

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST
DUVAL COUNTY, FLORIDA
FOR: DIAMOND COMMUNICATIONS

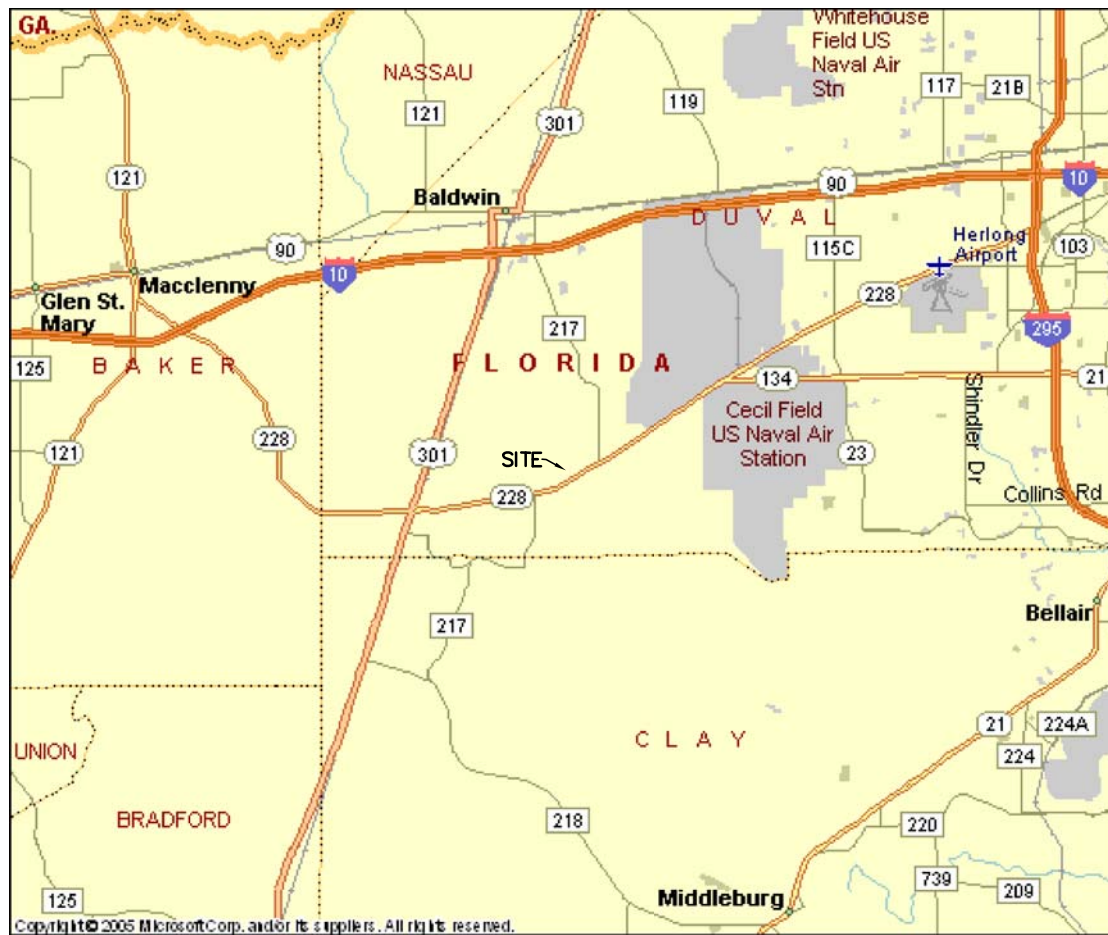
COMMITMENT FOR TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 01-17053312-01T, WITH A COMMITMENT DATE OF 07/10/2017 AT 7:00 A.M., AND FIND AS FOLLOWS WITH RESPECT TO THE FOLLOWING EXCEPTIONS LISTED ON SCHEDULE B-II OF SAID COMMITMENT:

