duval County, Florida.

Less and except property conveyed in deeds recorded in official records book 5678, page 650, and official records book 5817, page 1853, of the public records of Duval County, Florida.

parcel 2:

A portion of the Southeast 1/4 of Section 7, Township 2 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

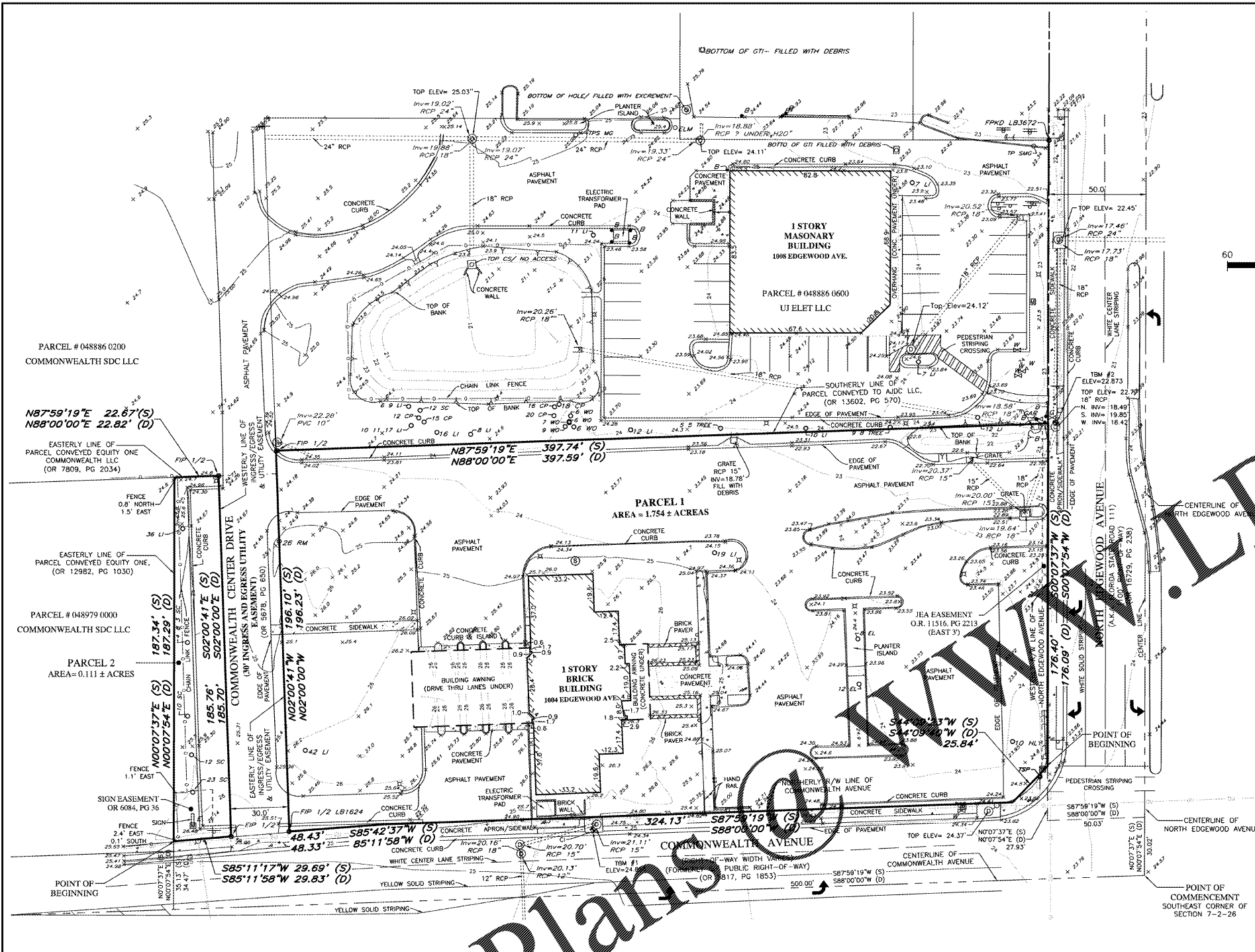
For a point of reference, commence at the intersection of the Northernly right-of-way line of Commonwealth Avenue as now established for a width of 60 feet; and the Westerly right-of-way line of Edgewood Avenue as now established for a width of 100 feet; run thence North 00°07'37" East along said Westerly right-of-way line of Edgewood Avenue, a distance of 192.0 feet to the point of beginning.

