

AVAILABLE FOR SALE

PROGRESS PARK PARCELS

33+ acres available in Alachua, Florida 32615



AGILITY
Commercial Real Estate

Developed & Managed By:
Concept Companies
(352) 333-2333
1449 SW 74th Dr., Suite 200,
Gainesville, FL 32607
ConceptCompanies.net





NW 126th Terrace

Research Drive

Parcel "A"
5.53 Acres

19



Parcel "B"
5.03 Acres

Research Drive

US HWY 441



ALTA/NSPS LAND TITLE SURVEY
SITUATED IN SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION:

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20120247, DATED: AUGUST 19, 2020
PARCEL 9 (PROGRESS PARK, PARCEL B)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING LOCATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "D" OF SAID REPLAT OF PROGRESS CENTER, THENCE NORTH 2913'15" WEST, ALONG THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 505.35 FEET TO THE NORTHEAST CORNER OF SAID LAND, SAID CORNER BEING SITUATED ON THE NORTHEAST CORNER OF PARCEL "D", DESCRIBED AS THE NORTHEAST CORNER OF PARCEL "D", THENCE NORTH 8944'47" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 843.6 FEET, AND BEING A CENTRAL ANGLE OF 1448'07", AN ARC DISTANCE OF 217.9 FEET, THENCE NORTHEASTERLY, THENCE NORTH 8944'47" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 1448'07", AN ARC DISTANCE OF 217.9 FEET TO THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 54.73 FEET TO THE NORTHWEST CORNER OF PARCEL 7, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 154A OF SAID PUBLIC RECORDS, THENCE SOUTH 38'32"52" EAST, ALONG THE NEST, A DISTANCE OF 259.99 FEET TO THE SOUTHWEST CORNER OF SAID LAND, SAID CORNER BEING SITUATED ON THE NORTHEAST CORNER OF PARCEL 7, DESCRIBED AS THE NORTHEAST CORNER OF PARCEL 7, THENCE SOUTH 0915'53" WEST, A DISTANCE OF 259.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH DRIVE (60 FOOT RIGHT-OF-WAY), THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.45 FEET, AND BEING SUBDIVIDED BY A CHORD BEARING AND DISTANCE OF SOUTH 8734'53" WEST, 203.56 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 1448'07", AN ARC DISTANCE OF 217.9 FEET, THENCE NORTHEASTERLY, THENCE SOUTH 8732'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 109.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 196.0 FEET, AND BEING SUBDIVIDED BY A CHORD BEARING AND DISTANCE OF SOUTH 8734'53" WEST, 203.56 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 0049'23", AN ARC DISTANCE OF 26.15 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 203'31"5 WEST FOR THE WESTERLY LINE OF PARCEL "B" OF PROGRESS CENTER CORPORATE PARK, AS SHOWN HERON. SAID BEARING IS IDENTICAL TO THE LEGAL DESCRIPTION OF PARCEL "B" IN EXHIBIT "A" OF THE FURNISHED TITLE COMMITMENT.

2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS.

3. FENCES, SYMBOLS, MILEMARKERS AND UTILITIES SHOWN HERON MAY BE EXAGGERATED FOR PRACTICALITY OF DRAWING AND NOT ACTUALLY EXIST.

4. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK VIA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20120247, DATED: AUGUST 19, 2020. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.

5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12007, DATED: JUNE 16, 2005, FOR THE CITY OF ALACHUA, ALACHUA COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED. THE PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE.

6. THE PROPERTY HAS DIRECT ACCESS TO RESEARCH DRIVE, A PUBLIC STREET.

7. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL, STATE OR MONITORIAL AUTHORITY AS INLAND COASTAL METLANDS, BEACH, ESTUARY, OR THE LIKE.

8. MUNICIPAL WATER, STORM SEWER FACILITIES, TELEPHONE, GAS, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH DRIVE, AND ARE LOCATED ABOVE GROUND EVIDENCE OF UTILITIES WITHIN THE SUBJECT PARCEL IS DEPICTED HERON.

9. THE AREA OF THIS PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH THEREON. THIS PARCEL IS CONTIGUOUS WITHOUT ANY STRIPS, GAPS OR GORES EXISTING BETWEEN ANY OF THE ADJOINING PARCELS, AND IS TO BE TAKEN AS A WHOLE, FUSE, FURN AND CREATE ONE COMPLETE UNINTERUPPED PARCEL WITHOUT ANY STRIPS, GAPS OR GORES.

10. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

11. THERE ARE NO STRIPPED PARKING SPOTS ON THIS PARCEL.

12. THERE ARE NO PAVED CHANGES IN STREET RIGHT-OF-WAY LINES, ACCORDING TO THE CITY OF ALACHUA. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.

14. THERE EXISTS NO ENCLOSED STRUCTURE ON THE SUBJECT PARCEL AT THE TIME OF SURVEY.

SCHEDULE B-II EXCEPTIONS:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20120247, DATED: AUGUST 19, 2020)

ITEM NO. 7: THE SUBJECT PARCEL IS SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF THE REPLAT OF PROGRESS CENTER RECORDED IN PLAT BOOK P, PAGES 48-49 (AS SHOWN HERON).

