

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



B

A

C

D

E

F

I

J

Q

P

O

An aerial photograph of a property. A large area of land is shaded in blue and outlined with a white border. This area is labeled 'Parcel A' and '5.53 Acres'. To the left of the shaded area, a road curves through a grassy field, labeled 'Research Drive'. In the upper left corner, a blue shape is labeled 'US HWY 441'. To the right of the shaded area, there is a baseball field with a dirt infield and a green outfield. The background is filled with dense green trees. In the foreground, there are several buildings with brown roofs and a parking lot with a few vehicles.

US HWY 441

Research Drive

Parcel "A"
5.53 Acres



Research Drive

NW 126TH Terrace

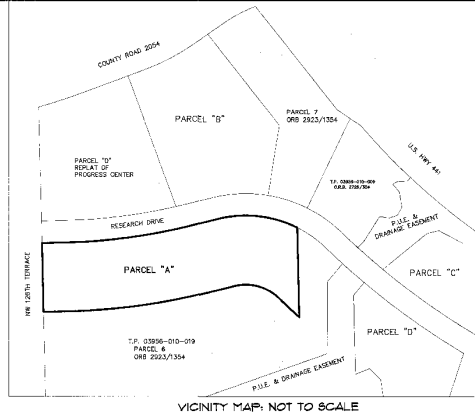
Parcel "A"
5.53 Acres

19

18

[illegible]

		CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING		
C1	446.81	2040.00'	123°52'57"	224.20'	445.92'	N 82°18'27" E		
C2	446.81	2040.00'	123°52'58"	224.31'	445.93'	N 82°19'50" E		
C3	238.85	425.70'	40°15'21"	156.88'	232.75'	S 83°50'24" E		
C4	268.84	470.73'	40°15'19"	158.88'	292.74'	S 83°49'12" E		
C5	101.98	362.85'	156°01'	51.01'	101.98'	N 47°17'29" W		
C6	102.00	3521.86'	156°02'	51.00'	102.00'	N 47°16'29" W		
C7	176.71'	175.70'	57°37'36"	96.65'	169.36'	N 75°08'14" E		
C8	176.69'	176.70'	57°37'36"	96.63'	169.34'	N 75°07'14" E		
C9	601.57	2290.00'	123°32'58"	251.79'	500.57'	S 82°18'27" E		
C10	501.53	2290.00'	123°32'54"	251.77'	500.53'	S 82°19'45" W		



2. BEARINGS SHOWN HEREIN ARE BASED ON A BEARING OF 090°00'00" WEST FOR THE WESTERLY LINE OF THE PUBLIC RIGHT-OF-WAY OF ALASKA COUNTY, FLORIDA, SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS.
4. EVIDENCE, SMOULDS, MONUMENTATION AND UTILITIES SHOWN HEREIN MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE TO SCALE.
5. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK VIA OLD REPUBLIC NATIONAL TITLE AND RECORDS COMPANY, INC. ON 2/29/2024, DATE: AUGUST 13, 2020 AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
6. SAID DESCRIPTIONED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY THE FEDERAL LAND MANAGEMENT POLICY MANAGEMENT ACT OF 1966, 16 U.S.C. § 1601, AND 43 CFR 1.106, AND A ZONE IDENTIFICATION OF JUNE 18, 2006 FOR CONVEYANCE NO. 1206864 in the name of "ALASKA ALASKA COUNTY, STATE OF ALASKA". THE PROPERTY IS LOCATED WITHIN AN AREA OF A ZONE DESIGNATION IN WHICH SAID PROMISES IS SITUATED. THE PROPERTY DOES NOT LIE IN A PUBLIC STREET PLAZA ZONE.
7. THE PROPERTY HAS DIRECT ACCESS TO RECREATION DRIVE, A SPECIAL STREET.
8. THE PROPERTY DOES NOT ADJACENT TO ANY FEDERAL, STATE OR MUNICIPAL FEDERAL, STATE OR MUNICIPAL AUTHORITY AS INLAND OR COASTAL ZONING BEACH, ESTUARINE, OR MARINE ZONE.
9. MUNICIPAL WATER, SEWER, POWER SERVICES, TELEPHONE, GAS, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AND THE PROPERTY IS NOT ONLY VISIBLE ABOVE GROUND EVIDENCE OF UTILITIES WITHIN THE SUBJECT PARCELS IS DEPICTED HEREIN.
10. THE AREA OF THIS PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH ABOVE. THIS PARCEL IS LOCATED WITHIN AN AREA OF A ZONE DESIGNATION OF "X", BY THE FEDERAL LAND MANAGEMENT POLICY MANAGEMENT ACT OF 1966, 16 U.S.C. § 1601, AND 43 CFR 1.106, AND A ZONE IDENTIFICATION OF JUNE 18, 2006 FOR CONVEYANCE NO. 1206864 in the name of "ALASKA ALASKA COUNTY, STATE OF ALASKA". THIS PARCEL IS LOCATED WITHIN AN AREA OF A ZONE DESIGNATION IN WHICH SAID PROMISES IS SITUATED. THE PROPERTY DOES NOT LIE IN A PUBLIC STREET PLAZA ZONE.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING.
12. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE CITY OF ALASKA. LAND.
13. THERE IS NO OBSERVED EVIDENCE OF STREET RIGHT OF WAY IDEALIZED CONSTRUCTION OR REPAIRS.
14. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
15. THERE EXISTS NO ENCLOSED STRUCTURE ON THE SUBJECT PARCEL AT THE TIME OF SURVEY.

(AS FURNISHED PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 10120247, DATED: AUGUST 19, 2020)

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)

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD
ZONE "X", AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS
INTERPOLATED FROM F.I.R.M. PANEL NO. 12066A
0140 D, EFFECTIVE DATE: JUNE 16, 2006.

1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

2/16/61

NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



US HWY 441

An aerial photograph of a rural area. A blue translucent line representing a highway runs diagonally from the top right towards the center. A white-outlined polygon in the center-left represents a specific parcel. A road runs horizontally across the bottom of the image. The background is filled with green fields, trees, and some buildings in the distance.