From the point of beginning thus described, run thence South 88°00'00" West, along the Northernly line of lands described and recorded in deed book 1187, page 193, of the current public records of said Duval County, a distance of 397.14 feet; run thence North 02°00'00" West a distance of 12.0 feet; thence North 88°00'00" East, a distance of 397.39 feet to the aforementioned Westerly right-of-way line of Edgewood Avenue; run thence South 00°07'54" West, along said Westerly right-of-way line, a distance of 12.01 feet to the point of beginning.

Together with that perpetual, non-exclusive easement for Ingress and Egress (both pedestrian and vehicular) and Utilities over, under and across said property reserved in that certain warranty deed recorded in official records book 5678, page 650, of the public records of Duval County, Florida, as more particularly described therein.

LEGEND

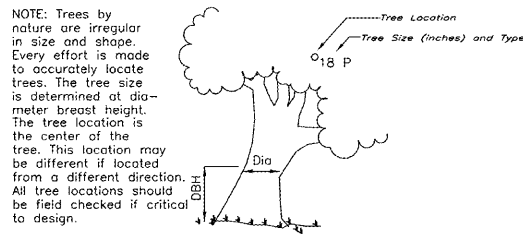
- CI - Curb Inlet
FIP - Found Iron Pipe
RCP - Reinforced Concrete Pipe
FPKD - Found P.K. Nail & Disk
SIR - Set Iron Rod
O.R. - Official Record Book
Pg(s) - Page(s)
P.B. - Plot Book
(D) - Deed Dimension
(S) - Survey Dimension
R/W - Right-Of-Way
TBM - Temporary Bench Mark
Ballard - Ballard
Guy Anchor
Electric Meter
Water Meter
Gas Gate Valve
Gas Air Release Valve
Light Pole
Service Power Pole
Water Gate Valve
Sign
Buried Water Main Warning Marker
Fire Hydrant
Storm Drainage Manhole
Sanitary Sewer Manhole
Traffic Signal Post
Traffic Signal Box
Overhead Utility Lines
Location of reading
Spot Elevation



- Surveyor's Notes:
1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters Taken from First American Title Insurance Company, Commitment Title No. 2061-3780574 with an effective date of April 11, 2017.
2) This survey is limited to above ground visible improvements, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3) Bearings shown hereon are grid bearings based on the Centerline of North Edgewood Avenue, also known as Florida State Road 111 having a bearing of N00°07'37"E.
4) Elevations shown hereon are in feet and are referenced to the National Mean Vertical Datum of 1988 (NAVD88).
5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
6) The subject property lies in Flood Zone "X" according to Flood Insurance Rate Map, Map No. 12031C0353H for City of Jacksonville, Florida, Community, dated June 3, 2015, and issued by the Federal Emergency Management Agency.
7) No evidence of Earth work and proposed changes in right of way lines was observed during time of survey.
8) No parking striping at time of survey.

TREE LEGEND

- CP - CABBAGE PALM (SABAL PALM)
EL - ELM
HL - HICKORY
LI - LIVE OAK
SC - SYCAMORE
WO - WATER OAK



PARKING TABULATION (No parking striping)
Regular Spaces - 26 ±
Handicap Space - 3
Total Spaces - 29 ±

- SCHEDULE B-I EXCEPTIONS: (Taken from First American Title Insurance Company, Commitment Title No. 2061-3780574)
Items 1-9 : Not a matter of survey.
10. Aerial Easement in favor of the City of Jacksonville, a Florida municipal corporation, recorded in Official Records Volume 2904, Page 1197, of the public records of Duval County, Florida. (as to Parcel 1) (DOES NOT AFFECT, Easement falls inside right of way due to rode being wider)
11. Sign Easement recorded in Official Records Volume 6084, Page 36, of the public records of Duval County, Florida. (as to Parcel 1) (AFFECTS, SHOWN HEREON)
12. Grant of Easement in favor of JEA, a political subdivision of the State of Florida, recorded in Official Records Book 11516, Page 2213, of the public records of Duval County, Florida. (as to Parcel 1) (AFFECTS, SHOWN HEREON)

Certification:
This is to certify that this map or plat and the survey 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 Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 16 and 19 of Table A thereof. The field work was completed on 5/22/2017

GEOPOINT SURVEYING, INC.
James D. LeViner
Florida Professional Surveyor and Mapper # 6915
DATE OF MAP

ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY

Table with columns for REVISIONS, Prepared For, SURVEYOR'S CERTIFICATE, and project details including date (5/22/2017) and sheet number (1 of 1).



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