

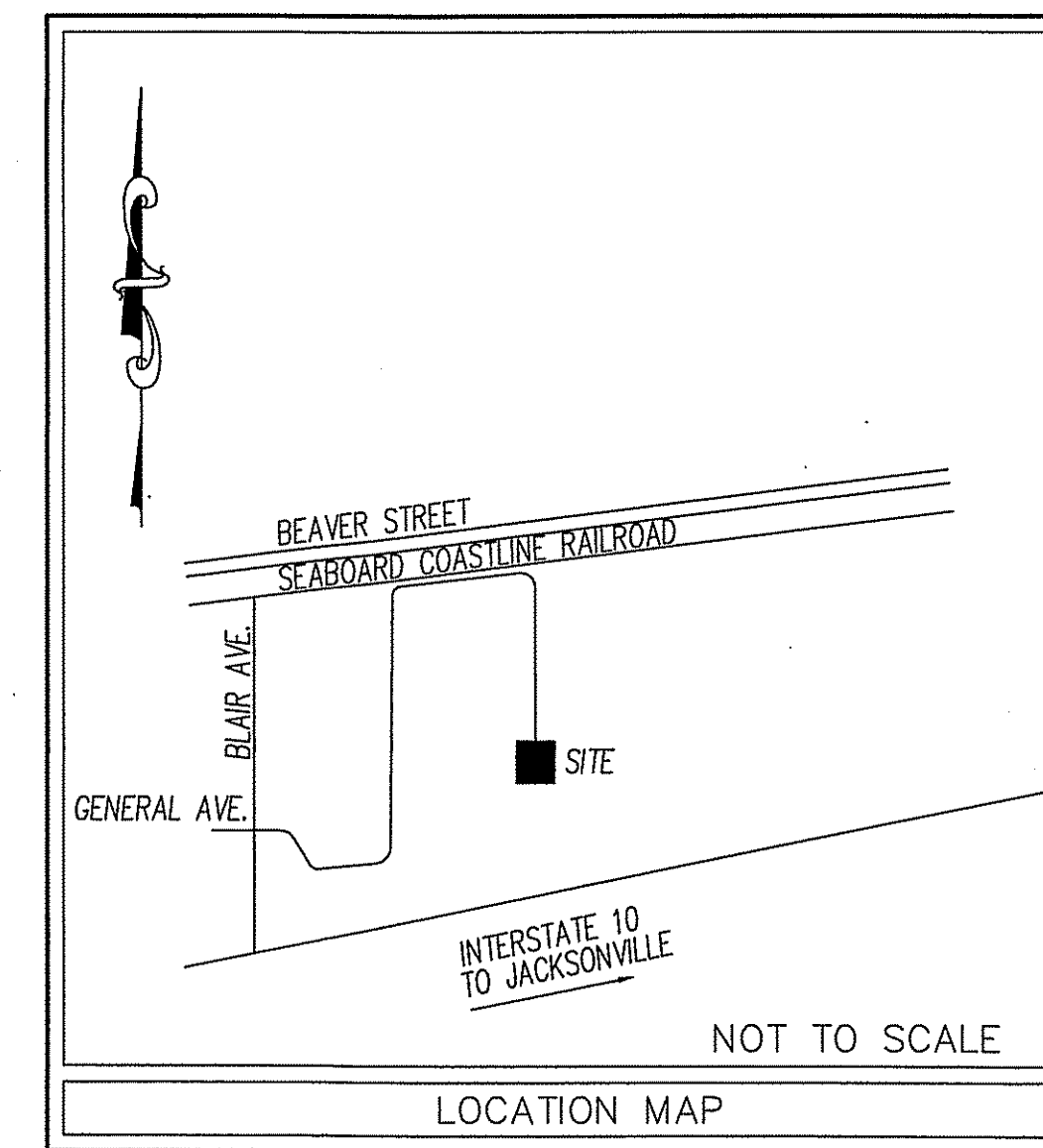
MAP SHOWING BOUNDARY SURVEY OF
A PART OF SECTIONS 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID CORNER BEING 80.00 FEET WEST AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF MORGAN AVENUE AND BEING A 5/8" IRON ROD IDENTIFIED AS "LB 3101"; THENCE SOUTH 00°16'35" EAST, ALONG THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858, A DISTANCE OF 1535.28 FEET TO A 5/8" IRON ROD NO IDENTIFICATION, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858; THENCE SOUTH 80°58'40" WEST, ALONG SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858, A DISTANCE OF 861.49 FEET; THENCE NORTH 00°16'50" WEST, A DISTANCE OF 176.21 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°43'45", AN ARC DISTANCE OF 76.06 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°25'44" WEST, 74.69 FEET; THENCE NORTH 37°17'32" WEST, A DISTANCE OF 133.64 FEET; THENCE NORTH 19°33'55" WEST, A DISTANCE OF 99.19 FEET; THENCE NORTH 40°26'48" WEST, A DISTANCE OF 49.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 73.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°40'23", AN ARC DISTANCE OF 45.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°18'41" WEST, 44.72 FEET; THENCE SOUTH 88°36'39" WEST, A DISTANCE OF 139.32 FEET; THENCE NORTH 02°50'14" WEST, A DISTANCE OF 965.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GENERAL AVENUE AS RECORDED IN PLAT BOOK 64, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 83°29'10" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 741.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°74'15", AN ARC DISTANCE OF 369.53 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°23'42" EAST, 327.59 FEET; THENCE SOUTH 00°16'35" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID GENERAL AVENUE, A DISTANCE OF 869.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°40'47", AN ARC DISTANCE OF 21.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°33'49" WEST, 21.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 279°21'34" AN ARC DISTANCE OF 292.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°43'25" EAST, 77.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°40'47", AN ARC DISTANCE OF 21.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°06'59" WEST, 21.00 FEET; THENCE NORTH 00°16'35" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GENERAL AVENUE, A DISTANCE OF 869.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°31'00", AN ARC DISTANCE OF 227.32 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°32'05" WEST, 221.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°53'39", AN ARC DISTANCE OF 23.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°50'45" WEST, 22.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 137°56'39", AN ARC DISTANCE OF 144.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°52'15" WEST, 112.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°53'39", AN ARC DISTANCE OF 23.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°06'16" WEST, 22.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'55", AN ARC DISTANCE OF 95.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°43'52" WEST, 95.15 FEET TO THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858; THENCE NORTH 83°28'55" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 513.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1,599,997 SQUARE FEET OR 36.73 ACRES MORE OR LESS.



