

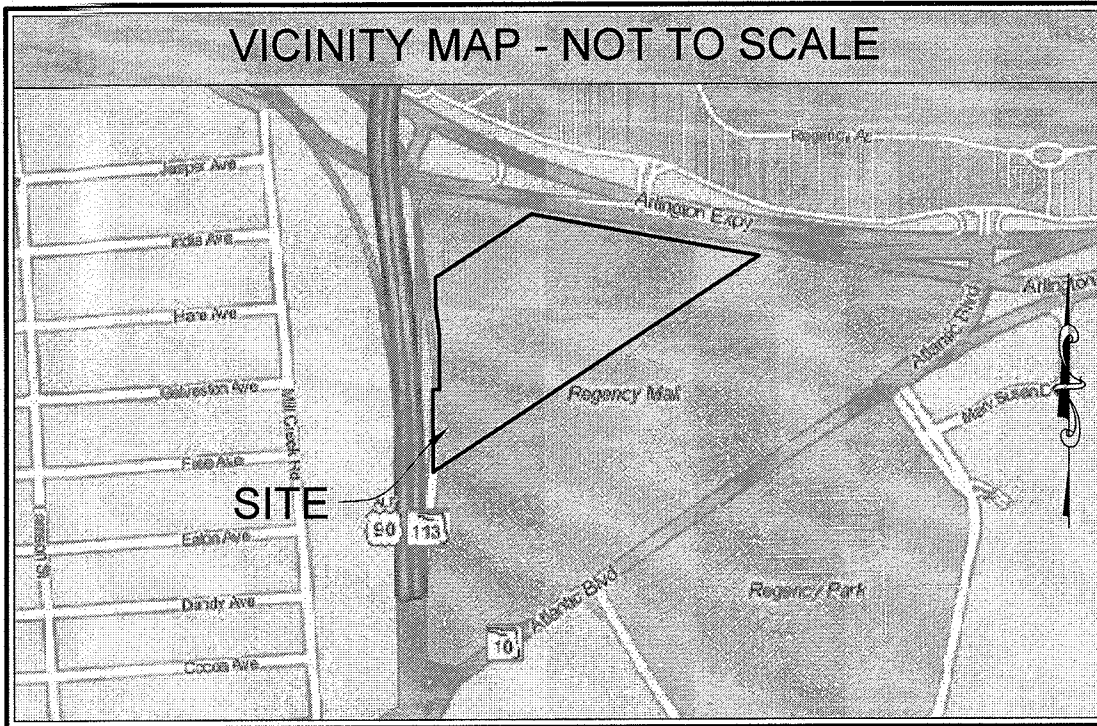
ITEMS CORRESPONDING TO SCHEDULE B-II

9. Terms and conditions of the Easement Agreement between V. A. Stevens, a single man and Leonardi Corporation recorded in Official Records Book 1799, Page 16.
THIS ITEM IS PLOTTED HEREON. (SEE DETAIL "A")
10. Terms and conditions of the Mutual Parking, Reciprocal Easement and Development Agreement between Food Fair Stores, Inc., a Pennsylvania Corporation and Big Daddy's Lounges, Inc., a Florida Corporation recorded in Official Records Book 4250, Page 39; Joinder and Consent, Official Records Book 4250, Page 55 and Amendment to Mutual Parking, Reciprocal Easement and Development Agreement, Official Records Book 7024, Page 429.
PORTIONS OF THIS DOCUMENT ARE ILLEGIBLE; HOWEVER, THIS ITEM IS BLANKET IN NATURE AND APPEARS TO COVER THE ENTIRE COMMON AREA OF THE REGENCY COURT SHOPPING CENTER FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE AND PARKING AND THEREFORE IS NOT PLOTTED HEREON. (SEE DETAIL "A")
11. Terms and conditions of the Ingress and Egress Easement Agreement recorded in Official Records Book 4250, Page 60; Amendment to Ingress and Egress Easement, Official Records Book 7024, Page 493.
THIS ITEM IS PLOTTED HEREON.
12. Terms and conditions of the Utility Easement Agreement between Food Fair Stores, Inc., a corporation and Big Daddy's Lounges, Inc., a corporation recorded in Official Records Book 4250, Page 79; Joinder and Consent, Official Records Book 4250, Page 92; Amendment to Utility Easement Agreement, Official Records Book 7024, Page 461.
THIS ITEM IS PLOTTED HEREON.
13. Terms and conditions of the Agreement between Magnum Realty Corporation, a Texas corporation and JAX Associates, a California general partnership recorded in Official Records Book 5359, Page 351.
THIS ITEM IS PLOTTED HEREON.
15. Terms and conditions of the Ordinance No. 93-1227-606 recorded in Official Records Book 7671, Page 1105; Affidavit Official Records Book 8267, Page 2458.
THIS ITEM IS PLOTTED HEREON.

