

ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4709, PAGE 178 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; SAID PARCEL BEING A PORTION OF LOT 1, BLOCK 1, 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, SAID PARCEL ALSO BEING A PORTION OF SECTION 29, BLOCK 1, ACCORDING TO PLAT OF BAYARD TRACT RECORDED IN PLAT BOOK 1, PAGE 34 OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

General Notes:

- Bearings shown hereon are based upon the westerly line of that parcel of land as described in Official Records Book 4709, page 178 of the Public Records of Clay County, Florida, having a bearing of N26°40'57"W, as determined by the Global Navigation Satellite System (Florida State Plane - East Zone - NAD 83).
- The lands shown hereon lie within Flood Zones "X", "A (U)" and "AE (EL 4 FEET)" as depicted on the Flood Insurance Rate Map (F.I.R.M.) Community Numbers 120064 and 120065, Panel Number 0281 E, dated, March 17, 2014, the Flood Zones shown on this survey are scaled off of the F.E.M.A. F.I.R.M. maps and are for reference only. The F.I.R.M. information on this survey is valid only for dates up to and including the date of this survey. There may have been subsequent revisions after this date that will supersede said information. Inquiries should be made to the Community's Flood Plane Management Repository, Department of Public Works.
- No excavation was performed to verify the location or existence of any underground improvements, structures or foundations. Underground utilities, if shown hereon, are shown per above ground evidence and/or record drawings or municipal atlas information and the location of any underground utility lines are approximate only. This document should not be relied upon for excavation or critical design functions without field verification of underground utility locations. Utilities other than those shown hereon may exist.
- Additions, deletions and/or any written information added to this map and/or report is prohibited and is not authorized by the signing surveyor.
- This map is intended to be viewed at a scale of 1"=50' or smaller.
- This survey is being provided solely for the use of the current parties and no certification has been created, express or implied to copies of this survey and is not transferable. Any copies of this survey that are used in any subsequent transactions shall be null and void if they do not bear the digital or embossed raised seal of the signing surveyor. The use of such non-embossed documents releases the signing surveyor of any further claims of liability of any subsequent transactions and is only valid up to 60 days after the initial signing date.
- Dimensions are in feet and decimal parts thereof.
- No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to or pursued by the undersigned, other than those shown hereon. Easements or restrictions of record other than those shown hereon may exist.
- This survey is only for the lands as described. It is not a certificate of title, zoning, easements or freedom of encumbrances.
- Unless this survey bears the signature and the digital or original raised seal of a Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey is based on information as provided by the client.
- The tax parcel numbers for subject property are 38-06-26-016562-000-00 and 38-06-26-016562-002-00, according to Clay County Property Appraiser's Office website.
- Per Clay County General Purpose Viewer county web site, the current zoning designation for the Property is GCSMUNI and the land use is MUNI.
- Elevations shown hereon are based upon a closed level loop utilizing NGS Station V 422, PID AC5790, having an elevation of 14.14 and is on the North American Vertical Datum of 1988 (N.A.V.D. 88).
- At the time of the survey, there was no observable evidence of earth moving work, building construction or building additions.
- Sheet 2 contains boundary information; Sheet 3 contains improvements found within the surveyed area and storm sewer pipes inverts; and Sheet 4 contains the topographic data.

