

Retail Redevelopment

SAN JOSE BLVD., JACKSONVILLE, FL 32257

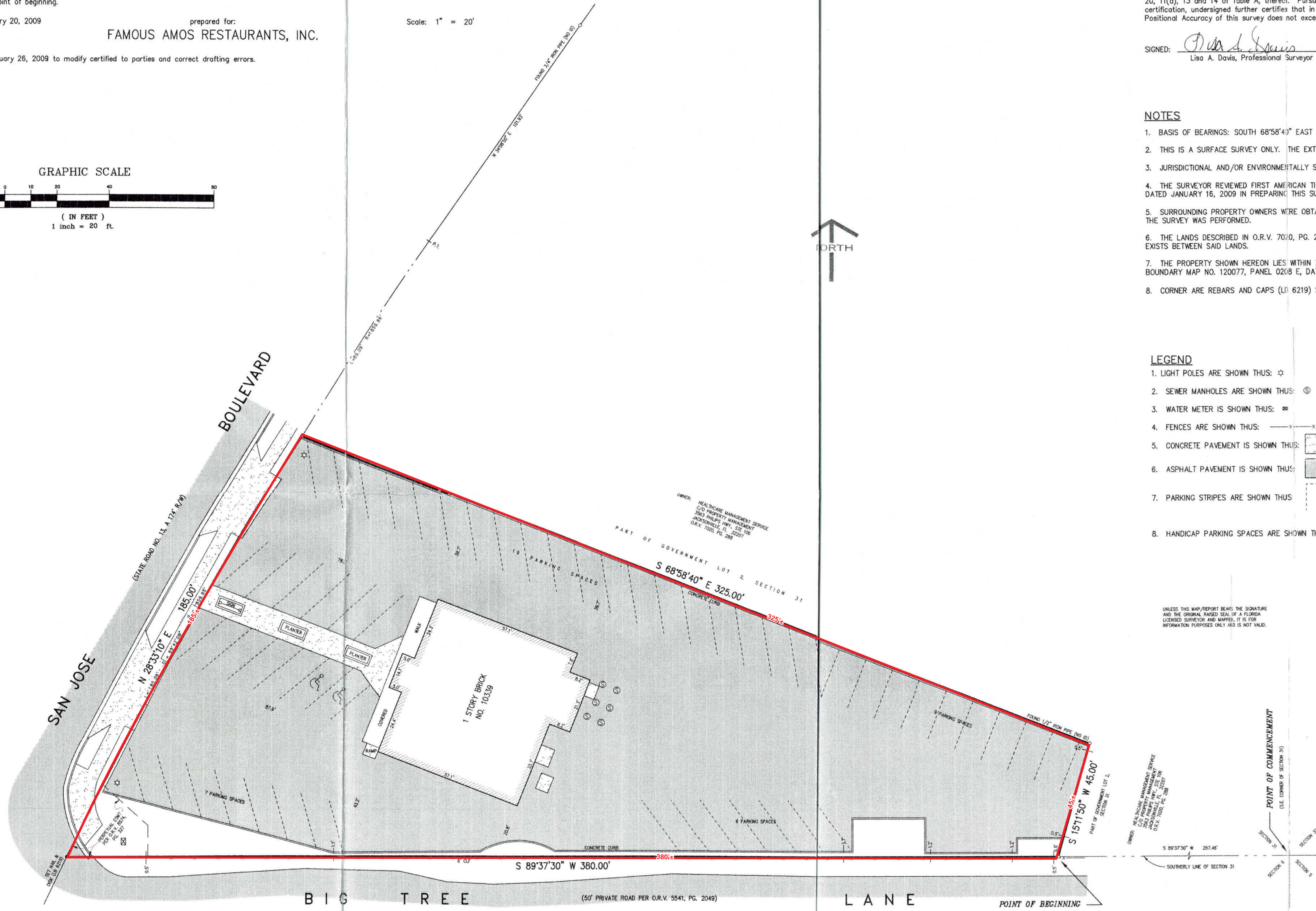
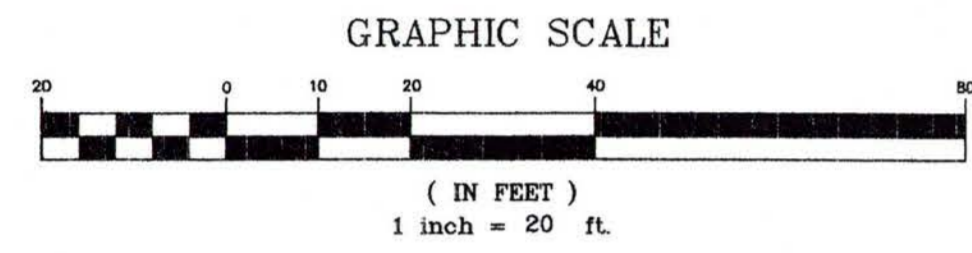


