

BOUNDARY SURVEY

SECTIONS 19 & 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

SPRING HILLS LAND HOLDINGS, LLC

1) THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 19, TOWNSHIP 09 SOUTH, RANGE 19 EAST AS BEING SOUTH 89 DEGREES, 19 MINUTES, 23

2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

3) SUMMARY OF SURVEYED AREA TRACT 1 (NE.1) 307.95± ACRES TRACT 2 (NE.4) 2.68± ACRES TRACT 3 (NW.1) 50.39± ACRES TRACT 4 (SE.1) 20.29± ACRES TRACT 5-A 4.32± ACRES TRACT 8 (NE.3) 1.42± ACRES TRACT 9 (NE.2) 2.99± ACRES 390.04± ACRES

4) THE DISTANCES SHOWN ARE IN FEET AND ARE IN THE HORIZONTAL PLANE

5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.

6) THIS SURVEY IS NOT ASSIGNABLE.

7) THE LOCATION OF LANDSCAPED AREAS ARE NOT SHOWN HEREON.

8) PARCEL ADDRESSES KNOWN TO THIS SURVEYOR

(SOURCE: ALACHUA COUNTY PROPERTY APPRAISER - NOT VERIFIED WITH ANY OTHER ENTITY AND SUBJECT TO CHANGE)

UNKNOWN TRACT 3 (NW.1) UNKNOWN TRACT 4 (SE.1) UNKNOWN TRACT 8 (NE.3) UNKNOWN

9) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND

10) FOUNDATIONS THAT ARE BENEATH THE SURFACE, IF ANY, WERE NOT LOCATED AS A PART OF THIS SURVEY AND MAY VIOLATE DEED OR EASEMENT LINES.

11) SUMMARY OF EXISTING STRIPED PARKING SPACES ON THE PROJECT SITE:

TRACT 1 (NE.1) NONE TRACT 2 (NE.4) 28 REGULAR SPACES TRACT 3 (NW.1) TRACT 4 (SE.1) NO COMPLETE SPACES TRACT 8 (NE.3) TRACT 9 (NE.2)

12) THIS SURVEY CONSISTS OF 16 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

13) THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION 96-73 (REGARDING SOLID WASTE) AS RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGE 1999.

14) TRACT 3 (NW.1) APPEARS TO BE SUBJECT TO THE MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3661, PAGE 697.

15) THE BREAKDOWN OF SECTION 19 AND SECTION 30 IS PER GLO SURVEY BY HENRY WASHINGTON & DAVID H. BURR IN 1845. THESE LINES WERE ESTABLISHED BY PRORATING THE ORIGINAL GLO DISTANCES ALONG THE EXTERIOR SECTION LINES, HOLDING A DISTANCE OF 40 CHAINS FROM THE EAST SECTION LINES, AND PUSHING THE DEFICIENCY INTO THE WEST PART OF THE SECTIONS. THIS METHOD IS IN ACCORDANCE WITH THE "GENERAL INSTRUCTIONS" ISSUED IN JUNE 1845 WHICH WERE IN USE BY WASHINGTON & BURR. PER A CONVERSATION WITH PERSONNEL AT THE STATE OF FLORIDA DIVISION OF STATE LANDS BUREAU OF SURVEY AND MAPPING THE ARREDONDO GRANT WAS RE-SURVEYED AND RE-SECTIONED BY COURT ORDER. IN THIS CIRCUMSTANCE THE COURT ORDERED SURVEY (WASHINGTON & BURR IN 1845) WOULD HOLD AND THE PREVIOUS SURVEYS

16) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS

17) THE RIGHT-OF-WAY OF NW 92ND COURT WAS CONVEYED IN MULTIPLE DOCUMENTS. O.R. 1769, PG 1313 AND O.R. 2321, PG 2858 COMMENCED FROM TWO DIFFERENT DIRECTIONS TO GET TO THE POINT OF REGINNING (ONE FROM THE EAST AND THE OTHER FROM THE WEST). THE SCRIVENER OF THE LEGAL DESCRIPTION SH INTERPRETED THE RESULTS IN A WAY THAT CAUSED A JOG IN THE RIGHT-OF-WAY BEING 0.17 FEET IN LENGTH. THIS SURVEYOR HAS REVIEWED THE DOCUMENTS SHOWN ABOVE. ALONG WITH O.R. 1638, PG 250 (WHICH THE NORTHEAST CORNER OF WHICH IS CALLED FOR IN O.R. 2321, PG 2858), AND HAS DETERMINED THAT THERE SHOULD BE NO JOG IN THIS RIGHT-OF-WAY AND INSTEAD OF THREE LINE SEGMENTS ONLY ONE LINE SHOULD EXIST IN THIS AREA.

18) THE LOCATION OF TAX PARCEL LINES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE FOR INFORMATION PURPOSES.

19) REGARDING BUILDINGS:

TRACT 1 (NE.1) AS SHOWN TRACT 2 (NE.4) NO BUILDINGS OBSERVED AS SHOWN TRACT 4 (SE.1) NO BUILDINGS OBSERVED NO BUILDINGS OBSERVED TRACT 8 (NE.3) NO BUILDINGS OBSERVED NO BUILDINGS OBSERVED

20) THE RESULTS OF THIS SURVEY DIFFER SIGNIFICANTLY FROM THE RECORD DESCRIPTION IN MULTIPLE AREAS. THIS SURVEYOR BELIEVES THAT THE OLDER RECORD DESCRIPTION (A PORTION OF WHICH IS WITHIN O.R. 3312, PG 267 & O.R. 1908, PG 1130) WAS RE-WRITTEN BY ANOTHER SURVEYOR (SCRIVENER) TO REMOVE CERTAIN PARCELS OF LAND FOR THE TRANSACTION RESULTING IN THE DESCRIPTION IN THE VESTING DEED (O.R. 3312, PG 267). IN THIS SURVEYOR'S OPINION, ANY NECESSARY REWRITING OF THE LEGAL DESCRIPTION SHOULD HAVE BEEN MORE IN LINE WITH THE OLDER RECORD DESCRIPTION, INSTEAD OF IN LINE WITH THE RESULTS OF THE SCRIVENER'S SURVEY, WHICH THIS SURVEYOR BELIEVES WAS IN ERROR IN MULTIPLE AREAS. A SUMMARY OF SOME OF THESE AREAS ARE AS FOLLOWS:

A. THERE ARE TWO POSSIBLE LOCATIONS FOR THE WEST LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST. THIS SURVEYOR'S DECISION REGARDING THE LOCATION OF THIS PROPERTY LINE DIFFERS BY APPROXIMATELY 27 FEET FROM THE SCRIVENER'S. SEE SHEET 4 AND SHEET 5.

B. IN THIS SURVEYOR'S OPINION, THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST IS A CONCRETE MONUMENT, WHILE THE SCRIVENER HELD A 5/8" REBAR APPROXIMATELY 17 FEET SOUTH. THIS CREATES A DIFFERENCE BETWEEN THE PROPERTY LINES SHOWN HEREON AND THE SCRIVENER'S LOCATION OF THE PROPERTY LINES ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST. THIS DIFFERENCE IS APPROXIMATELY 17 FEET ON THE WEST SECTION LINE AND O FEET ON THE EAST SECTION LINE. SEE SHEET 6, SHEET 7 AND SHEET 5. C. THIS SURVEYOR AGREES WITH THE SCRIVENER'S INTENTION TO GO ALONG THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED IN O.R. 620, PG 258 AND ALONG

THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN O.R. 444, PG 54. HOWEVER, THIS SURVEYOR DOES NOT AGREE WITH HOW THE SCRIVENER PLACED THESE BOUNDARY LINES, IGNORING EXISTING OLD CONCRETE MONUMENTS AND INSTEAD SETTING IRON ROD AND CAPS AT A SET DISTANCE FROM THE SCRIVENER'S CALCULATED POINT OF COMMENCEMENT. THIS CAUSES THE PROPERTY LINE SHOWN HEREON TO DIFFER FROM THE SCRIVENER'S BOUNDARY LINE BY APPROXIMATELY 18 TO 21 FEET.

