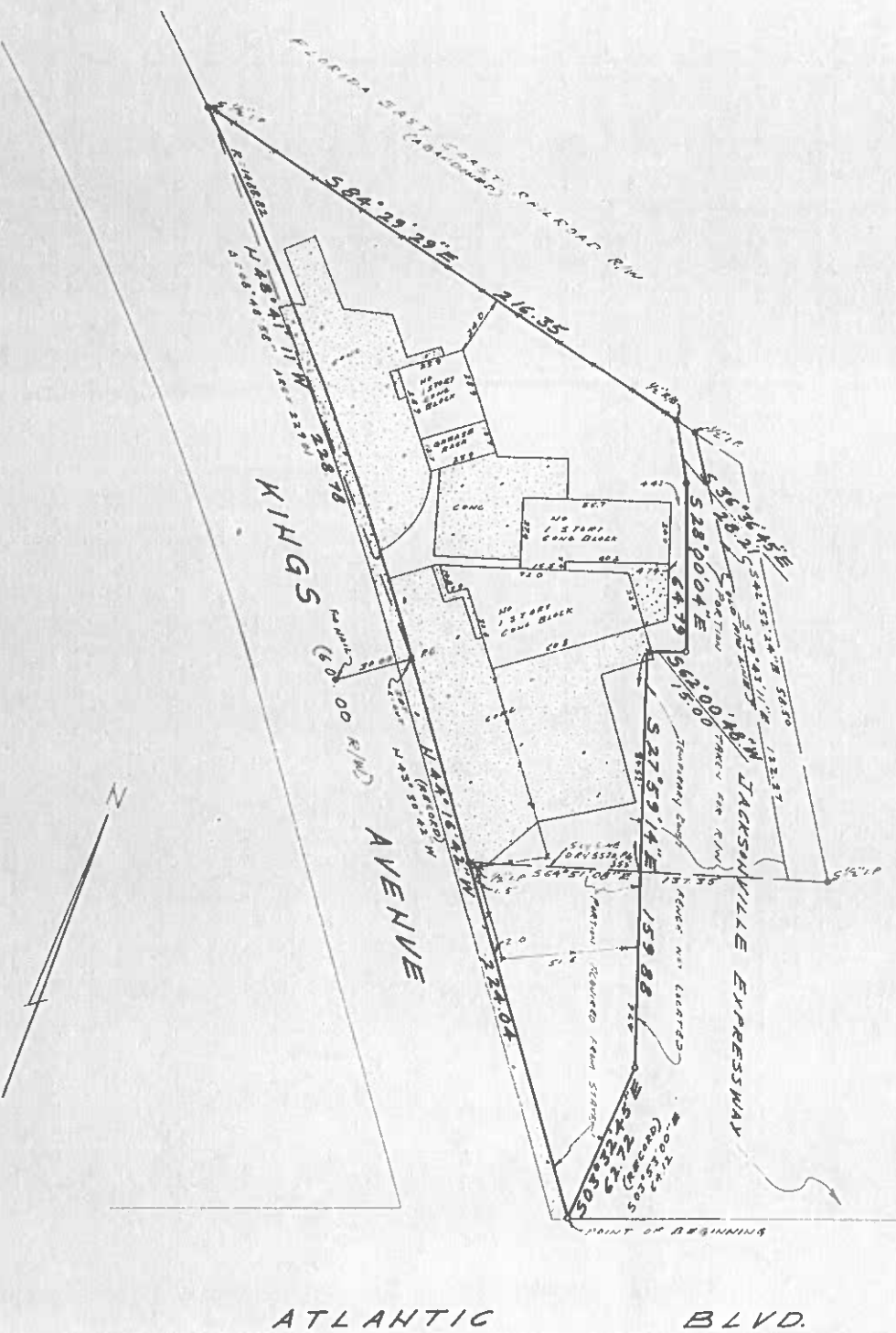


PLAT TO SHOW BOUNDARY SURVEY OF


A PART OF THE WILLIAM TRAVIS TRACT, SECTION 66, TOWNSHIP 2 NORTH, RANGE 26 WEST, COWLEY COUNTY, FLORIDA, BEING THAT SOME LAND IS HEREBY ALIENATED ALIQUOTLY WITHIN SAID TRACT, TOGETHER WITH THAT PORTION OF SAID TRACT, BEING THAT SOME LAND IS HEREBY ALIENATED ALIQUOTLY WITHIN SAID TRACT, FOR RIGHT OF WAY PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, (COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC NORTHWARD WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF KINGS AVENUE; THENCE, N. 44° 16' 42" W., ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 224.04 FEET TO A POINT OF TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,498.32 FEET; CURVE, SOUTHWESTERLY, 229.01 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 48' 11"; AND DISTANCE OF 314.41 FEET, 228.79 FEET TO THE FORMERLY LINE OF A CANAL HEREIN, AND DISTANCE OF 1,498.32 FEET TO THE LINE OF THE JACKSONVILLE EXPRESSWAY, THENCE, S. 84° 29' 29" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 28.11 FEET TO THE INTERSECTION OF THE JACKSONVILLE EXPRESSWAY, THENCE, S. 21° 59' 12" E., A DISTANCE OF 159.88 FEET; THENCE, S. 27° 59' 12" E., A DISTANCE OF 159.88 FEET; THENCE, S. 73° 17' 4" E., A DISTANCE OF 62.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.70 ACRES, MORE OR LESS.

FOR: MR. JOHN SESSIONS



ATLANTIC BLVD.

 <p>WAVERLY J. RAY ASSOC. INC. PROFESSIONAL LAND SURVEYORS 38 EAST 17th STREET P. O. BOX 5280 JACKSONVILLE, FLA 32204 904.353.6476</p>	<p>LEGEND BEARINGS BASED ON <u>ORV 6045, Pg 129</u></p> <p>PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE <u>1A</u> AS PER F.E.M.A FLOOD RATE MAPS</p> <p>○ SET IRON PIN OR PIPER ● FOUND IRON PIN OR PIPE □ SET CONCRETE MONUMENT ■ FOUND CONCRETE MONUMENT △ SET WOOD HUB B TACK X CROSS-CUT OR DRILL HOLE IN CONCRETE — FENCE</p>
	<p>I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON TO BE IN COMPLIANCE WITH FLORIDA STATUTES, CHAPTER 472, AND TO MEET, OR EXCEED, THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, FLORIDA STATUTES, CHAPTER 218H-6.</p> <p>BY: <u>Charles B. Hatcher</u> FLORIDA CERTIFICATE NO 3771</p> <p>JOB NO <u>11222</u> DATE <u>5-18-87</u> DRAFTSMAN <u>B.R.M.</u> SCALE <u>1" = 30'</u></p>

