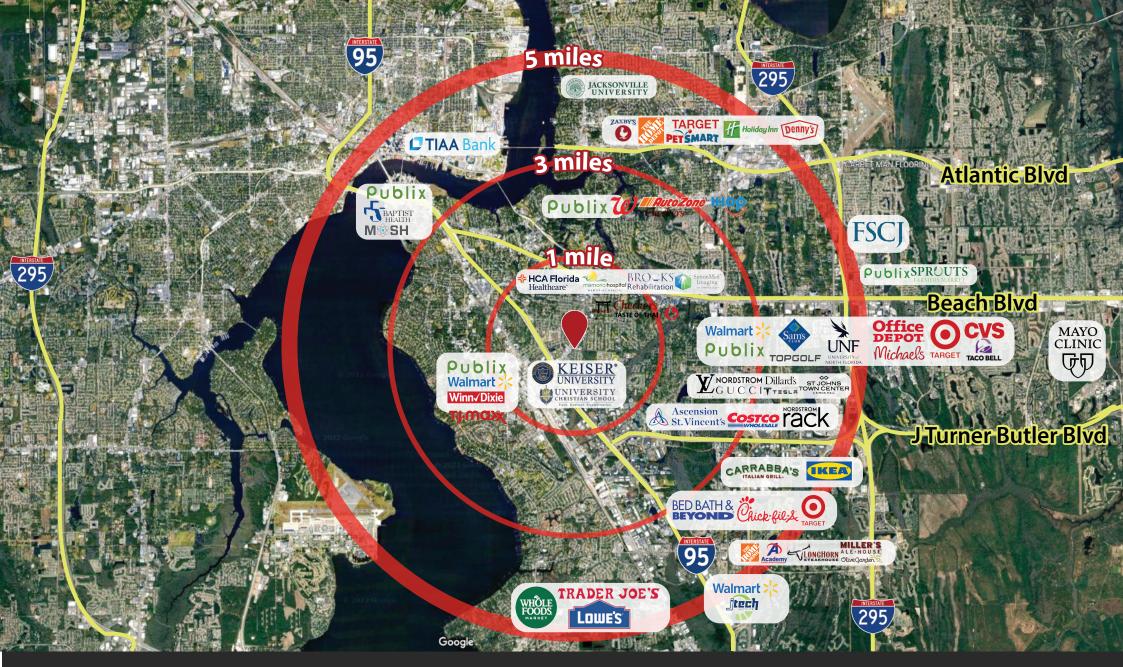


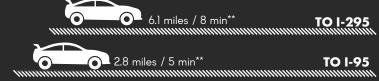
UNIVERSITY

Located on University Blvd W. in between I-95 and Beach Blvd. University Blvd W. is a heavily commercialized corridor with several retail projects nearby including grocery stores such as Freshfield Farm, Harvey's Supermarkets and Save-a-lot. Approximately 1 mile north is the 418 bed Memorial Hospital and the Brooks Rehabilitation Hospital. This stand alone building offers over 390' feet of frontage on University Blvd. and access to Barnes Rd. S traffic signal via a rear internal road