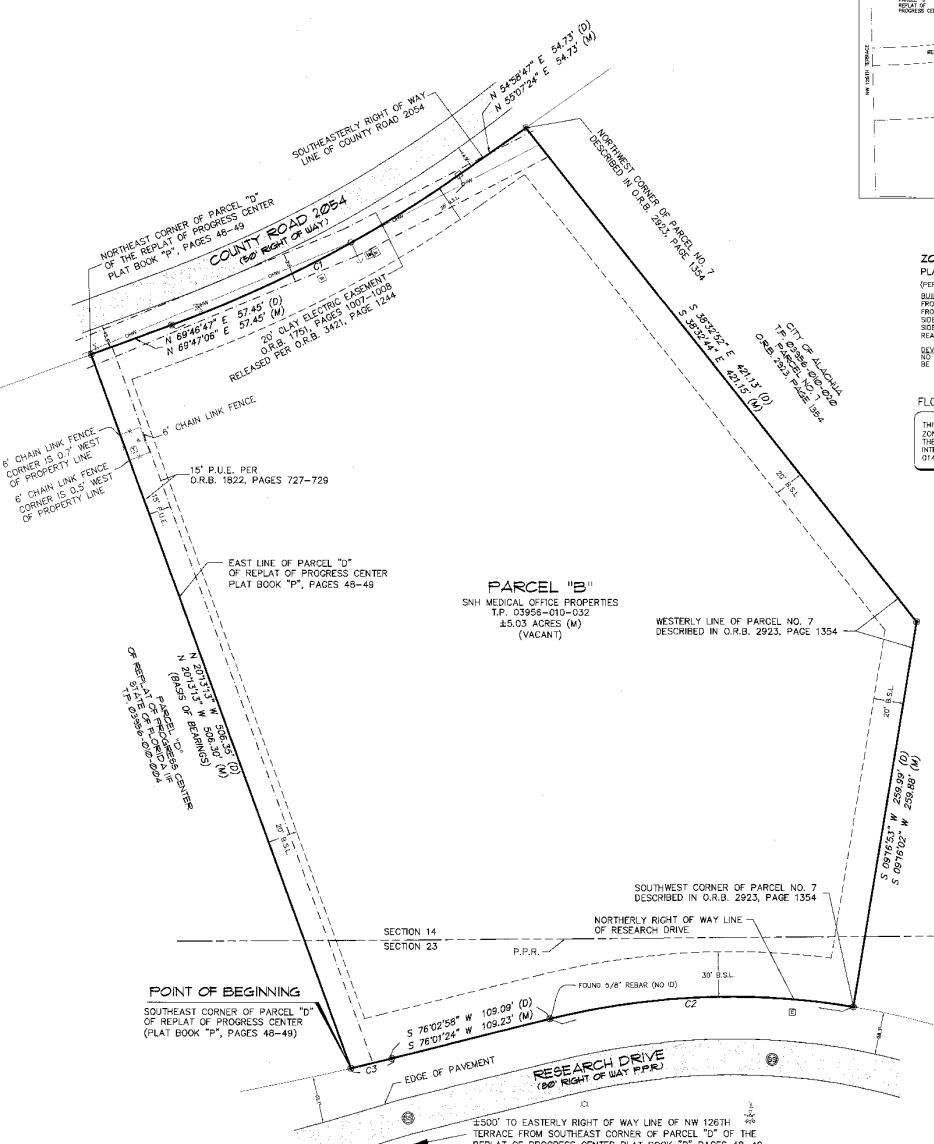
ITEM NO. 9: THE SUBJECT PARCEL IS SUBJECT TO THE COVENANTS, CONDITIONS, ASSESSMENTS, RESTRICTIONS, SECURITY AGREEMENTS, AND OTHER DOCUMENTS, WHETHER BY DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGE 2207, JOINED IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1569, PAGE 2207, AND FURTHER AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1762, PAGE 1853, SAID RESTRICTIONS FURTHER AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 1033, AND FURTHER AMENDED BY THAT CERTAIN DESIGNATION OF AND AMENDMENT TO THE SUBJECT PARCEL AS DESCRIBED IN THAT CERTAIN AMENDMENT TO THE SUBJECT PLAT RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE B15, AND FURTHER AMENDED BY THAT CERTAIN DESIGNATION OF AND AMENDMENT TO THE SUBJECT PARCEL AS DESCRIBED IN THAT CERTAIN AMENDMENT TO THE SUBJECT PLAT RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE B32, AS FURTHER AMENDED BY THAT AMENDMENT TO PROGRESS CENTER UNIT 1, DATED: JUNE 16, 2005, AS SHOWN HERON.

ITEM NO. 10: THE SUBJECT PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN NOTICE OF DEVELOPMENT ORDER APPROVING THE DEVELOPMENT OF REGIONAL IMPACT ENDOW AS PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 1652, PAGE 378, (NO FLOTTABLE INFORMATION).

ITEM NO. 11: THE SUBJECT PROPERTY IS SUBJECT TO THE WARRANT GRANTED TO 14 CITY OF ALACHUA, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1652, PAGE 377 (NO FLOTTABLE INFORMATION).

ITEM NO. 14: THE SUBJECT PARCEL IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3650, PAGE 15 (NO FLOTTABLE INFORMATION).

ITEM NO. 21: THE SUBJECT PARCEL IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3650, PAGE 15 (NO FLOTTABLE INFORMATION).









