



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

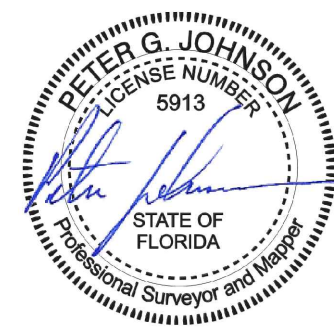
ALTA/NSPS Land Title Survey

C-STORES JACKSONVILLE PORTFOLIO

SURVEYOR CERTIFICATION
11150 LEM TURNER ROAD
JACKSONVILLE, FL 32218
COUNTY OF DUVAL

TO: ARKAGAS, LLC, BCL-CRE 3, LLC, STANDARD SERVICE STATIONS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY COMPANY, AND AMERICAN NATIONAL, LLC. 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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/31/2022.

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173



DATE OF PLAT OR MAP: 04/07/2022
DATE OF LAST REVISION: 08/12/2022
NETWORK REFERENCE #20220700-002

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3025 N. SHILON DRIVE
PAYETTEVILLE, AR 72703
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET

DRAWN BY: AM
JOB REF. # 22-2313

Legal Description

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF DUNNAVENUE (STATE ROAD NO. S-104, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY THE CITY OF JACKSONVILLE RIGHT OF WAY MAP, SECTION 72018-2605) WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD (STATE ROAD NO. 115, A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 72150-2504); THENCE SOUTH 26°14'50" EAST, ALONG SAID NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, A DISTANCE OF 22.00 FEET OF SAID WESTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 26°14'50" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 175.0 FEET; THENCE SOUTH 63°45'10" WEST, 225.00 FEET; THENCE NORTH 26°14'50" WEST, 305.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUNNAVENUE; THENCE NORTH 89°23'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 227.58 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 58°25'35" EAST 37.24 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO. 2200090173FL2, WITH AN EFFECTIVE DATE OF MARCH 03, 2022 AT 8:00 A.M.

