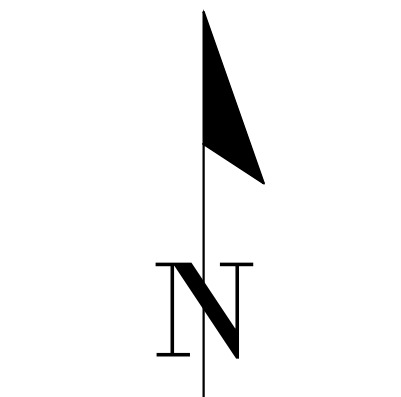


ALTA/NSPS LAND TITLE SURVEY
OF LOTS 8 THROUGH 12, BLOCK 1 OF UNIVERSITY PLACE
SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20
EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



LEGEND:

- RW = RIGHT OF WAY
(M) = DATA BASED ON FIELD MEASUREMENTS
(P) = DATA BASED ON PLAT OF RECORD
(R) = DATA BASED ON DESCRIPTION OF RECORD
- = BENCHMARK
○ = FOUND 5/8" REBAR & CAP AS NOTED
▲ = FOUND NAIL AND DISK (AS NOTED)
▲ = SET NAIL AND DISK MARKED CHW, INC. LB 5075
● = SET 5/8" REBAR & CAP MARKED CHW, INC. LB 5075
○ = FOUND 1/2" IRON PIPE (NO ID)
--- = RIGHT OF WAY LINE

WEST UNIVERSITY AVENUE
(80' R/W)

CURRENT ZONING: DOWNTOWN (DT)

FRONT SETBACK: N/A
REAR: 0 FEET OR 3 FEET IF ALLEY
SIDE: 0 FEET

DESCRIPTION:

FILE NO.: NCS-968311-1-CH2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 5 AND THE EAST 21.2 FEET OF LOT 6, BLOCK 1, UNIVERSITY PLACE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FILE NO.: NCS-968311-2-CH2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

LOT NINE (9) AND THE WEST ONE-THIRD (1/3) OF LOT TEN (10), BLOCK 1, OF THE W. R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION OF A PART OF THE SOUTH HALF (S 1/2) OF SECTION FIVE (5), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY (20) EAST, KNOWN AS UNIVERSITY PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 77, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL II:

THE EAST 33.2 FEET OF LOT TEN (10), BLOCK 1 AND THE WEST 33.8 FEET OF LOT ELEVEN (11), BLOCK 1 OF UNIVERSITY PLACE, A SUBDIVISION AS RECORDED IN PLAT BOOK "A", PAGE 77, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THIS PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF LOT 12, BLOCK 1, UNIVERSITY PLACE AS PER PLAT BOOK "A", PAGE 77, AND RUN WEST 66 FEET TO THE PLACE OF BEGINNING; THENCE RUN WEST ALONG THE SOUTH LINE OF LOTS 11 AND 10, 66 FEET; THENCE RUN N. 121 FEET TO THE NORTH LINE OF LOT 10; THENCE RUN E. 66 FEET ALONG THE NORTH LINE OF LOTS 10 AND 11; THENCE RUN S. 121 FEET MORE OR LESS TO THE BLOCK 1, UNIVERSITY PLACE.

FILE NO.: NCS-968311-3-CH2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 16.5 FEET OF LOT 11 AND ALL OF LOT 12, BLOCK 1, OF THE W. R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION OF A PART OF THE SOUTH ONE-HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, KNOWN AS UNIVERSITY PLACE ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FILE NO.: NCS-968311-4-CH2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL (A)

BEGIN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST UNIVERSITY AVENUE AND SOUTH WEST 10TH STREET IN GAINESVILLE, FLORIDA, AND THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF WEST UNIVERSITY AVENUE NORTH 89 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 98.8 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; AND FROM SAID POINT OF BEGINNING RUN ALONG THE SOUTH RIGHT OF WAY LINE OF WEST UNIVERSITY AVENUE NORTH 89 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 30 FEET; THENCE RUN SOUTH 1 DEGREE 00 MINUTES 12 SECONDS EAST A DISTANCE 121 FEET TO THE NORTH SIDE OF AN UNPAVED 15 FOOT ALLEY; THENCE RUN ALONG THE NORTH RIGHT OF WAY LINE OF SAID 15 FOOT ALLEY SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST A DISTANCE OF 30 FEET; THENCE RUN NORTH 1 DEGREE 00 MINUTES 12 SECONDS WEST A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED ON THE SOUTH RIGHT OF WAY LINE OF WEST UNIVERSITY AVENUE.