Parcel "C"
2.89 Acres

US HWY 441

Research Drive



Parcel "D"
2.98 Acres

Research Drive







Research Drive

US HWY 441

Parcel "E"
5.47 Acres



Parcel "E"
5.47 Acres

TECHNOLOGY AVE

TECHNOLOGY AVE

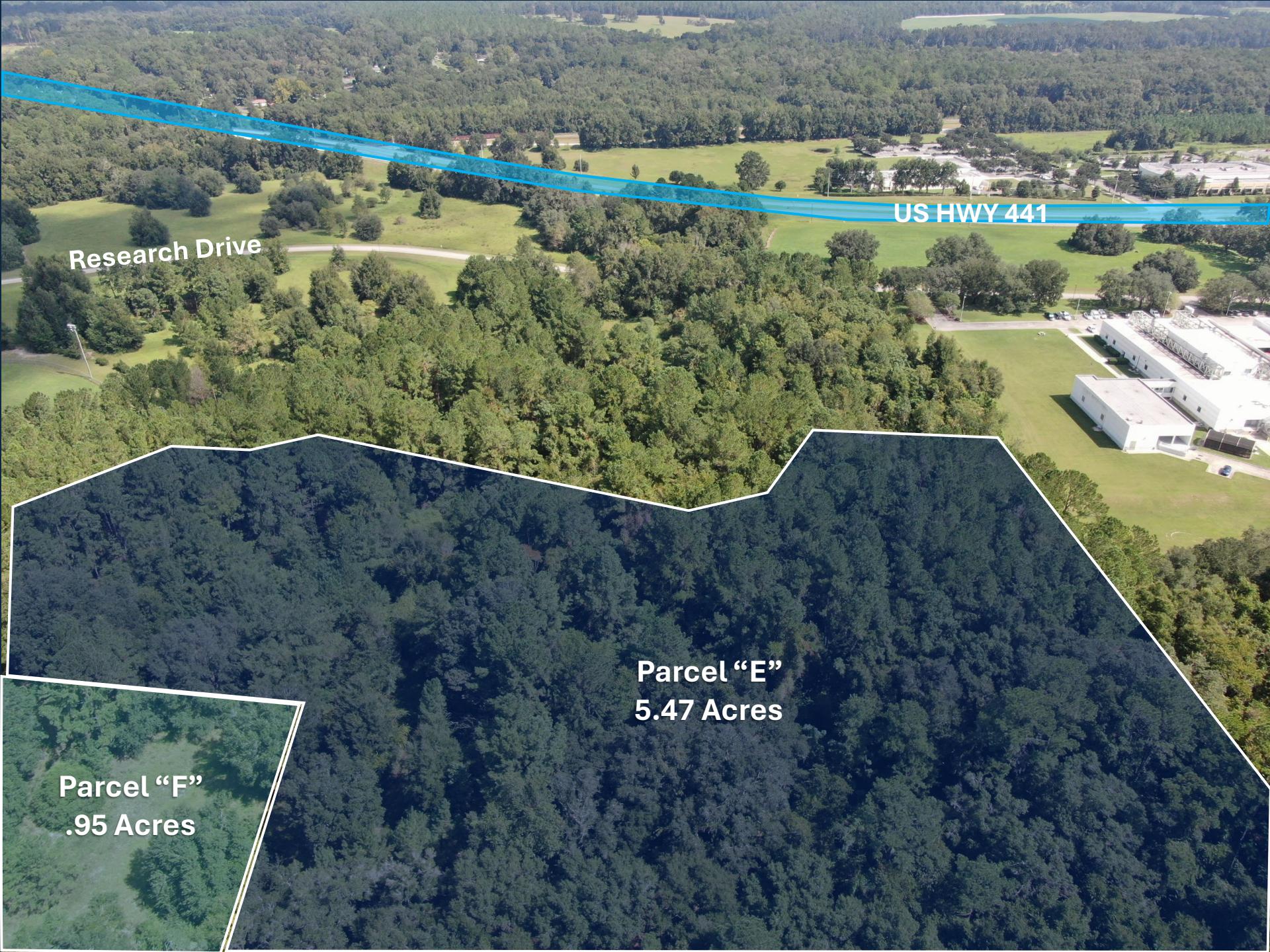
US HWY 441

RESEARCH DR

BLVD

PROGRESS

NW 126TH TER



NW 126TH TER

Parcel "F"
.95 Acres

TECHNOLOGY AVE

TECHNOLOGY AVE

RESEARCH DR

PROGRESS BLVD



US HWY 441

Parcel "I"
5.19 Acres

Innovation Drive

Research Circle



Parcel "I"
5.19 Acres

Innovation Drive

US HWY 441



LEGAL DESCRIPTION:
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, AUGUST 19, 2020
PARCEL 13 (PROGRESS PARK, PARCEL 1)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID REEL OF PUBLIC RECORDS, THENCE GOING NORTHEAST, ALONG THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 224, PAGE 2759 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°27'56" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140'51.5 FEET, THENCE TURN WEST, GOING WEST, ALONG THE NORTHEAST CORNER, AND THE SOUTHERLY 1/2 OF WAY LINE OF U.S. HIGHWAY NO. 44 (200' FOOT ROAD RIGHT OF WAY); THENCE SOUTH 81°37'56" WEST, ALONG THE SOUTHERLY 1/2 OF WAY LINE, A DISTANCE OF 140'51.5 FEET, THENCE TURN WEST, GOING WEST, ALONG THE NORTHEAST CORNER, AND THE SOUTHERLY 1/2 OF WAY LINE, THENCE SOUTH 02°54'56" EAST, ALONG EAST SEXTANT RIGHT OF WAY (100' FOOT RIGHT OF WAY); THENCE SOUTH 02°54'56" EAST, ALONG EAST SEXTANT RIGHT OF WAY (100' FOOT RIGHT OF WAY); THE SUM OF 177.53 FEET TO THE BEGINNING OF A CONCAVE NORTHEASTLY, A DISTANCE OF 553.03 FEET, THENCE TURN WEST, GOING WEST, ALONG THE NORTHEAST CORNER OF SOUTH 170°37'56" WEST, 100' FEET, THENCE WEST-SOUTHWESTLY ALONG THE ARC OF A SAW-CURVE AND SAY EAST RIGHT BY WAY LINE, THROUGH A CENTRAL ANGLE OF 51°36'56", AN ARC DISTANCE OF 490.57 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°49'31" WEST, ALONG THE NORTHEAST CORNER, A DISTANCE OF 60.57 FEET TO THE POINT OF BEGINNING OF THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 224, PAGE 2759 OF SAID PUBLIC RECORDS, THENCE NORTH 86°32'32" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF \$34.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

SCHEDULE B-II EXCEPTIONS:

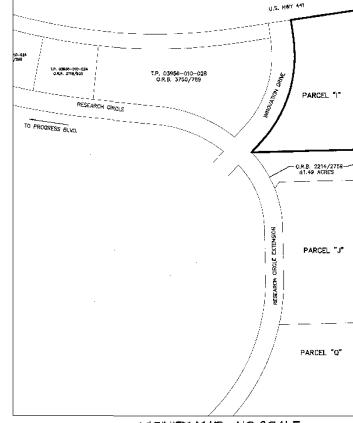
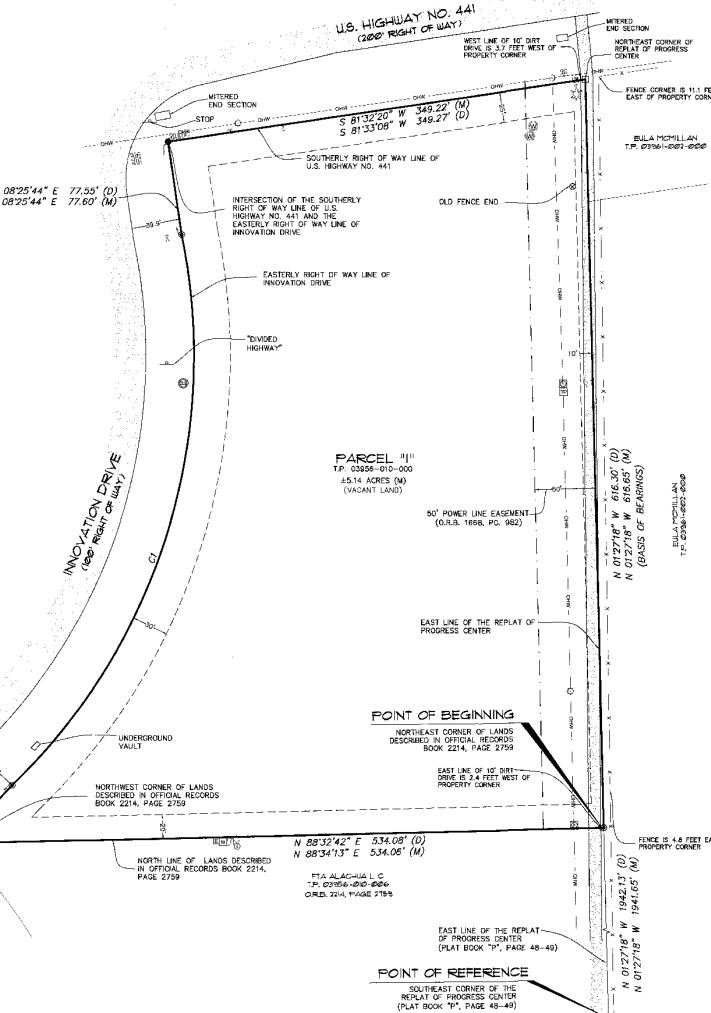
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, DATED: AUGUST 19, 2020).