Site Information

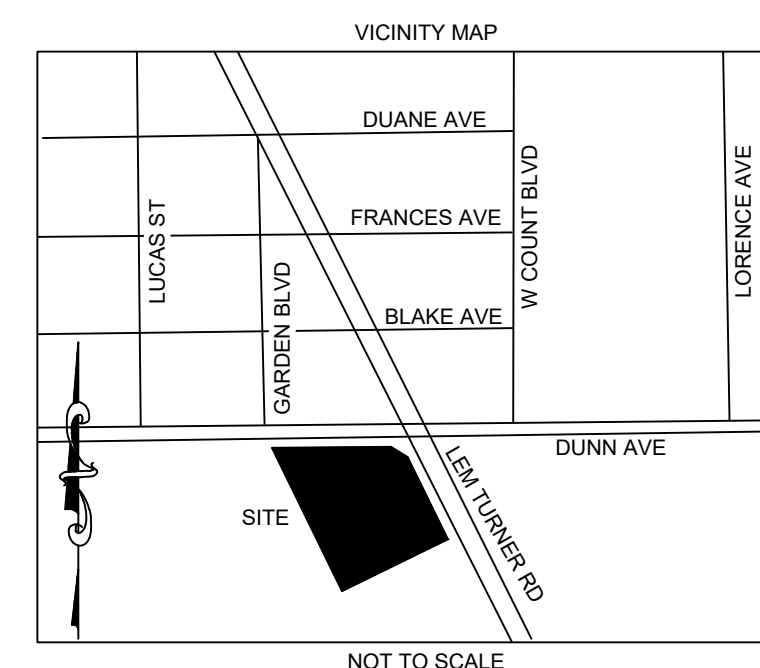
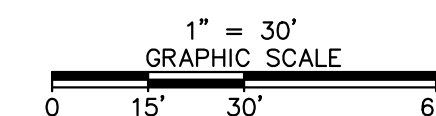
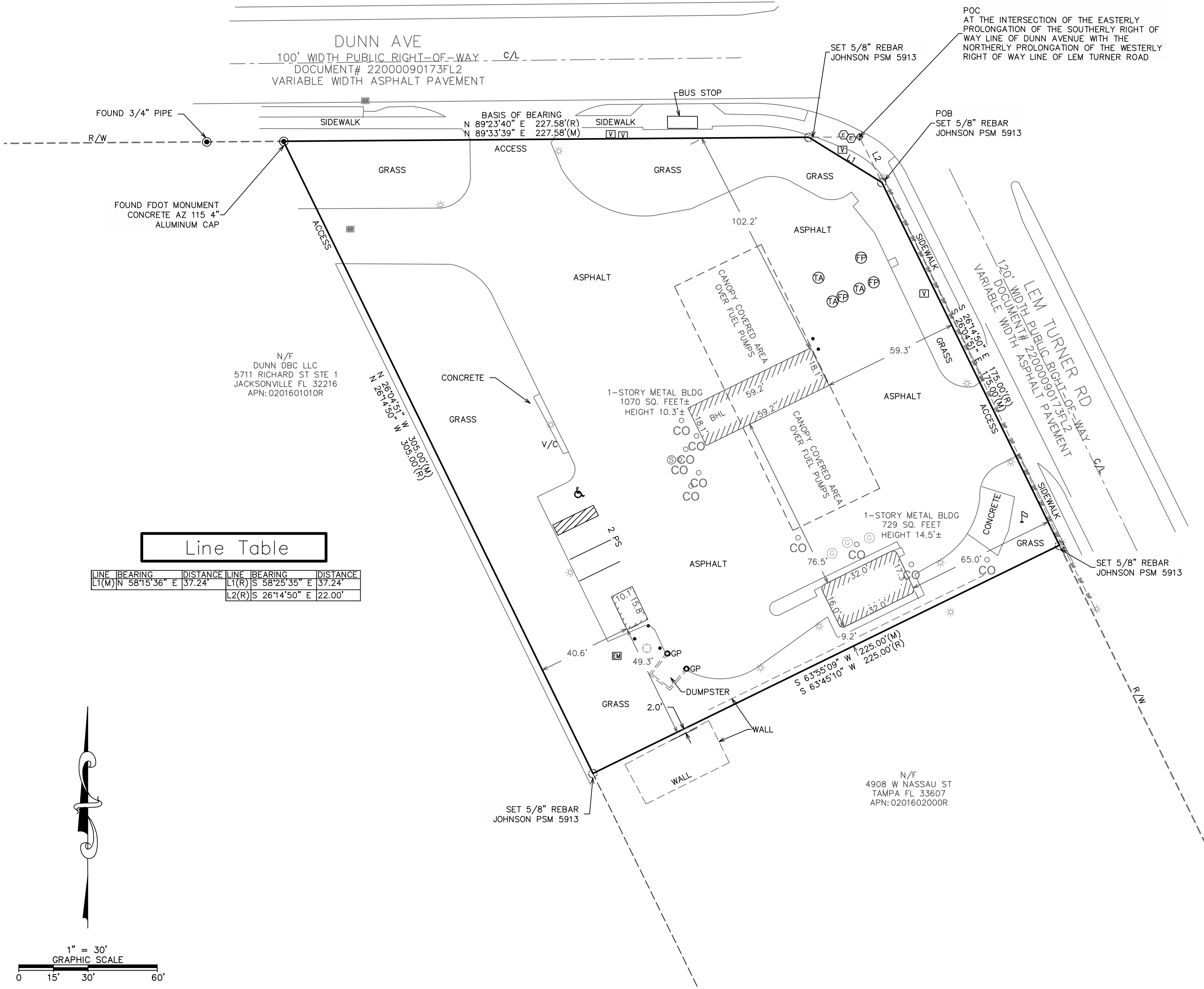
LALUMFLAND LEM TURNER LLC
11150 LEM TURNER ROAD,
JACKSONVILLE, FLORIDA 32218
56,258 SQUARE FEET ±
1.292 ACRES ±
APN: 0201601900R

Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEYING SYMBOLS	UTILITY SYMBOLS
— BOUNDARY LINE	● FOUND MONUMENT AS NOTED	⊕ GAS TRAP
- - - FORTY LINE	○ SET MONUMENT AS NOTED	⊞ ELECTRICAL BOX
— CENTERLINE OF ROAD	P.O.C. POINT OF COMMENCEMENT	⊞ HANDICAP PARKING
- - - RIGHT-OF-WAY	P.O.B. POINT OF BEGINNING	⊞ DROP INLET BOX
- - - UTILITY POWER LINE	C.L. CENTERLINE OF ROAD	
	R/W RIGHT-OF-WAY	
	(M) MEASURED/CALCULATED DIMENSION	
	(R) RECORD DIMENSION	
	B.H. BUILDING HEIGHT LOCATION	
	N/F NOW OR FORMERLY	
	VIC VACUUM	
	TA TANK ACCESS	
	FP FUEL PORT	
		● BOLLARD
		○ CLEAN-OUT
		⊞ TV VAULT
		⊞ ELECTRIC VAULT
		⊞ GATE POST
		⊞ FLAG POLE