SURVEYOR'S CERTIFICATE

Brenda D. Catone, a registered land surveyor, License No. 5447, in and for the State of Florida and legally doing business in Duval County, does hereby certify to (i) CNL Real Estate Services, Corp. d/b/a CNL Commercial Real Estate and Publix Super Markets, Inc., a Florida corporation (the "Purchaser"), (ii) R.L.R. Investments, L.L.C. (the "Seller"), (iii) Fidelity National Title Insurance Company (the "Title Company"), (iv) GrayRobinson, P.A. and (v) Akerman Senterfitt, P.A., and their respective successors and assigns:

- (1) the accompanying survey ("Survey") represents a true and correct survey made by me based on field observations on October 27, 2012, of the land therein particularly described;
- (2) the Survey and the information, courses and distances shown thereon are correct;
- (3) title lines and lines of actual possession are the same;
- (4) the land described in the Survey is the same as described in the title insurance commitment described below;
- (5) the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set back lines of the property;
- (6) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements;
- (7) there are no encumbrances or uses affecting this property appearing from a careful physical inspection of same, other than those shown and depicted on the Survey;
- (8) there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
- (9) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on the adjoining property, except as shown on the Survey;
- (10) visual observation of utility services required for the operation of the premises are shown on the Survey;
- (11) the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage, along with the direction of the drainage flow;
- (12) any discharge into streams, rivers or other conveyance system is shown on the Survey;
- (13) the subject property does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the property lies within Zone(s) unshaded X of the Flood Insurance Rate Map identified as Community Panel No. 120077 0050 E bearing an effective date of August 15, 1989. If the subject property does lie within a Special Flood Hazard Area the floor elevations of all improvements on the subject property are as shown on the Survey;
- (14) the subject property has access to and from a duly dedicated and accepted public street or highway General Avenue;
- (15) the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress or any other purpose; and
- (16) the record description of the subject property forms a mathematically closed figure.
- (17) the total number of striped parking spaces located on the subject property is none - the property is undeveloped.
- (18) the land described in this survey is in the IL (Light Industrial) zoning district and the current use on the land herein described is a permitted use in that zoning district.
- (19) areas devoted or restricted in reciprocal easement agreements, and all other matters visible on the ground or of record (as reflected in the below referenced title commitment and shown with the appropriate recording reference), or of which the undersigned has otherwise been advised as located on, encumbering or appurtenant to the property.

The undersigned has received and examined a copy of Fidelity National Title Insurance Company's Commitment No. 3259578; and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

The parties listed above, their successors and assigns, and any future lender of Publix, are entitled to rely on the Survey and this certificate as being true and correct.

This Survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA"), American Congress on Surveying and Mapping ("ACSM") and National Society of Professional Surveyors ("NSPS") in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 14, 15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM, and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Date: November 1, 2012 **DEGROVE SURVEYORS, INC.**

Brenda D. Catone
By: Brenda D. Catone, PSM
Registration No. 5447

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE No. 10, WHICH HAS A BEARING OF S80°58'40"W AS PER PLAT BOOK 64, PAGES 92 & 93, OF DUVAL COUNTY.
- 2) THE LEGAL DESCRIPTIONS OF THE PROPOSED PARCEL AND ACCESS EASEMENT WERE PREPARED BY THIS OFFICE.
- 3) UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED.
- 4) THIS SURVEY WAS PERFORMED USING COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 3259578, WITH AN EFFECTIVE DATE OF AUGUST 30, 2012. THE COMMITMENT HAS THE FOLLOWING EXCEPTIONS LISTED IN ITS SCHEDULE B-II:
 6. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THAT GRANT OF EASEMENT IN FAVOR OF THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 4188, PAGE 817 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY. (EASEMENT IS SHOWN ON SURVEY).
 7. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THAT DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10096, PAGE 1259, TOGETHER WITH ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12248, PAGE 1657, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY. (THIS RESTRICTION IS BLANKET IN NATURE AND IS THEREFORE NOT PLOTTED ON THE SURVEY).
 8. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THAT NON-EXCLUSIVE GRANT OF EASEMENT IN FAVOR OF JEA RECORDED IN OFFICIAL RECORDS BOOK 14099, PAGE 327 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY. (EASEMENT IS SHOWN ON SURVEY).
 9. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THAT EASEMENT CONTAINED IN ORDINANCE NO. 76-438-256. (EASEMENTS ARE SHOWN ON SURVEY).
 10. THE PROPERTY SURVEYED HEREON IS SUBJECT TO THOSE RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF GENERAL AVENUE RECORDED IN PLAT BOOK 64, PAGE 92 AND 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (EASEMENTS ARE SHOWN ON SURVEY.)
- 5) REVISED OCTOBER 27, 2012 TO UPDATE SURVEY. BOUNDARY CORNERS RECHECKED.

LEGEND

- DENOTES SANITARY SEWER MANHOLE
- DENOTES CONCRETE LIGHT POLE WITH ADJACENT ELECTRIC HANDHOLE
- DENOTES ELECTRIC MANHOLE
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES ELECTRIC HANDHOLE
- DENOTES FOUND 4"x4" CONCRETE MONUMENT AS INDICATED
- DENOTES SET 1/2" IRON PIPE WITH IDENTIFICATION CAP L.B. # 4603.
- DENOTES FOUND CORNER AS INDICATED
- DENOTES ASPHALT
- DENOTES JEA EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14099, PAGE 327.