ITEM NO. 7: THE SUBJECT PARCEL IS SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF THE
REPLAT OF PROGRESS CENTER RECORDED IN PLAT BOOK P, PAGES 48, (AS SHOWN HEREON)

ITEM NO. 21: THE SUBJECT PARCEL IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3950, PAGE 15. (NO PLOTTABLE INFORMATION)

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN A PORTION OF SECTION 24, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP : NO SCALE

LEGE

(M) = DATA BASED ON FIELD MEASUREMENTS
 (D) = DATA BASED ON FURNISHED LAND DESCRIPTION
 (S) = SURVEYED SETBACK LINES
 (T, F) = TAX PARCEL
 TYP = **TYPE**

- = FOUND 5" x 4" CONCRETE MONUMENT MARKED "PILS 3"
- = FOUND 5/8" STEEL REBAR & CAP
- = FOUND 5/8" STEEL REBAR & CAP
MONUMENT MARKED "BL 3075"
- [] = ELECTRIC BOX
- [] = ELECTRIC METER
- [] = FOUND CONCRETE PEDESTAL
- [] = WATER VALVE
- [] = FIRE HYDRANT
- [] = SEWER LINE MARKER
- [] = GAS LINE MARKER
- [] = FIBEROPTIC LINE MARKER
- [] = SIGN
- [] = CONCRETE BRAIN
- [] = WOODEN POWER POLE
- [] = CONCRETE POWER POLE
- [] = TELEPHONE POLE
- [] = FOUND IN CONCRETE PAD
- [] = SANITARY SEWER MANHOLE
- [] = MONITORING WELL

 = ASPHALT SURFACE

 = DIRT SURFACE

 = 4' WIRE FENCE

 = OVERHEAD UTILITY LINE

 = SUBJECT BOUNDARY LINE

卷之三

NS.
THE SITE MAY

基础地质学(第三版)

5, INC., A DELAWARE CORPORATION, DUANE MORRIS, LLP AND OLD
GUARANTEE TITLE COMPANY

AT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AT
4, 6(a)(5)(b)(6), 8, 9, 13, 14, 15, 17, 19 AND 20 OF TABLE A
WAS CONDUCTED ON OCTOBER 28, 2020.

CH2M Hill Professional Consultants, Inc. 1807 Research Drive, Lakewood, CO 80215 (303) 331-1976 www.ch2mhill.com 800-932-0000

5

50°)

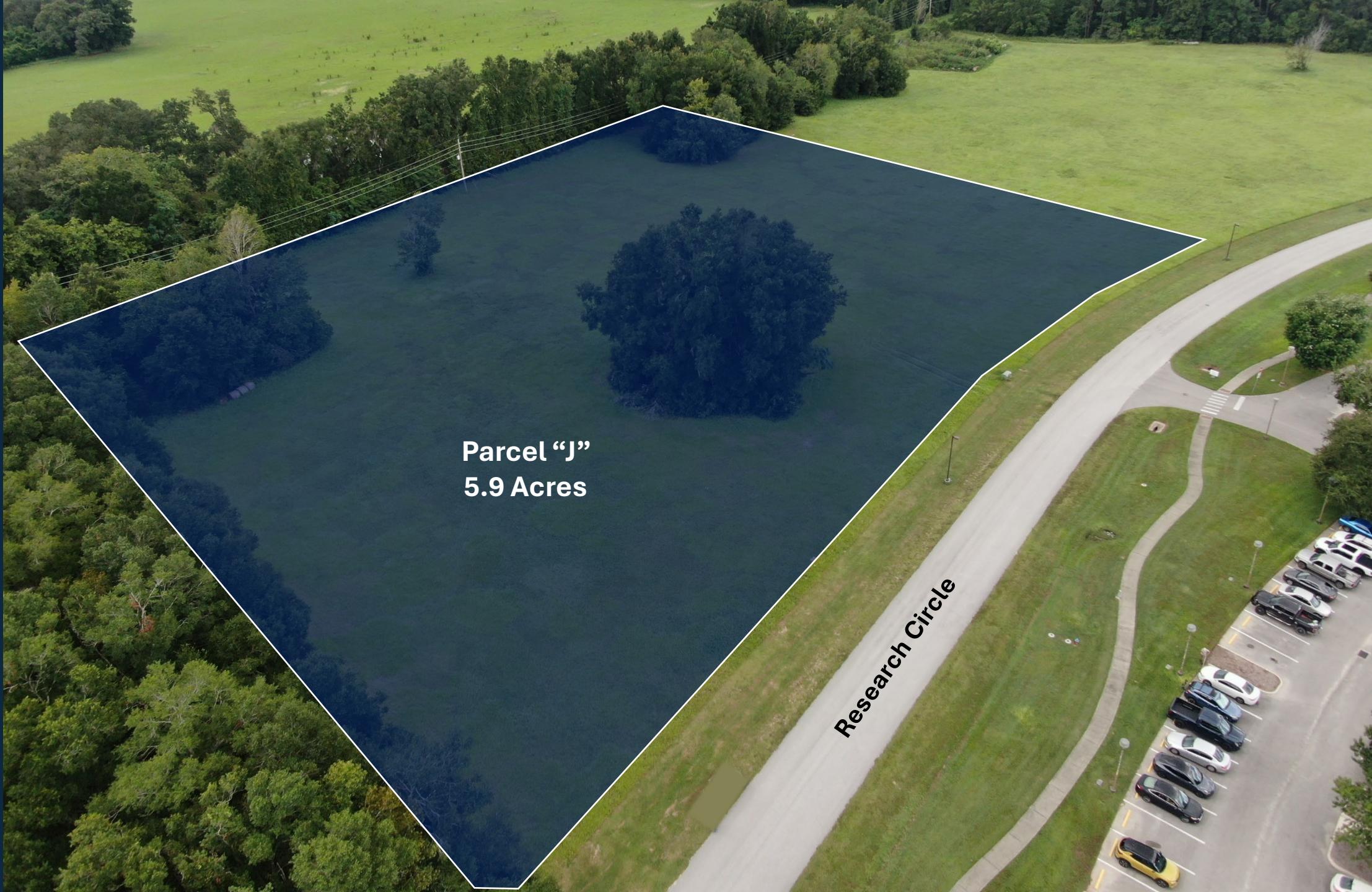
50

1



Research Circle

Parcel "J"
5.9 Acres



Parcel "J"
5.9 Acres

Research Circle





Parcel "Q"
13.04 Acres



Parcel "Q"
13.04 Acres

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN A PORTION OF SECTION 24, TOWNSHIP 8 SOUTH,
RANGE 18 EAST CITY OF ALACHUA ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION:
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, AUGUST 19, 2020