PARCEL (B)

BEGIN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST UNIVERSITY AVENUE AND SOUTH WEST 10TH STREET IN GAINESVILLE, FLORIDA, AS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST UNIVERSITY AVENUE A DISTANCE OF NINETY-EIGHT AND EIGHTIETHS FEET, THENCE RUN SOUTH ONE HUNDRED TWENTY-ONE (121) FEET, THENCE RUN WEST NINETY-EIGHT AND EIGHTIETH (98.8) FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WEST 10TH STREET; THENCE RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH WEST 10TH STREET ONE HUNDRED TWENTY-ONE FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

ALSO DESCRIBED AS:

COMMENCE AT A STAKE AT THE INTERSECTION OF 7TH STREET AND UNIVERSITY AVENUE ON THE EAST SIDE OF 7TH STREET AND SOUTH SIDE OF UNIVERSITY AVENUE, SAID BEING THE NORTHWEST CORNER OF LOT EIGHT (8), BLOCK UNIVERSITY PLACE, THENCE RUN EAST NINETY-EIGHT AND EIGHTIETH (98.8) FEET ON NORTH LINE OF LOTS SEVEN (7) AND EIGHT (8), THENCE RUN SOUTH ON WEST LINE OF T.L. GREEN PROPERTY AND PARALLEL TO EAST LINE OF LOT SEVEN (7), A DISTANCE OF ONE HUNDRED TWENTY-ONE (121) FEET TO SOUTH LINE OF LOT SEVEN (7), THENCE RUN WEST ON THE SOUTH LINE OF LOTS SEVEN (7) AND EIGHT (8) TO THE WEST LINE OF LOT EIGHT (8), A DISTANCE OF ONE HUNDRED TWENTY-ONE (121) FEET TO POINT OF BEGINNING, SAID PROPERTY BEING A PART OF LOTS SEVEN (7) AND EIGHT (8) IN BLOCK ONE (1), UNIVERSITY PLACE, AS PER PLAT OF RECORD IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SCHEDULE B-II EXCEPTIONS:

COMMITMENT NO.: NCS-968311-1-CH2

ITEM 9: MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK A, PAGE(S) 77. (NO APPARENT MATTERS SHOWN ON PLAT)

FILE NO.: NCS-968311-2-CH2

ITEM 10: MATTERS APPEARING ON THE PLAT OF W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION A/K/A UNIVERSITY PLACE, RECORDED IN PLAT BOOK A, PAGE 77. (NO APPARENT MATTERS SHOWN ON PLAT)

FILE NO.: NCS-968311-3-CH2

ITEM 10: MATTERS APPEARING ON THE PLAT OF W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION A/K/A UNIVERSITY PLACE, RECORDED IN PLAT BOOK A, PAGE 77. (NO APPARENT MATTERS SHOWN ON PLAT)

FILE NO.: NCS-968311-4-CH2

ITEM 9: MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK A, PAGE(S) 77. (NO APPARENT MATTERS SHOWN ON PLAT)

ITEM 10: PARCELS "A" & "B" ARE SUBJECT TO THE RESERVATIONS MADE IN DEED FROM SERVICE STATION HOLDINGS INC., A DELAWARE CORPORATION TO GATOR CITY FUELS, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1991, PAGE 721, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (BLANKET OVER SAID PARCELS "A" & "B").

