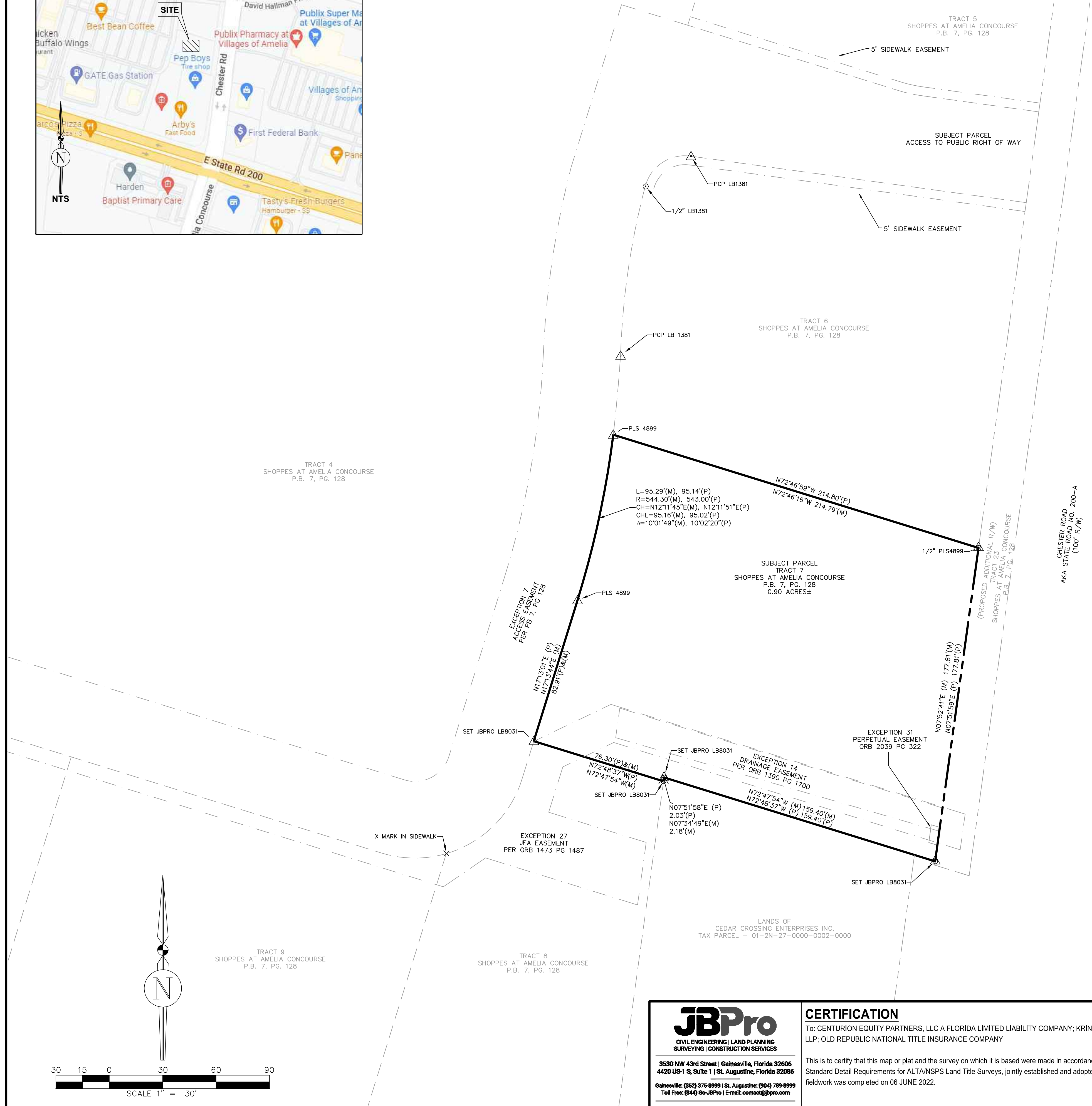
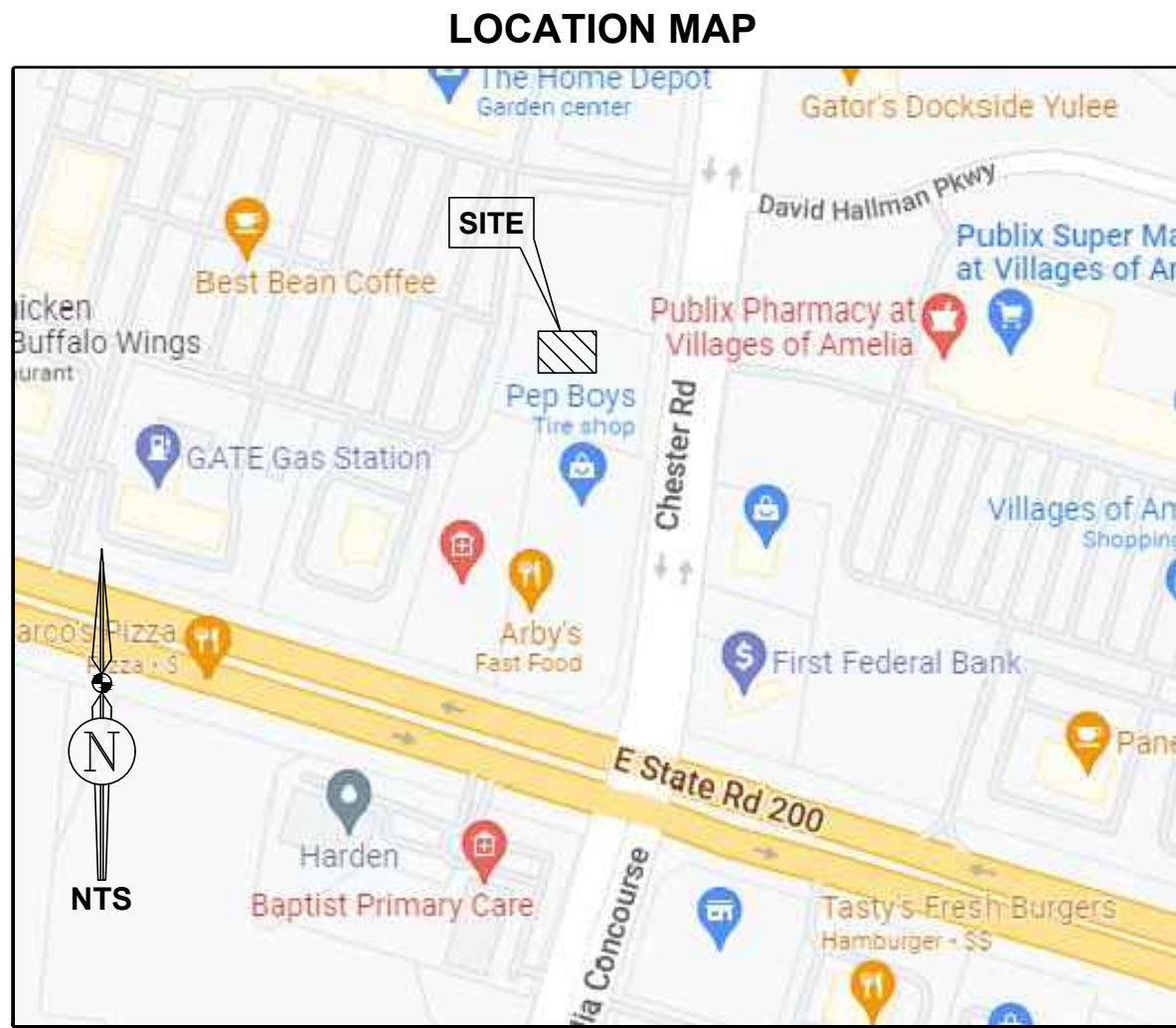