LEGAL DESCRIPTION per: Official Records Book 4709, page 178

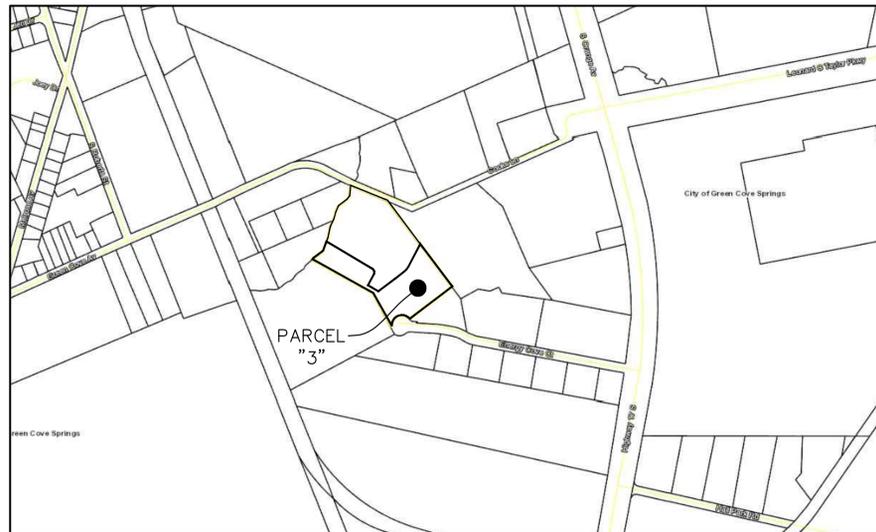
A parcel of land consisting of a portion of Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, said parcel also being portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said public records; 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 05 seconds West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said public records; thence on said northwesterly line, and on a northeasterly extension thereof, North 61 degrees 51 minutes 10 seconds East, 600.54 feet; thence North 28 degrees 08 minutes 50 seconds West, 321.70 feet to the point of beginning; thence South 28 degrees 09 minutes 50 seconds East, 267.46 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 18.50 feet, an arc distance of 18.81 feet, said arc being subtended by a chord bearing and distance of North 32 degrees 39 minutes 00 seconds East, 18.01 feet; thence easterly, along the arc of a curve concave southerly and having a radius of 61.50 feet, an arc distance of 152.93 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 45 minutes 35 seconds East, 116.46 feet; thence southeasterly, along the arc of a curve concave northeasterly and having a radius of 25.00 feet, an arc distance of 22.89 feet; thence southeasterly, along a chord bearing and distance of South 60 degrees 13 minutes 41 seconds East, 22.10 feet; thence South 86 degrees 27 minutes 15 seconds East, 34.78 feet to the northwesterly line of those lands described in Official Records Book 3015, page 1253 of said public records; thence on said northwesterly line, North 61 degrees 51 minutes 10 seconds East, 328.23 feet; thence North 37 degrees, 05 minutes 14 seconds West, 681.60 feet to the southeasterly line of Cooks Lane as per survey by Eiland & Associates for Alternate Energy Technologies dated December 31, 2009; thence northwesterly, along said southwesterly line and along the arc of a curve concave northeasterly and having a radius of 20.00 feet, an arc distance of 29.21 feet, said arc being subtended by a chord bearing and distance of North 71 degrees 47 minutes 46 seconds West, 29.19 feet; thence continue along said southwesterly line, North 67 degrees 48 minutes 41 seconds West, 355.00 feet more or less to the centerline of Coventry Branch; thence southwesterly, along said centerline, 494 feet, more or less, to a point that bears North 61 degrees 09 minutes 18 seconds West, 407 feet more or less from the point of beginning; thence South 61 degrees 09 minutes 18 seconds East, 407 feet, more or less, to the point of beginning.

Less and Except the lands conveyed in Official Records Book 3251, Page 1137, Official Records Book 3271, Page 163 and Official Records Book 3293, Page 222, all of the Public Records of Clay County, Florida.

