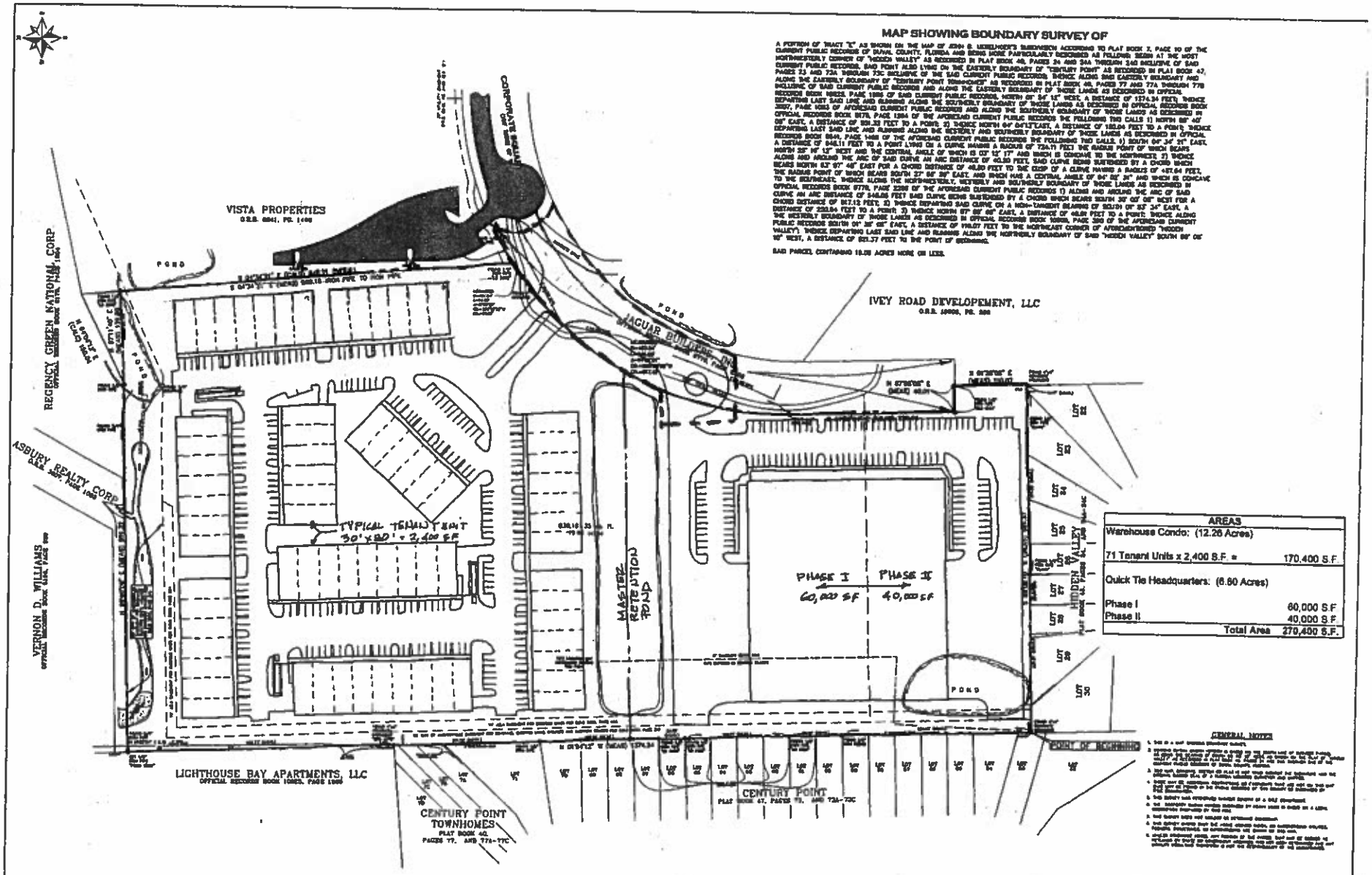
MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF TRACT "E" AS SHOWN ON THE MAP OF JOHN D. MIDDLEMOST'S SUBDIVISION ACCORDING TO PLAT BOOK 3, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHWESTERLY CORNER OF "HIDDEN VALLEY" AS RECORDED IN PLAT BOOK 46, PAGES 34 AND 34A THROUGH 34D INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO LYING ON THE EASTERLY BOUNDARY OF "CENTURY POINT" AS RECORDED IN PLAT BOOK 47, PAGES 73 AND 73A THROUGH 73C INCLUSIVE OF THE SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF "CENTURY POINT TOWNHOMES" AS RECORDED IN PLAT BOOK 46, PAGES 77 AND 77A THROUGH 77D INCLUSIVE OF SAID CURRENT PUBLIC RECORDS AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10622, PAGE 1886 OF SAID CURRENT PUBLIC RECORDS, NORTH 00° 34' 12" WEST, A DISTANCE OF 1374.34 FEET; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE SOUTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3007, PAGE 1083 OF AFORESAID CURRENT PUBLIC RECORDS AND ALONG THE SOUTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8678, PAGE 1384 OF THE AFORESAID CURRENT PUBLIC RECORDS THE FOLLOWING TWO CALLS: 1) NORTH 88° 40' 00" EAST, A DISTANCE OF 831.33 FEET TO A POINT; 2) THENCE NORTH 64° 04'17" EAST, A DISTANCE OF 183.84 FEET TO A POINT; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE SOUTHERLY AND SOUTHWESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8849, PAGE 1486 OF THE AFORESAID CURRENT PUBLIC RECORDS THE FOLLOWING TWO CALLS: 1) SOUTH 04° 34' 27" EAST, A DISTANCE OF 846.11 FEET TO A POINT LYING ON A CURVE HAVING A RADIUS OF 726.71 FEET THE RADIUS POINT OF WHICH BEARS NORTH 55° 16' 12" WEST AND THE CENTRAL ANGLE OF WHICH IS 03° 12' 17" AND WHICH IS CONCAVE TO THE NORTHWEST; 2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53° 07' 48" EAST FOR A CHORD DISTANCE OF 40.50 FEET TO THE END OF A CURVE HAVING A RADIUS OF 487.64 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 37° 56' 39" EAST, AND WHICH HAS A CENTRAL ANGLE OF 04° 02' 34" AND WHICH IS CONCAVE TO THE SOUTHEAST; THENCE ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8778, PAGE 2298 OF THE AFORESAID CURRENT PUBLIC RECORDS 1) ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 34.06 FEET SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39° 05' 06" WEST FOR A CHORD DISTANCE OF 347.12 FEET; 2) THENCE DEPARTING SAID CURVE ON A NON-TANGENT BEARING OF SOUTH 01° 53' 34" EAST, A DISTANCE OF 330.94 FEET TO A POINT; 3) THENCE NORTH 87° 06' 00" EAST, A DISTANCE OF 48.00 FEET TO A POINT; THENCE ALONG THE WESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10600, PAGE 380 OF THE AFORESAID CURRENT PUBLIC RECORDS SOUTH 01° 36' 05" EAST, A DISTANCE OF 110.07 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED "HIDDEN VALLEY"; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID "HIDDEN VALLEY" SOUTH 88° 05' 10" WEST, A DISTANCE OF 821.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.06 ACRES MORE OR LESS.