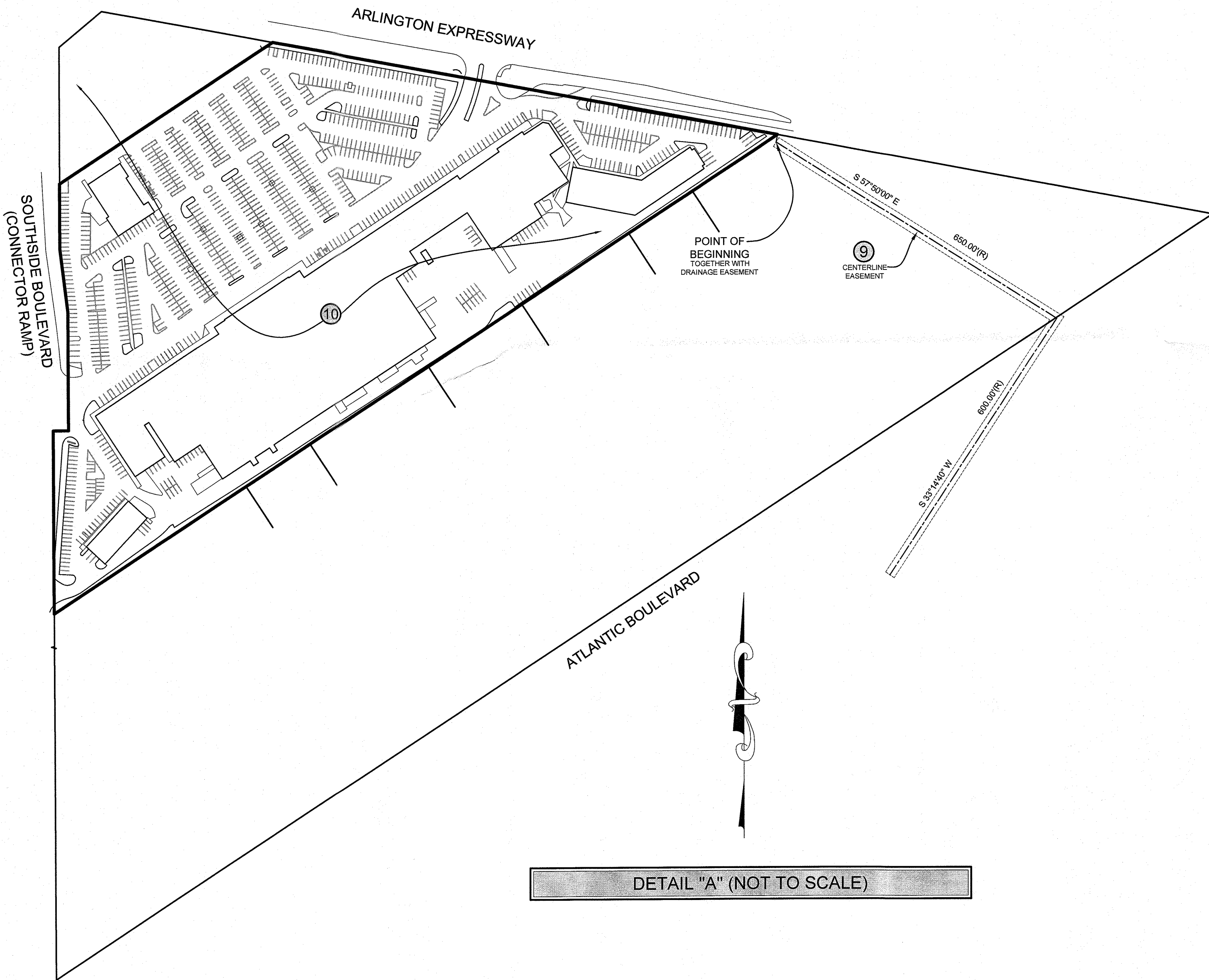
ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6a.