ALTA/ACSM LAND TITLE SURVEY

That certain tract or parcel of land being a part of Government Lot 2, Section 31, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Southeast corner of said Section 31; thence South 89°37'30" West, along the Southerly boundary of said Section 31, 287.46 feet to a point for the point of beginning; thence continuing South 89°37'30" West, along said South line of said Section 31, 380 feet to its intersection with the Southeastly right of way line of State Road No. 13; thence Northerly along a curve in said Southeastly right of way line of State Road No. 13, said curve being concave to the Southeast and having a radius of 1859.86 feet, a distance of 185.0 feet, as measured along a chord bearing North 28°33'10" East; thence South 68°58'40" East, 325 feet; thence South 15°11'50" West, 45 feet to the point of beginning.

Date: February 20, 2009 prepared for: FAMOUS AMOS RESTAURANTS, INC. Scale: 1" = 20'

REVISED: February 26, 2009 to modify certified to parties and correct drafting errors.



SURVEYOR'S CERTIFICATE

TO: Famous Amos Restaurants, Inc., a Florida corporation, John Phelan, Josephine Phelan, FARE San Jose, LLC, a Florida limited liability company, First American Title Insurance Company, Smith, Gambrell & Russell, LLP, and SL Green Properties, Inc., a New York corporation

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 3, 7(a), 8, 9, 20, 11(a), 13 and 14 of Table A, thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

SIGNED: *Lisa A. Davis* DATE: 2-27-09
Lisa A. Davis, Professional Surveyor & Mapper No. 6182

NOTES

1. BASIS OF BEARINGS: SOUTH 68°58'40" EAST FOR THE NORTHEASTERLY PROPERTY LINE (ASSUMED).
2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
3. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
4. THE SURVEYOR REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT, FILE NO. FAMOUS AMOS/PHELAN (#2080-2070992), DATED JANUARY 16, 2009 IN PREPARING THIS SURVEY.
5. SURROUNDING PROPERTY OWNERS WERE OBTAINED FROM THE CITY OF JACKSONVILLE PROPERTY APPRAISER'S WEBSITE AT OR ABOUT THE TIME THE SURVEY WAS PERFORMED.
6. THE LANDS DESCRIBED IN O.R.V. 7020, PG. 288, ARE ADJACENT TO AND CONTIGUOUS WITH THE LANDS DESCRIBED ABOVE AND NO OVERLAP EXISTS BETWEEN SAID LANDS.
7. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AS DELINEATED ON THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BOUNDARY MAP NO. 120077, PANEL 0208 E, DATED AUGUST 15, 1989.
8. CORNER ARE REBARS AND CAPS (LI 6219) SET IN PLACE, UNLESS NOTED OTHERWISE.

LEGEND

1. LIGHT POLES ARE SHOWN THUS: ☉
2. SEWER MANHOLES ARE SHOWN THUS: Ⓢ
3. WATER METER IS SHOWN THUS: ∞
4. FENCES ARE SHOWN THUS: — x x x x x —
5. CONCRETE PAVEMENT IS SHOWN THUS: [Pattern]
6. ASPHALT PAVEMENT IS SHOWN THUS: [Pattern]
7. PARKING STRIPES ARE SHOWN THUS: [Pattern]
8. HANDICAP PARKING SPACES ARE SHOWN THUS: ♿

UNLESS THIS MAP/REPORT BEARS THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.



ABBREVIATIONS
CLF - CHAIN LINK FENCE
D - DELTA
ESMT - EASEMENT
L - LENGTH
O.R.V. - OFFICIAL RECORDS VOLUME
PG. - PAGE
P.T. - POINT OF TANGENCY
R - RADIUS
R/W - RIGHT OF WAY

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