1959 KINGS AVE BROWNFIELDS

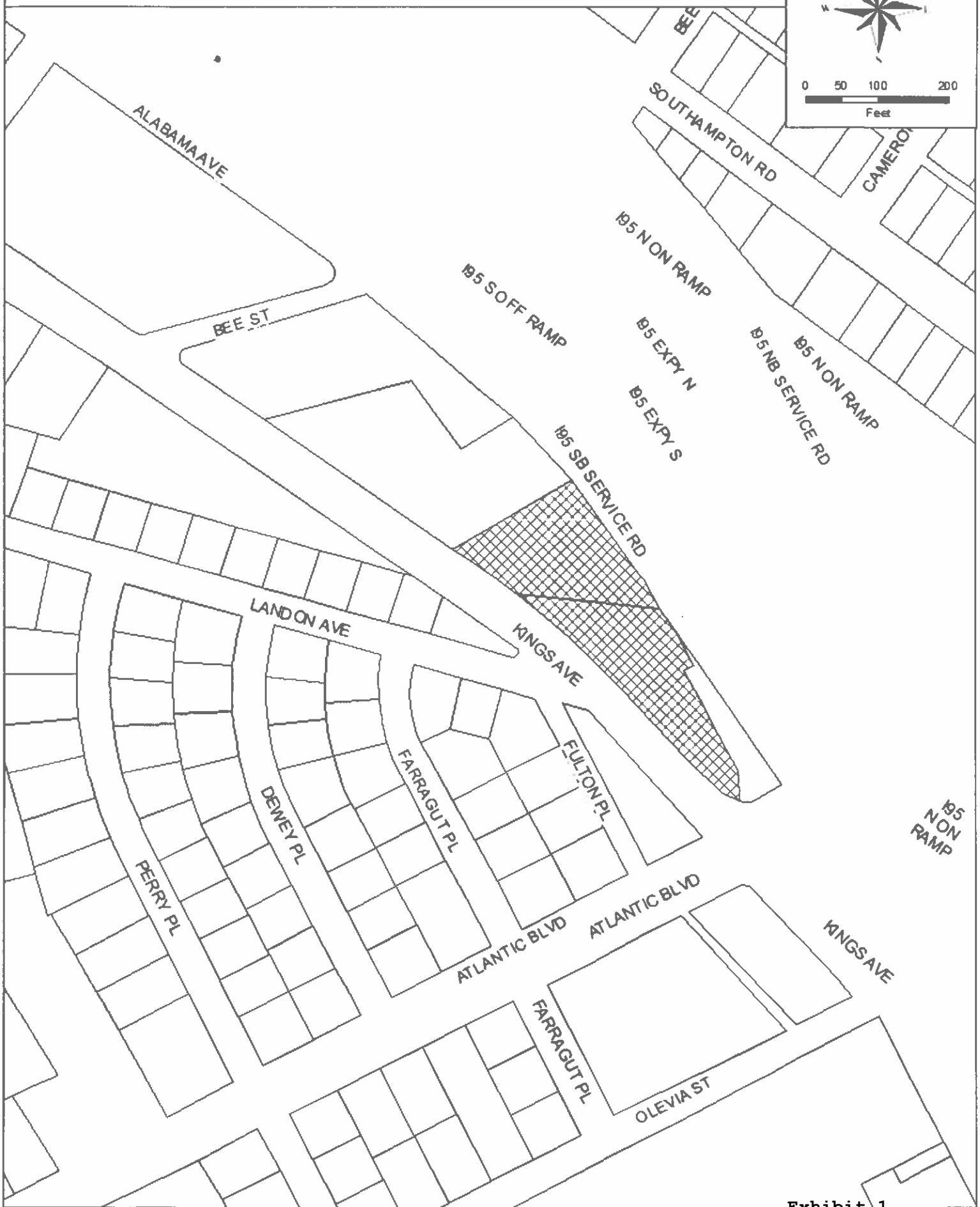


Exhibit "A"

Parcel #1

Lots 1, 3, and 4, Block 54, Pablo Beach Improvement Company's Plat of Northern Portion of Pablo Beach, Florida as recorded in Plat Book 5, Page 66 of the current public records of Duval County, Florida

More commonly known as 530 N. 3rd Street, Jacksonville Beach, Florida 32250

Parcel #2

A parcel of land in the William Craig Grant, Section 46, Township 2, South, Range 26 East, Duval County, Florida, more particularly described as:

Begin at the intersection of the Northerly right of way line of Atlantic Boulevard (as now established) with the Northeasterly right of way line of Kings Avenue (as now established); thence North 43 30'22" West along the Northeasterly right of way line of Kings Avenue 142.26 feet to the Southeast corner of lands as described in O.R. 5520, Pages 355-356, of the current public records of Duval County, Florida; thence North 64 51'08" East along the South line of said O.R. 5520, Pages 355-356, a distance of 64.33 feet to the Westerly right of way line of State Road 9 (I-95); thence South 27 59'17" East along said right of way line 75.36 feet; thence South 03 53'00" East along said right of way line 64.12 feet to the Point of Beginning,

Containing 5, 329 square feet, more or less.

Reserving unto the State of Florida Department of Transportation all rights, of ingress, egress, light, air and view between the above-described property and State Road 9 (I-95) along the following described line:

