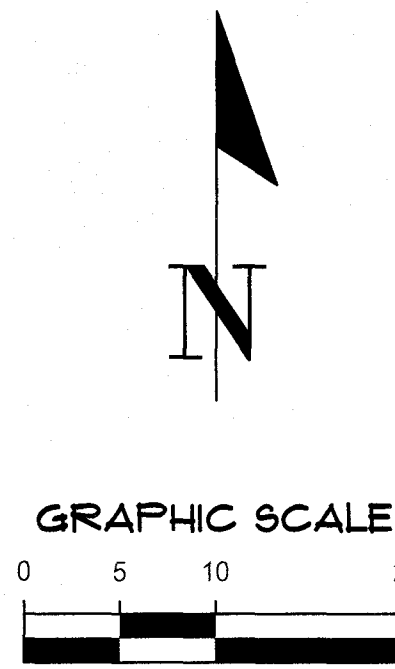


ALTA/NSPS TITLE SURVEY
SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA.



LEGAL DESCRIPTION: (PER TITLE COMMITMENT FILE NUMBER 22-1630)

THAT PART OF BLOCK 3, RANGE 2 OF THE "MAP OF GAINESVILLE, FLORIDA" AS PER PLAT RECORDED IN DEED BOOK "H", PAGE 383 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A DRILL HOLE IN THE CONCRETE SIDEWALK MARKING THE NORTHWEST CORNER OF SAID BLOCK 3, RANGE 2 FOR A POINT OF REFERENCE, THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 1 OF SAID BLOCK 3, RANGE 2, A DISTANCE OF 110.0 FEET TO THE POINT OF BEGINNING, THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 3, RANGE 2, A DISTANCE OF 120.0 FEET TO AN INTERSECTION WITH THE LOT LINE THAT DIVIDES LOT 2 FROM LOT 3, THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 25.0 FEET, THENCE WESTERLY PARALLEL TO THE SAID NORTH LINE OF BLOCK 3, RANGE 2, A DISTANCE OF 16.0 FEET, THENCE NORTHERLY PARALLEL WITH THE SAID EAST LINE OF LOT 2, A DISTANCE OF 14 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF THE ORIGINAL H.A. PICKETT LOT, AS PER DESCRIBED RECORDED IN DEED BOOK 83, PAGE 500 OF SAID PUBLIC RECORDS, THENCE WESTERLY ALONG THE SOUTH LINE OF THE SAID PICKETT LOT AND BEING PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3, RANGE 2, A DISTANCE OF 44.0 FEET TO THE SOUTHWEST CORNER OF THE SAID PICKETT LOT, WHICH IS AT AN INTERSECTION WITH THE LOT LINE THAT DIVIDES LOT 1 FROM LOT 2, AND WHICH IS ALSO AT AN INTERSECTION WITH THE EAST LINE OF THE SCRUGGS-CARMICHAEL PROPERTY, AS PER DEED DESCRIBED RECORDED IN OFFICIAL RECORDS BOOK 844, AT PAGE 124 OF THE SAID PUBLIC RECORDS (THIS PROPERTY IS ALSO REFERRED TO AS THE ORIGINAL J.J. HAYMONS LOT); THENCE SOUTHERLY ALONG THE SAID LOT LINE DIVIDING LOT 1 FROM LOT 2 AND ALONG THE EAST LINE OF THE SAID SCRUGGS-CARMICHAEL PROPERTY A DISTANCE OF 5 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SAID SCRUGGS-CARMICHAEL PROPERTY, THENCE WESTERLY ALONG THE SOUTH LINE OF THE SAID SCRUGGS-CARMICHAEL PROPERTY AND BEING PARALLEL WITH SAID NORTH LINE OF BLOCK 3, RANGE 2, A DISTANCE OF 60.0 FEET TO THE SOUTHWEST CORNER OF THE SAID SCRUGGS-CARMICHAEL PROPERTY, WITH IS AT AN INTERSECTION WITH THE SAID WEST LINE OF LOT 1, THENCE SOUTHERLY ALONG THE SAID WEST LINE OF LOT 1, A DISTANCE OF 34.8 FEET MORE OR LESS TO THE SAID POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 2 FEET OF THE NORTH 86 FEET OF THE EAST 16 FEET OF LOT TWO (2), BLOCK THREE (3), RANGE (2) OF ORIGINAL GAINESVILLE AS PER MAP THEREOF RECORDED IN DEED BOOK "H", PAGE 283 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