Parcel "B"
5.03 Acres

Research Drive



Rachael Road

US HWY 441

Parcel "B"
5.03 Acres

NW 126th Terrace

Research Drive



US HWY 441

Progress Blvd

Parcel "C"
2.89 Acres

Research Drive



Parcel "C"
2.89 Acres

Research Drive

US HWY 441

US HWY 441

Parcel "C" 2.89 Acres

Research Drive



Research Drive

Parcel "D"
2.98 Acres



Parcel "D"
2.98 Acres

Research Drive



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1 (D)	446.40'	2771.86'	09°13'38"	223.68'	445.91'	S 54°47'15" E
C1 (M)	446.30'	2771.86'	09°13'31"	223.63'	445.81'	S 54°51'20" E
C2 (D)	556.38'	2771.86'	11°30'02"	279.13'	555.45'	N 65°09'05" W
C2 (M)	556.47'	2771.86'	11°30'09"	279.17'	555.53'	N 65°08'41" W

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 SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 18°3'49" WEST FOR THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 1959, PAGE 2418 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

- [illegible]

(PER OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY, FILE NO.: 20120347, DATED: AUGUST 19, 2020)

(PER OLD REPUBLIC NATIONAL LIFE 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 2, PAGES 48, (AS SHOWN HEREON)

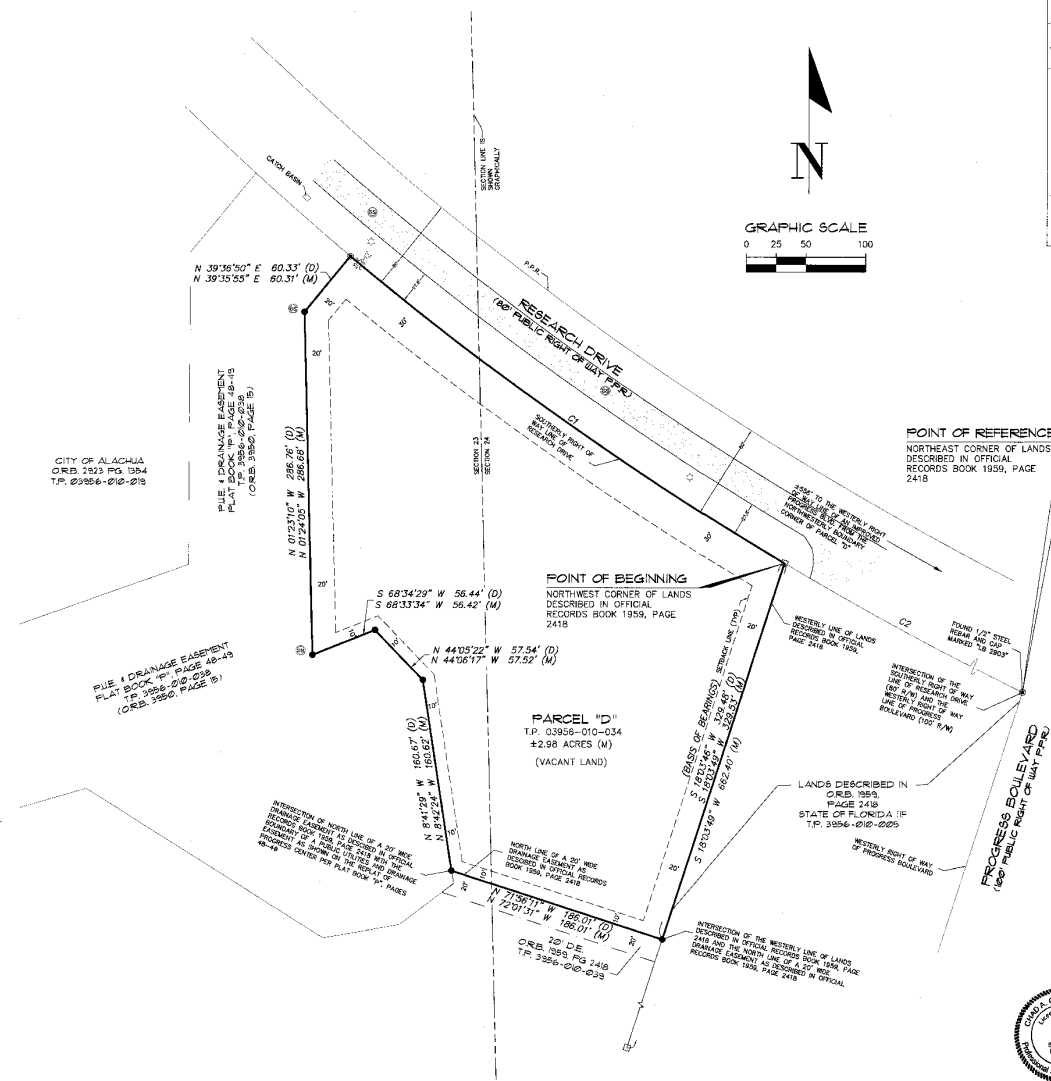
ITEM NO. 2 OF THE SUBLEASE AGREEMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENTS,
RESTRICTIONS, SETBACK LINES AND ASSESSMENTS INCORPORATED IN PROGRESS CENTER UNIT #
DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1986, PAGE
202; FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1987, PAGE 100; SECOND AMENDMENT
RECORD BOOK 1988, PAGE 2205, AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1762, PAGE
1881 SAID RESTRICTIONS FURTHER AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1761,
PAGE 1701 AND FURTHER AMENDED BY THAT CERTAIN DESIGNATION OF AND ASSUMPTION BY
INNOVATION PARTNERS, LLC, HEADING "ASSUMPTION OF OBLIGATIONS," RECORDED IN OFFICIAL
RECORDS BOOK 2283, PAGE 613 AND FURTHER AMENDED BY THAT CERTAIN DESIGNATION OF
AND ASSUMPTION BY SUCCESSOR DEVELOPER IN FAVOR OF INNOVATION PARTNERS, LLC, RECORDED IN
OFFICIAL RECORDS BOOK 2283, PAGE 632, AS FURTHER AMENDED BY THIRD AMENDMENT TO PROGRESS
CENTER REGULATORY AGREEMENT AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK
2916, PAGE 445. (AS SHOWN HEREON)

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 KNOWN AS "PROGRESS CENTER" RECORDED IN OFFICIAL RECORDS BOOK 1892, PAGE 1378, (NO PLOTTABLE INFORMATION).

ITEM NO. 14: THE 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 2867AS AFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 2081. (NO PLOTTABLE INFORMATION)

ITEM NO. 21: THE SUBJECT PARCEL IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3850, PAGE 15. (PORTION OF EASEMENT SHOWN HEREON)


IN OFFICIAL RECORDS BOOK NUMBER 7 PAGE TWO (PAGES ONE OF ENEMY'S JOURNAL MISSING)



LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
(D) = DATA BASED ON FURNISHED LAND DESCRIPTION

O.R.B. = OFFICIAL RECORDS BOOK
T.P. = TAX PARCEL
TYP = TYPICAL
D.E. = DRAINAGE EASEMENT
P.P.R. = PER PLAT OF RECORD (PLAT BOOK "P", PAGES 48-49)
PG = PAGE
R/W = RIGHT OF WAY

- = FOUND 5/8" STEEL REBAR & CAP MARKED "FIRM LB 5075"
- = FOUND 5/8" STEEL REBAR & CAP MARKED "FIRM LB 2399" (UNLESS NOTED OTHERWISE)
- = FOUND 4"x4" CONCRETE MONUMENT MARKED "LB 2358"
- = METAL LIGHT POLE
- ☼ = FIRE HYDRANT
- W = WATER VALVE
- ⊗ = SANITARY SEWER MANHOLE
-  = ASPHALT SURFACE
- — — — — = SUBJECT BOUNDARY LINE
- — — — — = EASEMENT LINE
- — — — — = BUILDING SETBACK LINE
- — — — — = SECTION LINE
- — — — — = GARAGE LINE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD
ZONE "X", AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS
INTERPOLATED FROM F.I.R.M. PANEL NO. 120684
0140 D. EFFECTIVE DATE: JUNE 16, 2006.