University Boulevard West





CLASS "A" OUTPARCEL IN SANS SOUCI W/ COMPLIMENTARY ANCHORS & NEIGHBORS









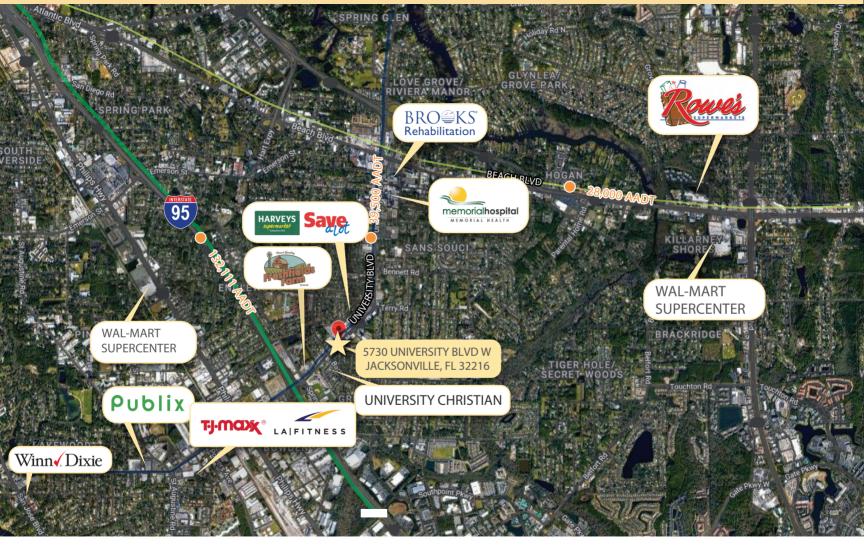


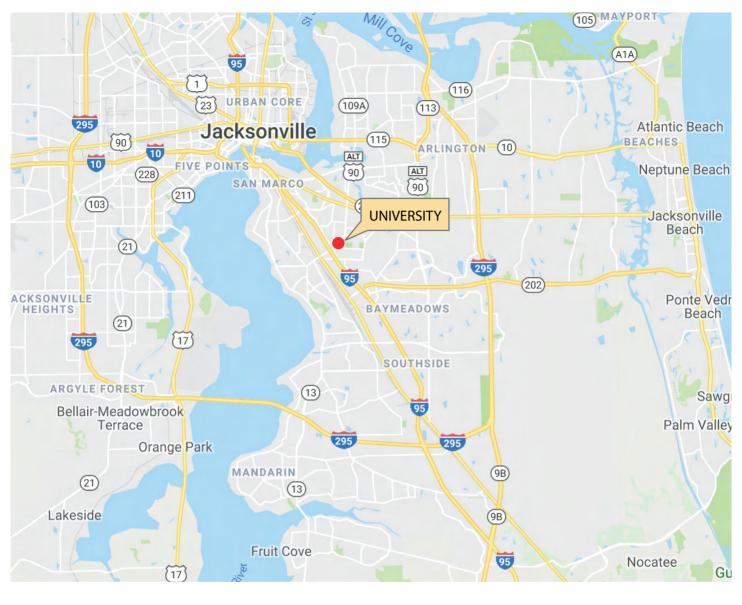












2 mile	3 miles	5 miles
33,848	76,379	180,215
41.2	39.7	37.0
1.39%	1.05%	1.21%
\$53,747	\$64,300	\$65,266
\$170,065	\$240,596	\$244,608
	33,848 41.2 1.39% \$53,747	33,848 76,379 41.2 39.7 1.39% 1.05% \$53,747 \$64,300

ALTA/NSPS LAND TITLE SURVEY

Being in the City of Jacksonville and State of Florida, known and described as:

A parcel of land in the F. Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the most Northerly comer of Lot 14, Block 1, LORAN ESTATES, Unit #1, according to plat thereof recorded in Plat Book 31, Page 60, current public records of said county and run South 2 degrees 30 minutes 20 seconds West along the West line of said Lot 14, a distance of 5.57 feet; run thence North 60 degrees 44 minutes 40 seconds West along said drain right of way line of recently widened State Road Department drain right of way, a distance of 131.62 feet to an iron pipe; continue thence North 60 degrees 44 minutes 40 seconds West along said drain right of way line, a distance 156.27 feet to an iron pipe on the Southeasterly right of way line of University Boulevard West, a distance of 100.0 feet to an iron pipe for the point of beginning. From the point of beginning thus described continue South 45 degrees 32 minutes 40 seconds West along said Southeasterly right of way line of University Boulevard West, a distance of 100.0 feet to an iron pipe; run thence South 49 degrees 18 minutes 30 seconds East along the Northeasterly line of lands described in deed recorded in the Official Records of said County in O.R. Book 1967 Page 148, a distance of 150.54 feet to an iron pipe; run thence North 45 degrees 32 minutes 40 seconds East, a distance of 375.55 feet to an iron pipe; run thence North 44 degrees 27 minutes 20 seconds West, perpendicular to said University Boulevard West, a distance of 150.0 feet to the point of beginning.

Together with an easement for ingress and egress described as follows:

A parcel of land in the F. Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the most Northerly corner of Lot 14, Block 1, LORAN ESTATES, Unit #1, according to plat thereof recorded in Plat Book 31, Page 60 current public records of said county and run South 2 degrees 30 minutes 20 seconds West along the West line of said Lot 14, a distance of 5.57 feet; run thence North 60 degrees 44 minutes 40 seconds West along the Southwesterly right of way line of recently widened State Road Department drain right of way, a distance of 131.62 feet to an iron pipe; run thence South 45 degrees 32 minutes 40 seconds West parallel with and distant 150 feet Southeasterly from the Southeasterly right of way line of University Boulevard West (as now established having an 80 foot right of way) when measured at right angles thereto, a distance of 519.38 feet to an iron pipe for the point of beginning. From the point of beginning thus described, run thence North 49 degrees 18 minutes 30 seconds West, 14.73 feet to an iron pipe at the most Easterly corner of lands described in deed recorded in said Official Records 0.R. Book 1967 Page 148; run thence South 40 degrees 41 minutes 30 seconds West along the Southeasterly line of lands described in last mentioned deed and along the Southeasterly line of lands described in deed recorded in said Official Records in 0.R. Book 2175 Page 150, a distance of 258.96 feet to an iron pipe on the Northeasterly right of way line of Barnes Road (said right of way line being described in Official Records in 0.R. Book 718 Page 357); run thence South 30 degrees 14 minutes 30 seconds East along said Northeasterly right of way line of Barnes Road; a distance of 21. I6 feet; run thence North 40 degrees 41 minutes 30 seconds East, parallel with and distant 20 feet Southeasterly from the Southeasterly line of lands described in deeds, recorded in 0.R. Book 2175 Page 150 and 0.R. Book 1967, Page

LESS AND EXCEPT any and all right of ways.