PARCEL 16 (PROGRESS PARK, PARCEL Q)
A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK P¹, PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING SITUATED IN SECTION 24, TOWNSHIP B SOUTH, RANGE 16 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID REPLIT OF PROGRESS CENTER, THENCE 012°17'00" WEST, ALONG THE EAST LINE OF SAID REPLIT OF PROGRESS CENTER, A DISTANCE OF 423.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, SOUTH 88°52'22" WEST, A DISTANCE OF 243.40 FEET, THENCE NORTH 47°52'22" WEST, A DISTANCE OF 471.27 FEET TO THE NORTHEAST LINE OF LANDS DESCRIBED IN A CEDARWOOD RECORDS, BOOK 100, PAGE 100, RECORDED 10-10-1983; THENCE NORTH 87°10'37" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 432.15 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, A DISTANCE OF 432.15 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN A CEDARWOOD RECORDS, BOOK 100, PAGE 100, RECORDED 10-10-1983; THENCE 012°17'00" WEST, ALONG THE SOUTHEAST CORNER OF LANDS, SAID CEDARWOOD RECORDS, BOOK 100, PAGE 100, RECORDED 10-10-1983, A DISTANCE OF 423.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEAST CORNER OF LANDS, SAID CEDARWOOD RECORDS, BOOK 100, PAGE 100, RECORDED 10-10-1983, A DISTANCE OF 423.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF RESEARCH CIRCLE EXTENSION (90 FOOT RIGHT OF WAY) AND BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,000 FEET, A CHORD OF 324.00 FEET, A CHORD ANGLE OF 40°12'30", A TANGENT OF 324.00 FEET, AND A SIGHTING ANGLE OF 89°10'00" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 40°12'30", A CHORD OF 324.00 FEET, A CHORD ANGLE OF 89°10'00" WEST, AND A SIGHTING ANGLE OF 89°10'00" WEST, A DISTANCE OF 324.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE, NORTH 80°32'42" EAST, A DISTANCE OF 429.30 FEET TO THE AFOREMENTIONED EAST LINE OF REPLIT OF PROGRESS CENTER; THENCE 012°17'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 505.05 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. SHARING HORN ISLAND IS BASED ON A BEARING OF NORTH 017°37'18" WEST FOR THE EAST LINE OF THE RELATIF PROGRESS CORNER. SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.

2. THERE IS NO KNOWN HISTORY OF UNDERGROUND FOUNDATIONS WHICH MAY ENDANGER THE PROPERTY.

3. FENCES, SYMBOLS, MONUMENTATION AND UTILITY SHOWS, HEREIN, MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.

4. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK VIA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 102020427, ON JULY 19, 2010, FOR THE PROPERTY OWNED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 120101031040, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2006, FOR THE PROPERTY OWNED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

6. THE PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE.

7. THE PROPERTY HAS DIRECT ACCESS TO RESEARCH CIRCLE EXTENSION, A PUBLIC STREET.

8. THE PROPERTY DOES NOT LIE WITHIN ANY AREA DESIGNATED AS A FEDERAL OR MUNICIPAL AUTHORITY AS INLAND OR COASTAL WETLANDS, BEACH, ESTUARY, OR THE LIKE.

9. MUNICIPAL WATER, STORM SEWER FACILITIES, TELEPHONE, GAS, AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXIT'S WITHIN THE PROGRESS CORPORATE PARK DEVELOPMENT, ONLY APPROXIMATE BOUNDARY EVIDENCE OF UTILITIES WITHIN THE SUBJECT PARCEL IS DEPICTED HEREIN.

10. THE AREA OF THIS PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH THEREON, THIS PARCEL IS NOT SUBJECT TO ANY FUTURE CHANGES IN BOUNDARY, EXCEPT BETWEEN ANY OF ADJOINING PARCELS AND SAID PARCELS, WHEN CONVEDED OR SPLIT OR MADE ONE COMPLETE UNINTERPUTTED PARCEL, WITHOUT ANY STREETS, GAS OR GORES.

11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

12. THERE ARE NO STRIPED PARKING SPACES ON THIS PARCEL.

13. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE SURVEY, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

14. THERE IS NO OBSERVED EVIDENCE OF STREET USE AS A CEMETERY, SOIL DUMP, SWAMP OR SANITARY LANDFILL.

15. THERE IS NO ENCLOSED STRUCTURE LOCATED ON THIS PARCEL AT THE TIME OF THIS SURVEY.

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (D)	624.66'	890.00'	40°1'25"	325.81'	611.91'	N 32°14'00" E
C1 (M)	624.66'	890.00'	40°1'25"	326.23'	611.28'	N 32°14'23" E