ZONING RESTRICTIONS
PLANNED DEVELOPMENT

BUILDING SETBACK LINES:
FRONTING PROGRESS BLVD. =
FRONT = 30'
SIDE INTERIOR = 20'
SIDE STREET = 25'
REAR = 10'

REAR = 10'

DEVELOPMENT RESTRICTIONS:
NO MORE THAN 65% OF THE SITE MAY
BE COVERED BY IMPERVIOUS SURFACE

FLAT SETBACKS:
(SEE FLAT BOOK "B" PAGE 48-49)

BUILDING SETBACKS
FRONT = 30'
SIDE = 20' (ABUTTING RESIDENTIAL BOUNDARY = 50')
SIDE STREET = 25'
REAR = 10' (ABUTTING RESIDENTIAL BOUNDARY = 50')
ALONG PROGRESS BLVD. = 40'

TO: OLOGY BIOSERVICES, INC., A DELAWARE CORPORATION, DUANE MORRIS, LLP AND OLD REPUBLIC NATIONAL INSURANCE TITLE COMPANY.

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/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND THE FIELD WORK WAS COMPLETED ON OCTOBER 08, 2020.

7142
STATE OF
FLORIDA
CHAD A. NELSON, PSQ,
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 679
Nelson & Son, Inc.
www.nelson-inc.com

DATE OF PLAT/ OR MAP _____

11801 Research Drive
Maitland, Florida 32651
(352) 331-1976
www.chw-inc.com

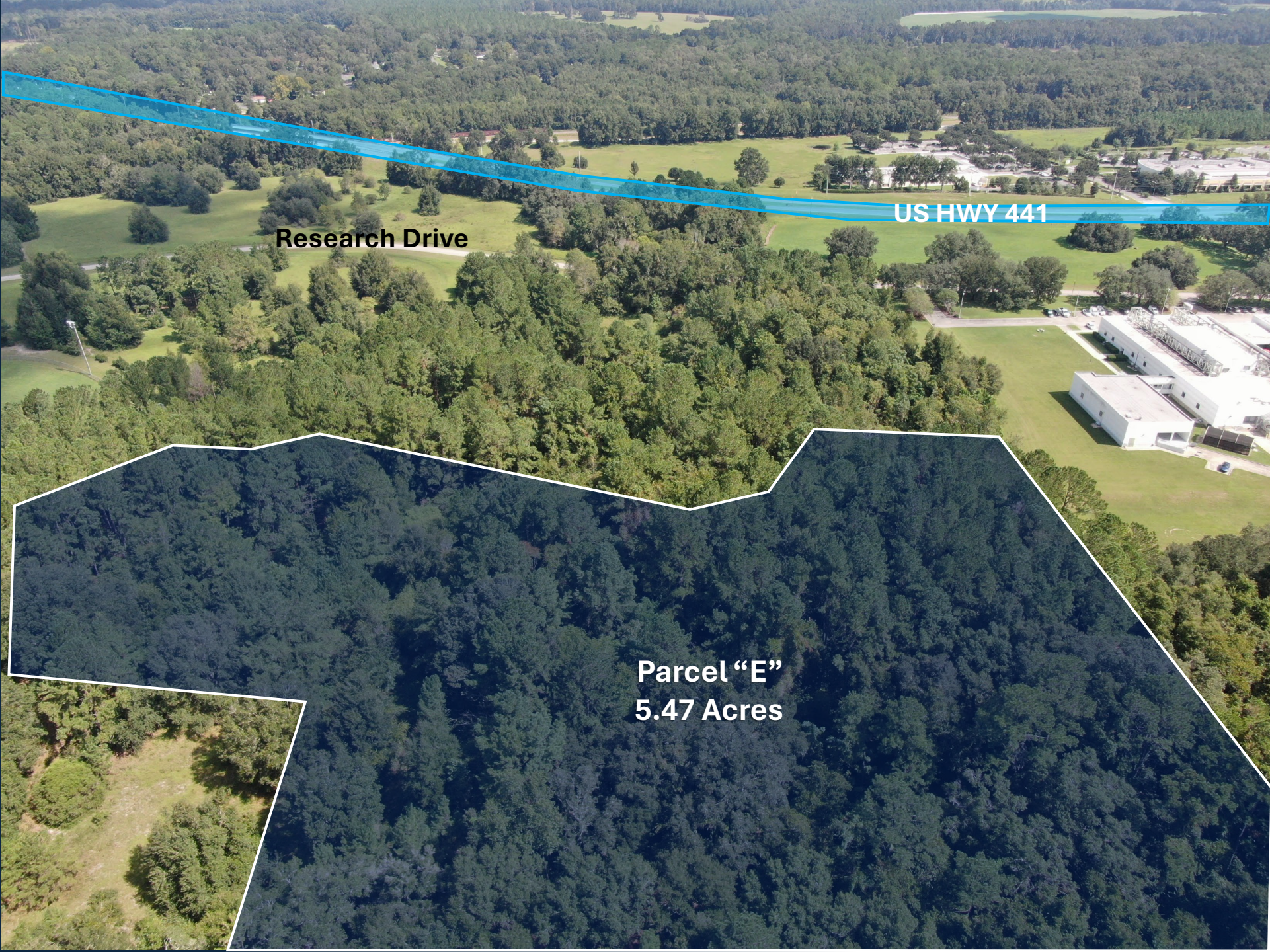
FLORIDA
est. 1968
CA-5075

CHVA
Professional Consultants

SEE SURVEYOR'S CERTIFICATE

CHAD A. COLSON

1 OF 1



Research Drive

US HWY 441

Parcel "E"
5.47 Acres



US HWY 441

RESEARCH DR

PROGRESS BLVD

Parcel "E"
5.47 Acres

TECHNOLOGY AVE

TECHNOLOGY AVE

NW 126TH TER



Research Drive

US HWY 441

Parcel "E"
5.47 Acres

Parcel "F"
.95 Acres



NW 126TH TER

RESEARCH DR

PROGRESS BLVD

TECHNOLOGY AVE

TECHNOLOGY AVE

Parcel "F"
.95 Acres

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

PARCEL 16 (PROGRESS PARK, PARCEL E)

