

MAP SHOWING BOUNDARY SURVEY OF

PARCEL "C-1-2"

A portion of Tract "B", Southpoint Center, according to plat recorded in the Current Public Records of Jacksonville, Duval County, Florida, in Plat Book 49, Pages 86 and 86A, and being more particularly described as follows: For a Point of Reference, COMMENCE at the point of intersection of the centerline of Southpoint Drive East, a 60 foot right of way, as shown on the aforementioned plat of Southpoint Center, with the Northwest right of way line of Belfort Road, a distance of 230.00 feet to the centerline of said road. EASTERLY along the centerline of said road to a distance of 230.00 feet to the centerline of said road. EASTERLY along the centerline of said road to the POINT OF BEGINNING; from the POINT OF BEGINNING thus described, continue North 39°50'18" East, along said Northwest right of way line, a distance of 175.73 feet to the extreme EASTERLY corner of aforementioned Tract "B"; run thence North 54°32'41" West, along the Northeast boundary of said Tract "B", a distance of 264.38 feet to its intersection with the Northwest boundary of aforementioned plat of Southpoint Center; run thence South 39°50'18" West, along said extension, a distance of 155.52 feet to the extreme Northern corner of aforementioned lands described in Official Records Volume 8452, Page 830; run thence South 50°09'42" East, along the Northeast boundary of said lands, a distance of 263.61 feet to the POINT OF BEGINNING.

The lands thus described contain 1.00 acres, more or less.



SURVEYOR'S CERTIFICATE
 SouthTrust Bank
 1301 Riverplace Blvd., Suite 400
 Jacksonville, Florida 32202

Re: Construction of a multi-tenant retail building containing a total of +/- 6,400 square feet of retail space and related site work (the "Project") at the intersection of Southpoint Drive East and Belfort Road, Duval County, Florida.

I prepared that survey of the property entitled Map Showing Survey of Parcel "C-1-2" dated (revised) December 12, 2002, Map File No. LG-1310 (the "Survey"), and to I hereby certify to SouthTrust Bank, as lender, Stewart Title Guaranty Company, and to Rogers, Towers, Bailey, Jones & Gay, as agent for the title insurance company that: 1. The Survey is a true and accurate representation of the actual field survey of the property made by me or under my direction. 2. The location and dimensions of all improvements, rights-of-way and easements on, or affecting the property are shown as shown on the Survey. 3. There are no encroachments either onto the property from adjacent lands or onto adjacent lands from the property, except as shown on the Survey. 4. I, the Surveyor, and the Lender, the Borrower and the Lender, and we acknowledge and agree that the Lender may rely upon the contents and accuracy of this Certificate and Survey in concluding said Construction Loan Agreement with the Borrower and in making advances thereunder.

Very truly yours,
 Richard A. Miller
 By: President

I hereby certify that I have examined the Stewart Title Guaranty Company Title Commitment, Commitment No. C-020787116, effective date November 12, 2002, and that all matters contained therein Schedule B-II, are shown herein and further that the subject property is wholly contained within that certain Jacksonville Electric Authority Easement recorded in Official Records Book 7929, Page 34 of the Current Public Records of Duval County, Florida.

CERTIFIED TO: SPV-II, LLC; SOUTHTRUST BANK;
 STEWART TITLE GUARANTY COMPANY;
 ROGERS, TOWERS, BAILEY, JONES & GAY

REVISED JUNE 23, 2005 TO SHOW ADDITIONAL ELEVATIONS.
 REVISED JUNE 15, 2005 TO SHOW ADDITIONAL IMPROVEMENTS.
 REVISED OCT. 5, 2000 (AS BUILT LOCATION OF IMPROVEMENTS) TO SHOW ADDITIONAL ELEVATIONS.
 Revised to show additional elevations July 11, 2002 (1988-3229-3) MARK