ALTA/NSPS LAND TITLE SURVEY
IN SECTION 01, TOWNSHIP 02 SOUTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



LEGAL DESCRIPTION

TRACT 7, OF SHOPPES AT AMELIA CONCOURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 128 THROUGH 132, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; TOGETHER WITH THOSE NON EXCLUSIVE EASEMENTS AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE (NASSAU COMMERCE CENTER) RECORDED IN OFFICIAL RECORDS BOOK 1196, PAGE 1811, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, OVER THE LANDS THEREIN DESCRIBED AND FOR THE PURPOSES THEREIN EXPRESSED, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE DATED DECEMBER 10, 2004 AND RECORDED IN OFFICIAL RECORDS BOOK 1287, PAGE 797, SECOND AMENDMENT TO RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE DATED JUNE 15, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 1326, PAGE 803, THIRD AMENDMENT TO RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE DATED SEPTEMBER 7, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 1571, FOURTH AMENDMENT TO RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE DATED SEPTEMBER 7, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 1586, AND FIFTH AMENDMENT TO RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE DATED DECEMBER 9, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 1374, PAGE 705, AND SIXTH AMENDMENT TO RECIPROCAL EASEMENT, OPERATING AND DEVELOPMENT AGREEMENT FOR SHOPPES AT AMELIA CONCOURSE (NASSAU COMMERCE CENTER) RECORDED IN OFFICIAL RECORDS BOOK 1436, PAGE 1217, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, CONTAINING 0.90 ACRES, MORE OR LESS