BOUNDARY LINE AGREEMENT: (PER O.R.B. 1758, PAGE 2209)

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 3, RANGE 2 OF THE "MAP OF GAINESVILLE, FLORIDA" AS PER MAP RECORDED IN DEED BOOK "H" AT PAGE 383 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN SOUTHERLY, ALONG THE WEST LINE OF SAID BLOCK 3, RANGE 2, A DISTANCE OF 111.0 FEET TO THE TRUE POINT OF BEGINNING OF THE BOUNDARY LINE HEREIN DESCRIBED, THENCE RUN EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3, RANGE 2, A DISTANCE OF 70.5 FEET MORE OR LESS TO THE OUTSIDE EDGE OF A WALL, THENCE RUN NORTHERLY ALONG SAID WALL, A DISTANCE OF 0.27 FEET MORE OR LESS TO THE CORNER OF SAID WALL WITH THE OUTSIDE EDGE OF A CONCRETE WALL RUNNING EAST AND WEST, THENCE RUN EASTERLY ALONG SAID OUTSIDE EDGE OF CONCRETE WALL, A DISTANCE OF 49.5 FEET MORE OR LESS TO THE EASTERN MOST BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN O.R. BOOK 1471, FROM PAGE 108 THROUGH PAGE 109 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE TERMINUS OF SAID BOUNDARY LINE.

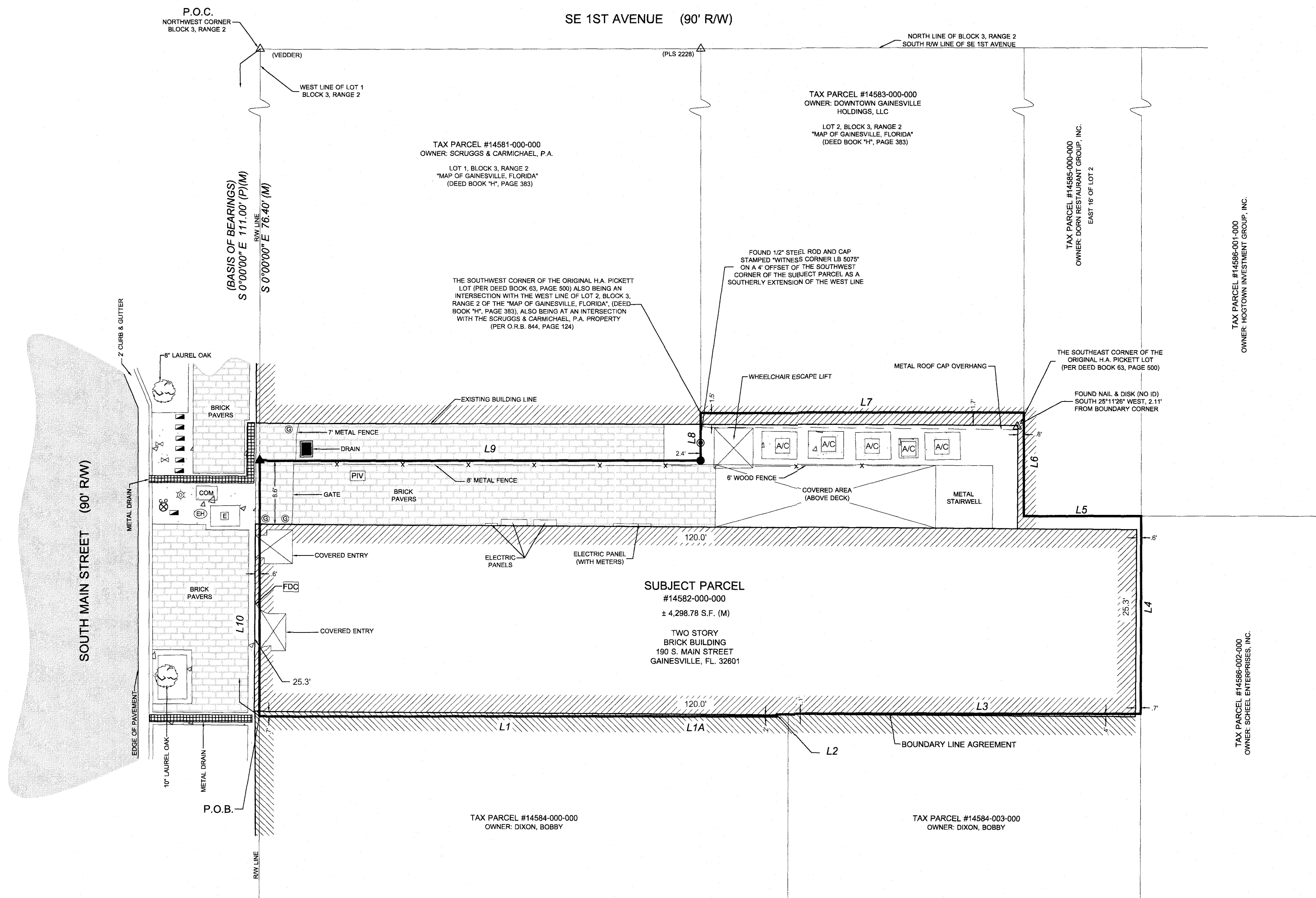
SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 00°00'00" EAST FOR THE WEST LINE OF BLOCK 3, RANGE 2.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRANCH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL, IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK PER WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 22-1630, COMMITMENT DATE: JUNE 06, 2022. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