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, JUNE 19, 2020, BEING SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 01°04'00" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION, A DISTANCE OF 46.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY AVENUE; THENCE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 236.31 FEET; THENCE NORTH 00°45'06" WEST, ALONG SAID RIGHT-OF-WAY LINE, 5.00 FEET; THENCE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 188.71 FEET; THENCE SOUTH 00°45'06" EAST, ALONG SAID RIGHT-OF-WAY LINE, 5.00 FEET; THENCE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 184.92 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 89°14'54" WEST, ALONG SAID RIGHT-OF-WAY LINE, 16.48 FEET TO THE BEGINNING OF A CURVE CORING NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'16", AN ARC DISTANCE OF 230.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PUBLIC UTILITIES AND DRAINAGE EASEMENT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 64°23'57" WEST, 230.82 FEET, THENCE NORTH 24°01'30" EAST, ALONG SAID SOUTHEASTERLY LINE, 140.57 FEET; THENCE NORTH 89°14'54" EAST, 164.19 FEET; THENCE SOUTH 00°45'06" EAST, 230.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 18°03'46" WEST FOR THE EASTERN LINE OF PARCEL 16 OF PROGRESS CENTER CORPORATE PARK, AS SHOWN HEREON, SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY EXIST HEREON.
3. FENCES, SYMBOLS, MONUMENTATION 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 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. 1200100400, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2006, FOR COMMUNITY NO. 120694, IN THE COUNTY OF ALACHUA, ALACHUA COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE PROPERTY DOES NOT LIE IN A SPECIAL HAZARD ZONE.
6. THE PROPERTY HAS DIRECT ACCESS TO TECHNOLOGY AVENUE, A PUBLIC STREET.
7. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL, STATE OR MUNICIPAL AUTHORITY AS ISLAND OR COSTAL WETLANDS, BEACH, ESQUARY, OR THE LIKE.
8. MUNICIPAL WATER, SEWER FACILITIES, TELEPHONE, GAS, AND UTILITIES SERVICES OF PUBLIC UTILITIES EXIST WITHIN THE PROGRESS CORPORATE PARK DEVELOPMENT, ONLY VISIBLE ABOVE GROUND EVIDENCE OF UTILITIES WITHIN THE SUBJECT PARCEL IS DEPICTED HEREON.
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 SAID PARCELS, WHEN COMBINED, FORM AND CREATE ONE COMPLETE UNINTERRUPTED 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 SPACES ON THIS PARCEL.
12. THERE ARE NO PROPOSED 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, SLUMP OR SANITARY LANDFILL.
14. THERE IS NO UNOCCUPIED BUILDING ON THIS PARCEL AT THE TIME OF THE SURVEY.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1 (D.M.)	236.31	260.00	52°42'16"	128.80	N 64°23'57" W
C2 (M)	19.25	260.00	04°14'24"	9.83	S 30°57'02" E

SCHEDULE B-11 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. 8: THE SUBJECT PARCEL IS SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, SETBACK LINES AND ASSIGNMENTS INCORPORATED IN PROGRESS CENTER UNIT 1 DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 2307; JOINDER IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 2308; AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 2309; SAID RESTRICTIONS FURTHER AMENDED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 177; AND FURTHER AMENDED BY THAT CERTAIN DECLARATION OF AND ASSUMPTION BY SUCCESSOR DEVELOPER IN FAVOR OF HELLER AFFORDABLE HOUSING OF LUTHERA, INC. RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 613; AND FURTHER AMENDED BY THAT CERTAIN DECLARATION OF AND ASSUMPTION BY SUCCESSOR DEVELOPER IN FAVOR OF INNOVATION PARTNERS, LTD. RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 632; AS FURTHER AMENDED BY IHMO AMENDMENT TO PROGRESS CENTER UNIT 1 DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3816, PAGE 445. (AS SHOWN HEREON).
- ITEM NO. 10: THE SUBJECT PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN NOTICE OF DEVELOPMENT ORDER APPROVING THE RELOCATION OF RECREATION IMPACT KNOWN AS PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 1892, PAGE 1378. (NO PLOTTABLE INFORMATION).
- ITEM NO. 14: THE SUBJECT PARCEL IS SUBJECT TO THE NOTICE OF ADOPTION OF SECOND AMENDMENT TO THE DEVELOPMENT ORDER FOR THE PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 2232, PAGE 2807AS AFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 2081. (NO PLOTTABLE INFORMATION).
- ITEM NO. 21: THE SUBJECT PARCEL IS SUBJECT TO THE NEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3563, PAGE 13. (PORTION OF EASEMENT SHOWN HEREON).

ZONING RESTRICTIONS

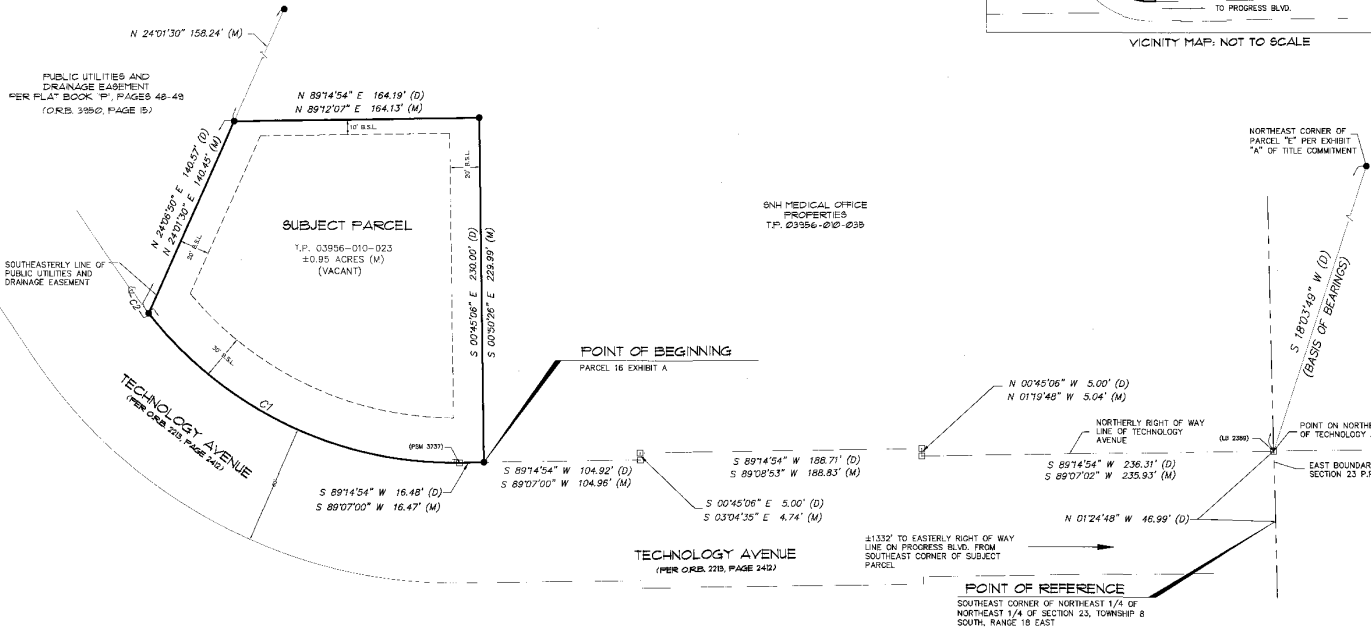
PLANNED DEVELOPMENT
(PER O.R.B. 1588, PAGE 2307)
BUILDING SETBACK LINES:
FRONT = 30'
SIDE = 25'
REAR = 10' (ABUTTING RESIDENTIAL BOUNDARY = 30')
SIDE STREET = 25'
REAR = 10' (ABUTTING RESIDENTIAL BOUNDARY = 30')
ALONG PROGRESS BLVD. = 40'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120694 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