Containing 8.85 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- DENOTES DRAINAGE MITERED END SECTION
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES WATER LINE BACK FLOW PREVENTOR
- DENOTES FIRE HYDRANT
- DENOTES FIRE WATER LINE VALVE
- DENOTES SIGN, AS NOTED
- DENOTES TELEPHONE BOX
- DENOTES TELEPHONE PEDASTAL
- DENOTES ELECTRICAL VAULT
- DENOTES CABLE TV PEDESTAL
- DENOTES CHAINLINK FENCE
- DENOTES TOP OF BANK
- DENOTES TOE OF SLOPE
- DENOTES LESS & EXCEPT TRACT PER PER O.R. 3293, PG. 222
- DENOTES CENTERLINE

LEGAL DESCRIPTION per Surveyor: PARCEL "3"

A parcel of land being a portion of those lands as recorded in official records Book 4709, page 178 of the Public Records of Clay County, Florida; said parcel being a portion of Lot 1, Block 1, Bayard Tract, of said county, according to map by Charles F. Smith, recorded in the Public Records of said county in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said Public Records; 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°21'05" West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said Public Records; thence on said northwesterly line, and on a northeasterly extension thereof, North 61°51'10" East, 600.54 feet; thence North 26°40'57" West, 54.22 feet to the most southwesterly corner of said lands and the point of beginning.

Thence from said southwesterly corner, said point being a point on a curve concave Northwest, having a radius of 18.50 feet; thence northeasterly along the arc of said curve, an arc distance of 18.86 feet, said arc being subtended by a chord bearing and a distance of North 34°05'39" East, 18.14 feet to a point on a curve concave to the South, having a radius of 61.50 feet; thence easterly along the arc of said curve, an arc distance of 150.29 feet, said arc being subtended by a chord bearing and a distance of North 74°53'51" East, 115.59 feet; thence along a line non-tangent to said curve, North 54°49'34" East, 359.07 feet to a point, said point being the most easterly corner of said lands recorded in Official Records Book 4709, page 178; thence North 35°44'54" West, along the easterly line of said lands, 390.39 feet; thence departing said easterly line South 28°56'34" West, 206.26 feet to the point of a curve of a curve concave Northwest; thence southwesterly along the arc of said curve, having a radius of 85.00 feet, a central angle of 24°49'20", an arc length of 36.82 feet and a chord bearing and distance of South 41°21'14" West, 36.54 feet to the point of tangency; thence South 53°45'54" West, 64.52 feet; thence South 54°15'06" West, 126.43 feet; thence North 58°12'05" West, 70.35 feet; thence North 29°49'35" East, 76.39 feet; thence North 03°10'48" East, 14.63 feet; thence North 31°22'50" West, 14.33 feet; thence North 58°33'30" West, 332 feet more or less to the centerline of Coventry Branch; thence southwesterly along said centerline, 128 feet more or less; thence departing said Coventry Branch centerline, South 59°41'25" East, 408 feet more or less; thence South 26°40'57" East, 267.59 feet to the POINT OF BEGINNING of Parcel herein described.

Less and Except the lands conveyed in Official Records Book 3251, page 1137, Official Records Book 3271, page 163 and Official Records Book 3293, page 222, all of the Public Records of Clay County, Florida.

Containing 4.25 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

Realty Title, Inc.
KAC Investments, LLC
A2W GCS, LLC
Fidelity National Title Insurance Company

Commitment No.: 14284
Commitment Date: August 11, 2025 at 08:00AM

Schedule B-II (Title Exceptions)

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **Not a survey matter.**
- Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. **Not a survey matter.**
- Standard Exceptions:
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **No visible encroachments at the time of survey.**
Rights or claims of parties in possession not shown by the public records. **Not a survey matter.**
Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not a survey matter.**
Taxes or assessments which are not shown as existing liens in the public records. **Not a survey matter.**
- Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **Not a survey matter.**
- Ordinance O-0-2008 recorded in Official Records Book 3018, Page 1039. **Plotted and shown hereon.**
- Developer's Agreement ("Energy Cove Court Industrial Park Project") recorded in Official Records Book 3329, Page 1500. **Plotted and shown hereon.**
- Rights of tenant(s) in possession, if any, under lease(s) not recorded in the Public Records. **Not a survey matter.**
- NOTE: Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4870, Page 1800. **Parcel affected blanket in nature.**
- NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.
- NOTES ON STANDARD EXCEPTIONS:
Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey. Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.
- NOTE: All recording references in this form shall refer to the public records of Clay County, Florida, unless otherwise noted.