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE NORTH GRID NAD 83(1988), TIED TO THE ALACHUA COUNTY DENSIFICATION AND CONTROL NETWORK.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBERS NCS-968311-1-CH2 DATED JULY 1, 2019, NCS-968311-2-CH2 DATED JULY 1, 2019, NCS-968311-3-CH2 DATED JULY 1, 2019, AND NCS-968311-4-CH2, DATED JUNE 27, 2019. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON NAVD 1988 DATUM PROJECTED FROM A U.S. COAST & GEODETIC SURVEY BENCHMARK #42 (4"x4" CONCRETE MONUMENT WITH BRASS DISK) WITH A PUBLISHED ELEVATION OF 156.701 (N.A.V.D. 1988 DATUM) LOCATED AT THE NORTHWEST CORNER OF S.W. 2nd AVENUE AND S.W. 8th STREET AS SHOWN HEREON.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
- THIS MAP CONSISTS OF 2 SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET ONE FOR DETAILED BOUNDARY INFORMATION & SHEET 2 FOR DETAILED TOPOGRAPHIC INFORMATION.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE THEREOF IN CONJUNCTION WITH UTILITY MAPS, AND FIELD LOCATED PAINT MARKINGS BY GAINESVILLE REGIONAL UTILITIES. THE RELATIVE ACCURACY OF THE UTILITIES LOCATED BASED ON VISIBLE PAINT MARKINGS IS ±24 INCHES OF EITHER SIDE OF THE UTILITY. THE EXCAVATION OF UNDERGROUND UTILITIES HAS NOT BEEN PERFORMED BY THIS SURVEYOR.
- THERE ARE 22 STRIPED PARKING SPACES INCLUDING 1 HANDICAPPED PARKING SPACE ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ALL PARCELS SHOWN HEREON ARE CONTIGUOUS WITH EACH OTHER AND ALSO ALL RIGHT-OF-WAYS & ADJOINING LANDS WITH NO GAPS, GORES, OR HIATUSES.
- THE SURVEYED PARCELS CONTAIN A TOTAL NET ACREAGE OF 1.105 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

TO: CLARK STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CA VENTURES, INC.; FIRST AMERICAN 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 2011 MINIMUM STANDARDS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)(i)(g), 8, 9, 10(a)(b), 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2019.

AARON H. HICKMAN, P.S.M.
FLORIDA SURVEYOR & MAPPER
CERTIFICATE NUMBER 6791
aaronh@chwh-inc.com

DATE OF PLAT OR MAP:

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0314D, EFFECTIVE DATE: JUNE 16, 2006.

SOUTHWEST 10TH STREET
(60' RIGHT-OF-WAY)

SOUTHWEST 9TH TERRACE
(60' R/W)

SOUTHWEST 1ST AVENUE
(60' RIGHT-OF-WAY)

Tech: hnm Plot Date: Sep 08, 2019 11:18am Filename: N:\2019\B-0316\Survey\DWG\B-0316.dwg

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est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE
1" = 20'
VERIFY SCALE
BASED ON THE
ORIGINAL DRAWING
0
1" MAY VARY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SEE SURVEYORS CERTIFICATION

CERTIFIED TO:

SURVEY DATE:

REVISION DATE:

TECHNICIAN:

CHKD BY:

CHKD BY:

FIELD BOOK & PAGE:

AARON H. HICKMAN

This map prepared by:

Certificate of Authorization No. LB 5075

NOT VALID WITHOUT THE ORIGINAL

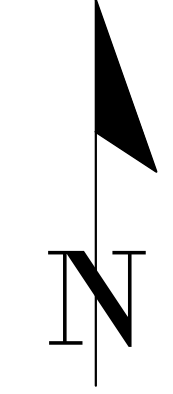
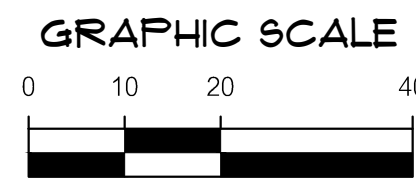
SIGNATURE AND SEAL OF A FLORIDA