VICINITY MAP - NOT TO SCALE



SITE



DETAIL "A" (NOT TO SCALE)

MISCELLANEOUS NOTES

- POSTED ADDRESSES ARE AS SHOWN ON SHEET 2 OF 2.
- THE SURVEYED PROPERTY CONTAINS AN AREA OF 17.473 ACRES (761,108 SQUARE FEET), MORE OR LESS.
- ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THERE ARE 887 STRIPED REGULAR PARKING SPACES, 4 MOTORCYCLE SPACES AND 17 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 904 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL.
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY BOCK AND CLARK CORP.
- THE SURVEYED PROPERTY HAS ACCESS TO SOUTHSIDE BOULEVARD AND ARLINGTON EXPRESSWAY, BOTH VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAYS, AS SHOWN HEREON.
- OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF ARLINGTON EXPRESSWAY, DUVAL COUNTY, FLORIDA TO BEAR S 79°32'40" E, PER RECORD DESCRIPTION.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

RECORD DESCRIPTION

The land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AND/OR U.S. HIGHWAY NO. 90 (AS FORMERLY ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD (AND/OR STATE ROAD NO. 115); THENCE NORTH 00°13'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD, 715.62 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°13'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 357.85 FEET; THENCE NORTH 89°45'50" EAST, ALONG THE PRESENT RIGHT-OF-WAY LINE OF SAID SOUTHSIDE BOULEVARD (AS ESTABLISHED BY THE JACKSONVILLE TRANSPORTATION AUTHORITY, SECTION 72031-2501), A DISTANCE OF 30.00 FEET TO THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHSIDE BOULEVARD; THENCE NORTH 00°13'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 29.00 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SWELO ROAD AND/OR COUNTY ROAD NO. 3786 (A 60 FOOT RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS VOLUME 1802, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE NORTH 00°13'10" WEST, ALONG SAID PRESENT EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD, 203.40 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE, THENCE NORTH 07°06'11" WEST AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 125.00 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE, THENCE NORTH 00°13'10" WEST AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 126.60 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4250, PAGE 96 (AREA 1); THENCE NORTH 56°45'20" EAST, ALONG SAID LAST MENTIONED LINE AND ALONG THE NORTHWESTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS VOLUME 4250, PAGE 96 (AREA 2), A DISTANCE OF 493.74 FEET TO A POINT SITUATE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE JACKSONVILLE EXPRESSWAY, THENCE SOUTH 79°32'40" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 476.06 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SWELO ROAD AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE CONTINUE SOUTH 79°32'40" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 532.65 FEET; THENCE SOUTH 56°45'20" WEST, PARALLEL TO AND 600 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 1699.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT FOR SURFACE WATER DRAINAGE AS OUTLINED IN THAT CERTAIN EASEMENT AGREEMENT DATED FEBRUARY 4, 1983, RECORDED IN OFFICIAL RECORDS VOLUME 1799, PAGE 16, MORE PARTICULARLY DESCRIBED AS FOLLOWS: AN EASEMENT FOR SURFACE WATER DRAINAGE OVER, THROUGH AND ACROSS PORTIONS OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, SAID EASEMENT BEING TWENTY (20.0) FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING, COMMENCE AT A POINT LOCATED IN A LINE PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (STATE ROAD A-1-A) AND DISTANCE SIX HUNDRED (600.0) FEET NORTHWESTERLY THEREFROM, WHEN MEASURED AT RIGHT ANGLES THERETO, SAID POINT OF BEGINNING BEING DISTANT FIFTEEN (15.0) FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE JACKSONVILLE EXPRESSWAY CONNECTION TO SAID ATLANTIC BOULEVARD, WHEN MEASURED AT RIGHT ANGLES TO EXPRESSWAY RIGHT-OF-WAY.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN SOUTH FIFTY-SEVEN DEGREES, FIFTY MINUTES EAST (S-57°50'E), A DISTANCE OF SIX HUNDRED FIFTY (650) FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID ATLANTIC BOULEVARD; RUN THENCE SOUTH THIRTY-THREE DEGREES, FOURTEEN MINUTES, FORTY SECONDS WEST (S-33°14'40"W), AT RIGHT ANGLES TO SAID ATLANTIC BOULEVARD RIGHT-OF-WAY LINE AND ACROSS SAID BOULEVARD, A DISTANCE OF SIX HUNDRED (600.0) FEET TO A POINT IN A BAY SWAMP AND THE TERMINATION OF SAID EASEMENT, EXCEPTING FROM THE ABOVE DESCRIBED THAT PORTION WHICH LIES WITHIN THE RIGHT-OF-WAY OF ATLANTIC BOULEVARD.