ALTANSPS LAND TITLE SURVEY

SITUATED IN A PORTION OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



GRAPHIC SCALE
0 20 40 80

LEGEND:

- (M) = CALCULATED FROM FIELD MEASUREMENTS
- (C) = PER DESCRIPTION OF RECORD (O.R.B. 3696, PAGE 712)
- T.P. = TACK PARCEL
- B.S.L. = BUILDING SETBACK LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = PER PLAT OF RECORD (PLAT BOOK "P", PAGES 48-49)
- R/W = RIGHT OF WAY
- = FOUND 5/8" STEEL REBAR & CAP MARKED "SPIN LB 5075"
- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) (UNLESS OTHERWISE NOTED)
- = SUBJECT BOUNDARY LINE
- = BUILDING SETBACK LINE
- = SECTION LINE
- = PARCEL LINE

SURVEYOR'S CERTIFICATION

TO: GLODY BROSSEVER, INC., A DELAWARE CORPORATION, DUANE MORRIS, LLP AND OLD REPUBLIC NATIONAL INSURANCE TITLE COMPANY.

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(G)(3)(a)(i)(c), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 08, 2020.



DATE OF PLAT OR MAP: 7/6/21

CHW
Professional Corporation
1" = 40'
NORTH ARROW
0' 1" 2" 3" 4" 5" 6" 7" 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" 201" 202" 203" 204" 205" 206" 207" 208" 209" 210" 211" 212" 213" 214" 215" 216" 217" 218" 219" 220" 221" 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1516" 1517" 1518" 1519" 1520" 1521" 1522" 1523" 1524"




US HWY 441

Parcel "I"
5.19 Acres

Innovation Drive

Research Circle

An aerial photograph of a rural or semi-rural area. A large, irregularly shaped area is highlighted with a dark blue overlay. To the left of this area is a large, open field with a light brown, tilled surface. To the right is a paved road labeled 'Innovation Drive' and a parking lot with several cars. In the background, there are more trees and a large white building. The overall scene is a mix of natural and developed land.

Parcel "I"
5.19 Acres

Innovation Drive

US HWY 441



M L King Blvd

M L King Blvd

441

20

S US Hwy 441

State Rd

Parcel "I"
5.19 Acres

The Kookaburra Alachua



Research Dr

Research Dr

Innovation Dr

Innovation Dr

Research Cir



SVETOZAR
VELIKOV TOMOV

3961-2

3953-6-1

3953-6

3953-9

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 SOUTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER, THENCE NORTH 02°27'18" WEST, ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 1942.13 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE 2759 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 02°27'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 616.30 FEET TO THE NORTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT OF WAY), THENCE SOUTH 81°37'08" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 349.27 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF INNOVATION DRIVE (100 FOOT RIGHT OF WAY), THENCE SOUTH 08°25'44" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 77.55 FEET TO THE BEGINNING OF A CURVE (CONVEX NORTHWESTWARD), HAVING A RADIUS OF 595.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°07'23" WEST, 474.47 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 51°07", AN ARC DISTANCE OF 486.52 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 42°38'38" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.57 FEET TO THE NORTHWEST CORNER OF HORMONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE 2759 OF SAID PUBLIC RECORDS, THENCE NORTH 88°32'42" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 534.08 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 01°27'18" WEST FOR THE EAST LINE OF THE REPLAT OF PROGRESS CENTER. SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY EXIST.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK BY 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.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "P" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12001001400, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2006, FOR COMMUNITY NO. 120064 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 SITUATED. THE PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE.
- THE PROPERTY HAS DIRECT ACCESS TO INNOVATION DRIVE, A PUBLIC STREET.
- 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.
- MUNICIPAL WATER, STORM SEWER FACILITIES, TELEPHONE, GAS, AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXIST WITHIN THE PROGRESS CORPORATE PARK DEVELOPMENT. ONLY VISIBLE ABOVE GROUND EVIDENCE OF UTILITIES WITHIN THE SUBJECT PARCEL IS DETECTED HEREON.
- THE AREA OF THIS PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH THEREON. THIS PARCEL IS CONTIGUOUS WITHOUT ANY STRIPS, GAPS OR GORES LYING BETWEEN ANY OF THE ADJOINING PARCELS, AND SAID PARCELS, WHEN COMBINED, FORM AND CREATE ONE COMPLETE UNINTERRUPTED PARCEL WITHOUT ANY STRIPS, GAPS OR GORES.
- THERE IS NO OBSERVED EVIDENCE OF "CURRENT" EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO STRIPPED PARKING SPACES ON THIS PARCEL.
- THERE ARE NO PROPOSED 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.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO ENCLOSED STRUCTURE ON THE PARCEL AT THE TIME OF THE SURVEY.

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
CI (1)	490.57	550.00	51°06'14"	282.85	474.47	S 17°07'23" W
CI (4)	490.57	550.00	51°06'14"	282.85	474.47	S 17°07'23" W

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 AND 49 (AS SHOWN HEREON).

ITEM NO. 8: THE SUBJECT PARCEL IS SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, SETBACK LINES AND ASSESSMENTS INCORPORATED IN PROGRESS CENTER UNIT DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1988, PAGE 2207; JORDON'S DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1988, PAGE 2205; AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1762, PAGE 1961. SAID RESTRICTIONS FURTHER AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2191, PAGE 1209 AND FURTHER AMENDED BY THAT CERTAIN DECLARATION OF COVENANTS AND ASSUMPTION BY SUCCESSION IS FAVOR OF HELLER AFFORDABLE HOUSING OF FLORIDA, INC. RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 613 AND FURTHER AMENDED BY THAT CERTAIN DECLARATION OF COVENANTS AND ASSUMPTION BY SUCCESSION DEVELOPER IN FAVOR OF INNOVATION PARTNERS, LTD. RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 630. AS FURTHER AMENDED BY THIRD AMENDMENT TO PROGRESS CENTER UNIT 1 DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3985, PAGE 445 (AS SHOWN HEREON).