D. AT THE SOUTHEAST CORNER OF TRACT 3 (NW.1) THE SCRIVENER APPARENTLY MIS-INTERPRETED THE FDOT RIGHT-OF-WAY MAPS IN THIS AREA AS A TRIANGULAR PIECE OF LAND WAS INCLUDED WITHIN THE PROPERTY BOUNDARY WHICH WAS CONVEYED TO FDOT IN O.R. 2317, PG 2745. THE DIFFERENCE IN THIS AREA IS APPROXIMATELY

21) THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONES 'A' & 'X' (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0280D; COMMUNITY NUMBER: 120001; PANEL: 0280D; EFFECTIVE DATE: 6/16/2006, AND THE FLOOD INSURANCE RATE MAP NUMBER 12001C0290E; COMMUNITY NUMBER: 120001; PANEL: 0290E; MAP REVISED: 9/24/2021. SAID PANEL 0294D DESCRIBES ZONE 'X' (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED". SAID PANEL 0435E DESCRIBES ZONE 'X' (UNSHADED) AS BEING "AREA OF MINIMAL FLOOD HAZARD" AND ZONE 'A' AS BEING "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD

Sheet No.:

LEGAL DESCRIPTION:

TRACT 1 (NE.1)

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°41'04" WEST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 1205.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS NORTHWEST 91ST STREET EXTENSION PARCEL; THENCE RUN SOUTH 891930" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2858, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 THE FOLLOWING COURSES: SOUTH 89"19"30" WEST, 442.56 FEET; THENCE RUN SOUTH 34"07"34" WEST, 146.14 FEET; THENCE RUN SOUTH 89°19'30" WEST, 120.96 FEET; THENCE RUN SOUTH 00°40'30" EAST, 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY: THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20,00 FEET. A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, A CHORD LENGTH OF 28.28 FEET AND A CHORD BEARING OF SOUTH 44°19'30" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°19'30" WEST, 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET AND A CHORD BEARING OF NORTH 45°40'30" WEST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS AND THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 10.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 92ND COURT; THENCE RUN SOUTH 8919'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 100.00 FEET TO THE NORTHWEST CORNER THEREOF: THENCE RUN SOUTH 00°40'30" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND COURT, 320.00 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE 2846 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 8919'30" WEST, ALONG SAID NORTH LINE, 399.83 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE RUN SOUTH 00°40'30" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1779, PAGE 2846, A DISTANCE OF 507.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AN ACCESS ROAD (A.K.A. NORTHWEST 96TH BOULEVARD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 26260-2442 AND SECTION 26260-2401; THENCE RUN, ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID ACCESS ROAD, THE FOLLOWING COURSES: THENCE RUN NORTH 8610'28" WEST, 290.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 31°33'42", AN ARC LENGTH OF 148.73 FEET, A CHORD LENGTH OF 146.86 FEET AND A CHORD BEARING OF NORTH 70°23'37" WEST TO THE POINT OF TANGENCY: THENCE RUN NORTH 54°36'46" WEST. 1155.53 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE SOUTHERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 28'36'55" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 371.45 FEET TO THE EASTERLY MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC, STAMPED LB #2389; THENCE RUN NORTH 61°23'05" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 227.06 FEET TO THE NORTHERLY MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED LB# 2389; THENCE RUN SOUTH 28°36'55" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2311, PAGE 1855 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 25.00 FEET TO THE EASTERLY MOST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094 OF SAID PUBLIC RECORDS, AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY C. McGRIFF, P.L.S. #509; THENCE RUN NORTH 49°21'06" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 250.12 FEET TO A REBAR AND CAP NUMBER LB-3556 MARKING THE NORTHERLY MOST CORNER THEREOF; THENCE RUN SOUTH 52°32'42" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 216 AND OFFICIAL RECORDS BOOK 2624, PAGE 1094, A DISTANCE OF 299.34 FEET TO THE WESTERLY MOST CORNER THEREOF AS MONUMENTED BY A 4" X 4" CONCRETE MONUMENT AND DISC STAMPED PERRY C. McGRIFF, P.L.S. #509, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID ACCESS ROAD (NORTHWEST 96TH BOULEVARD); THENCE RUN NORTH 49"18'23" WEST, ALONG SAID EASTERLY RIGHT—OF—WAY LINE, 346.98 FEET; THENCE RUN NORTH 41°21'53" WEST, ALONG SAID EASTERLY RIGHT—OF—WAY LINE, 697.22 FEET; THENCE RUN NORTH 35°39'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.16 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 620, PAGE 258 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 59°24'58" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 620, PAGE 258, A DISTANCE OF 557.55 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 54 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 05°47'04" WEST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 444, PAGE 54, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 89°05'58" EAST, ALONG SAID NORTH LINE, 854.93 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°40'16" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 2659.55 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN NORTH 89"13'25" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2619.17 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE RUN SOUTH 00°40'58" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2653.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN SOUTH 00°41'04" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1448.58 FEET TO THE POINT OF BEGINNING.

TRACT 2 (NE.4)

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89"19'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 891.96 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 1769, PAGE 1313 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, WITH SAID SOUTH SECTION LINE; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE EXTENSION AND SAID RIGHT-OF-WAY LINE, 464.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 186.00 FEET; THENCE RUN SOUTH 89"9"30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 0.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 92ND STREET, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS: THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00'40'30" WEST AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC RECORDS, 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN ALONG SAID WESTERLY AND SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES: NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00". AN ARC LENGTH OF 23.56 FEET. A CHORD LENGTH OF 21.21 FEET. AND A CHORD BEARING OF NORTH 44"19'30" EAST: THENCE RUN NORTH 8919'30" EAST, 109.75 FEET; THENCE RUN SOUTH 00'40'30" EAST, 171.00 FEET; THENCE RUN NORTH 8919'30" EAST, 168.75 FEET; THENCE RUN SOUTH 00°40'30" EAST, 160.02 FEET; THENCE RUN NORTH 89"19'30" EAST, 16.99 FEET; THENCE RUN NORTH 59"19'30" EAST, 22.90 FEET; THENCE RUN NORTH 89°19'30" EAST, 22.34 FEET; THENCE RUN SOUTH 60°40'30" EAST, 40.02 FEET; THENCE RUN NORTH 89°19'30" EAST, 23.34 FEET; THENCE RUN NORTH 5919'30" EAST, 22.90 FEET; THENCE RUN NORTH 8919'30" EAST, 10.00 FEET; THENCE RUN SOUTH 00'40'30" EAST, 112.87 FEET: THENCE RUN SOUTH 89°19'30" WEST. 425.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY: THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF NORTH 45°40'30" WEST TO THE POINT OF BEGINNING.