SCHEDULE B-II ITEMS

- NOT A SURVEY MATTER
- SEE SURVEY SHOWN HEREON
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NO EASEMENT RESEARCH WAS CONDUCTED AS PART OF THIS SURVEY. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS OR FURNISHED TO THIS SURVEYOR, DO NOT APPEAR ON THIS SURVEY MAP.
- NOT SURVEY MATTER
- MATTERS STATED IN THE PLAT OF SHOPPES AT AMELIA CONCOURSE, RECORDED IN PLAT BOOK 7, PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHOWN HEREON THIS SURVEY.
- NOT PROVIDED BY CLIENT
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 224, PAGE 275. IS AN OFFSITE EASEMENT AND IS NOT DEPICTED ON THIS SURVEY.
- DRAINAGE EASEMENT GRANTED TO STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, TALLAHASSEE, FLORIDA, ACCORDING TO INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 204, PAGE 406. IS AN OFFSITE EASEMENT AND IS NOT DEPICTED ON THIS SURVEY.
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- DRAINAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1390, PAGE 1700 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1393, PAGE 655, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1947 PAGE 1611. DRAINAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1390, PAGE 1700 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1393, PAGE 655, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1947 PAGE 1611 IS DEPICTED ON THIS SURVEY AND AFFECTS THE SUBJECT PARCEL.
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 1548, IS AN OFFSITE EASEMENT AND IS NOT DEPICTED ON THIS SURVEY.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 1562, IS AN OFFSITE EASEMENT AND IS NOT DEPICTED ON THIS SURVEY.
- NOT A SURVEY MATTER
- GRANTS OF EASEMENT (EASEMENT NO. 1) IN FAVOR OF JEA RECORDED IN OFFICIAL RECORDS BOOK 1473, PAGE 1487; OFFICIAL RECORDS BOOK 1473, PAGE 1494; OFFICIAL RECORDS BOOK 1474, PAGE 1405; OFFICIAL RECORDS BOOK 1474, PAGE 1821; OFFICIAL RECORDS BOOK 1474, PAGE 1828; OFFICIAL RECORDS BOOK 1474, PAGE 1835; OFFICIAL RECORDS BOOK 1474, PAGE 1842; OFFICIAL RECORDS BOOK 1474, PAGE 1849; AND OFFICIAL RECORDS BOOK 1530, PAGE 785, AS AFFECTED BY SUBORDINATION RECORDED IN OFFICIAL RECORDS BOOK 1963 PAGE 1648 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED ON THIS SURVEY.
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- TERMS AND CONDITIONS AND PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS PER STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2039 PAGE 322 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED ON THIS SURVEY.
- NOT A SURVEY MATTER

SURVEYOR'S NOTES

- ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS. THEREOF.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF N17°13'01"E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
- EXCEPT AS NOTED OR SHOWN HEREON THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EXCEPT THOSE THAT WERE FURNISHED TO THE LAND SURVEYOR AND LISTED IN SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER MATTERS THAT THE PROVIDED COMMITMENT FOR TITLE INSURANCE DOES NOT DISCLOSE.
- THE SIGNING LAND SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS NOT SHOWN IN THE REFERENCED TITLE INSURANCE COMMITMENT, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA EAST COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 06/06/2022.
- NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
- EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
- REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
- UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
- ALL IMPROVEMENTS AND VERTICAL RELIEF ARE SHOWN ON SHEET 2 OF THIS SURVEY SET

ABBREVIATIONS

Δ = DELTA
(D) = DEED
(M) = MEASURED
CHB = CHORD BEARING
CHL = CHORD LENGTH
ELEV = ELEVATION
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
L = ARC LENGTH
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NAV88 = NORTH AMERICAN VERTICAL DATUM OF 1988
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
R = RADIUS
NTS = NOT TO SCALE