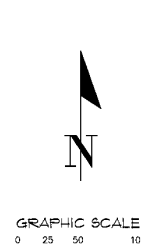
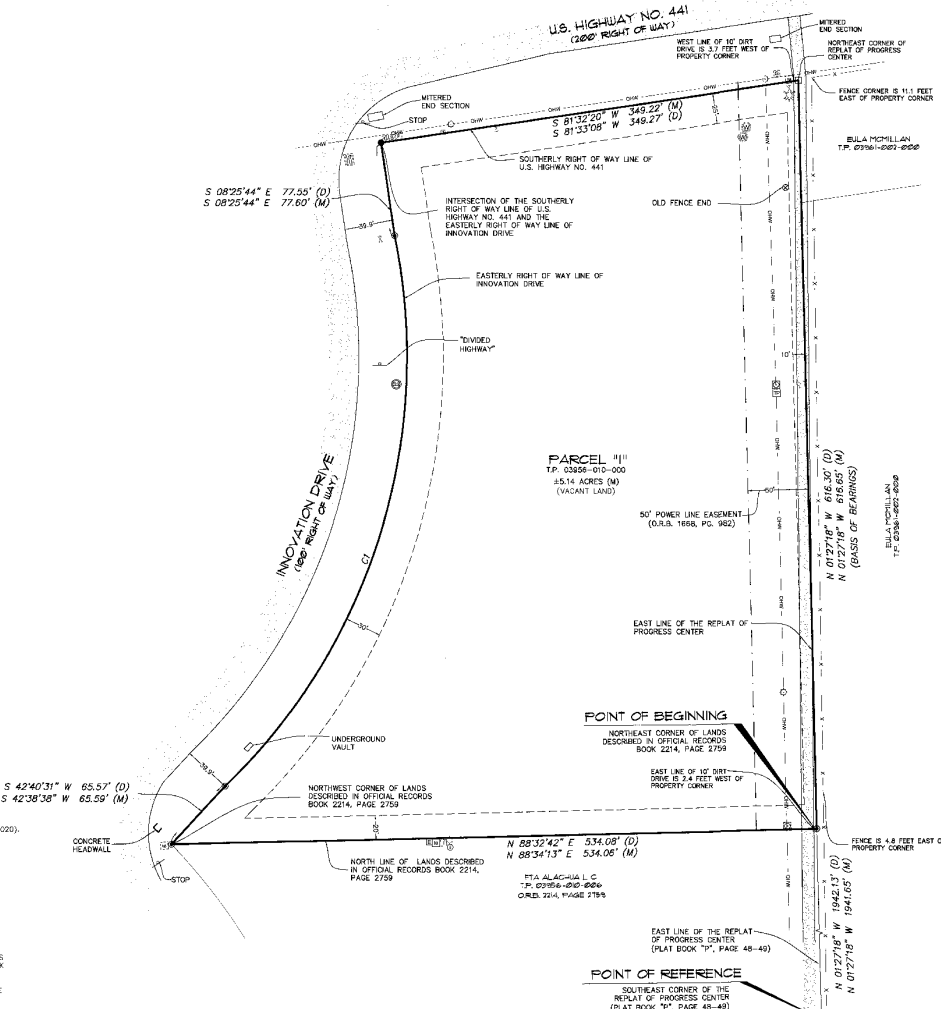
ITEM NO. 10: THE SUBJECT PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN NOTICE OF DEVELOPMENT ORDER APPROVING THE DEVELOPMENT OF REGIONAL IMPACT KNOWN AS PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 1840, PAGE 1516, (NO PLOTTABLE INFORMATION).

ITEM NO. 14: THE SUBJECT PARCEL IS SUBJECT TO THE NOTICE OF ADOPTION OF SECOND AMENDMENT TO DR DEVELOPMENT ORDER FOR THE PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 2233, PAGE 2807A6, AFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 2001, (NO PLOTTABLE INFORMATION).

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).

ALTANS/SPS LAND TITLE SURVEY

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



FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "P" AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY FEMA MAP NO. 12001001400 (AS SHOWN HEREON). THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

ZONING RESTRICTIONS

PLANNED DEVELOPMENT

(PER O.R.B. 1986, PAGE 2207)
BUILDING SETBACK LINES:
FRONTING PROGRESS BLVD. = 40'
FRONT = 30'
SIDE INTERIOR = 20'
SIDE STREET = 20'
REAR = 10'

DEVELOPMENT RESTRICTIONS:
NO MORE THAN 50% OF THE SITE MAY BE COVERED BY IMPERVIOUS SURFACE

PLAT SETBACKS:

BUILDING SETBACKS

FRONT = 30'
SIDE = 20' (ABUTTING RESIDENTIAL BOUNDARY = 50')
SIDE STREET = 25'
REAR = 10' (ABUTTING RESIDENTIAL BOUNDARY = 30')
ALONG PROGRESS BLVD. = 40'

SURVEYOR'S CERTIFICATION

I, CHAD A. COLSON, A LICENSED SURVEYOR, HAVE PREPARED THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 20 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 08, 2020.



CHAD A. COLSON, P.E.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7142
CHADCOLSON@GMAIL.COM

DATE OF PLAT OR MAP: 10/8/20

This map prepared by: CHAD A. COLSON

Certification of Authority No. LA 5078
NOT VALID WITHOUT THE ORIGINAL SURVEYOR'S SIGNATURE AND MAPPER'S SIGNATURE

SEE SURVEYOR'S CERTIFICATION

SEE SURVEYOR'S CERTIFICATION

Professional Surveyor & Mapper P.E. License No. 7142

1 OF 1



Research Circle

Parcel "J"
5.9 Acres

An aerial photograph showing a large, dark blue pond. The pond is irregularly shaped and contains several large, dark green trees. A white line outlines the boundary of the pond. To the right of the pond is a paved road with a grassy shoulder. Further right is a parking lot with several cars parked. The background consists of a green field and a line of trees.