LICENSED SURVEYOR AND MAPPER

SHEET NO.:

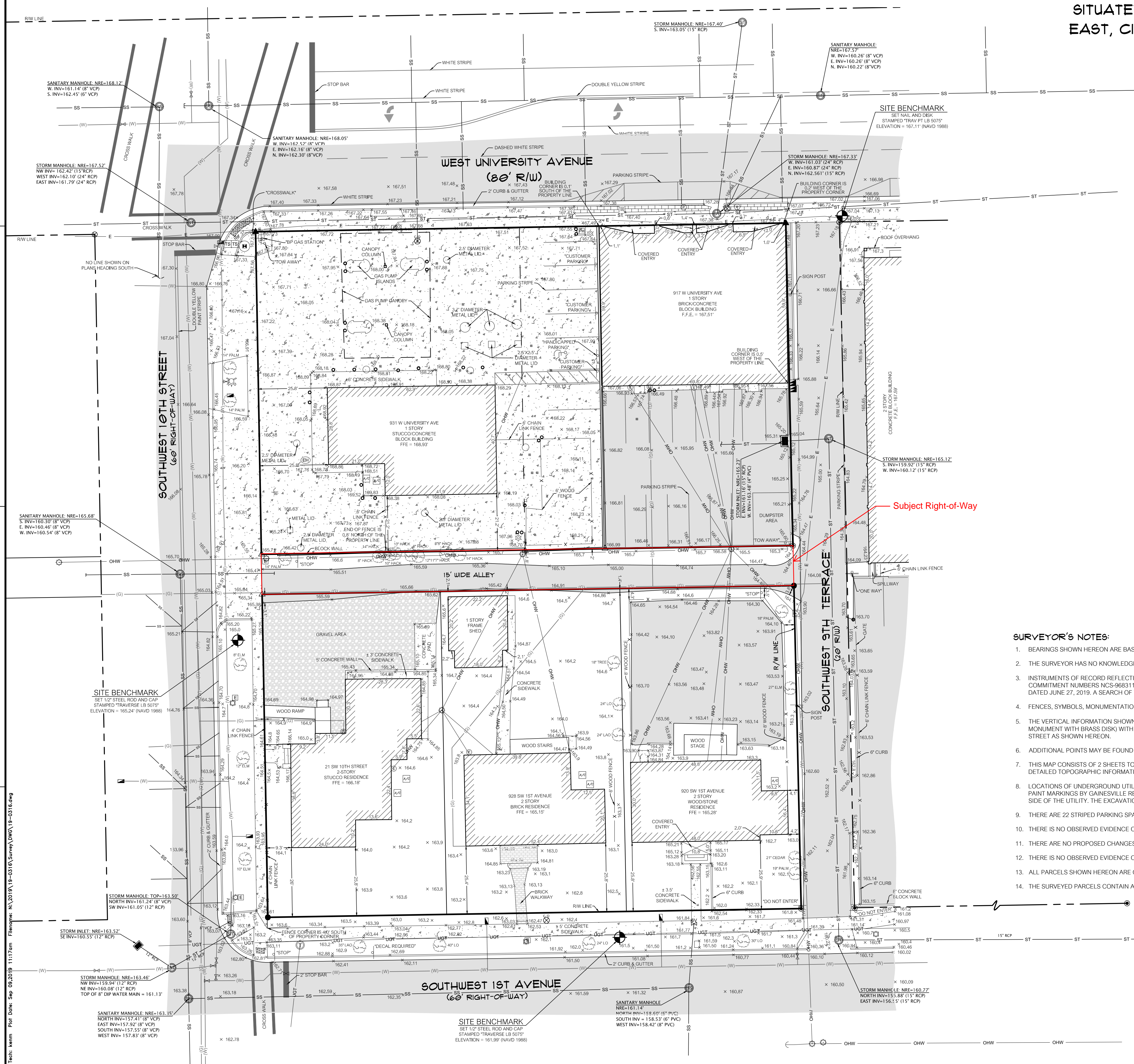
1 OF 2

ALTA/NSPS LAND TITLE SURVEY
OF LOTS 8 THROUGH 12, BLOCK 1 OF UNIVERSITY PLACE
SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20
EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