Surveyor's Certificate:

This survey is made for the benefit of:
Realty Title, Inc.
KAC Investments, LLC
A2W GCS, LLC
Fidelity 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 and includes items 1, 2, 3, 4, 5, 8, 9, 11b, 13 and 16 of table A thereof. The field work was completed on September 4, 2025.

Date of Map: September 8, 2025.

Thomas P. Hughes, P.L.S.
Florida License No. LS 3507

Prepared For: MOFFAT PROPERTIES		Client To: REALTY TITLE, INC. KAC INVESTMENTS, LLC, A2W GCS, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY	
REVISION	DATE	BY	CD
		FB	PG
DRAWN BY: LAS		CHECKED BY: ASD	
F.I.R.M. FLOOD ZONE: X, A(U) & AE(EL 4')		PANEL NO. 120064&120065 12019C 0281E	
DATED: 03/17/2014		FB: 1853, 2187 & DATA COLLECTED	



BARTRAM TRAIL SURVEYING, INC.

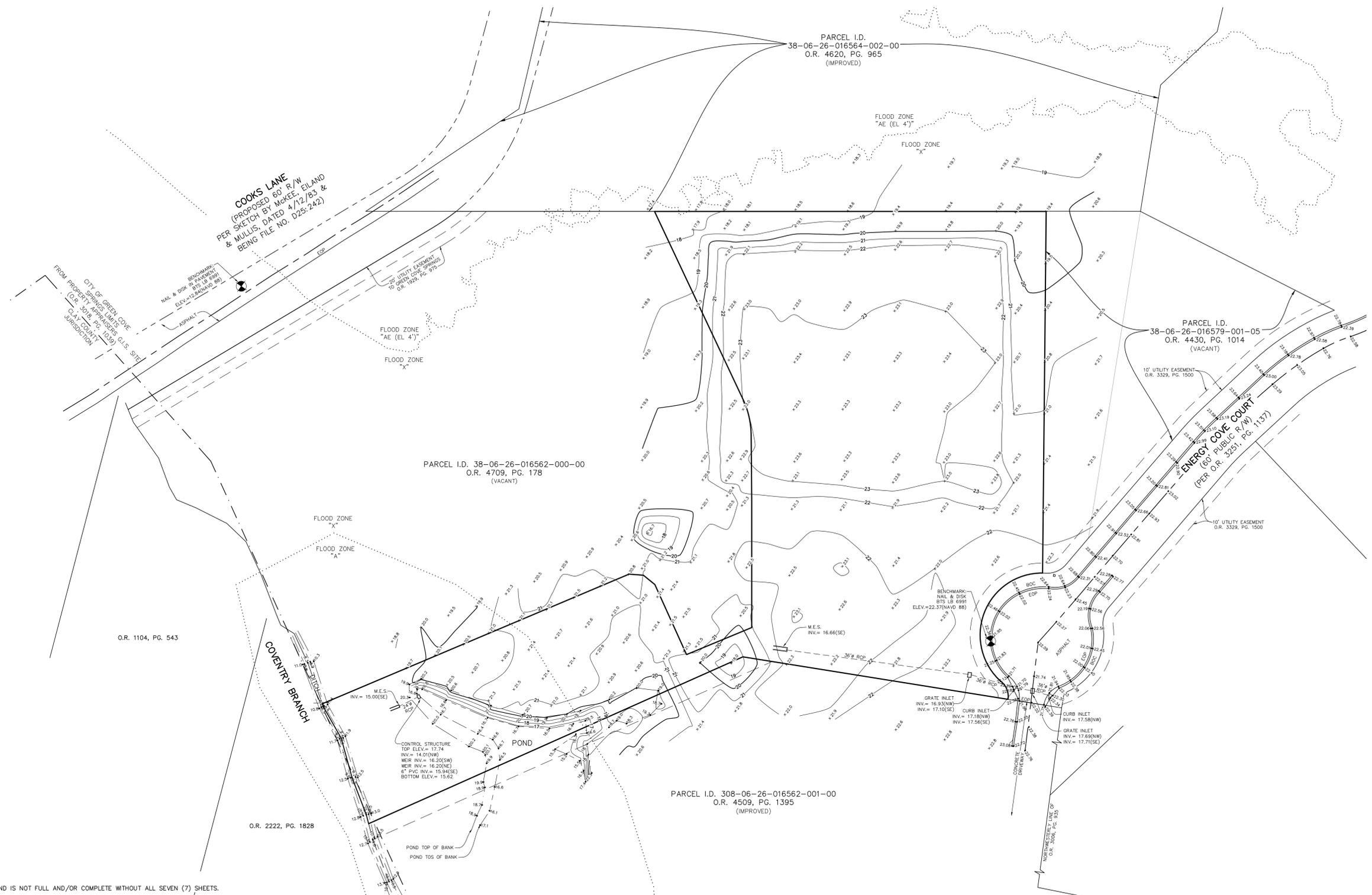
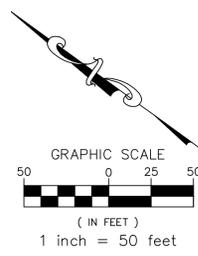
1501 COUNTY ROAD 315, SUITE NO. 106
GREEN COVE SPRING, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
EMAIL: barttramtrail@barttramtrail.net
CERTIFICATE OF AUTHORIZATION LB #6991



