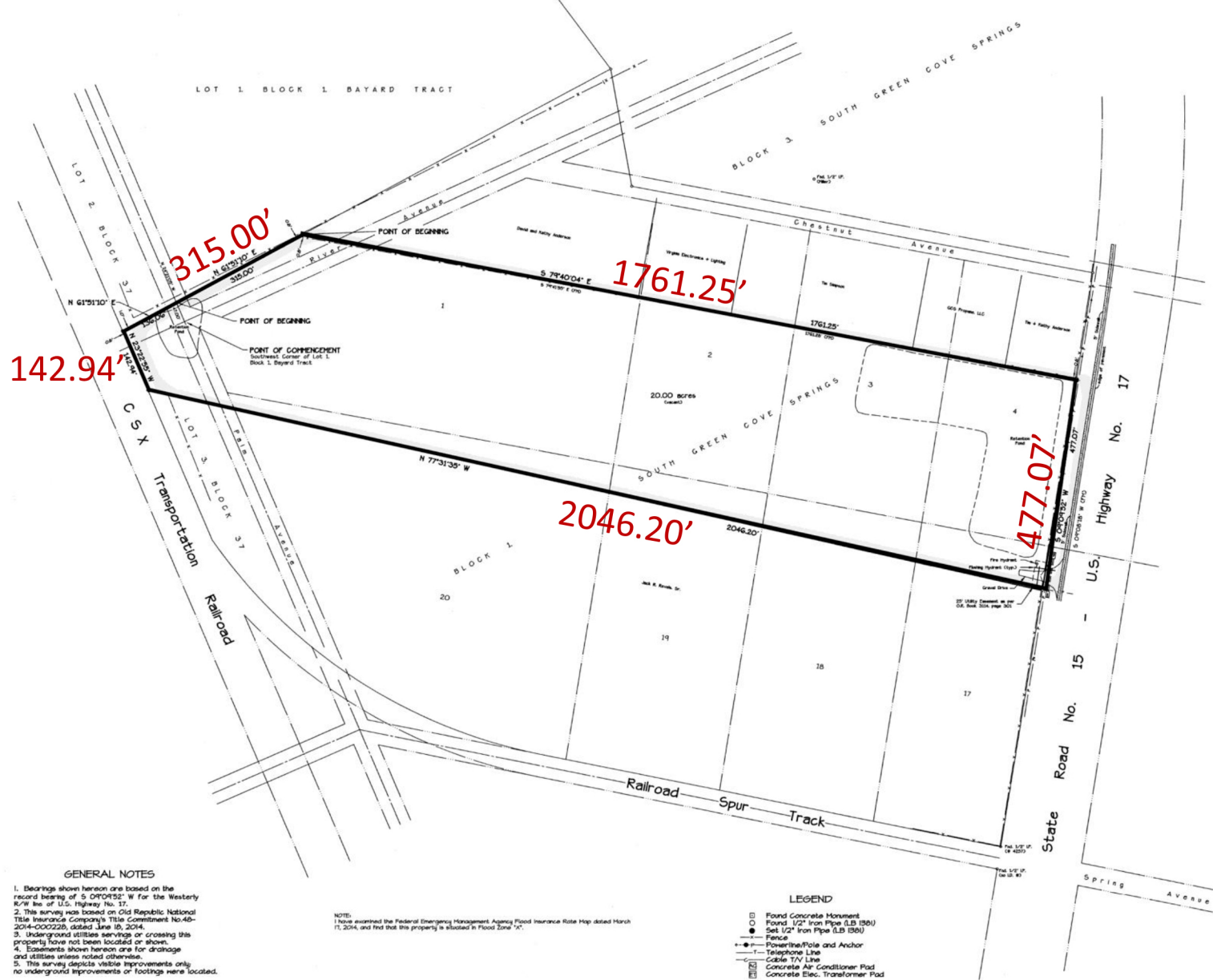


A parcel of land consisting of a portion of Lot 1, Block 1, and a portion of Lots 2 and 3, Block 37, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book 'J', pages 273 and 274, together with a portion of Lots 1, 2, 3, 4, 17, 18, 19 and 20, Block 1, South Green Cove Springs, according to map recorded in Deed Book 'Z', page 748 of said public records, all in the G1F, Clerk, Grant, Section 36, Township 6 South Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 00 seconds West, 47.00 feet to the point of beginning; thence North 61 degrees 51 minutes 10 seconds East, 315.00 feet; thence South 79 degrees 40 minutes 04 seconds East, 1761.25 feet to the westerly line of State Road No. 15 (U.S. Highway No. 17); thence on said westerly line, South 04 degrees 01 minutes 52 seconds West, 477.07 feet; thence North 77 degrees 31 minutes 35 seconds West, 2046.20 feet to the northeasterly line of the CSX Transportation Railroad; thence on said northeasterly line, North 23 degrees 22 minutes 55 seconds West, 142.94 feet; thence North 61 degrees 51 minutes 10 seconds East, 156.06 feet to the point of beginning being 20.00 acres, more or less, in area.

Scale 1" = 100' July 3, 2014

Certified to R3 of North Florida, LLC
Green Cove Springs Industrial Properties, LLC
Attorneys: Title Fund Service, LLC
Old Republic National Title Insurance Company
David A. King, Attorney



315.00'
1761.25'
142.94'

2046.20'

477.07'

GENERAL NOTES

- 1. Bearings shown hereon are based on the record bearing of S 09°04'52" W for the Westerly R/W line of U.S. Highway No. 17.
- 2. This survey was based on Old Republic National Title Insurance Company's Title Commitment No. 48-2014-0002210, dated June 18, 2014.
- 3. Underground utilities services or crossing this property have not been located or shown.
- 4. Easements shown hereon are for drainage and utilities unless noted otherwise.
- 5. This survey depicts visible improvements only; no underground improvements or footings were located.

NOTE:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that this property is situated in Flood Zone "X".

LEGEND

- Found Concrete Monument
- Found 1/2" Iron Pipe (LB 180)
- Set 1/2" Iron Pipe (LB 180)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable TV Line
- Concrete Air-Conditioner Pad
- Concrete Elec. Transformer Pad

ABBREVIATIONS
AC Air Conditioner
BLS Boundary Location Line
E Electric Transformer
F Fence
P Pole



Not valid without the signature and the original sealed seal of a Florida Licensed Surveyor and Mapper.
Harold T. Bland
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