- LEGEND:**
- = BENCHMARK
 - = FOUND 5/8" REBAR & CAP AS NOTED
 - = FOUND NAIL AND DISK (AS NOTED)
 - = SET NAIL AND DISK MARKED CHW, INC. LB 5075
 - = SET 5/8" REBAR & CAP MARKED CHW, INC. LB 5075
 - = FOUND 1/2" IRON PIPE (NO ID)
 - = CONCRETE LIGHT POLE
 - = CLEANOUT
 - = CONCRETE POWER POLE
 - = METAL LIGHT POLE
 - = WOOD LIGHT POLE
 - = WOODEN POWER POLE
 - = UTILITY POLE
 - = ELECTRIC HANDHOLE
 - = ELECTRIC BOX
 - = ELECTRIC METER
 - = GUY ANCHOR
 - = TRANSFORMER
 - = STORM INLET
 - = TREE (SIZE AND TYPE AS NOTED)
 - = TELEPHONE JUNCTION BOX
 - = TRAFFIC SIGNAL BOX
 - = SIGN (AS NOTED)
 - = BOLLARD
 - = HANDICAPPED PARKING SPACE SYMBOL
 - = PAY PHONE BOOTH
 - = WATER VALVE
 - = WATER METER
 - = FIRE HYDRANT
 - = SANITARY SEWER MANHOLE
 - = STORM SEWER MANHOLE
 - = GAS METER
 - = SEWER VALVE
 - = CABLE TELEVISION BOX
 - = TELEPHONE MANHOLE
 - = TELEPHONE PEDESTAL
 - = TRAFFIC JUNCTION BOX
 - = GUY POLE
 - = POST INDICATOR VALVE
 - = FIBER OPTIC BOX
 - = GROUND LIGHT FIXTURE
 - = SIGNAL MAST ARM
 - = AIR CONDITIONER
 - = MONITORING WELL
 - = ASPHALT SURFACE
 - = CONCRETE SURFACE
 - = GRAVEL SURFACE
 - = BRICK SURFACE
 - = DETECTABLE WARNING SURFACE
- OHW = OVERHEAD WIRES
SS = SANITARY SEWER LINE
(LATERALS PER FIELD LOCATED PAINT SPOTS)
ST = STORM SEWER LINE
W = WATER LINE (PER FIELD LOCATED PAINT SPOTS)
G = GAS LINE (PER FIELD LOCATED PAINT SPOTS)
E = UNDERGROUND ELECTRIC LINE (PER FIELD LOCATED PAINT SPOTS)
TE = UNDERGROUND TELEPHONE LINES (PER FIELD LOCATED PAINT SPOTS)
X = FENCE (SIZE AND TYPE AS NOTED)
SS = SANITARY SEWER LATERAL (45° OR 90°)
D = DIRECTION UNKNOWN

- SURVEYOR'S NOTES:**
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 - INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBERS NCS-968311-1-CH12 DATED JULY 1, 2019, NCS-968311-2-CH12 DATED JULY 1, 2019, NCS-968311-3-CH12 DATED JULY 1, 2019, AND NCS-968311-4-CH12, DATED JULY 27, 2019. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
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est. 1988
Professional Consultants

CHW
Professional Consultants

SCALE: 1" = 20'

VERIFY SCALE ON ORIGINAL DRAWING
0 INCHES
1" SCALE
THIS SHEET MUST BE ADJUSTED TO THE SCALE OF THE SURVEY

SEE SHEET 1 OF 2

DATE: 08/29/2019
REVISION DATE:
PROJECT NUMBER: 19-0316
FIELD BOOK & PAGE: 579-93, 41-45

THIS MAP PREPARED BY:
AARON H. HICKMAN
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 2