SCHEDULE B-2: (AS FURNISHED PER WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO.: 22-1630, DATED: JUNE 06, 2022)

ITEM NO. 6: TERMS AND CONDITIONS OF BOUNDARY LINE AGREEMENT RECORDED DECEMBER 29, 1989, ON O.R.B. 1758, PAGE 2209, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

ITEM NO. 7: ENCROACHMENT OF BUILDING ONTO SIDEWALK AND RIGHT-OF-WAY OF SOUTH MAIN STREET, ENCROACHMENT OF BUILDING ONTO ADJOINING PARCEL TO THE EAST, ENCROACHMENT ONTO SUBJECT OF BUILDING TO THE NORTH AND ALL OTHER MATTERS AS SHOWN ON SURVEY PREPARE BY BROWN, HAAKER & OWEN LAND SURVEYORS, INC., DATED: 07-31-2008, SIGNED BY ALAN J. HAAKER, PLS #5548.



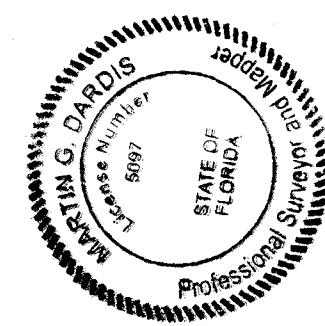
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(D)	S 89°53'15" W	70.00'
L1(M)	S 89°53'15" W	70.50'
L1A(D)	EASTERLY	120.00'
L2(D)	NORTHERLY	0.27'
L2(M)	N 0°00'00" W	0.27'
L3(D)	EASTERLY	49.50'
L3(M)	N 89°53'15" E	49.50'
L4(D)	NORTHERLY	25.00'
L4(M)	N 0°00'59" E	26.73'
L5(D)	WESTERLY	16.00'
L5(M)	S 89°53'15" W	16.00'
L6(D)	NORTHERLY	14.00'
L6(M)	N 0°03'42" W	14.00'
L7(D)	WESTERLY	44.00'
L7(M)	S 89°53'15" W	44.00'
L8(D)	SOUTHERLY	5.00' ±
L8(M)	S 0°03'42" E	6.40'
L9(D)	WESTERLY	60.00'
L9(M)	S 89°53'15" W	60.00'
L10(D)	SOUTHERLY	34.80'
L10(M)	S 0°00'00" E	34.80'

LEGEND:

- (M) = DATA BASED ON FIELD MEASUREMENTS
(P) = DATA BASED ON PLAT OF RECORD
B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
S.F. = SQUARE FEET
RW = RIGHT OF WAY
FFE = FINISHED FLOOR ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
Δ = FOUND NAIL AND DISK (MARKED AS NOTED)
● = SET NAIL AND DISK STAMPED "CHW INC LB 5075"
● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
● = FOUND 5/8" STEEL REBAR & CAP MARKED "WITNESS CORNER LB 5075"
⊕ = ELECTRIC HANDHOLE
AC = AIR CONDITIONER
⊗ = TREE (SIZE AND TYPE NOTED)
x = FENCE (SIZE AND TYPE AS NOTED)
- WATER METER
WATER VALVE
GAS METER
ELECTRIC BOX
DRAIN
METAL LIGHT POLE
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
COMMUNICATION BOX
BRICK PAVEMENT SURFACE
ASPHALT SURFACE
CONCRETE SURFACE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0314 D, EFFECTIVE DATE: JUNE 16, 2008.



MARTIN G. DARDIS

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
1 OF 1