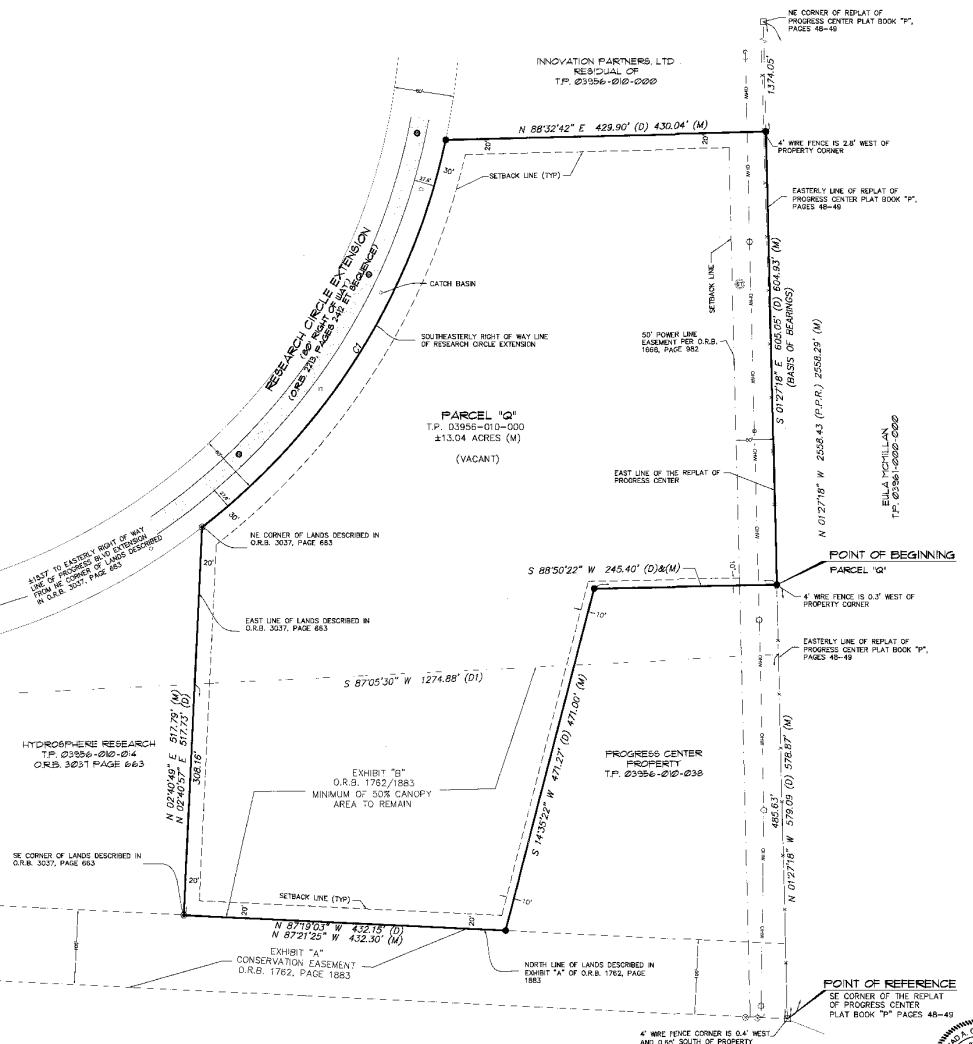
ACQUISITION & EXCEPTIONS

SCHEDULE B-II EXCEPTIONS:

ITEM NO. 10: THE SUBJECT PARCEL IS SUBJECT TO THE TERMS AND REGIONAL IMPACTS KNOWN AS PROGRESS CENTER ORDER APPROVING THE DEVELOPMENT OF REGIONAL IMPACTS KNOWN AS PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 1692, PAGE 1378. (NO PLOTTABLE INFORMATION)

ITEM NO. 14: THE SUBJECT PARCEL IS SUBJECT TO THE DATE OF ADOPTION OF SECOND AMENDMENT

TO DRI DEVELOPMENT ORDER FOR THE PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 2232, PAGE 2867A8, EFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 2081. (NO PLOTTABLE INFORMATION)



SURVEYOR'S CERTIFICATION

TO: GEOLOGY BIGISERVES, INC., A DELAWARE CORPORATION, QUANNE MCKEE, NATIONAL SURVEYOR, TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON IT
WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DEFINED BY
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED
INCLUSIVE TILES 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37,
38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57,
58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76,
77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95,
96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111,
112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126,
127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141,
142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156,
157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171,
172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186,
187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
THE FIELD WORK WAS COMPLETED ON OCTOBER 06, 2020.

Colson Map Co., Inc.
Surveyors
1742

ZONING RESTRICTIONS
PLANNED DEVELOPMENT
(PER D.R.B. 1588, PAGE 2207)
BUILDING SETBACK LINES:
FRONTING PROGRESS BLVD. = 40'
FRONT = 30'
SIDE INTERIOR = 20'
SIDE STREET = 25'
REAR = 10'
DEVELOPMENT RESTRICTIONS
NOTICE: ALL USES ARE SUBJECT TO APPROVAL BY THE CITY PLANNING COMMISSION

PLAT SETBACKS:
(PER PLAT BOOK "P", PAGE 48-49)

BUILDING SETBACKS

FRONT = 30'
SIDE = 20' (ABUTTING RESIDENTIAL BOUNDARY)
SIDE STREET = 25'
REAR = 10' (ABUTTING RESIDENTIAL BOUNDARY)
ALONG PROGRESS BLVD. = 40'

11801 Research Drive
Alachua, Florida 32615
(352) 331-1876
www.chw-inc.com

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SURVEY DATE:	10-08-2020
EXPIRATION DATE:	
PROJECT NUMBER:	
CERTIFIED TO	