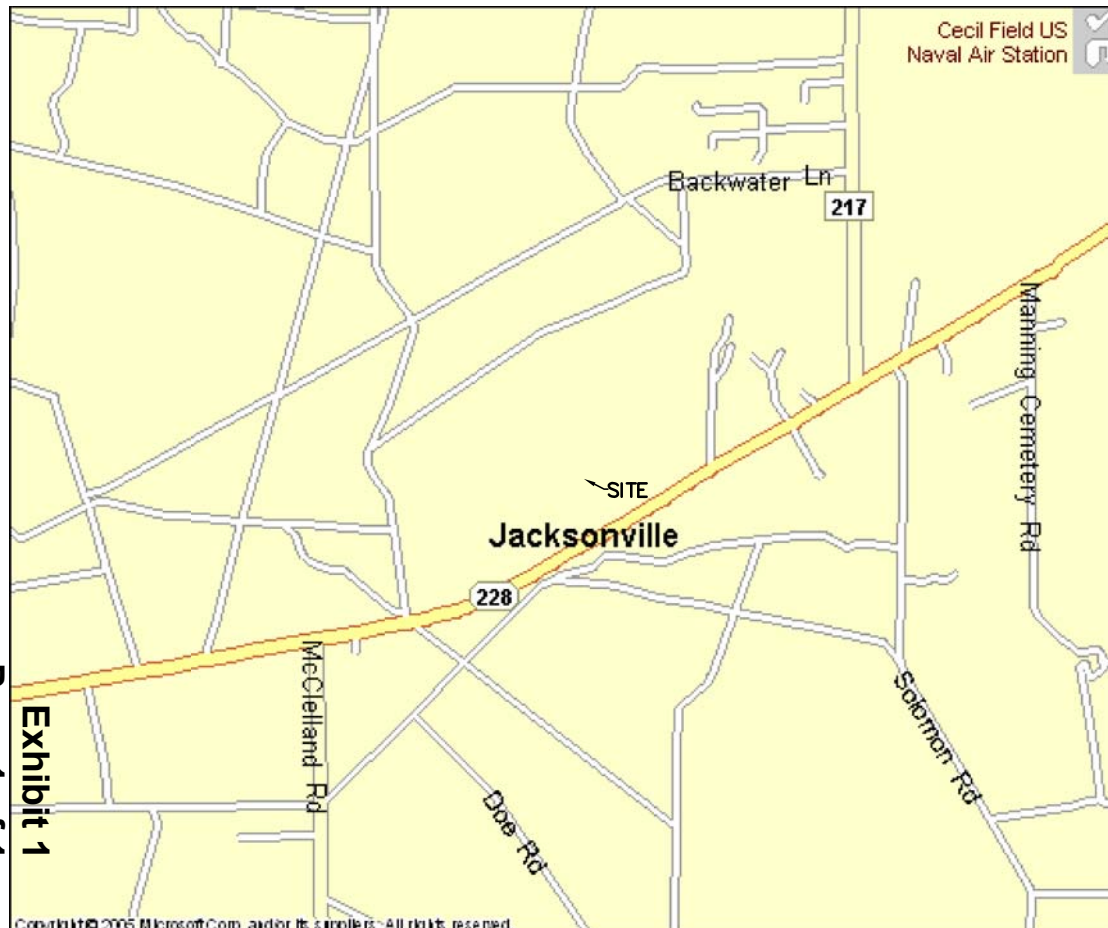
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.
2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. AS DEPICTED HEREON.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. NOT THE TYPE TO BE DEPICTED HEREON.
4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. NOT THE TYPE TO BE DEPICTED HEREON.
5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. NOT THE TYPE TO BE DEPICTED HEREON.
6. RESTRICTIVE COVENANTS, CONDITIONS, RESTRICTIONS, (AND ANY LIENS CREATED THEREIN), ANY EASEMENTS, SERVITUDES, LEASE, GRANT, EXCEPTION OR RESERVATION OF MINERALS OR MINERAL RIGHTS, IF ANY, APPEARING IN THE PUBLIC RECORDS, BUT, HOWEVER, DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C). NOT THE TYPE TO BE DEPICTED HEREON.