LEGEND

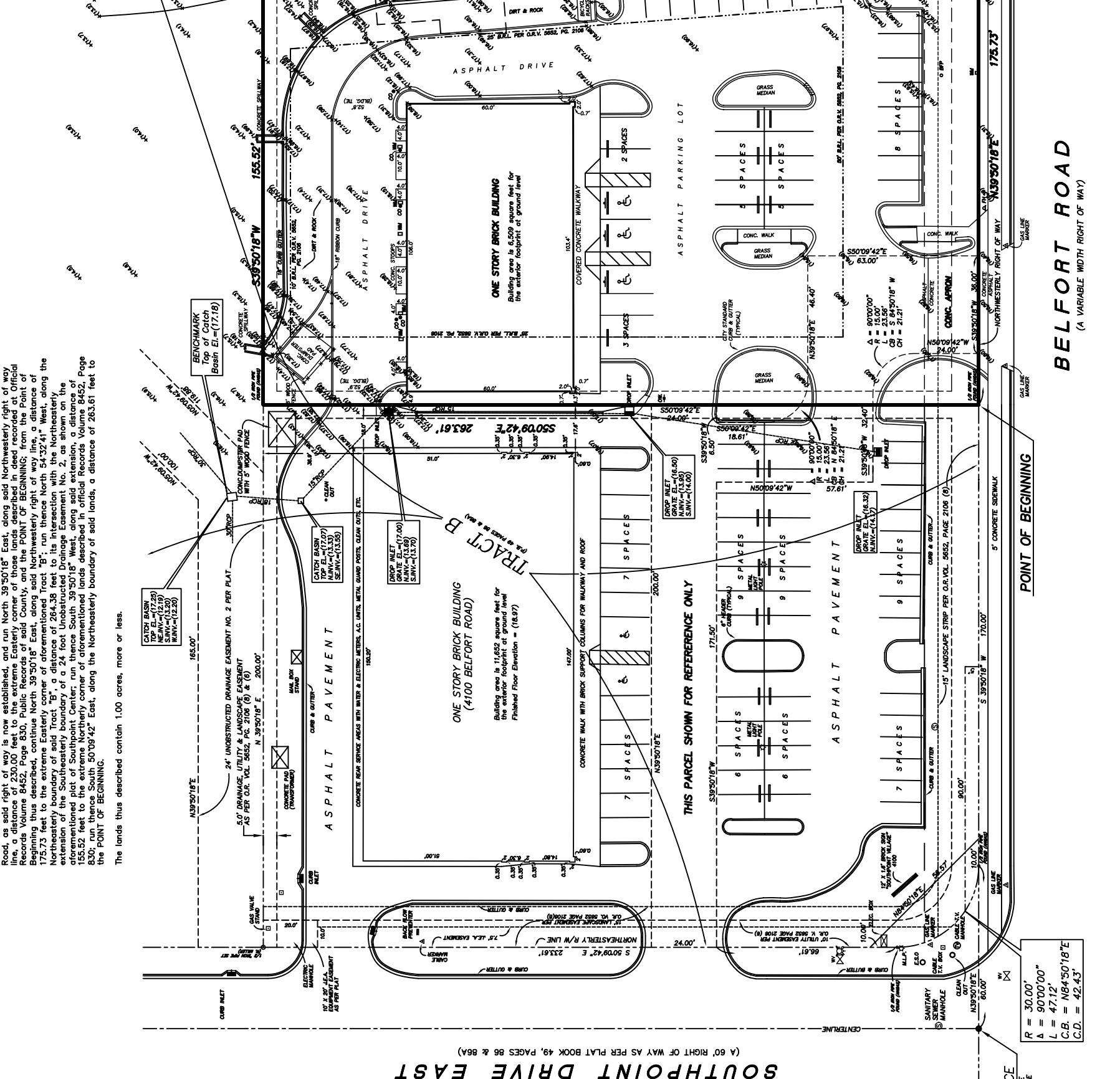
ABBREVIATION	DEFINITION
BFP	BACK FLOW PREVENTER
BLDG.	BUILDING
CLP	CONCRETE LIGHT POLE
CO	SANITARY CLEAN OUT
F.F.E.	FINISHED FLOOR ELEVATION
GA	FIRE HYDRANT
M.L.P.	GUY ANCHOR
TBM	METAL LIGHT POLE
WM	TEMPORARY BENCHMARK
WPP	WATER METER
	WOOD POWER POLE

NOTES:

1. This is a boundary survey of the above-described subject property.
2. The survey was conducted in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 471, F.S., as amended.
3. The survey was conducted on or about the date shown on this certificate.
4. The survey was conducted by Richard A. Miller, a Licensed Professional Surveyor in the State of Florida, License No. 34831.
5. The survey was conducted in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 471, F.S., as amended.
6. The survey was conducted in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 471, F.S., as amended.
7. The survey was conducted in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 471, F.S., as amended.
8. The survey was conducted in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 471, F.S., as amended.

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FILE NO. **LG-1310**



REVISIONS:
 1. REVISION TO SHOW ADDITIONAL ELEVATIONS AND IMPROVEMENTS.
 2. REVISION TO SHOW ADDITIONAL ELEVATIONS AND IMPROVEMENTS.
 3. REVISION TO SHOW ADDITIONAL ELEVATIONS AND IMPROVEMENTS.