Parcel "J"
5.9 Acres

Research Circle



SVETOZAR
VELIKOV TOMOV

RTI Surgical

op Box

8

Research Cir

Research Cir

Parcel "J"
5.9 Acres

37

LEGAL DESCRIPTION:

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, AUGUST 19, 2020
PARCEL 14 (PROGRESS PARK, PARCEL 8)

A PARCEL OF LAND BEING A PORTION OF "REPLAT OF PROGRESS CIRCLE", 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 BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID REPLAT OF PROGRESS CENTER, THENCE NORTH 01°27'18" WEST, ALONG THE EAST LINE OF SAID REPLAT OF PROGRESS CENTER, A DISTANCE OF 184.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°27'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 625.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE 2759 OF SAID PUBLIC RECORDS, THENCE SOUTH 88°32'42" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 414.34 FEET, THENCE SOUTH 35°03'15" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.03 FEET TO A RIGHT ON THE EASTERLY RIGHT OF WAY LINE OF RESEARCH CIRCLE EXTENSION (80 FOOT RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 480.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°38'34" EAST, 174.35 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 20°22'29", AN ARC DISTANCE OF 174.35 FEET TO THE END OF SAID CURVE, THENCE SOUTH 01°27'18" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 217.42 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 890.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°20'09" WEST, 210.47 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°42'53", AN ARC DISTANCE OF 210.47 FEET TO THE END OF SAID CURVE, THENCE SEPARATING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°32'42" EAST, A DISTANCE OF 429.90 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 01°27'18" WEST FOR THE EAST LINE OF THE REPLAT OF PROGRESS CENTER, SAID BEARING IS IDENTICAL TO THE FURNISHED LAND DESCRIPTION.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 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.
- 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. 12202C01402, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2006, FOR COMMUNITY NO. 122064 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 SITUATED. THE PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE.
- THE PROPERTY HAS DIRECT ACCESS TO RESEARCH CIRCLE, A PUBLIC STREET.
- 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.
- MUNICIPAL WATER, STORM SEWER FACILITIES, TELEPHONE, GAS, AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXIST WITHIN THE PROGRESS CORPORATE PARK DEVELOPMENT, ONLY A VISIBLE ABOVE GROUND EVIDENCE OF UTILITIES WITHIN THE SUBJECT PARCEL IS DEPICTED HEREON.
- THE AREA OF THIS PARCEL, Delineated on the Survey is AS SET FORTH THEREON, THIS PARCEL IS CONTIGUOUS WITHOUT ANY STRIPS, GAPS OR LINES EXISTING BETWEEN ANY OF THE ADJOINING PARCELS, AND SAID PARCELS, WHEN COMBINED, FORM AND CREATE ONE COMPLETE UNINTERRUPTED PARCEL, WITHOUT ANY STRIPS, GAPS OR LINES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO STRIPPED PARKING SPACES ON THIS PARCEL.
- THERE ARE NO PROPOSED 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.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO ENCLOSED STRUCTURE ON THE PARCEL AT THE TIME OF THE SURVEY.
- SINGLE STORY WOOD FRAME RESIDENCE ENCROACHES 0.4' ALONG THE EAST LINE OF PARCEL 1.

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).

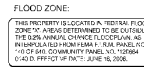
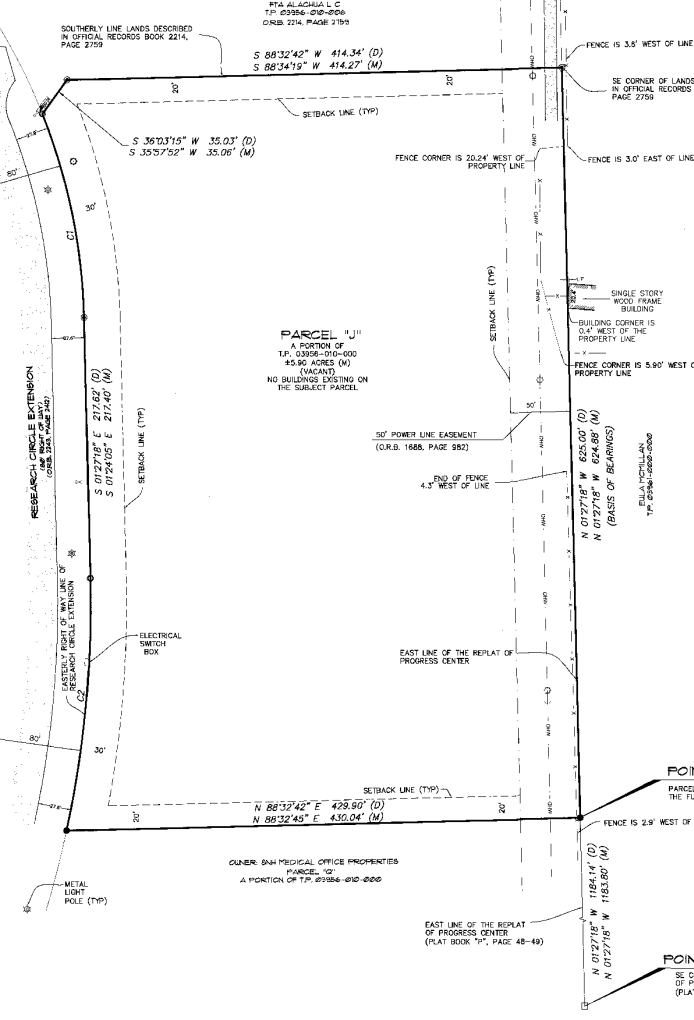
ITEM NO. 9: THE SUBJECT PARCEL IS SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, SETBACK LINES AND ASSESSMENTS INCORPORATED IN PROGRESS CENTER, (IN-1) DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 2207, AND/OR IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 2208, AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1763, PAGE 1763, SAID RESTRICTIONS FURTHER AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2141, PAGE 1701 AND FURTHER AMENDED BY THAT CERTAIN DESIGNATION OF AND ASSUMPTION BY SUCCESSION DEVELOPER IN FAVOR OF HELLER AFFORDABLE HOUSING OF FLORIDA, INC. RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 613 AND FURTHER AMENDED BY THAT CERTAIN DESIGNATION OF AND ASSUMPTION BY SUCCESSION DEVELOPER IN FAVOR OF INNOVATION PARTNERS, L.P. RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 632, AS FURTHER AMENDED BY THIRD AMENDMENT TO PROGRESS CENTER UNIT 1 DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3616, PAGE 445, (AS SHOWN HEREON).

ITEM NO. 10: THE SUBJECT PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN NOTICE OF DEVELOPMENT ORDER APPROVING THE DEVELOPMENT OF RESEARCH CIRCLE, WHICH IS PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 1682, PAGE 1376, (NO PLOTTABLE INFORMATION).

ITEM NO. 14: THE SUBJECT PARCEL IS SUBJECT TO THE NOTICE OF ADOPTION OF SECOND AMENDMENT TO DRILL REGULATION ORDER FOR THE PROGRESS CENTER RECORDED IN OFFICIAL RECORDS BOOK 2232, PAGE 286745, AFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGE 2081, (NO PLOTTABLE INFORMATION).

ITEM NO. 21: THE SUBJECT PARCEL IS SUBJECT TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3950, PAGE 16, (NO PLOTTABLE INFORMATION).