LA - DENOTES LOT NUMBER	LB - DENOTES LINED BOUNDS	N.A.V.D. - DENOTES NORTH AMERICAN VERTICAL DATUM
LS - DENOTES LOT SURVEY	LC - DENOTES LINED CURVE SURVEY	N.A.S.P.S. - DENOTES NATIONAL STANDARD DETAIL
LD - DENOTES LOT DISTANCE	LE - DENOTES LINED EASEMENT	NSPS - DENOTES NATIONAL STANDARD DETAIL
LE - DENOTES LOT EASEMENT	LF - DENOTES LINED FENCE	NSPS - DENOTES NATIONAL STANDARD DETAIL
LF - DENOTES LOT FENCE	LG - DENOTES LINED GROUND	NSPS - DENOTES NATIONAL STANDARD DETAIL
LG - DENOTES LOT GROUND	LH - DENOTES LINED HATCH	NSPS - DENOTES NATIONAL STANDARD DETAIL
LH - DENOTES LOT HATCH	LI - DENOTES LINED INTERSECTION	NSPS - DENOTES NATIONAL STANDARD DETAIL
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PK - DENOTES METERS	PL - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PL - DENOTES METERS	PM - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PM - DENOTES METERS	PN - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PN - DENOTES METERS	PO - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PO - DENOTES METERS	PP - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PP - DENOTES METERS	PQ - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PQ - DENOTES METERS	PR - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PR - DENOTES METERS	PS - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PS - DENOTES METERS	PT - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PT - DENOTES METERS	PV - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PV - DENOTES METERS	PW - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PW - DENOTES METERS	PX - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PX - DENOTES METERS	PY - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PY - DENOTES METERS	PZ - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
PZ - DENOTES METERS	QA - DENOTES METERS	NSPS - DENOTES NATIONAL STANDARD DETAIL
QA - DENOTES MET		

ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4709, PAGE 178 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; SAID PARCEL BEING A PORTION OF LOT 1, BLOCK 1, 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, SAID PARCEL ALSO BEING A PORTION OF SECTION 29, BLOCK 1, ACCORDING TO PLAT OF BAYARD TRACT RECORDED IN PLAT BOOK 1, PAGE 34 OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.