TRACT 3 (NW.1)

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, FOR A POINT OF COMMENCEMENT; THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 59.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222, ALSO KNOWN AS NORTHWEST 39TH AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, CONTINUE ALONG SAID WEST SECTION LINE, NORTH 00°37'51" WEST, 2573.90 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 89'05'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 365.77 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 93, ALSO BEING INTERSTATE ROUTE NO. 75, PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 26260-2401, SAID POINT LYING ON A CURVE CONCAVE EASTERLY, NON-TANGENT TO THE PRIOR COURSE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE HAVING A RADIUS OF 11609.16 FEET, A CENTRAL ANGLE OF 00°02'33", AN ARC LENGTH OF 8.62 FEET, A CHORD LENGTH OF 8.62 FEET, AND A CHORD BEARING OF SOUTH 41°20'36" EAST TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°21'53" EAST, 30.81 FEET TO A POINT ON THE NORTH LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WATER STORAGE AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 2012, PAGE 2149 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°05'58" WEST, ALONG SAID NORTH LINE, PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFORESAID NORTH LINE OF SAID SOUTHWEST QUARTER, 361.50 FEET TO A POINT BEING 30.00 FEET EAST OF THE SAID WEST LINE OF SECTION 19 AND THE NORTHWEST CORNER OF THE AFORESAID FDOT WATER STORAGE AREA; THENCE RUN SOUTH 00°37'51" EAST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA, PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST SECTION LINE, 709.96 FEET TO THE SOUTHWEST CORNER OF SAID FDOT WATER STORAGE AREA; THENCE RUN NORTH 89°05'58" EAST, ALONG THE SOUTH LINE OF SAID FDOT WATER STORAGE AREA, 440.14 FEET TO THE SOUTHEAST CORNER OF SAID WATER STORAGE AREA; THENCE RUN NORTH 00°37'51" WEST, ALONG THE WEST LINE OF SAID FDOT WATER STORAGE AREA, 618.27 FEET TO A POINT ON THE AFORESAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 93/INTERSTATE ROUTE NO. 75; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 41°21'53" EAST, 1360.26 FEET TO A POINT BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 50 OF THE PUBLIC RECORDS OF ALACHUA COUNTY; THENCE RUN, SOUTH 00°36'46" EAST, ALONG THE WEST LINE OF THAT CERTAIN PERPETUAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1680, PAGE 2647 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, 10.61 FEET; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89°23'14" WEST, 627.44 FEET TO A POINT ON A CURVE CONCAVE EASTERLY: THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 58°39'59", AN ARC LENGTH OF 716.75 FEET, A CHORD LENGTH OF 685.84 FEET AND A CHORD BEARING OF SOUTH 0718'25" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 22°01'35" EAST, 35.05 FEET; THENCE RUN NORTH 89°23'14" EAST, 702.95 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND NON-TANGENT TO THE PRIOR COURSE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY; THENCE, RUN SOUTHERLY ALONG SAID RIGHT—OF—WAY CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 06°01'15", AN ARC LENGTH OF 45.19 FEET, A CHORD LENGTH OF 45.16 FEET, AND A CHORD BEARING OF SOUTH 32°35'37" EAST TO THE POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 35°36'14" EAST, 251.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY: THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD, RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 34°56'22", AN ARC LENGTH OF 225.63 FEET, A CHORD LENGTH OF 222.15 FEET, AND A CHORD BEARING OF SOUTH 18°08'03" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°39'52" EAST, ALONG SAID RIGHT-OF-WAY LINE, 228.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°02'43", AN ARC LENGTH OF 14.86 FEET, A CHORD LENGTH OF 14.64 FEET, AND A CHORD BEARING OF SOUTH 16°21'29" WEST TO THE NORTH RIGHT—OF—WAY LINE OF THE AFORESAID STATE ROAD NO. 222, AND NORTHWEST 39TH AVENUE; THENCE RUN, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 8919'30" WEST, 551.11 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1715, PAGE 1133 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 9.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 8919'30" WEST, 253.54 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 773; THENCE RUN, ALONG SAID EAST LINE, NORTH 00°40'30" WEST, 50.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS; THENCE RUN SOUTH 89"9'30" WEST, ALONG THE NORTH LINE OF SAID LANDS, 76.00 FEET TO THE NORTHWEST CORNER; THENCE RUN, ALONG THE WEST LINE OF SAID LANDS, SOUTH 00°40'30" EAST, 20.00 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 722 OF SAID OFFICIAL RECORDS; THENCE RUN, ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89"9'30" WEST, 50.00 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL, RUN SOUTH 00°40'30" EAST, 24.55 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE RUN, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89"19"30" WEST, 590.33 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00"24"28" WEST, 16.40 FEET; THENCE RUN SOUTH 8919'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 60.59 FEET; THENCE, ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED):

TRACT 4 (SE.1)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE: THENCE RUN SOUTH 891930" WEST. ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 990.19 FEET, SAID POINT BEING THE INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT, ACCORDING TO OFFICIAL RECORDS BOOK 2060, PAGE 1382 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID RIGHT-OF-WAY EXTENSION AND SAID WEST RIGHT-OF-WAY LINE, 230.00 FEET TO THE POINT OF BEGINNING: THENCE RUN, ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: SOUTH 00°40'30" EAST, 70.00 FEET; SOUTH 09°59'03" EAST, 123.64 FEET; SOUTH 00°40'30" EAST, 378.13 FEET; SOUTH 44"19'14" WEST, 21.23 FEET; SOUTH 00°41'02" EAST, 79.98 FEET; SOUTH 45°40'58" EAST, 7.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH PLACE, ACCORDING TO SAID OFFICIAL RECORDS BOOK 2060, PAGE 1382; THENCE RUN, ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 8919'30" EAST, 79.98 FEET: NORTH 4419'14" EAST, 21.23 FEET: NORTH 8918'58" EAST, 804.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 8114'55", AN ARC LENGTH OF 35.45 FEET, A CHORD LENGTH OF 32.55 FEET AND A CHORD BEARING OF SOUTH 5003'34" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 91ST STREET; THENCE RUN SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1612.51 FEET, A CENTRAL ANGLE OF 00°49'17", AN ARC LENGTH OF 23.12 FEET, A CHORD LENGTH OF 23.12 FEET, AND A CHORD BEARING OF SOUTH 09°50'45" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 1532.51 FEET, A CENTRAL ANGLE OF 05"11"57", AN ARC LENGTH OF 139.06 FEET, A CHORD LENGTH OF 139.02 FEET, AND A CHORD BEARING OF SOUTH 07°39'26" EAST; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 88°31'16" WEST, 76.40 FEET; THENCE RUN SOUTH 61°39'24" WEST, 710.79 FEET; THENCE RUN SOUTH 48*37'54" WEST, 93.67 FEET; THENCE RUN SOUTH 41*22'06" EAST, 38.40 FEET; THENCE RUN SOUTH 48*37'54" WEST, 18.00 FEET; THENCE RUN SOUTH 41°22'06" EAST, 5.00 FEET; THENCE RUN SOUTH 48°37'54" WEST, 91.83 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD NO. 93); THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 41°22'04" WEST, 62.47 FEET; NORTH 36°46'18" WEST, 1278.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1372.40 FEET, A CENTRAL ANGLE OF 08°20'39", AN ARC LENGTH OF 199.87 FEET, A CHORD LENGTH OF 199.69 FEET, AND A CHORD BEARING OF NORTH 19°46'29" WEST; THENCE, DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 891930" EAST, PARALLEL WITH THE AFORESAID NORTH LINE OF SECTION 30, A DISTANCE OF 130.37 FEET; THENCE RUN NORTH 00°40'30" WEST, 94.37 FEET TO THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED AS PARCEL 1. ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 2580 OF SAID PUBLIC RECORDS: THENCE RUN NORTH 89"9'30" EAST, ALONG SAID SOUTH LINE. 87.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1: THENCE RUN NORTH 00°40'30" WEST. ALONG THE EAST LINE OF SAID PARCEL 1. A DISTANCE OF 133.27 FEET TO SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 AND THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED AS PARCEL 105, ACCORDING TO OFFICIAL RECORDS BOOK 1909, PAGE 2500 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 81°32'30" EAST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID SOUTH LINE, 12.64 FEET; THENCE RUN NORTH 8919'30" EAST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID SOUTH LINE, 98.14 FEET; THENCE RUN NORTH 00°40'30" WEST, 15.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE); THENCE RUN NORTH 8949'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.71 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4 OF SAID PUBLIC RECORDS: THENCE RUN SOUTH 00°40'30" EAST. ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4. A DISTANCE OF 217.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS: THENCE RUN NORTH 89"19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00'40'30" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2220, PAGE 4, A DISTANCE OF 37.25 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2167, PAGE 1015 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89"9'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2167, PAGE 1015, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY CONVEYED FROM PR GAINESVILLE LIMITED PARTNERSHIP TO DEB-LYN, INC., BY QUIT CLAIM DEED RECORDED ON DECEMBER 27, 2016 IN BOOK 4483 PAGE 2431, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°19'30" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION AND THE CENTERLINE OF STATE ROAD NO. 222 (ALSO BEING KNOWN AS N.W. 39TH AVENUE, 100' R/W), A DISTANCE OF 990.19 FEET; THENCE SOUTH 00°40'30" EAST, 100.00 FEET; THENCE CONTINUE SOUTH 00°40'30" EAST, 130.00 FEET, THENCE SOUTH 89°19'30" WEST, PARALLEL WITH SAID NORTH BOUNDARY, 198.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°40'30" EAST, 37.25 FEET; THENCE NORTH 89°19'30" WEST, PARALLEL WITH SAID NORTH BOUNDARY, 15.00 FEET, TO THE POINT OF BEGINNING.

