MAP SHOWING SURVEY OF

PARCEL 1:
PART OF LOT 4, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SHOWN ON AN UNRECORDED PLAT KNOWN AS BLANSHARD'S SUBDIVISION BEING LOTS 19 AND 20 ON UNRECORDED PLAT; BEGINNING AT A POINT ON THE EAST LINE OF ATLANTIC COASTAL HIGHWAY 775 FEET NORTH OF THE SOUTH LINE OF LOT 4, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST; THENCE IN A SOUTHEASTERLY DIRECTION 94.75 FEET TO THE NORTHWESTERLY CORNER OF LOT 30 AS SHOWN ON UNRECORDED PLAT; THENCE NORTHEASTERLY 94.75 FEET TO THE SOUTHEAST CORNER OF LOT 20 AND THE WEST BOUNDARY LINE OF RICHARD STREET; THENCE NORTHERLY ALONG THE WEST BOUNDARY LINE OF RICHARD STREET 150 FEET TO THE NORTHEAST CORNER OF LOT 19 AS SHOWN ON UNRECORDED PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 19, 143.5 FEET TO THE NORTHWEST CORNER OF LOT 19 AND THE EAST BOUNDARY LINE OF ATLANTIC COASTAL HIGHWAY; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF ATLANTIC COASTAL HIGHWAY 150 FEET TO PLACE OF BEGINNING.

PARCEL 2:
A PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, BEING PORTIONS OF LOTS 8, 9 AND 10, BLANSHARD SUBDIVISION ACCORDING TO AN UNRECORDED PLAT PREPARED BY ROBERT M. ANGAS FOR MR. RICHARD BLANSHARD AND DATED MARCH 28, 1934 REVISED JANUARY 30, 1935 MORE PARTICULARLY DESCRIBED AS:
FOR POINT OF BEGINNING COMMENCE AT AN IRON PIPE LOCATED IN THE NORTHWEST CORNER OF A TRACT OF LAND DESIGNATED PARCEL 1-B AND DESCRIBED IN DEED RECORDED IN DEED BOOK 1025, PAGE 267 AND RUN NORTH ALONG THE NORTHERLY PROLONGATION OF THE WEST BOUNDARY OF SAID PARCEL B AND ALONG THE EAST SIDE OF RICHARD STREET AS SAID STREET APPEARS ON THE AFOREMENTIONED UNRECORDED PLAT A DISTANCE OF 150 FEET TO A POINT; RUN THENCE EAST AND AT RIGHT ANGLES TO THE LAST MENTIONED LINE, A DISTANCE OF 129 FEET MORE OR LESS TO A FENCE; RUN THENCE SOUTH ALONG SAID FENCE A DISTANCE OF 150 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL B; RUN THENCE WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL B, A DISTANCE OF 131.13 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, BEING A PORTION OF RICHARD STREET AS SAID STREET APPEARS ON AN UNRECORDED PLAT PREPARED BY ROBERT M. ANGAS FOR MR. RICHARD BLANSHARD, AND DATED MARCH 28, 1934, REVISED JANUARY 30, 1935, MORE PARTICULARLY DESCRIBED AS:
FOR A POINT OF BEGINNING COMMENCE AT AN IRON PIPE LOCATED AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL A IN DEED RECORDED CURRENT PUBLIC RECORDS IN DEED BOOK 1025, PAGE 267 AND RUN THENCE NORTH ALONG THE NORTHERLY PROLONGATION OF THE EAST BOUNDARY OF SAID PARCEL A AND ALONG THE WEST SIDE OF RICHARD STREET AS SAID STREET APPEARS ON THE AFOREMENTIONED UNRECORDED PLAT, A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID UNRECORDED PLAT; RUN THENCE EAST AND AT RIGHT ANGLES TO THE LAST MENTIONED LINE, A DISTANCE OF 50 FEET TO THE EAST SIDE OF RICHARD STREET; RUN THENCE SOUTH ALONG THE EAST SIDE OF RICHARD STREET A DISTANCE OF 150 FEET TO AN IRON PIPE LOCATED IN THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL B IN DEED RECORDED CURRENT PUBLIC RECORDS DEED BOOK 1025, PAGE 267; RUN THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, EXCEPT PART IN ROAD RIGHT OF WAY.

ALSO KNOWN AS:

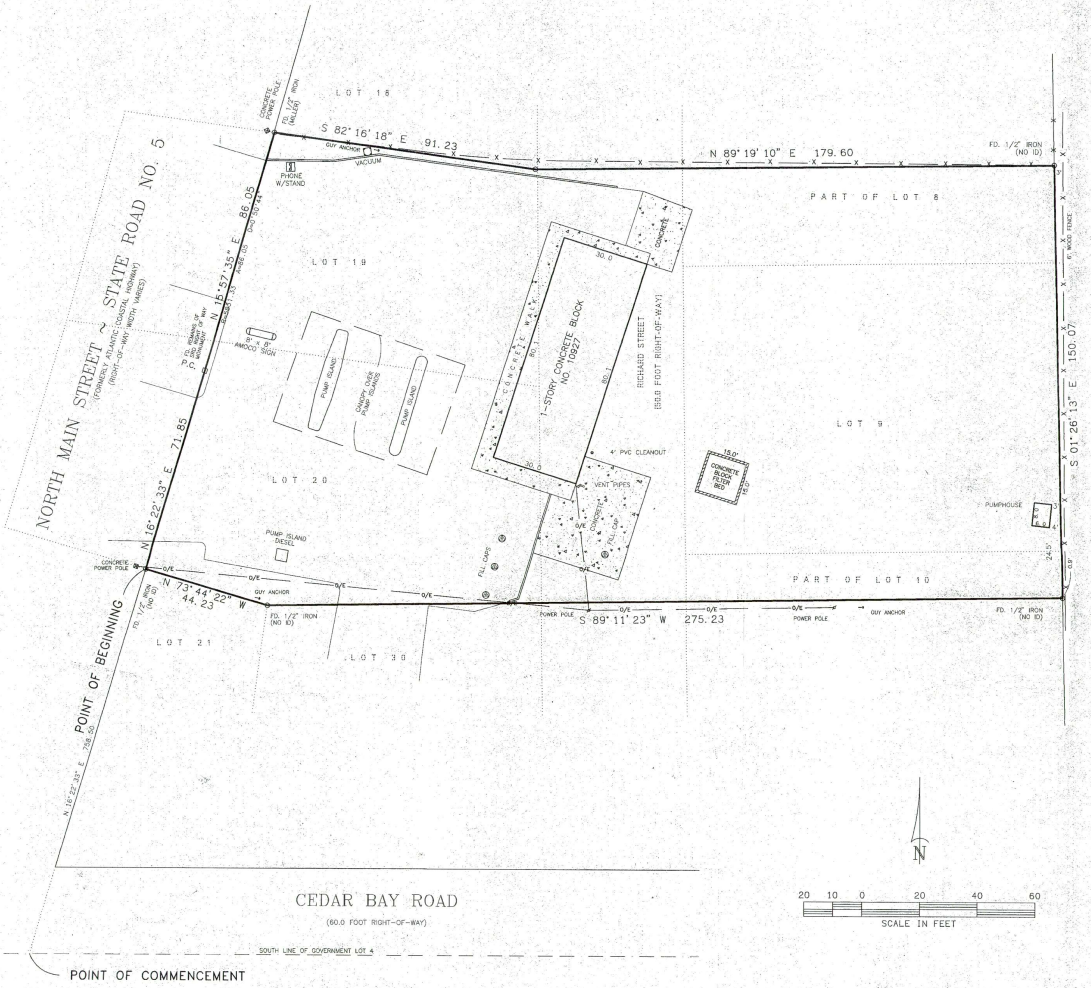
LOTS 9, 19, 20, AND PORTIONS OF LOTS 8 AND 10, TOGETHER WITH A PORTION OF RICHARD STREET ALL IN BLANSHARD SUBDIVISION UNRECORDED IN GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS RECORDED IN O/R BOOK 298, PAGES 453, AND 454, EXCEPT PART THEREOF IN THE RIGHT OF WAY OF NORTH MAIN STREET AS DESCRIBED IN JUDGEMENT OF CONDEMNATION DESCRIBED IN O/R BOOK 2643, PAGE 1018.

ALSO KNOWN AS:

A PORTION OF GOVERNMENT LOT 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 4 WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 AND/OR NORTH MAIN STREET; THENCE NORTH 16°-22'-33" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET, A DISTANCE OF 758.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 16°-22'-33" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET, A DISTANCE OF 71.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5831.33 FEET, A CHORD BEARING AND DISTANCE OF NORTH 15°-57'-35" EAST, 86.05 FEET TO THE SOUTHWESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4728, PAGE 378 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 82°-16'-18" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, 91.23 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 89°-19'-10" EAST, AND CONTINUING ALONG SAID SOUTHERLY LINE OF LAST MENTIONED LANDS, 179.60 FEET; THENCE SOUTH 01°-26'-13" EAST, 150.07 FEET TO THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2531, PAGE 730 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°-11'-23" WEST, ALONG THE NORTHERLY LINE OF LAST MENTION LANDS, 275.23 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 73°-44'-22" WEST, AND CONTINUING ALONG SAID NORTHERLY LINE OF LAST MENTIONED LANDS, 44.23 FEET TO THE POINT OF BEGINNING.

FOR: AMERICAN PETROLEUM INVESTMENTS

CERTIFIED TO: FIRST COAST PETROLEUM INVESTMENTS, INC.,
AMSOUTH BANK,
DANESE TITLE & ABSTRACT COMPANY,
FIRST AMERICAN TITLE INSURANCE COMPANY and
LAWYERS TITLE INSURANCE CORPORATION



ADDITIONAL GENERAL NOTES:

5.) DESCRIPTION AS FURNISHED.

6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.

7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.

RECHECK SURVEY: JANUARY 16, 2004

CERTIFIED TO: FIRST COAST PETROLEUM INVESTMENTS, INC.,
VYSTAR CREDIT UNION,
LAWYERS TITLE INSURANCE CORPORATION and
HEAD, MOSS & FULTON, P.A.

LEGEND:

□	CONCRETE MONUMENT
○	IRON PIPE OR ROD
O/E	OVERHEAD ELECTRIC
O/T	OVERHEAD TELEPHONE
X	CROSS-OUT IN CONCRETE
X—X	FENCE

As best determined from an Inspection of Flood Insurance Rate Map: 120077 0156 E dated 6-15-89, the lands/house surveyed lie in Zone "X".

ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS AND PLANNERS
(LB # 3080)
1860 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 398-6334
FAX (904) 396-9997

GENERAL NOTES:

1.) This is a Boundary survey.
2.) No abstract of Title furnished.
3.) Not abstracted for easements.
4.) Basis of Bearings: Assumed N. 16°-22'-33" E. along the East line of North Main Street.

Not valid unless Surveyor's Official Seal is embossed hereon.

Louis J. Everett, Jr. P.L.S. No. 3287
LOUIS J. EVERETT, P.L.S. NO. 4099
Professional Surveyors and Mappers
State of Florida

SCALE: 1"=20' DATE: 5-14-99 FIELD BOOK 639 PAGE 114 DRAFTSMAN: H G E ORDER # 99391 - D, 0422 - D

DRAWER NO. 149