Begin at the intersection of the Northerly right of way line of Atlantic Boulevard (as now established) with the Northeasterly right way of line of Kings Avenue (as now established); thence North 03 53' 00" West 64.12 feet; thence North 27 50' 17" West 75.36 feet to the end of said line.

ALSO:

A part of the William Craig Grant, Section 46, Township 2 South, Range 26 East, Duval County, Florida and being more particularly described as follows:

COMMENCING: at the intersection of the Northerly right of way line of Atlantic Boulevard (as now established) with the Northeasterly right of way line of Kings Avenue (a 60 foot right of way); thence North 44 degrees 05 minutes 50 seconds West along said Northeasterly right of way line of Kings Avenue, 143.30 feet for a Point of Beginning; thence continue North 44 degrees 05 minutes 50 seconds West along said Northwesterly right of way line, 108.33 feet to the P.C. of a curve to the left having a radius of 1202 feet; thence around and along said curve and continuing along said Northwesterly right of way line, North 48 degrees 51 minutes 27 seconds West, 200.87 feet (chord bearing and distance); thence South 84 degrees 32 minutes 20 seconds East along the Southerly line of the abandoned Florida East Coast Railroad right of way, 247.17 feet to the Southwesterly right of way line of the Jacksonville Expressway; thence South 39 degrees, 26 minutes 10 seconds East along said Southwesterly right of way line, 165.57 feet; thence South 64 degrees 48 minutes 10

seconds West, 137.54 feet to the Point of Beginning. Being the same lands described in Official Records Volume 3170, page 55.

More commonly known as 1959 Kings Avenue, Jacksonville, Florida 32207