TRACT 5-A

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 891930" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 79.37 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°40'30" EAST, 84.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 91ST STREET; THENCE RUN SOUTH 01"06'32" EAST, 245.28 FEET TO THE INTERSECTION OF THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 716 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 8918'58" WEST, ALONG SAID NORTH LINE, 235.00 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1865 PAGE 716 AND THE POINT OF REGINNING: THENCE RUN SOUTH 01°06'32" FAST ALONG SAID WEST LINE 120 00 FEET TO A POINT ON THAT CERTAIN DRAINAGE AREA ACCORDING TO OFFICIAL RECORDS BOOK 1977, PAGE 549 OF SAID PUBLIC RECORDS: THENCE RUN, ALONG SAID DRAINAGE AREA THE FOLLOWING COURSES: SOUTH 81°36'32" EAST, 11.44 FEET: SOUTH 03°55'18" WEST, 13.78 FEET: SOUTH 37°52'20" WEST, 26.13 FEET: SOUTH 05°21'34" WEST. 38.87 FEET: SOUTH 22°05'41" WEST. 48.37 FEET: SOUTH 11°17'09" WEST. 42.55 FEET: SOUTH 44°13'11" WEST. 14.32 FEET; SOUTH 77°22'23" WEST, 18.47 FEET; NORTH 15°11'57" WEST, 7.03 FEET; SOUTH 46°23'36" WEST, 59.15 FEET; SOUTH 82°55'24" WEST, 56.25 FEET; THENCE DEPARTING SAID DRAINAGE AREA, RUN SOUTH 00°41'02" EAST, 160.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH PLACE ACCORDING TO OFFICIAL RECORDS BOOK 2060, PAGE 1382 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 8918'58" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 406.75 FEET; THENCE RUN NORTH 45°40'46" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 35.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 92ND COURT ACCORDING TO SAID OFFICIAL RECORDS BOOK 2060, PAGE 1382; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 378.12 FEET: THENCE RUN NORTH 08°38'04" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 123.64 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1967, PAGE 1957 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89'19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1967, PAGE 1957, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1967, PAGE 1957 AND THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID WEST LINE, 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986; THENCE RUN NORTH 8919'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986, A DISTANCE OF 221.36 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2986, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID EAST LINE AND SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET, AND A CHORD BEARING OF NORTH 45*40'30" WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 39TH AVENUE (STATE ROAD NO. 222); THENCE RUN NORTH 89"19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 119.00 FEET TO THE EAST LINE OF THAT CERTAIN INGRESS, EGRESS, PUBLIC UTILITIES AND DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2246, PAGE 2989 AND OFFICIAL RECORDS BOOK 2247, PAGE 1 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST LINE THE FOLLOWING COURSES: SOUTH 44"19'30" WEST, 38.18 FEET; SOUTH 00"40'30" EAST, 260.32 FEET TO THE NORTH LINE OF SAID EASEMENT; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: NORTH 85°40'01" EAST, 113.85 FEET; THENCE RUN NORTH 89°18'58" EAST, 50.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY KNOWN AS "BASIN FLOODPLAIN — BELOW ELEVATION 165" CONVEYED TO SPRINGHILL OWNERS ASSOCIATION, INC. IN OFFICIAL RECORD BOOK 1987, PAGE 2191, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NE 1/4 OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°06'32" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION AND ALONG THE EAST RIGHT-OF-WAY LINE OF N.W. 91ST STREET (80' R/W), A DISTANCE OF 450.01 FEET; THENCE SOUTH 8918'58" WEST, 80.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N.W. 91ST STREET AND THE NE CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648, PAGE 2199 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89'18'58" WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 235.00 FEET TO THE SW CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1865, PAGE 716 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 56°45'35" WEST, 12.37 FEET; THENCE NORTH 22°10'22" WEST, 8.20 FEET; THENCE NORTH 22°02'56" EAST, 25.44 FEET; THENCE NORTH 12°20'24" WEST, 23.49 FEET; THENCE NORTH 63°18'17" WEST, 20.33 FEET; THENCE NORTH 85°23'57" WEST, 67.37 FEET; THENCE SOUTH 65°07'21" WEST, 53.74 FEET; THENCE SOUTH 30°21'58" WEST, 97.39 FEET; THENCE SOUTH 74°29'43" WEST, 76.38 FEET; THENCE SOUTH 76°17'18" WEST, 61.11 FEET; THENCE NORTH 79°43'36" WEST, 37.38 FEET; THENCE SOUTH 75°55'48" WEST, 62.72 FEET; THENCE SOUTH 71°40'25" WEST, 23.75 FEET; THENCE SOUTH 58°29'08" WEST, 17.25 FEET; THENCE SOUTH 36°38'20" WEST, 9.92 FEET; THENCE SOUTH 01°58'02" WEST, 10.89 FEET; THENCE SOUTH 09°56'50" EAST, 29.75 FEET; THENCE SOUTH 29°07'53" EAST, 49.50 FEET; THENCE SOUTH 39°37'39" EAST, 45.13 FEET; THENCE SOUTH 65°40'04" EAST, 59.72 FEET; THENCE NORTH 82°21'15" EAST, 185.97 FEET; THENCE NORTH 82°55'24" EAST, 61.55 FEET; THENCE NORTH 46°23'36" EAST, 59.15 FEET; THENCE SOUTH 15°11'57" EAST, 7.03 FEET; THENCE NORTH 77°22'23" EAST, 18.47 FEET; THENCE NORTH 4413'11" EAST, 14.32 FEET; THENCE NORTH 1117'09" EAST, 42.55 FEET; THENCE NORTH 2205'41" EAST, 48.37 FEET; THENCE NORTH 0521'34" EAST, 38.87 FEET; THENCE NORTH 37°52'20" EAST, 26.13 FEET; THENCE NORTH 03°55'18" EAST, 13.78 FEET; THENCE NORTH 81°36'00" WEST, 11.43 FEET TO THE POINT OF BEGINNING.