Parcel "O"
4.85 Acres

Research Circle



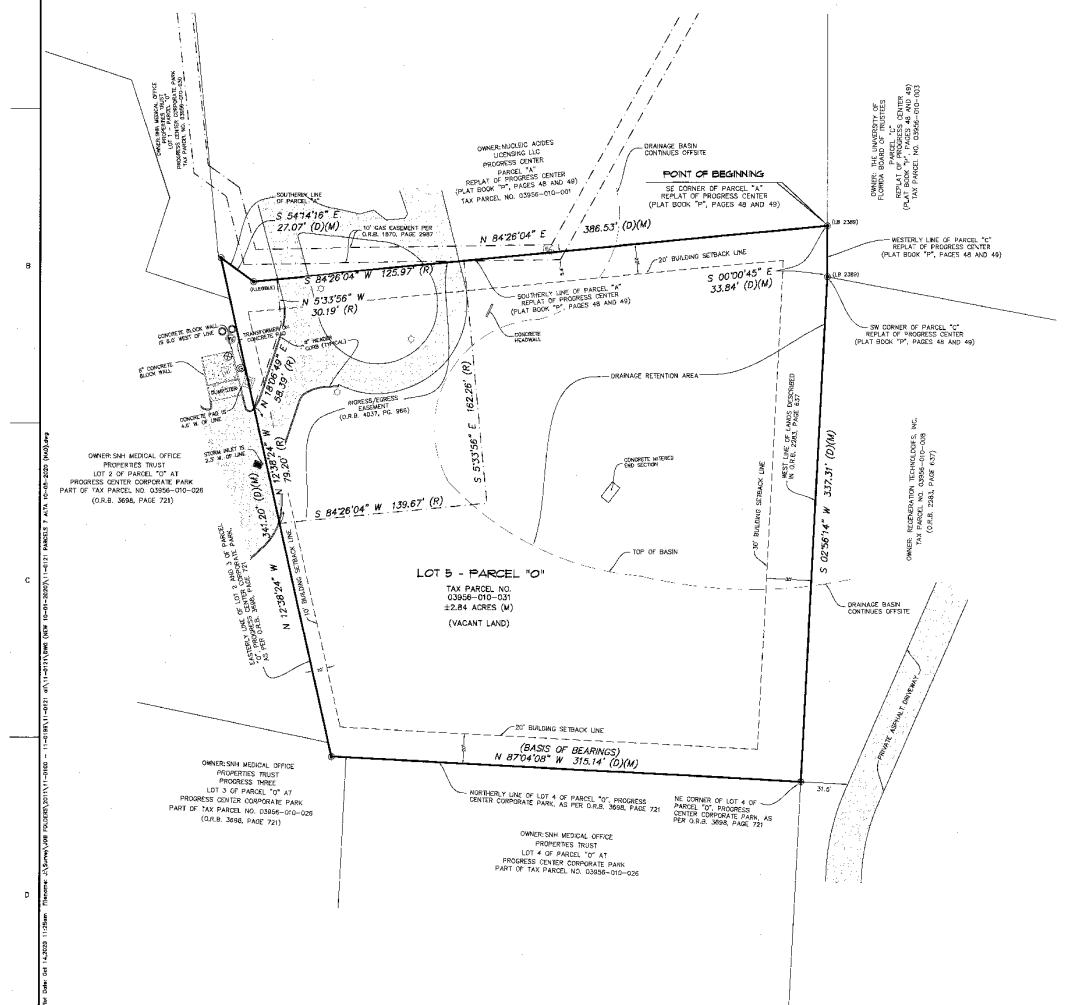
Parcel "O"
4.85 Acres

RESEARCH CIRCLE

RE:

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN A PORTION OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION: PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, DATED: AUGUST 19, 2020

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF **87°04'05"** WEST FOR THE SOUTHERLY LINE OF LOT 5, PARCEL EXHIBIT "A" OF THE FURNISHED TITLE COMMITMENT.

2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUST.

3. FENCES, SYMBOLS, MONUMENTS AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.

4. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK, MA. OLD REPUBLIC NATIONAL TITLE INSURANCE FEE FILE NO. 20120247, DATED AUGUST 12, 2002. THE FURNISHING OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.

5. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL HAZARD MITIGATION, WHICH IS A DEDICATED ZONE FOR FLOOD HAZARD, ZONE "X", FOR COMMUNITY NO. 120649, IN THE CITY OF ALACHUA, ALACHUA COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED. THE PROPERTY DOES NOT QUALIFY FOR FLOOD INSURANCE.

6. THERE ARE NO STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

7. THE PROPERTY HAS NO DIRECT ACCESS TO ANY PUBLIC STREET.

8. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL STATE OR MUNICIPAL AUTHORITY AS INLAND OR COASTAL WETLANDS, BEACH, ESTUARY, OR THE LIKE.

9. VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACILITIES, AND TELEPHONE, GAS, AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED THEREON.

10. THERE IS NO EVIDENCE OF EXISTING CONSTRUCTION ON THE SUBJECT PROPERTY. THIS PARCEL IS CONTIGUOUS WHILST ANY STRIPS, GAPS OR GORES ARE LOCATED BETWEEN ANY OF THE ADJACENT PARCELS, WHICH ARE COMPILED AND CREATE A COMPLETED UNINTERFERED PARCEL WITHOUT ANY STRIPS, GAPS OR GORES.

11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, WORKING, BUILDING, CONSTRUCTION OR BUILDING ADDITIONS.

12. THERE IS NO OBSERVED EVIDENCE OF EXISTING CONSTRUCTION OR REPAIRING OF THE CITY OF ALACHUA. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET REPAIRS, CONCRETE CONSTURCTION OR REPAIRING.

13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

14. THERE IS NO ENCLOSED BUILDING ON THE PARCEL AT THE TIME OF THIS SURVEY.

EDWARD J. GORENTHAL, R. D. GORENTHAL, AND T. G. BURGESS, MEMBER, IEEE, INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS

DEVELOPMENT OF REGIONAL IMPACT KNOWN AS PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 1892, PAGE 1378. (NO PLOTTABLE INFORMATION)

ITEM NO. 13: THE SUBJECT PARCEL IS SUBJECT TO THE EASEMENT FROM TALQUIN DEVELOPMENT COMPANY TO CITY OF GAINESVILLE RECORDED IN OFFICIAL RECORDS BOOK 1870, PAGE 2987. (AS SHOWN HEREON)

ITEM NO. 14: THIS SUBJECT PARCEL IS SUBJECT TO THE NOTICE OF ADOPTION OF SECOND AMENDMENT TO DRI DEVELOPMENT ORDER FOR THE PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 2232, PAGE 2867 AS AFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 2081. (NO PLOTTABLE INFORMATION)

ITEM NO. 21: THIS PROPERTY IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3950, PAGE 15 (NO PLOTTABLE INFORMATION)

ITEM NO. 22. THE SUBJECT PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF GRANT OF EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 4037, PAGE 966, (AS SHOWN HERON)

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PLAT SETBACKS: (PER PLAT BOOK, "P", PAGE 48-49)	BUILDING RESTRICTIONS: NO MORE THAN 65% OF THE SITE MAY
BUILDING SETBACKS	PLANNED DEVELOPMENT
FRONT = 30'	(PER O.R.B. 1304, PAGE 2207)
SIDE = 10' (ABUTTING RESIDENTIAL PROPERTY)	BUILDING SETBACK LINES:
SIDE = 20' (ABUTTING SIDE STREET)	PROGRESS PROGRESS BLVD. = 40'
REAR = 10' (ABUTTING RESIDENTIAL PROPERTY)	FRONT = 30'
REAR = 50' (ABUTTING PROPERTY BOUNDARY)	SIDE INTERIOR = 20'
ALONG PROGRESS BLVD. = 40'	SIDE STREET = 25'
	REAR = 10'
	DEVELOPMENT RESTRICTIONS:
	NO MORE THAN 65% OF THE SITE MAY

SURVEYOR'S CERTIFICATION

CONTRACTOR CERTIFICATION
TO: BOSWELL, INC., A DELAWARE CORPORATION, DUANE MORRIS, LLP AND OLD REPUBLIC NATIONAL INSURANCE TITLE COMPANY.

- 40' THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 1916 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), 7(a)&(b)(c), 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 06, 2020.