AREAS	
Warehouse Condo: (12.26 Acres)	
71 Tenant Units x 2,400 S.F. =	170,400 S.F.
Quick Tie Headquarters: (6.80 Acres)	
Phase I	60,000 S.F.
Phase II	40,000 S.F.
Total Area	270,400 S.F.

GENERAL NOTES

1. THIS IS A TRUE SURVEY BOUNDARY SURVEY.
2. THE SURVEY DOES NOT CONSIDER OWNERSHIP OF ANY PORTION OF THE SUBJECT PROPERTY. THE SURVEY DOES NOT CONSIDER ANY ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENTS.
3. THERE WAS NO EVIDENCE OF ANY PORTION OF THE SUBJECT PROPERTY BEING IN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THE SURVEY HAS INTERPRETED MARKED BOUNDARY OF A SALE DEPARTMENT.
5. THE MARKED BOUNDARY CORNERS DEPICTED BY FRONT CORNER OF BUILDING OR A LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
6. THE SURVEY DOES NOT CONSIDER ANY ENVIRONMENTAL ENCROACHMENT.
7. THE SURVEY DOES NOT CONSIDER ANY ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL CONDITIONS, OR ENVIRONMENTAL ISSUES, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL CONDITIONS, OR ENVIRONMENTAL ISSUES.
8. UNDER GOVERNMENT LEGAL, ANY PORTION OF THE PROPERTY THAT MAY BE SUBJECT TO THE PROVISIONS OF THE FLORIDA "BEACH AND SHORE PRESERVATION ACT" AND THE RULES AND REGULATIONS PROMULGATED THEREUNDER, AND THE RIGHTS OF THE STATE OF FLORIDA TO ANY PORTION OF THE PROPERTY LYING SEAWARD OF THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN.

VARIOUS PLANS AND THE DRAWINGS AND THE VERBAL DATA AS OF A PARTIAL SURVEYED SURVEY AND SURVEY, AND SURVEY PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.