TRACT 8 (NE.3)

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89*19'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 694.37 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 00*40'30" WEST, 50.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1691 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT—OF—WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND THE POINT OF BEGINNING; THENCE RUN NORTH 00*40'30" WEST, ALONG THE EAST LINE OF SAID LAND RECORDED IN OFFICIAL RECORDS BOOK 2330, PAGE 1691, A DISTANCE OF 355.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO LIES ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID SOUTHERLY LINE, NORTH 89*19'30" EAST, 175.37 FEET; THENCE RUN SOUTH 00*40'30" EAST, 315.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90'00'00", AN ARC LENGTH OF 62.83 FEET, A CHORD LENGTH OF 56.57 FEET AND A CHORD BEARING OF SOUTH 44*19'30" WEST TO A POINT ON THE SAID NORTH RIGHT—OF—WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND THE POINT OF TANGENCY; THENCE RUN SOUTH 89*19'30" WEST, ALONG SAID NORTH RIGHT—OF—WAY LINE, 135.37 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED):

TRACT 9 (NE.2)

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89*19'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 125.01 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 00*40'30" WEST, 50.00 FEET TO A POINT ON THE NORTH RIGHT—OF—WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89*19'30" WEST, ALONG SAID NORTH RIGHT—OF—WAY LINE, 303.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2242, PAGE 1746 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90*00'00", AN ARC LENGTH OF 62.83 FEET, A CHORD LENGTH OF 56.57 FEET AND A CHORD BEARING OF NORTH 45*40'30" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00*40'30" WEST, 315.00 FEET; THENCE RUN NORTH 89*19'30" EAST, ALONG THE SOUTHERLY LINE OF THE AFORESAID LANDS, 353.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89*59'26", AN ARC LENGTH OF 23.56 FEET, A CHORD LENGTH OF 21.21 FEET, AND A CHORD BEARING OF SOUTH 45*40'47" EAST TO A POINT ON THE WEST RIGHT—OF—WAY LINE OF NORTHWEST 91ST STREET, ACCORDING TO OFFICIAL RECORDS BOOK 2321, PAGE 2858 OF SAID PUBLIC RECORDS AND THE POINT OF TANGENCY; THENCE RUN SOUTH 00*41'04" EAST, ALONG SAID WEST RIGHT—OF—WAY LINE, 315.00 FEET TO THE NORTHERNMOST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2321, PAGE 2862, A DISTANCE OF 35.35 FEET TO THE POINT OF BEGINNING.

OF 16

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541

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BYEY MEETS THE STANDARDS OF PRACTICE AS SET FORTIOF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SIRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FURVEY DEPICTS THE SITE CONDITIONS AS OF 07/05/;

Sheet No.:

V-002

DESCRIPTION	SURVEYOR'S SUMMARY	TRACTS AFFECTED	SHOWN ON MAP
PRELIMINARY DEVELOPMENT AGREEMENT IN O.R. 2151, PG 300; AS AFFECTED BY JOINDER AND CONSENT IN O.R. 2215, PG 801	THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS.	ALL	NOT SHOWN ON MAP
SPRINGHILLS PROPERTY OWNERS' ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. 2214, PAGE 2798, AS PARTIALLY RELEASED IN O.R. 2242, PAGE 1728, AS PARTIALLY RELEASED IN O.R. 2246, PAGE 2973.	A PORTION OF THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS. DECLARATION IS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS RECORDED IN O.R. 3334, PG 452.	TRACT 1 (NE.1); A PORTION OF TRACT 3 (NW.1); TRACT 4 (SE.1); A PORTION OF TRACT 5-A	NOT SHOWN ON MAP
RESOLUTION 99-73 (DEVELOPMENT ORDER) RECORDED IN O.R. 2247, PAGE 1051	A PORTION OF THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS. RESOLUTION IS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS PURSUANT TO DEVELOPMENT ORDER RECORDED IN O.R. 3313, PAGE 190; AND BY RESOLUTION 11-47 RECORDED IN O.R. 4045, PAGE 1001.	TRACT 1 (NE.1); TRACT 2 (NE.4); A PORTION OF TRACT 3 (NW.1); TRACT 4 (SE.1); TRACT 5-A; TRACT 8 (NE.3); TRACT 9 (NE.2)	NOT SHOWN ON MAP
TRANSFER CLOSING STATEMENT TO CITY OF GAINESVILLE IN O.R. 1698, PG 139 (SEE PAGES 233, 235, 237, 238, 239, 240, 242, 250, & 251); AS AFFECTED IN PARTIAL RELEASE IN O.R. 1744, PG 1496; ASSIGNMENT IN O.R. 1761, PG 898 (SEE PG 913 & PG 915); PARTIAL RELEASE AND ABANDONMENT IN O.R. 1795, PG 1579 (CORRECTION IN O.R. 1798, PG 122)	EXCEPT WHERE SHOWN MORE SPECIFICALLY ON THE MAP PORTION (ONE AREA ON TRACT 1 (NE.1)), THIS EASEMENT IS BLANKET IN NATURE, EXISTING 7.5 FEET ON EITHER SIDE OF EXISTING UNDERGROUND AND OVERHEAD ELECTRIC FACILITIES.	A PORTION OF TRACT 1 (NE.1); TRACT 2 (NE.4); TRACT 3 (NW.1); TRACT 4 (SE.1); TRACT 5-A; TRACT 8 (NE.3); AND TRACT 9 (NE.2)	NOT SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 1663, PG 1025; PARTIAL RELEASE IN O.R. 2140, PG 741	30' WIDE (NOMINALLY) SANITARY SEWER EASEMENT.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO ALACHUA COUNTY IN O.R. 1680, PG 2645	20' WIDE (NOMINALLY) DRAINAGE EASEMENT WHICH ENCUMBERS TRACT 3 (NW.1) ON THE EAST SIDE ALONG THE INTERSTATE.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO ALACHUA COUNTY IN O.R. 1680, PG 2647	20' WIDE (NOMINALLY) DRAINAGE EASEMENT WHICH ADJOINS TRACT 3 (NW.1) ON THE EAST SIDE. SAID EASEMENT IS NOT ON, BUT DOES TOUCH THE SURVEYED PROPERTY.	NONE	SHOWN ON MAP
EASEMENT GRANTED TO EDGAR BEVILLE, III AND DORIS D. BEVILLE IN O.R. 1783, PG 936	30' WIDE INGRESS-EGRESS EASEMENT WHICH ENCUMBERS TRACT 3 (NW.1) ON THE WEST SIDE.	TRACT 3 (NW.1)	SHOWN ON MAP
DRAINAGE EASEMENT IN O.R. 1829, PG 1590	DRAINAGE AGREEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT IN O.R. 2384, PG 1893; EASEMENT IN O.R. 2096, PG 797	DRAINAGE EASEMENTS ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO SVEND PREBEN OLSEN AND SVEND PETER OLSEN IN O.R. 1844, PG 2795	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
DRAINAGE AGREEMENT AND PERPETUAL DRAINAGE EASEMENT IN O.R. 1898, PG 577	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590).	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO RICHARD A. GROOM AND SUSAN B. GROOM IN O.R. 1910, PG 1093	30' WIDE INGRESS-EGRESS EASEMENT WHICH ENCUMBERS TRACT 3 (NW.1) ON THE WEST SIDE. ENCUMBERS THE SAME LAND AS O.R. 1783, PG 936.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS IN O.R. 1948, PG 1667	BELLSOUTH TELECOMMUNICATIONS EASEMENT WHICH ENCUMBERS TRACT 3 (NW.1) NEAR THE SOUTHWESTERLY CORNER OF TRACT 3 (NW.1).	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO ROBERT COTTEN IN O.R. 1950, PG 369	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO CENTRAL FLORIDA TILE COMPANY OF OCALA, INC. D/B/A CENTRAL FLORIDA TILE AND MARBLE COMPANY IN O.R. 1966, PG 2082	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO SANDY SQUITERI IN O.R. 1978, PG 1889	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
DRAINAGE EASEMENT GRANTED TO ALACHUA COUNTY IN O.R. 1981, PG 1147	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO MICHAEL D. AND CATHY R. SHANNON IN O.R. 1983, PG 242	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 1984, PG 2012	PUBLIC UTILITY EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY DESCRIBED AS BEING ON THE WESTERLY AND NORTHERLY LINES OF SAID TRACT 3 (NW.1).	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO JOYNER CONSTRUCTION COMPANY IN O.R. 2021, PG 2042	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. EASEMENT DOCUMENT DOES NOT APPEAR TO CONTAIN EXHIBIT "A", BUT	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO JOYNER CONSTRUCTION COMPANY IN O.R. 2066, PG 1551	DOES REFERENCE O.R. 1829, PG 1590. DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO JOHN PLA (AS TRUSTEE OF CALLISON VIEW TRUST) IN O.R. 2074, PG 2685	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO JANINE C. TASH IN O.R. 2079, PG 751	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO JOHN M. PLA IN O.R. 2096, PG 797; AS AFFECTED BY ADDENDUM IN O.R. 2101, PG 2864	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 2140, PG 733	TWO (2) PUBLIC UTILITY EASEMENTS ENCUMBERING TRACT 3 (NW.1) GENERALLY BEING DESCRIBED AS BEING ON SOUTHERLY END AND ALSO BEING ON THE EASTERLY END ALONG	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 2140, PG 743	NW 97TH BOULEVARD SOUTH OF THE BEST WESTERN. FOUR (4) PUBLIC UTILITY EASEMENTS, THREE (3) OF WHICH AT LEAST PARTIALLY ENCUMBER TRACT 3 (NW.1). SEE MAP FOR LOCATIONS.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 2161, PG 1234	TWO (2) PUBLIC UTILITY EASEMENTS WHICH ENCUMBER TRACT 3 (NW.1). GENERALLY DESCRIBED AS BEING ALONG NW 97TH BOULEVARD.	TRACT 3 (NW.1)	SHOWN ON MAP