Date: September 14, 2021

prepared for:
UNIVERSITY BLVD LLC

Scale: 1" = 20'

SURVEYOR'S CERTIFICATE:

TO: University Blvd LLC; 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 2021 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 and 18 of Table A thereof. The field work was completed on September 14, 2021.

Date of Plat or Map: September 14, 2021

SIGNED: .

Lisa A. Davis, Professional Surveyor & Mapper No. 6182

DATE: 9-28-21

GENERAL NOTES:

- 1. BASIS OF BEARINGS: SOUTH 45°32'40" WEST FOR THE SOUTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST (ASSUMED).
- 2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- 3. CORNERS ARE REBARS AND CAPS (LB 6219) SET IN PLACE, UNLESS NOTED OTHERWISE.
- 4. ADJACENT PROPERTY OWNERS AND REAL ESTATE NUMBERS SHOWN HEREON WERE OBTAINED FROM THE CITY OF JACKSONVILLE PROPERTY APPRAISER'S WEBSITE AT OR ABOUT THE TIME THE SURVEY WAS PERFORMED.
- 5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONES X, X (SHADED) AND AE (ELEVATION 17) AS DELINEATED ON THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BOUNDARY MAP NO. 120077, PANEL 0388 H, DATED JUNE 3, 2013.
- 6. THE FLOOD ZONE LINES SHOWN HEREON, WERE SCALED FROM THE FLOOD MAP AND TRANSFERRED TO THIS DRAWING IN A LIKEWISE MANNER.
- 7. FLOOD ZONE X (SHADED) IS DEFINED PER THE FLOOD MAPS AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- 8. THE PROPERTY ADDRESS IS 5730 UNIVERSITY BOULEVARD WEST.
 9. BARNES ROAD AND UNIVERSITY BOULEVARD WEST ARE PUBLIC ROADWAYS.
- 10. THE PROPERTY CONTAINS 57,327 SQUARE FEET, MORE OR LESS, OR 1.32 ACRES, MORE OR LESS.
- 11. CURRENT ZONING FOR THE PROPERTY, PER CITY OF JACKSONVILLE LETTER, DATED AUGUST 23, 2021, IS COMMERCIAL COMMUNITY GENERAL—1 (CCG—1). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT NONE; SIDE NONE, WHERE THE LOT IS ADJACENT TO A RESIDENTIAL DISTRICT, A MINIMUM SETBACK OF 15 FEET SHALL BE PROVIDED; REAR 10'. MAXIMUM LOT COVERAGE BY ALL BUILDINGS: NONE. MAXIMUM HEIGHT OF STRUCTURES: 60 FEET.
- 12. THERE IS A TOTAL OF 51 PARKING SPACES, INCLUDING 3 HANDICAPPED SPACES.
- 13. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME THE SURVEY FIELD WORK WAS PERFORMED.

 14. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINE. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME THE SURVEY FIELD WORK WAS PERFORMED.
- 15. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME THE SURVEY FIELD WORK WAS PERFORMED.

 16. THE SURVEYOR REVIEWED CITY OF JACKSONVILLE RIGHT OF WAY MAP FOR BARNES ROAD, PROJECT 5909—4, DATED FEBRUARY 14, 1992 AND FLORIDA DEPARTMENT OF
- TRANSPORTATION RIGHT OF WAY MAP FOR UNIVERSITY BOULEVARD (STATE ROAD 109), SECTION 72540-2601, DATED MAY 31, 1967 IN PREPARING THIS SURVEY.

 17. SEE SHEET 2 OF 3 FOR SURVEY MAP AND SHEET 3 OF 3 FOR OFFSITE EASEMENT INFORMATION..

TITLE NOTES:

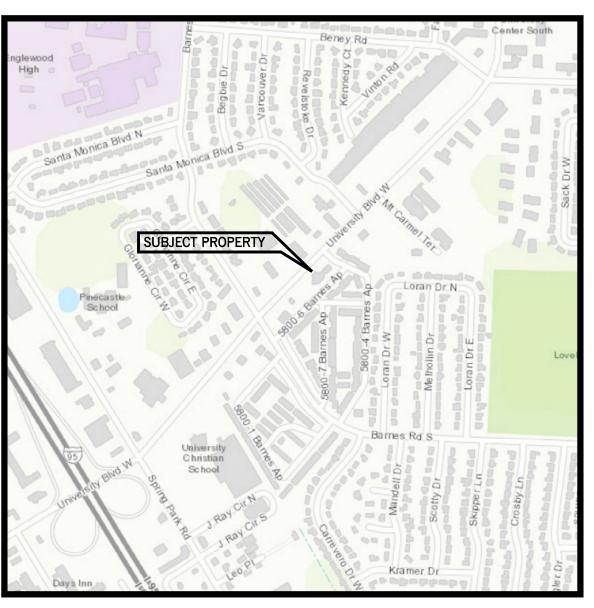
THE SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 1129919 A1, BEARING AN EFFECTIVE DATE OF JULY 17, 2021 IN PREPARING THIS MAP AND WAS FURNISHED COPIES OF THE RECORDED INSTRUMENTS REFERRED TO IN ITEMS 5, 6, 7, AND 8 OF SCHEDULE B SECTION II (EXCEPTIONS) AND AFTER REVIEWING SAID INSTRUMENTS HEREBY STATES THE FOLLOWING OPINIONS:

- ITEM 5: JEA EASEMENT RECORDED IN O.R.V. 3089, PG. 751 AFFECTS THE EASEMENT PARCEL AND IS SHOWN ON SHEET 3 OF 3.
- ITEM 6: EASEMENT RECORDED IN O.R.V. 3307, PG. 964 AND O.R.V. 3566, PG. 914 BENEFITS THE SURVEYED PROPERTY AND IS SHOWN ON SHEET 3 OF 3.
- ITEM 7: TERMS AND CONDITIONS WITHIN EASEMENT DEED RECORDED IN O.R.V. 3566, PG. 914 AFFECT THE EASEMENT PARCEL.

ITEM 8: WATER AND SEWER AGREEMENT RECORDED IN O.R.V. 7765, PG. 1736 AFFECTS THE SURVEYED PROPERTY. THERE ARE NO PLOTTABLE EASEMENTS CONTAINED WITHIN SAID AGREEMENT.

STATEMENT OF ENCROACHMENTS:

- 1. CONCRETE PAVEMENT AND ASPHALT PAVEMENT ENCROACHES ONTO THE SURVEYED PROPERTY ALONG PORTIONS OF THE NORTHEASTERLY PROPERTY LINE AS SHOWN ON SHEET 2 OF
- 2. GUY ANCHOR FROM WOOD POWER POLE IN THE RIGHT OF WAY OF UNIVERSITY BOULEVARD WEST ENCROACHES ONTO THE SURVEYED PROPERTY AS SHOWN ON SHEET 2 OF 3.



VICINITY MAP (NOT TO SCALE)

LEGEND:

- 1. BOLLARDS ARE SHOWN THUS: •
- 2. LIGHT POLES ARE SHOWN THUS: 🌣
- 3. CONCRETE POWER POLE IS SHOWN THUS:
- 4. WOOD POWER POLES ARE SHOWN THUS: Ø
- 5. WOOD POWER POLE WITH GUY WIRE & ANCHOR IS SHOWN THUS: $\emptyset \longrightarrow$
- 7. CONCRETE ELECTRIC TRANSFORMER PAD IS SHOWN THUS: 8. WATER METERS ARE SHOWN THUS:

 ✓
- 9. WATER VALVES ARE SHOWN THUS: X
- 10. SEWER VALVES ARE SHOWN THUS: SVX
- 11. SEWER MANHOLES ARE SHOWN THUS: S
- 12. CATCH BASINS ARE SHOWN THUS:

- 15. ASPHALT PAVEMENT IS SHOWN THUS:
- 16. PARKING STRIPES ARE SHOWN THUS:
- 17. HANDICAP PARKING IS SHOWN THUS:
- 18. PARKING COUNT IS SHOWN THUS: (8)

ABBREVIATIONS

BFP - BACKFLOW PREVENTER

BLDG. - BUILDING

BRL - BUILDING RESTRICTION LINE

BT - BUILDING TIE

CONC. - CONCRETE

(D) - DEED

- ESMT EASEMENT HCSP — HANDICAP SIGN POLE HT. — HEIGHT IP — IRON PIPE
- (M) MEASURED MSP — METAL SIGN POLE O.R.V. — OFFICIAL RECORDS VOLUME PG. — PAGE
- PG. PAGE PLF – PLASTIC FENCE RE – REAL ESTATE NUMBER
- R/W RIGHT OF WAY
 RWM RIGHT OF WAY MAP
 S.F. SQUARE FEET
 STP STOOP
- TLMK TELEPHONE MARKER
 TVR CABLE TELEVISION RISER
 TYP TYPICAL
- VC VITRIFIED CLAY
 WDF WOOD FENCE
 WIF WROUGHT IRON FENCE