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
RIGHT-OF-WAY LINE
RIGHT-OF-WAY CENTERLINE
BENCHMARK
CONCRETE MONUMENT
IRON ROD - CAPPED
NAIL & DISK
PIPE

BUILDING SETBACKS PER

P.B. 7, PG. 128

1. FRONT = 50'
2. REAR = 25'
3. SIDE = 20'

463809 STATE ROAD 200
YULEE, FL 32097

ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

SEE ALTA
CERTIFICATION
AT LEFT

Scale: 1"=20'
Proj. No.: 366-22-04
Drawn: L. Roberts
Checked: R. White
Dwg. Name: 366-22-04
Dwg. Date: 06/16/2022
Field Book: 31
Pages: 9-10
Sheet: 1 of 2

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) GoJBPro | E-mail: contact@jbpro.com

CERTIFICATION

To: CENTURION EQUITY PARTNERS, LLC A FLORIDA LIMITED LIABILITY COMPANY; KRINZMAN, HUSS & LUBETSKY, LLP; 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. The fieldwork was completed on 06 JUNE 2022.

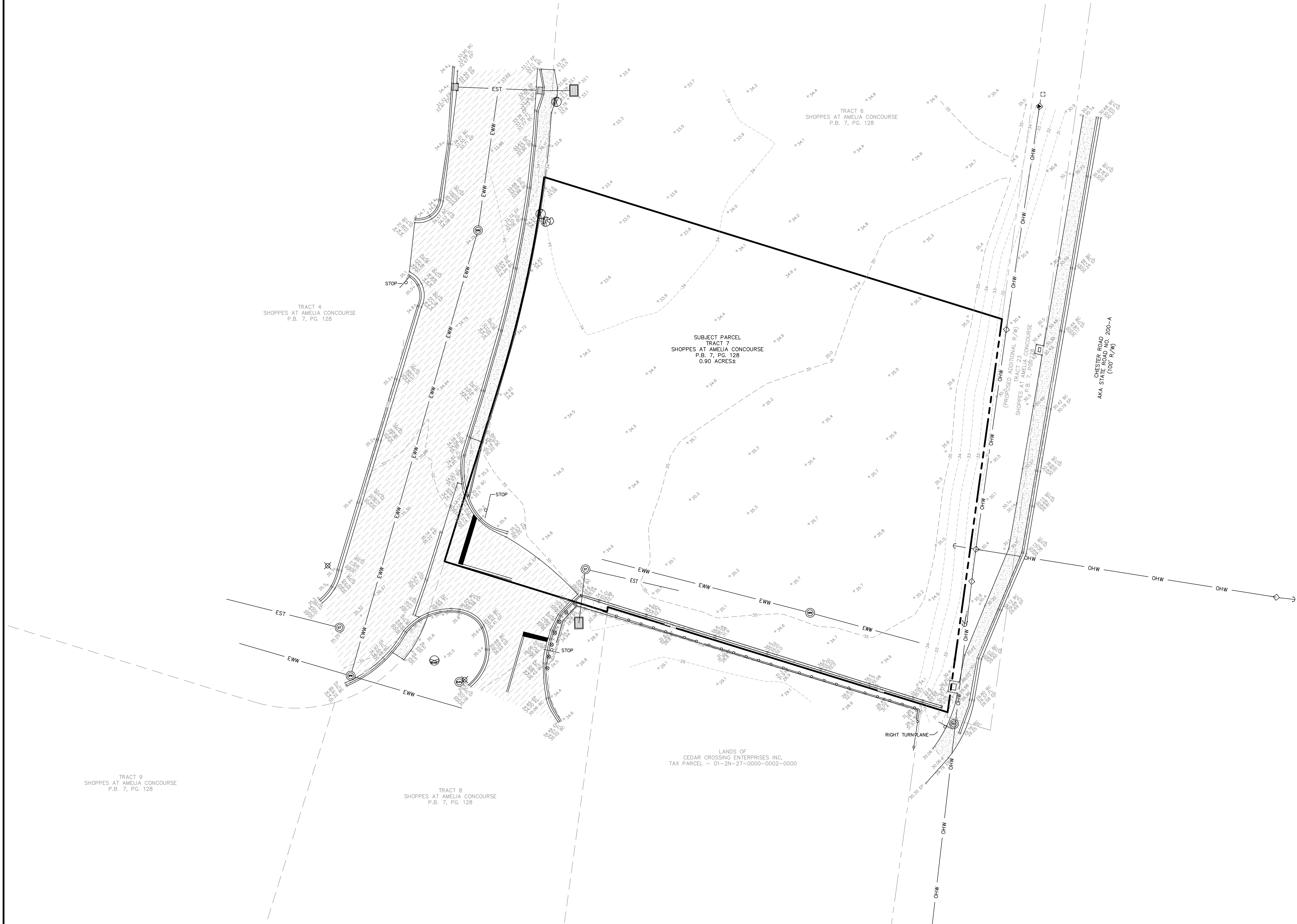
THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4816
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Richard L. White, PLS
Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY
IN SECTION 01, TOWNSHIP 02 SOUTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