EASEMENT GRANTED IN O.R. 2384, PG 1893	DRAINAGE EASEMENT ENCUMBERING A PORTION OF TRACT 3 (NW.1) GENERALLY BEING ON THE SOUTHERLY END. ENCUMBERS THE SAME LAND AS O.R. 1829, PG 1590.	TRACT 3 (NW.1)	SHOWN ON MAP
PERPETUAL EASEMENT GRANTED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. 2597, PG 530	DRAINAGE EASEMENT ENCUMBERING THE MAJORITY OF TRACT 3 (NW.1). THIS EASEMENT IS SUBJECT TO RELOCATION AND/OR RECONFIGURATION.	TRACT 3 (NW.1)	SHOWN ON MAP
PERPETUAL EASEMENT GRANTED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. 2317, PG 2784	STORMWATER EASEMENT ENCUMBERING TRACT 3 (NW.1) GENERALLY DESCRIBED AS BEING ON THE SOUTHERLY END OF TRACT 3 (NW.1).	TRACT 3 (NW.1)	SHOWN ON MAP
PERPETUAL EASEMENT GRANTED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. 2317, PG 2797	THIS DRAINAGE EASEMENT WAS EXTINGUISHED AND TERMINATED IN O.R. 2597, PG 530.	NONE	NOT SHOWN ON MAP
PERPETUAL EASEMENT GRANTED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY ORDER OF TAKING UNDER CASE NO. 95-822-CA IN O.R. 2012, PG 2149	FDOT ACCESS ROAD EASEMENT ENCUMBERING TRACT 3 (NW.1) GENERALLY BEING DESCRIBED AS PROVIDING ACCESS TO FDOT FROM NW 39TH AVENUE TO THE FDOT DRAINAGE BASIN.	TRACT 3 (NW.1)	SHOWN ON MAP
DEVELOPER'S AGREEMENT IN O.R. 2226, PG 1935; AS AFFECTED BY FIRST AMENDMENT IN O.R. 2328, PG 1020	DEVELOPER'S AGREEMENT IMPOSING CERTAIN RESTRICTIONS AND CONDITIONS ONTO SPRINGHILLS SHOPPING CENTER PHASE I, OUTPARCELS A, B, C, & D, THE BURGER KING RESTAURANT, AND THE SONNY'S RESTAURANT. THE DOCUMENTS DO NOT HAVE A DIAGRAM	TRACT 8 (NE.3); TRACT 9 (NE.2);	NOT SHOWN ON MAP
	SPECIFYING WHERE THESE PARCELS ARE LOCATED. BASED UPON OLD MAPS AVAILABLE TO THIS SURVEYOR IT APPEARS THAT TRACT 8 (NE.3) IS SHOWN AS OUTPARCEL D AND TRACT 9 (NE.2) IS SHOWN AS OUTPARCELS A & B.		
DEVELOPMENT AGREEMENT IN O.R. 2242, PG 1750; AS AFFECTED BY COMPLETE TERMINATION, RELEASE AND SATISFACTION IN O.R. 3087, PG 478	DEVELOPMENT AGREEMENT IMPOSING CERTAIN RESTRICTIONS AND CONDITIONS ONTO THE "OVERALL PARCEL", WHICH INCLUDES A PORTION OF TRACT 1 (NE.1), ALL OF TRACT 2 (NE.4), ALL OF TRACT 8 (NE.3) AND ALL OF TRACT 9 (NE.2).	A PORTION OF TRACT 1 (NE.1); TRACT 2 (NE.4); TRACT 8 (NE.3); TRACT 9 (NE.2)	EXTENTS OF "OVERALL PARCEL" SHOWN ON MAP
DECLARATION OF RESTRICTIONS, OPERATION AND EASEMENT AGREEMENT IN O.R. 2242, PG 1785	DECLARATION AFFECTING THE "OVERALL PARCEL" WHICH INCLUDES A PORTION OF TRACT 1 (NE.1), AND ALL OF TRACT 2 (NE.4), AND ALL OF TRACT 8 (NE.3), AND ALL OF TRACT 9 (NE.2). ALSO CREATES VARIOUS EASEMENTS, RESTRICTIONS AND CONDITIONS. DECLARATION DEFINES A PORTION OF TRACT 2 (NE.4) AS BEING A "PARK AREA", WHICH IS SUBJECT TO ADDITIONAL RESTRICTIONS AND CONDITIONS.	A PORTION OF TRACT 1 (NE.1); TRACT 2 (NE.4); TRACT 8 (NE.3); TRACT 9 (NE.2)	EXTENTS OF "OVERALL PARCEL" SHOWN ON MAP; EASEMENTS SHOWN ON MAP
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R. 2242, PG 1845; AS AMENDED IN O.R. 2327, PG 1724; AS AFFECTED BY ASSIGNMENT OF RIGHTS IN O.R. 3334, PAGE 471.	DECLARATION CREATING EASEMENTS, RESTRICTIONS, COVENANTS AND RESTRICTIONS UPON THE PROPERTY DESCRIBED IN EXHIBIT "A", WHICH IS THE SAME DESCRIPTION AS THE "OVERALL PARCEL" REFERENCED IN O.R. 2242, PG 1750. AMENDMENT IN O.R. 2327, PG 1724 DESCRIBES A MASTER DRAINAGE AREA, THE DESCRIPTION OF WHICH MATCHES THE DESCRIPTION FOR THE DRAINAGE EASEMENT IN O.R. 2321, PG 2866.	A PORTION OF TRACT 1 (NE.1); TRACT 2 (NE.4); TRACT 8 (NE.3); TRACT 9 (NE.2)	EXTENTS OF "OVERALL PARCEL" SHOWN ON MAP
DECLARATION AND GRANT OF STORMWATER RETENTION EASEMENT IN O.R. 2242, PG 1856	DECLARATION AFFECTING THE "OVERALL PARCEL" WHICH INCLUDES A PORTION OF TRACT 1 (NE.1), AND ALL OF TRACT 2 (NE.4), AND ALL OF TRACT 8 (NE.3), AND ALL OF TRACT 9 (NE.2). ALSO CREATES DRAINAGE EASEMENTS, ONE OF WHICH ENCUMBERS A PORTION OF TRACT 1 (NE.1), AND A PORTION OF TRACT 9 (NE.2).	A PORTION OF TRACT 1 (NE.1); TRACT 2 (NE.4); TRACT 8 (NE.3); TRACT 9 (NE.2)	EXTENTS OF "OVERALL PARCEL" SHOWN ON MAP; DRAINAGE EASEMENTS SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 539, PG 368	15' WIDE PUBLIC UTILITIES EASEMENT GENERALLY DESCRIBED AS BEING ALONG NW 95TH BOULEVARD ON THE WESTERLY SIDE OF TRACT 1 (NE.1).	TRACT 1 (NE.1)	SHOWN ON SURVEY
DISTRIBUTION RIGHT-OF-WAY EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. IN O.R. 1592, PG 1490	DISTRIBUTION EASEMENT IN FAVOR OF CLAY ELECTRIC. BASED UPON THE WORDING OF THIS EASEMENT DOCUMENT IT IS POSSIBLE THAT REMOVAL OF THE POWER LINE & POLES COULD RESULT IN THIS EASEMENT BEING EXTINGUISHED.	TRACT 1 (NE.1)	SHOWN ON SURVEY
DISTRIBUTION RIGHT-OF-WAY EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. IN O.R. 1592, PG 1492	DISTRIBUTION EASEMENT IN FAVOR OF CLAY ELECTRIC — PARTIALLY RELEASED IN O.R. 1744, PG 1496. BASED UPON THE WORDING OF THIS EASEMENT DOCUMENT IT IS POSSIBLE THAT REMOVAL OF THE POWER LINE & POLES COULD RESULT IN THIS EASEMENT BEING EXTINGUISHED.	TRACT 1 (NE.1)	SHOWN ON SURVEY