ALTANSF'S LAND TITLE SURVEY
SITUATED IN A PORTION OF SECTION 24, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ZONING RESTRICTIONS

PLANNED DEVELOPMENT

(PER O.R.B. 1988, PAGE 2207)

BUILDING SETBACK LINES:

FRONTING PROGRESS BLVD. = 40'

FRONT = 30'

REAR = 12' (ABUTTING RESIDENTIAL BOUNDARY = 50')

SEE STREET = 20'

REAR = 10'

DEVELOPMENT RESTRICTIONS:

NO MORE THAN 20% OF THE SITE MAY BE COVERED BY IMPERVIOUS SURFACE.

PLAT SETBACKS:

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

BUILDING SETBACKS:

FRONT = 30'

SIDE = 20' (ABUTTING RESIDENTIAL BOUNDARY = 50')

REAR = 12' (ABUTTING RESIDENTIAL BOUNDARY = 50')

ALONG PROGRESS BLVD. = 40'

REAR = 10'

SURVEYOR'S CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DUANE MORRIS, LLP AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

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 ALACHUA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(7)(c)(v)(e), 6, 8, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 08, 2020.



DATE OF PLAT OR MAP: 10/8/2020

SURVEYOR & MAPPER CERTIFICATE NUMBER 7142

CHAD A. COLSON

CHAD A. COLSON

CHAD A. COLSON

CHAD A. COLSON

CHAD A. COLSON

CHAD A. COLSON

CHAD A. COLSON

18001 TOWNSHIP DRIVE
ALACHUA, FLORIDA 32005
WWW.CHW-INC.COM
FLORIDA
CA-5075

CHW
Professional Corporation

1" = 50'
GRAPHIC SCALE
0 25 50 100
FLOOD ZONE:
THIS PROPERTY IS LOCATED IN A FLOOD ZONE, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. THE FLOOD ZONE IS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12202C01402, DATED JUNE 16, 2006, AND IS SHOWN ON THE SURVEY MAP AS A Hatched Area.

SEE SURVEYOR'S CERTIFICATION

CHAD A. COLSON
1142

SEE SURVEYOR'S CERTIFICATION

CHAD A. COLSON
1142

CHAD A. COLSON
1142



Parcel "Q"
13.04 Acres

RESEARCH CIRCLE

RESEARCH CIRCLE

Parcel "Q"
13.04 Acres





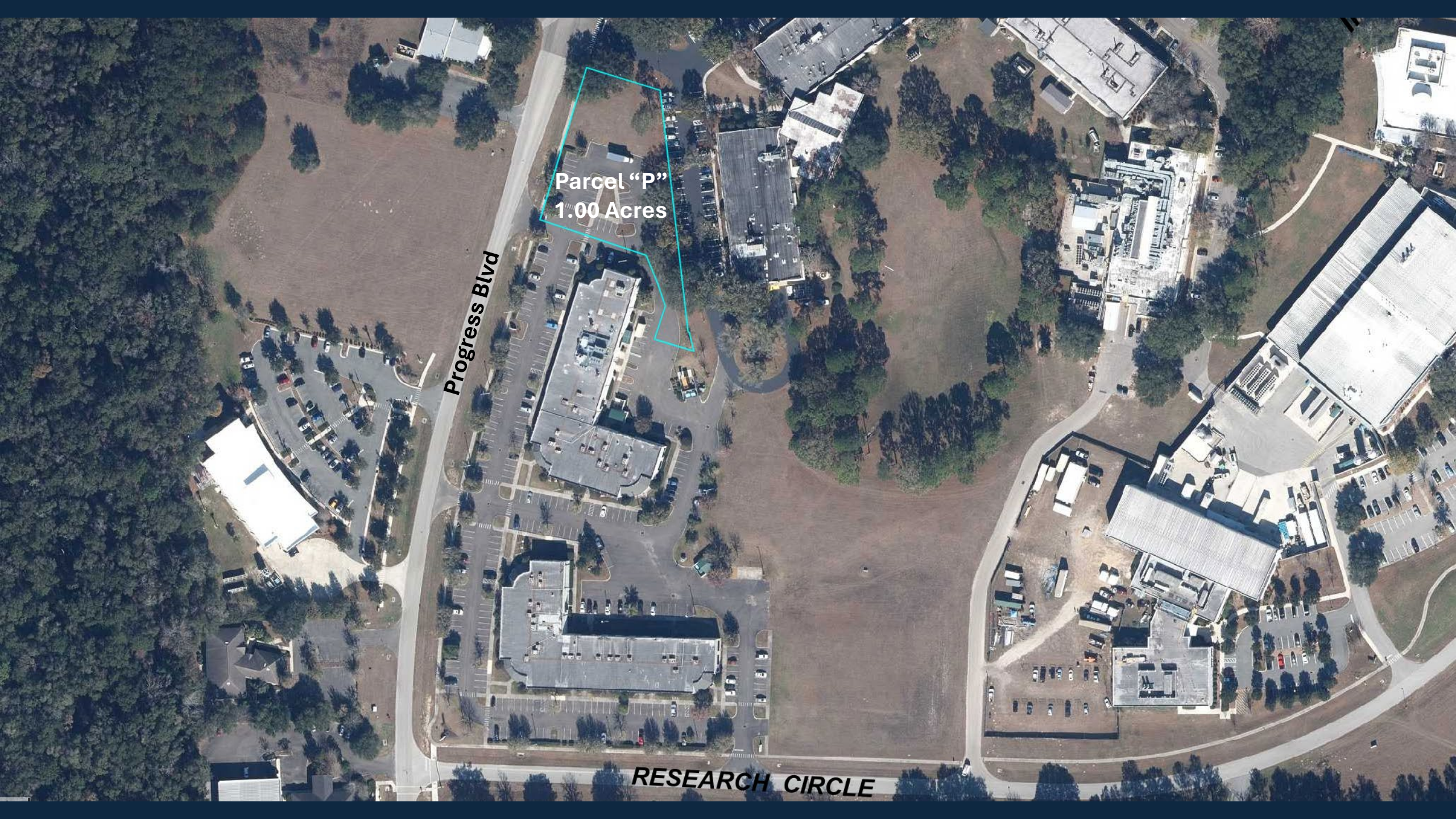
Parcel "O"
4.85 Acres

Research Circle



Parcel "O"
4.85 Acres

RESEARCH CIRCLE



Parcel "P"
1.00 Acres

Progress Blvd

RESEARCH CIRCLE

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Concept expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Concept shall have no legal commitment or obligation to any entity reviewing this package or making an offer to purchase the Property unless and until a written agreement satisfactory to Concept has been fully executed, delivered, and approved by Concept and any conditions to Concept's obligations thereunder have been satisfied or waived. By receipt of this offering package, you agree that this offering package and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this offering package or any of its contents to any other entity without the prior written authorization of Concept, nor will you use this offering package or any of its contents in any fashion or manner detrimental to the interest of Concept.

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 it 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 counsel of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.