Chado A. P. (Signature)

California State Water Resources Control Board
License Number: 7142
State of California

3/16/21

 CH2M <small>Professional Consultants</small>	<p>1" = 40'</p> <p>MAPS, SCALE ONE, NORTH ON DRAWING</p> <p>MAPS, SCALE ONE, NORTH ON DRAWING</p> <p>MAPS, SCALE ONE, NORTH ON DRAWING</p> <p>MAPS, SCALE ONE, NORTH ON DRAWING</p>

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VICINITY MAP: NO SCALE

LEGEND:

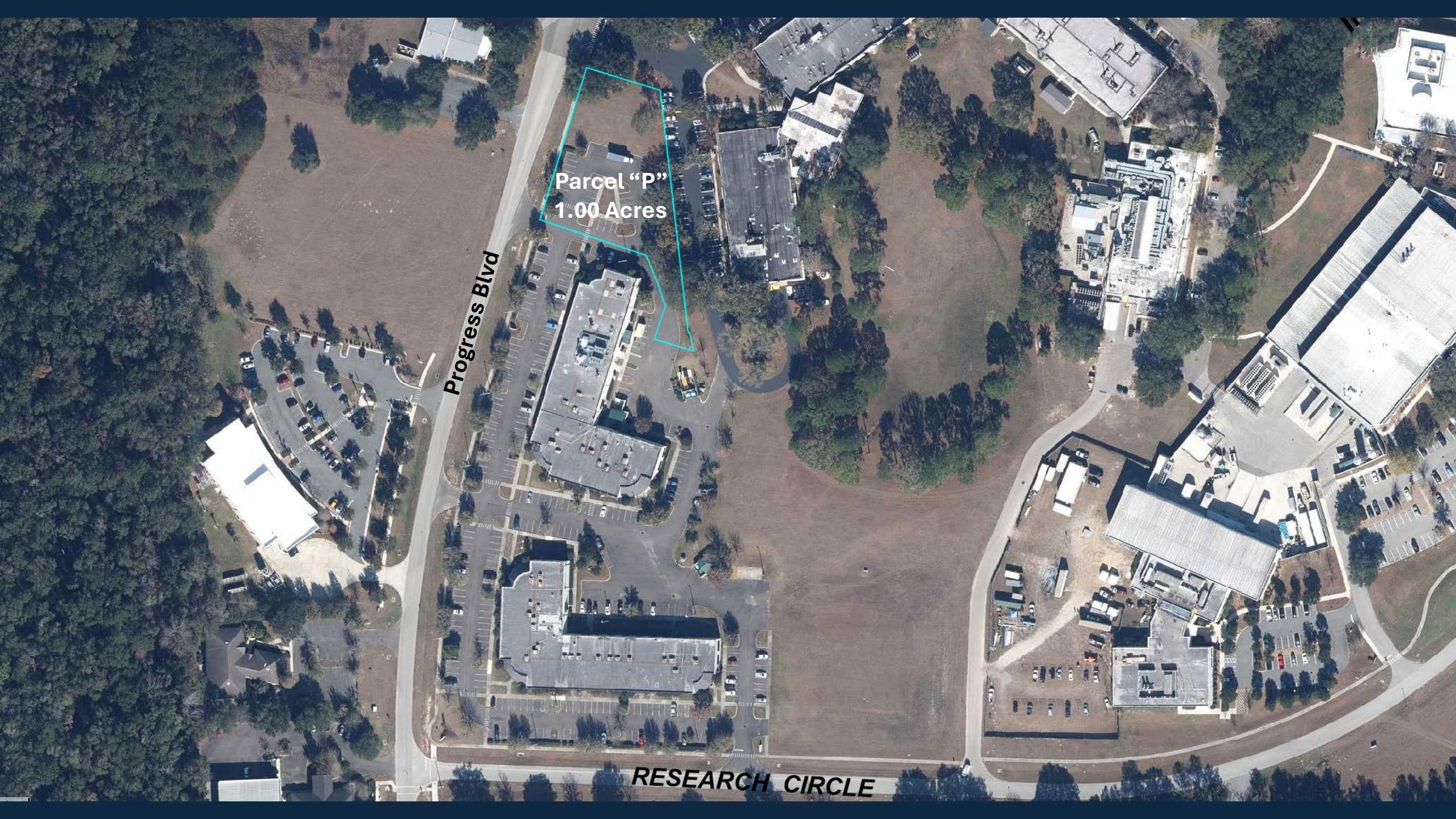
(9) - PER RECORD IN EASEMENT IN O.R.B. 4037, PG. 988
 (10) - PER FURNISHED LEGAL DESCRIPTION
 (11) - PER FURNISHED FROM FIELD MEASUREMENTS
 NO. - NUMBER
 W. - WEST
 D.R.B. - OFFICIAL RECORDS BOOK
 P - PAPER
 C - CONCRETE BOLLARD
 H - HOLE
 S - SOFTENER
 G - GENERATOR
 P - PUMP
 F - FOUND 5/07 REBAR & CAP MARKED "PRM LB 5075"
 U - UNLESS OTHERWISE SPECIFIED
 S - STONE
 L - LIGHT POLE WITH 18" CONCRETE BASE
 T - ELECTRIC TRANSFORMER
 F - FIBEROPTIC BOX

A graphic scale and north arrow. The scale is marked at 0, 20, 40, and 80. A vertical line with a horizontal bar at the top serves as the north arrow.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM, HANL NO. 40 OF 840, COMMUNITY PLAN NO. 102484, NEALD. P. REISSING, JR., HANL, 16-2002.

This map prepared by	
CHAD A. COLSON	
SEE SURVEYOR'S CERTIFICATION	
Certificate of Authorization No. L.B. 5075 NOT VALID WITHOUT THE ORIGINAL DRAWING AND SEAL OF A FLORIDA SURVEYOR	
SHEET NO. 1 OF 1	



RESEARCH CIRCLE

Confidentiality & Disclaimer:

This is a confidential offering package and is intended solely for your limited use and benefit in determining whether you desire to express any interest in an investment in this vacant parcel (the "Property"). This offering package has been reviewed by the property owner and/or Concept Companies and/or their representatives and affiliates ("Concept") and contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information that a prospective buyer may desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified buyers. Neither Concept nor any of its respective officers nor employees has made any representation or warranty, expressed or implied, as to the accuracy or completeness of this presentation or any of its contents, and no legal commitments or obligations shall arise by reason of this memorandum or any of its contents.

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

No representation or warranty is being made by Concept with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that is the responsibility of any prospective lender to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and council of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.