DESCRIPTION	SURVEYOR'S SUMMARY	TRACTS AFFECTED	SHOWN ON MAP
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 1751, PG 629	ELECTRIC EASEMENT BEING 15'X56' IN TRACT 1 (NE.1) GENERALLY DESCRIBED AS ADJOINING TO THE WESTERLY SIDE OF NW 92ND COURT.	TRACT 1 (NE.1)	SHOWN ON SURVEY
EASEMENT GRANTED TO CITY OF GAINESVILLE IN O.R. 2274, PG 1009	FOUR (4) PUBLIC UTILITY EASEMENTS, THREE (3) OF WHICH ENCUMBER A PORTION OF THE SUBJECT PROPERTY.	TRACT 1 (NE.1); TRACT 2 (NE.4); TRACT 9 (NE.2)	SHOWN ON MAP
DRAINAGE EASEMENT GRANTED TO ALACHUA COUNTY IN O.R. 2321, PG 2866	DRAINAGE EASEMENT. MATCHES THE DESCRIPTION OF THE MASTER STORMWATER DRAINAGE AREA REFERENCED IN O.R. 2327, PG 1724.	TRACT 1 (NE.1)	SHOWN ON MAP
BOUNDARY AGREEMENT BETWEEN HAUFLER PROPERTIES, INC. AND GLEIM PUBLICATIONS, INC. IN O.R. 2624, PG 1094	BOUNDARY LINE AGREEMENT BETWEEN SUBJECT PROPERTY AND ADJOINERS ON THE WESTERLY SIDE OF TRACT 1 (NE.1). SEE NOTES ON MAP.	TRACT 1 (NE.1)	SHOWN ON MAP
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R. 1977, PG 549	A PORTION OF TRACT 4 (SE.1) AND ALL OF TRACT 5-A APPEAR TO BE SUBJECT TO THE DECLARATION.	A PORTION OF TRACT 4 (SE.1); ALL OF TRACT 5-A	NOT SHOWN ON MAP
EASEMENT CONTAINED IN WARRANTY DEED IN O.R. 2220, PG 4	FOUR (4) EASEMENTS FOR VARIOUS USES (INCLUDING INGRESS, EGRESS, DRAINAGE, AND PUBLIC UTILITIES). ONE (1) EASEMENT ENCUMBERS TRACT 4 (SE.1); WHILE THE OTHER THREE (3) APPEAR TO BENEFIT TRACT 4 (SE.1).	TRACT 4 (SE.1)	SHOWN ON MAP
DECLARATION OF EASEMENT IN O.R. 2220, PG 12	FOUR (4) EASEMENTS FOR INGRESS AND EGRESS. TWO (2) EASEMENTS ENCUMBERS TRACT 4 (SE.1); WHILE THE OTHER TWO (2) APPEAR TO BENEFIT TRACT 4 (SE.1).	TRACT 4 (SE.1)	SHOWN ON MAP
UTILITY AND SIDEWALK EASEMENT GRANTED TO ALACHUA COUNTY IN O.R. 2060, PG 1388	THREE (3) INGRESS, EGRESS, UTILITIES AND SIDEWALK EASEMENTS ENCUMBERING TRACT 4 (SE.1) AND TRACT 5-A. PREVIOUS TITLE COMMITMENT ONLY REFERENCES EXHIBIT "C". EASEMENTS SHOWN IN EXHIBIT "A" AND "B" ARE SHOWN ALSO - IF THESE EASEMENTS WERE VACATED DOCUMENTATION WAS NOT PROVIDED TO THIS SURVEYOR.	TRACT 4 (SE.1); TRACT 5-A	SHOWN ON MAP
EASEMENT TO CITY OF GAINESVILLE IN O.R. 2080, PG 1393	FOUR (4) PUBLIC UTILITY EASEMENTS.	TRACT 4 (SE.1); TRACT 5-A	SHOWN ON MAP
EASEMENT RESERVED IN WARRANTY DEED IN O.R. 1974, PG 2046	THIS INGRESS EGRESS EASEMENT WAS TERMINATED BY DECLARATION OF EASEMENT IN O.R. 2220, PG 12 AND IS THEREFOR NOT SHOWN.	NONE	NOT SHOWN ON MAP EASEMENT TERMINATED
EASEMENT RECORDED IN O.R. 2626, PG 1081	TWO (2) PUBLIC UTILITY EASEMENTS.	TRACT 4 (SE.1)	SHOWN ON MAP
EASEMENT TO CITY OF GAINESVILLE IN O.R. 1699, PG 91	PUBLIC UTILITY EASEMENTS GENERALLY DESCRIBED AS BEING ALONG THE RIGHT-OF-WAY OF NW 39TH AVENUE ON BOTH THE NORTH AND SOUTH SIDES OF THE ROAD.	TRACT 5-A; TRACT 8 (NE.3); AND TRACT 9 (NE.2)	SHOWN ON MAP
STRIP EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC. IN O.R. 2338, PG 1442	BELLSOUTH COMMUNICATIONS EASEMENT GENERALLY DESCRIBED AS BEING A STRIP OF LAND ADJOINING THE NORTHERLY RIGHT-OF-WAY LINE OF NW 39TH AVENUE.	TRACT 8 (NE.3); TRACT 9 (NE.2)	SHOWN ON MAP
DRAINAGE EASEMENT GRANTED TO ALACHUA COUNTY IN O.R. 2060, PG 1374	TWO (2) DRAINAGE EASEMENTS CONNECTING RIGHT-OF-WAYS TO THE DRAINAGE AREA SHOWN ADJOINING TRACT 5-A.	TRACT 5-A	SHOWN ON MAP
OPERATING AND MAINTENANCE AGREEMENT IN O.R. 2246, PG 2989	THREE (3) EASEMENTS (AN INGRESS, EGRESS, & PUBLIC UTILITIES EASEMENT; AN INGRESS EGRESS EASEMENT; AND A DRAINAGE EASEMENT. TWO (2) OF WHICH ARE CONTAINED ON TRACT 5-A AND ONE (1) OF WHICH IS EAST OF TRACT 5-A.	TRACT 5-A	SHOWN ON MAP
EASEMENT DEED (ROADWAYS) IN O.R. 2247, PG 1	TWO (2) ACCESS EASEMENTS ENCUMBERING TRACT 5-A, ONE (1) OF WHICH IS ON TRACT 5-A AND ONE (1) OF WHICH IS EAST OF TRACT 5-A.	TRACT 5-A	SHOWN ON MAP
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT RESOLUTION FOR STATE HIGHWAY SYSTEM PROJECTS IN O.R. 2262, PG 1572	A RESOLUTION DOCUMENT ADOPTING APPLICABLE RIGHT-OF-WAY MAPS ADJOINING TO TRACT 3 (NW.1). THIS SURVEYOR HAS REVIEWED SAID APPLICABLE MAPS.	TRACT 3 (NW.1)	NOT SHOWN ON MAP
EASEMENT RECORDED IN O.R. 3262, PG 1036	AGREEMENT LISTING COVENANTS, CONDITIONS AND RESTRICTIONS WHICH APPEARS TO AFFECT THE DOCUMENTS RECORDED IN O.R. 2246, PG 2989 & O.R. 2247, PG 1. THIS DOCUMENT WAS RE—RECORDED IN O.R. 3268, PG 65 TO ADD MISSING EXHIBIT "A" PAGES.	TRACT 5-A	NOT SHOWN ON MAP
EASEMENT RECORDED IN O.R. 3268, PG 65	AGREEMENT LISTING COVENANTS, CONDITIONS AND RESTRICTIONS WHICH APPEARS TO AFFECT THE DOCUMENTS RECORDED IN O.R. 2246, PG 2989 & O.R. 2247, PG 1. THIS DOCUMENT IS A RE-RECORDING OF O.R. 3262, PG 1036 TO ADD MISSING EXHIBIT "A" PAGES.	TRACT 5-A	NOT SHOWN ON MAP
EASEMENT FOR INGRESS AND EGRESS IN O.R. 3312, PG 975	30' WIDE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT WHICH APPEARS TO BENEFIT TRACT 5-A.	TRACT 5-A	SHOWN ON MAP
DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND PARTIAL ASSIGNMENT IN O.R. 3312, PG 983	DOCUMENT ENCUMBERS AND BENEFITS TRACT 1 (NE.1). CREATES DRAINAGE EASEMENTS (SHOWN ON MAP). ALSO AGREES TO INGRESS & EGRESS EASEMENTS AND OTHER CONDITIONS WHICH ARE NOT DEFINED AND ARE NOT SHOWN ON THE MAP, HOWEVER, DO APPEAR TO BENEFIT AND ENCUMBER TRACT 1 (NE.1).	TRACT 1 (NE.1)	SHOWN ON MAP (PARTIALLY) - SEE SURVEYOR'S SUMMARY
EASEMENT FOR INGRESS AND EGRESS IN O.R. 3312, PG 1001	INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT ENCUMBERING AND BENEFITING TRACT 5-A.	TRACT 5-A	SHOWN ON MAP
ASSIGNMENT OF RIGHTS PURSUANT TO DEVELOPMENT ORDER IN O.R. 3313, PG 190	ASSIGNMENT OF RIGHTS CONTAINED WITHIN RESOLUTION 99-73 (DEVELOPMENT ORDER) RECORDED IN O.R. 2247, PAGE 1051. LEGAL DESCRIPTIONS SHOWN WITHIN THIS DOCUMENT ARE ALL ADJOINERS TO THE SUBJECT PROPERTY, HOWEVER SOME OF THE LEGAL DESCRIPTIONS APPEAR TO BE MISSING AND/OR INCLUDED ERRONEOUSLY.	N/A	NOT SHOWN ON MAP
DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, CONDITIONS, AND COVENANTS IN O.R. 3321, PG 359	DOCUMENT IMPOSES RESTRICTIONS AND CONDITIONS UPON TRACT 3 (NW.1) AND ALSO CREATES FOUR (4) EASEMENTS, TWO (2) OF WHICH BENEFIT TRACT 3 (NW.1) AND TWO (2) OF WHICH ENCUMBER TRACT 3 (NW.1).	TRACT 3 (NW.1)	SHOWN ON MAP
DECLARATION OF CROSS EASEMENTS AND PARTIAL ASSIGNMENT IN O.R. 3333, PG 43	DOCUMENT IMPOSES RESTRICTIONS AND CONDITIONS UPON TRACT 4 (SE.1) AND ALSO CREATES FIVE (5) INGRESS, EGRESS & PUBLIC UTILITY EASEMENTS. THREE (3) OF WHICH ENCUMBER TRACT 4 (SE.1); AND TWO (2) OF WHICH BENEFIT TRACT 4 (SE.1).	TRACT 4 (SE.1)	SHOWN ON MAP
DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND PARTIAL ASSIGNMENT IN O.R. 3333, PG 62	DOCUMENT CREATES TWO (2) DRAINAGE EASEMENTS. ONE (1) OF WHICH ENCUMBERS TRACT 5-A; AND ONE (1) OF WHICH BENEFITS TRACT 5-A.	TRACT 5-A	SHOWN ON MAP
TRANSPORTATION IMPROVEMENT AGREEMENT RECORDED IN O.R. 4315, PG 1648	THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.	ALL	NOT SHOWN ON MAP

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