ALSO TOGETHER WITH THAT CERTAIN MUTUAL RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT BETWEEN FOOD FAIR STORES, INC. AND BIG DADDY LOUNGES, INC. DATED SEPTEMBER 21, 1976 AND RECORDED OCTOBER 12, 1976 IN OFFICIAL RECORDS BOOK 4250, PAGE 39, AS JOINED IN AND CONSENTED TO PURSUANT TO THAT CERTAIN JOINDER AND CONSENT TO MUTUAL PARKING RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT DATED SEPTEMBER 21, 1976 AND RECORDED OCTOBER 12, 1976 IN OFFICIAL RECORDS BOOK 4250, PAGE 55, AS AMENDED PURSUANT TO THAT CERTAIN AMENDMENT TO MUTUAL PARKING RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT DATED JUNE 1, 1989 AND RECORDED JANUARY 4, 1991 IN OFFICIAL RECORDS BOOK 7024, PAGE 429, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-691834A-DC72, DATED OCTOBER 4, 2017.

NOTE: DOCUMENTS FOR RECIPROCAL EASEMENT(S) ARE ILLEGIBLE AND ARE THEREFORE NOT SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY

for
Regency Court
9276 Arlington Expressway, Jacksonville, FL 32225

**BASED UPON TITLE COMMITMENT NO. NCS-691834A-DC72
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 4, 2017 @ 8:00 A.M.**

Surveyor's Certification

To: Mishorim Gold Jacksonville, LP; CenterState Bank of Florida, N.A., its successors and assigns as their interest may appear; McNatt Law Firm, P.A.; Sirote & Permutt P.C.; Chicago Title Insurance Company; First American Title Insurance Company and Bock & Clark Corporation.

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on November 2, 2017.

ALSO:

I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS. PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: NOVEMBER 2, 2017
DATE OF LAST REVISION: NOVEMBER 13, 2017
NETWORK PROJECT NO. 201704223-001

SURVEY PERFORMED BY:
BOCK & CLARK CORP. L.B. 7386
8111 BLAIEKIE COURT, SUITE B
SARASOTA, FL 34240
PHONE: (800) 787-8395 FAX: (941) 379-3083
EMAIL: MVUKODER@BOCKANDCLARK.COM

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 2

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120077, MAP NUMBER 12031C0363H WHICH BEARS AN EFFECTIVE DATE OF JUNE 3, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON OCTOBER 26, 2017. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/06/2017	FIRST DRAFT		
11/06/2017	REVISED SURVEY		
11/13/2017	CLIENT		
FIELD WORK: PC	DRAFTED: SB/DD	CHECKED BY:	FB & PG:

SIGNIFICANT OBSERVATIONS

NONE APPARENT.

LEGAL

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Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

National Coordinators
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