NOTE:
THIS SURVEY CONSISTS OF SEVEN (7) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL SEVEN (7) SHEETS.

Prepared For: MOFFAT PROPERTIES					Certified To: REALTY TITLE, INC. KAC INVESTMENTS, LLC, A2W GCS, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY					
REVISION	DATE	BY	CK'D	FB	PG	DESCRIPTION	DRAWN BY:	LAS	CHECKED BY:	ASD
							F.I.R.M. FLOOD ZONE:	X, A(U) & AE(EL. 4')	PANEL NO.:	120064&120065 12019C 0281E
							DATED:	03/17/2014	FB:	1853, 2187 & DATA COLLECTED

BARTRAM TRAIL SURVEYING, INC.

1501 COUNTY ROAD 315, SUITE NO. 106
GREEN COVE SPRING, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
EMAIL: barttramtrail@barttramtrail.net
CERTIFICATE OF AUTHORIZATION LB #6991

<ul style="list-style-type: none"> 1. - GENETIC NUMBER 2. - GENETIC NUMBER 3. - GENETIC NUMBER 4. - GENETIC NUMBER 5. - GENETIC NUMBER 6. - GENETIC NUMBER 7. - GENETIC NUMBER 8. - GENETIC NUMBER 9. - GENETIC NUMBER 10. - GENETIC NUMBER 11. - GENETIC NUMBER 12. - GENETIC NUMBER 13. - GENETIC NUMBER 14. - GENETIC NUMBER 15. - GENETIC NUMBER 16. - GENETIC NUMBER 17. - GENETIC NUMBER 18. - GENETIC NUMBER 19. - GENETIC NUMBER 20. - GENETIC NUMBER 21. - GENETIC NUMBER 22. - GENETIC NUMBER 23. - GENETIC NUMBER 24. - GENETIC NUMBER 25. - GENETIC NUMBER 26. - GENETIC NUMBER 27. - GENETIC NUMBER 28. - GENETIC NUMBER 29. - GENETIC NUMBER 30. - GENETIC NUMBER 31. - GENETIC NUMBER 32. - GENETIC NUMBER 33. - GENETIC NUMBER 34. - GENETIC NUMBER 35. - GENETIC NUMBER 36. - GENETIC NUMBER 37. - GENETIC NUMBER 38. - GENETIC NUMBER 39. - GENETIC NUMBER 40. - GENETIC NUMBER 41. - GENETIC NUMBER 42. - GENETIC NUMBER 43. - GENETIC NUMBER 44. - GENETIC NUMBER 45. - GENETIC NUMBER 46. - GENETIC NUMBER 47. - GENETIC NUMBER 48. - 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<p>I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 55-17 F.A.C.; Pursuant to Section 472.027, Florida Statute, subject to all notes and notations shown hereon.</p> <p>SEPTEMBER 4, 2025 FIELD WORK COMPLETED</p> <p>SEPTEMBER 8, 2025 MAP ORIGINALLY SIGNED</p> <p style="text-align: center;">DRAFT</p> <p>THOMAS P. HUGHES, P.L.S. STATE OF FLORIDA LICENSE NUMBER LS 3507</p>	<p>NOTATION: The survey depicted hereon was made with the benefit of a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Commitment No. 14284, having an commitment date of August 11, 2025 and prepared for KAC Investments, LLC. The undersigned and Bartram Trail Surveying Inc. make no certification regarding information not listed in said Title Commitment and not shown hereon, pertaining to easements, claims of easements, rights-of-way, set back lines, overlaps, boundary line disputes, agreements, reservations or other similar matters.</p> <p>This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report or copies thereof are not valid without the signature and the original digital or rolled seal of a Florida licensed Surveyor and Mapper.</p>	<p>DATE: 09/04/2025</p> <p>SCALE: 1"=50'</p> <p>SHEET 4 OF 4</p> <p>PROJECT NO. 2635-25-001</p> <p>REVISION:</p>
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