Line Table

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1(W) N 58°15'36" E	37.24'	L2(R) S 58°25'35" E	37.24'
L2(R) S 26°14'50" E	22.00'		



Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED:		STATUS
	REQUIRED	OBSERVED	
PERMITTED USE		C-STORE	CONTACT INFO:
MIN. LOT AREA		56,256 SQ FEET	
MIN. FRONTAGE		227.58'	
MAX. BLDG COVERAGE		3.5%	
MIN. SETBACKS FRONT		102.2'	
MIN. SETBACKS SIDE		40.6'	NOTES:
MIN. SETBACKS REAR		9.2'	
MAX BUILDING HEIGHT		14.5'	
PARKING REGULAR		2	
PARKING HANDICAP		1	
PARKING TOTAL		3	

Notes Corresponding to Schedule B

- DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BY JACKSONVILLE PARTNERS VII, LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND TURNER DUNN PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, RECORDED 7/23/1987, IN OFFICIAL RECORDS BOOK 6368, PAGE 1951, AND RECORDED 12/11/1988 IN OFFICIAL RECORDS BOOK 6456, PAGE 1712, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- RESTRICTIVE COVENANTS AGREEMENT BETWEEN TURNER DUNN PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP AND JACKSONVILLE PARTNERS VII, LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, RECORDED 7/23/1987 IN OFFICIAL RECORDS BOOK 6368, PAGE 1958, AND RECORDED IN OFFICIAL RECORDS BOOK 6456, PAGE 1715 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- DRAINAGE ACCESS AGREEMENT BY AND BETWEEN CAREY COMPANY, INC. A FLORIDA CORPORATION AND JACKSONVILLE PARTNERS VII LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, RECORDED 12/13/1988, IN OFFICIAL RECORDS BOOK 6624, PAGE 2183, AS ASSIGNED BY JACKSONVILLE PARTNERS VII LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, TO CPI ASSOCIATES II A FLORIDA GENERAL PARTNERSHIP, BY ASSIGNMENT OF DRAINAGE EASEMENT, RECORDED 12/15/1988 IN OFFICIAL RECORDS BOOK 6626, PAGE 1774, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- EASEMENT AGREEMENT BETWEEN BP EXPLORATION AND OIL, INC. A OHIO CORPORATION, AND PETRO DISTRIBUTING, INC., A FLORIDA CORPORATION RECORDED 12/17/1993 IN OFFICIAL RECORDS BOOK 7737, PAGE 2063, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- ACCESS AGREEMENT BETWEEN FIRST COAST ENERGY, LLP A COLORADO LIMITED LIABILITY PARTNERSHIP, AND NORTHEAST PETRO HOLDING 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED 12/21/2016 IN OFFICIAL RECORDS BOOK 17819, PAGE 151, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- COVENANTS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN SPECIAL WARRANTY DEED (WITH COVENANT), RECORDED IN OFFICIAL RECORDS BOOK 17819, PAGE 158, AND AS SET FORTH IN SPECIAL WARRANTY DEED (WITH COVENANT) RECORDED IN OFFICIAL RECORDS BOOK 18496, PAGE 2457 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- UNRECORDED SUPPLY AGREEMENTS AND SUPPLEMENTAL AGREEMENTS AS EVIDENCED BY THOSE SPECIAL WARRANTY DEEDS (WITH COVENANT) RECORDED IN OFFICIAL RECORDS BOOK 17819, PAGE 135, AND OFFICIAL RECORDS BOOK 18496, PAGE 2457, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- UNRECORDED ACCESS AGREEMENT DATED MAY 4, 2018 AS EVIDENCED BY THAT SPECIAL WARRANTY DEED (WITH COVENANT) RECORDED IN OFFICIAL RECORDS BOOK 18496, PAGE 2457, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

Miscellaneous Notes

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- TOTAL NUMBER OF PARKING SPACES IS 3, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACE.
- FIELD WORK WAS COMPLETED MARCH 31, 2022.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, WHICH IS BASED OFF OF THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N 89°33'09" E PER GPS COORDINATE OBSERVATIONS.
- LATITUDE: N30°28'18.8521" LONGITUDE: W81°41'56.1115" CONVERGENCE ANGLE: N 00°21'14.7457" E
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DUNN AVE AND LEM TURNER RD, WHICH ABUTS THE SE CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO DUNN AVE AND LEM TURNER ROAD BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

Significant Observations

NONE OBSERVED

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12031C0179H, WHICH BEARS AN EFFECTIVE DATE OF 06/03/2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.