NOTE: THE POLICY ISSUED HEREUNDER WILL INSURE AGAINST LOSS OR DAMAGE ARISING FROM THE PROVISIONS OF THE REFERENCED COVENANTS, CONDITIONS OR RESTRICTIONS UNDER WHICH THE LIEN OF THE INSURED MORTGAGE CAN BE EXTINGUISHED, SUBORDINATED, OR IMPAIRED. NOT THE TYPE TO BE DEPICTED HEREON.

7. QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. NOT THE TYPE TO BE DEPICTED HEREON.
8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. NOT THE TYPE TO BE DEPICTED HEREON.
9. DECLARATION OF RESTRICTIONS, RECORDED 06/28/2010, IN BOOK 15288, PAGE 1748 OF THE DUVAL COUNTY RECORDS. DOES NOT INCLUDE THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORDS BOOK 9308, PAGE 480)

A PARCEL OF LAND LYING IN FARM LOT #2 IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST OF MAXVILLE FARMS AS PER PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 25 AND RUN SOUTH 89 DEGREES 56 SECONDS 00 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY THEREOF, 658.63 FEET TO A CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SAID FARM LOT #2; THENCE SOUTH 00 DEGREES 05 MINUTES 47 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF FARM LOT #2, A DISTANCE OF 660.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, PARCEL WITH SAID NORTHERLY BOUNDARY, 264.00 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING, FROM POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00 DEGREES 05 MINUTES 47 SECONDS EAST, PARALLEL WITH SAID EASTERLY BOUNDARY, 552.54 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHERLY BOUNDARY OF THE RIGHT OF WAY OF NORMANDY BOULEVARD (STATE ROAD 228); THENCE SOUTH 59 DEGREES 50 MINUTES 23 SECONDS WEST, ALONG LAST SAID NORTHERLY BOUNDARY, 245.85 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 05 MINUTES 47 SECONDS WEST, PARALLEL WITH SAID EASTERLY BOUNDARY OF FARM LOT #2, A DISTANCE OF 675.81 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTHERLY BOUNDARY OF SAID SECTION 25, A DISTANCE OF 212.77 FEET TO THE POINT OF BEGINNING. CONTAINING 3.0 ACRES.

PARENT PARCEL
(OFFICIAL RECORDS BOOK 8359, PAGE 200)

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SECTION TOWNSHIP 3 SOUTH, RANGE 23 EAST, AND RUN THENCE WEST ALONG THE NORTH SECTION LINE OF SAID SECTION A DISTANCE OF TEN (10) CHAINS TO THE NORTHWEST CORNER OF FARM #1, ACCORDING TO THE PLAT OF SAID SECTION RECORDED IN PLAT BOOK 3, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID FARM #1, A DISTANCE OF TEN (10) CHAINS; FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN WEST PARALLEL TO THE NORTH SECTION LINE A DISTANCE OF FOUR (4) CHAIN; THENCE SOUTH PARALLEL TO THE NORTH SECTION LINE A DISTANCE OF FOUR (4) CHAIN; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID FARM #1 A DISTANCE OF 5.48 CHAINS TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD NO. 228 (ALSO KNOWN AS NO. 204) THENCE NORTHEASTWARDLY ALONG THE NORTHERLY RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF 4.75 CHAINS TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID FARMS #1; THENCE NORTH ALONG THE WEST LINE OF SAID FARM #1 A DISTANCE OF 3.21 CHAINS TO THE POINT OF BEGINNING, CONTAINING 1.4 ACRES, MORE OR LESS, BEING A PART OF MAXVILLE FARM #2 IN SAID SECTION 25.

PARENT PARCEL
(OFFICIAL RECORDS BOOK 8768, PAGE 2157)

THAT CERTAIN PIECE, PARCEL OF TRACT OF LAND, SITUATE, LYING AND BEING A PART OF FARM 1, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON THE PLAT OF MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD AND/OR STATE ROAD NO. 228 (A 100-FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WEST LINE OF SAID FARM 1; THENCE NORTH 0°30'00" EAST ALONG SAID WEST LINE OF FARM 1, A DISTANCE OF 409.87 FEET; THENCE SOUTH 27°05'00" EAST, 354.89 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 60°23'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 189.87 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTIONS

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "ROY WHITEHEAD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 9308, PAGE 480 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SITUATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°56'00" WEST ALONG THE NORTH LINE OF SAID SECTION 25 FOR 658.94 FEET TO THE NORTHEAST CORNER OF FARM #2 IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST OF MAXVILLE FARMS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°05'47" EAST ALONG THE EAST LINE OF SAID FARM #2 FOR 658.98 FEET TO THE NORTHEAST CORNER OF THE "ROY WHITEHEAD" TRACT AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 8359, PAGE 200 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°54'01" WEST ALONG THE NORTH LINE OF SAID "ROY WHITEHEAD" TRACT FOR 264.07 FEET TO THE NORTHWEST CORNER OF SAID "ROY WHITEHEAD" TRACT AND THE NORTHEAST CORNER OF THE "ROY WHITEHEAD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 480 OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°54'01" WEST ALONG THE NORTH LINE OF SAID "ROY WHITEHEAD" PARCEL FOR 212.62 FEET TO THE NORTHWEST CORNER OF SAID "ROY WHITEHEAD" PARCEL; THENCE SOUTH 00°05'47" EAST ALONG THE WEST LINE OF SAID "ROY WHITEHEAD" PARCEL FOR 15.00 FEET; THENCE NORTH 89°54'13" EAST FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°54'13" EAST FOR 60.00 FEET; THENCE SOUTH 00°05'47" EAST ALONG A LINE PARALLEL WITH SAID WEST LINE FOR 60.00 FEET; THENCE SOUTH 89°54'13" WEST FOR 60.00 FEET; THENCE NORTH 00°05'47" WEST ALONG A LINE PARALLEL WITH SAID WEST LINE FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET (0.08 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "ROY WHITEHEAD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 9308, PAGE 480 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE "ROY WHITEHEAD" TRACT AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 8359, PAGE 200 OF SAID CURRENT PUBLIC RECORDS, SITUATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°56'00" WEST ALONG THE NORTH LINE OF SAID SECTION 25 FOR 658.94 FEET TO THE NORTHEAST CORNER OF FARM #2 IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST OF MAXVILLE FARMS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°05'47" EAST ALONG THE EAST LINE OF SAID FARM #2 FOR 658.98 FEET TO THE NORTHEAST CORNER OF THE "ROY WHITEHEAD" TRACT AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 8359, PAGE 200 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°54'01" WEST ALONG THE NORTH LINE OF SAID "ROY WHITEHEAD" TRACT FOR 264.07 FEET TO THE NORTHWEST CORNER OF SAID "ROY WHITEHEAD" TRACT AND THE NORTHEAST CORNER OF THE "ROY WHITEHEAD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 9308, PAGE 480 OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°54'01" WEST ALONG THE NORTH LINE OF SAID "ROY WHITEHEAD" PARCEL FOR 212.62 FEET TO THE NORTHWEST CORNER OF SAID "ROY WHITEHEAD" PARCEL; THENCE SOUTH 00°05'47" EAST ALONG THE WEST LINE OF SAID "ROY WHITEHEAD" PARCEL FOR 15.00 FEET; THENCE NORTH 89°54'13" EAST FOR 15.00 FEET TO THE NORTHWEST CORNER OF A 60 FOOT BY 60 FOOT TOWER PARCEL; THENCE CONTINUE NORTH 89°54'13" EAST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 60.00 FEET TO THE NORTHEAST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 00°05'47" EAST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 89°54'13" EAST FOR 94.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 55°28'48", AND A CHORD OF 46.55 FEET THAT BEARS SOUTH 62°21'23" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 48.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34°36'59" EAST FOR 440.29 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID "ROY WHITEHEAD" TRACT AND THE NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A PUBLIC RIGHT OF WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 11,670 SQUARE FEET (0.268 ACRES), MORE OR LESS.

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DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	DECEMBER 19, 2019
CHECKED	DAVE SHORT	PROJECT #	344-180
FOREST TRAIL / FL102 SITE			
DUVAL COUNTY, FLORIDA			
ADDRESS: 15201 NORDANDY BOULEVARD, JACKSONVILLE, FL, 32234			
DRAWING# 344-180		KIMLEY-HORN	
		SHEET# 3 OF 3	