SYMBOL LEGEND

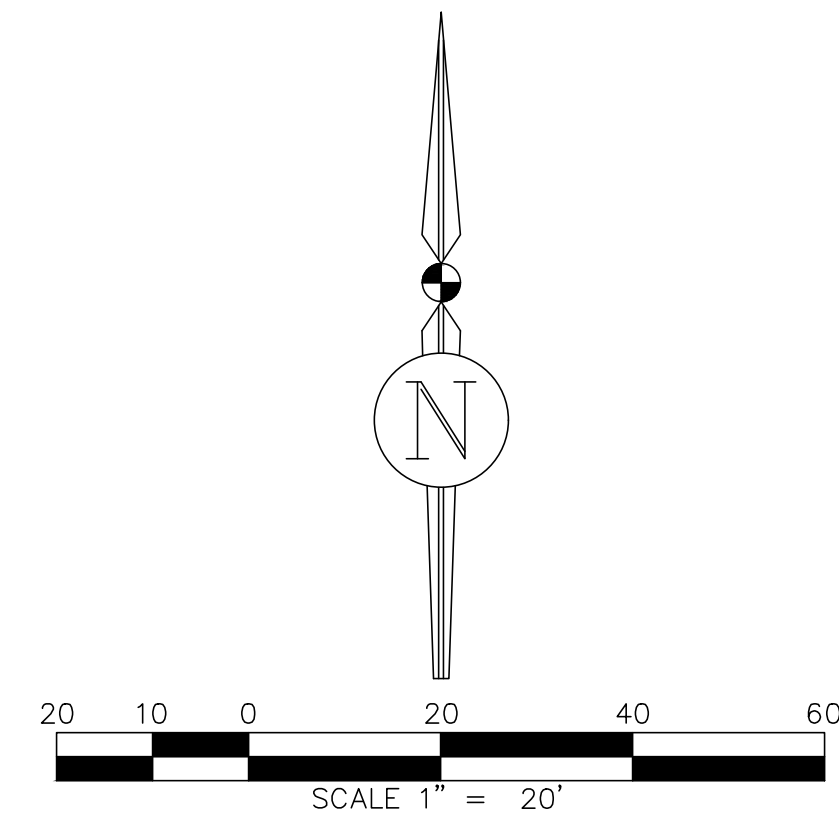
- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- OHW OVERHEAD WIRE
- EST STORM SEWER LINE
- EWV WASTEWATER LINE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- PIPE
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WATER VALVE COVER
- FIRE HYDRANT
- MARKER FOR UNDERGROUND UTILITY
- BOLLARD
- LIGHT POLE
- POWER POLE
- POWER POLE WITH TRANSFORMER
- GUY WIRE
- SINGLE POLE SIGN
- WIRE PULL BOX
- OTHER MARKER
- SPOT ELEVATION - SOFT SURFACE
- SPOT ELEVATION - HARD SURFACE
- CONTOUR LINES
- CONCRETE SURFACE
- ASPHALT SURFACE

ABBREVIATIONS

- Δ = DELTA
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- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- R = RADIUS
- NTS = NOT TO SCALE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- MHS = MANHOLE SEWER
- MHD = MANHOLE STORM
- CB = CATCH BASIN

NOTE:

ALL ITEMS ASSOCIATED WITH THE BOUNDARY OR EASEMENTS ARE SHOWN ON SHEET 1 OF THIS MAP



ALTA/NSPS LAND TITLE SURVEY

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