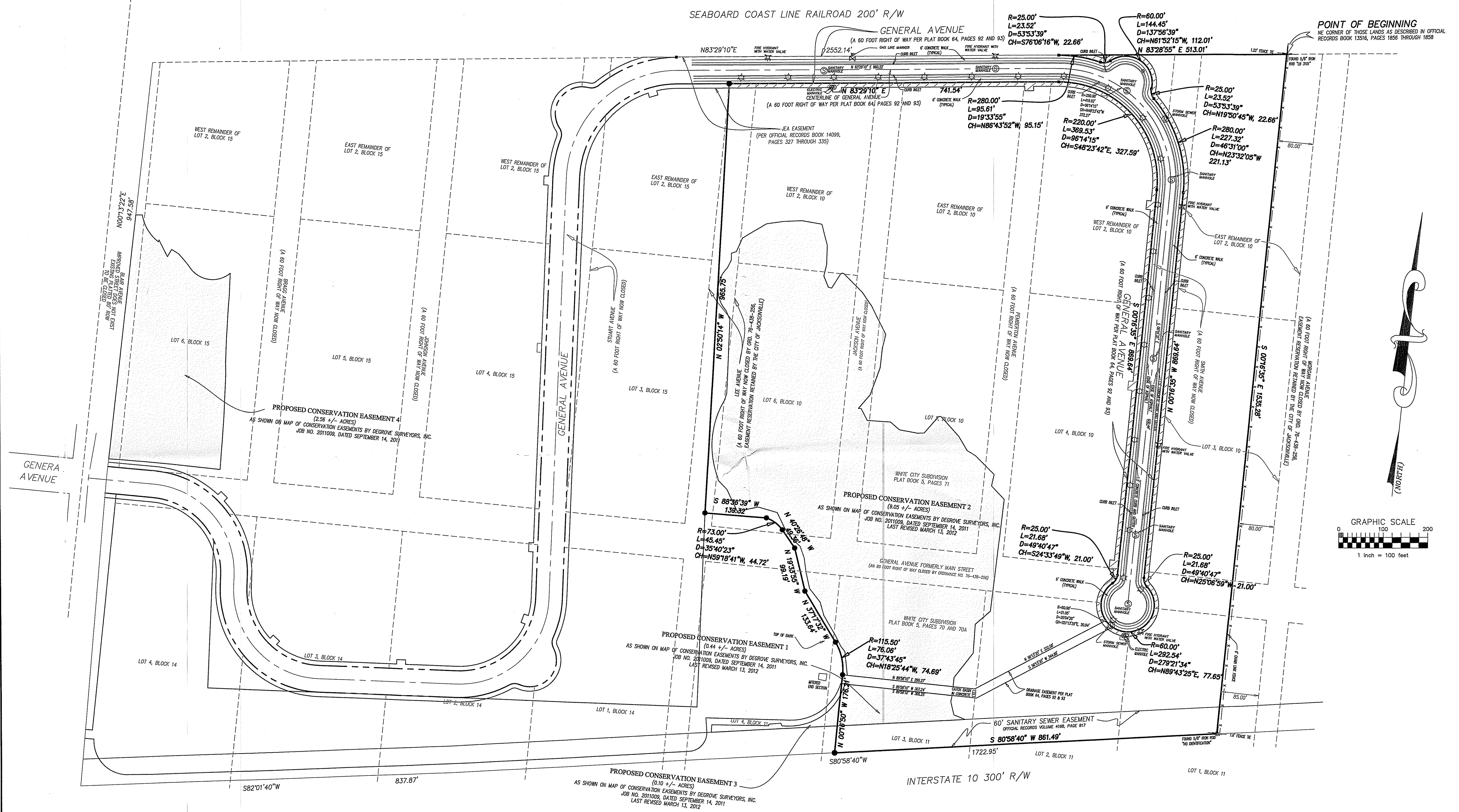
LINE LEGEND

- 6 ————— CONTOUR LINE
- x — x — x — x — x — x — x — x — FENCE
- RIGHT-OF-WAY LINE
- - - - - RIGHT-OF-WAY CENTERLINE
- PROPERTY BOUNDARY
- ELEC — ELEC — ELEC — OVERHEAD ELECTRIC
- - - - - EASEMENT LINE
- PARENT TRACT
- TEL — TEL — TEL — OVERHEAD TELEPHONE

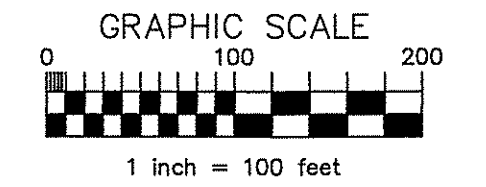
SURVEY DATE: JUNE 9, 2011 FIELD BOOK: 775, PAGE(S): 21-26 DRAFTED BY: BDC CHECKED BY: RLT COMPUTER FILE: 2011062 PUBLIX.DWG JOB FILE No. 2011-062	DRAWING DATE: JUNE 9, 2011 DRAWING SCALE: 1" = 100' REVISION DATE: NOVEMBER 1, 2012	2131 CORPORATE SQUARE BOULEVARD, JACKSONVILLE, FLORIDA 32216 904-722-0400 FAX 904-722-0402 DEGROVE@DEGROVE.COM LICENSED BUSINESS NUMBER L.B.4603	THIS SURVEY MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 51-17 F.A.C. <i>Brenda D. Catone</i> BREND A D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	CERTIFIED TO: CNL Real Estate Services, Corp. d/b/a CNL Commercial Real Estate and Publix Super Markets, Inc., a Florida corporation (the "Purchaser"), R.L.R. Investments, L.L.C. (the "Seller") Fidelity National Title Insurance Company (the "Title Company"), GrayRobinson, P.A. Akerman Senterfitt, P.A., and their respective successors and assigns:
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MAP SHOWING BOUNDARY SURVEY OF A PART OF SECTIONS 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

SEABOARD COAST LINE RAILROAD 200' R/W



POINT OF BEGINNING
NE CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13516, PAGES 1856 THROUGH 1858



OVERALL AREA = 36.73 +/- ACRES
TOTAL CONSERVATION EASEMENT AREA = 9.49 +/- ACRES
TOTAL REMAINDER AREA = 27.24 +/- ACRES