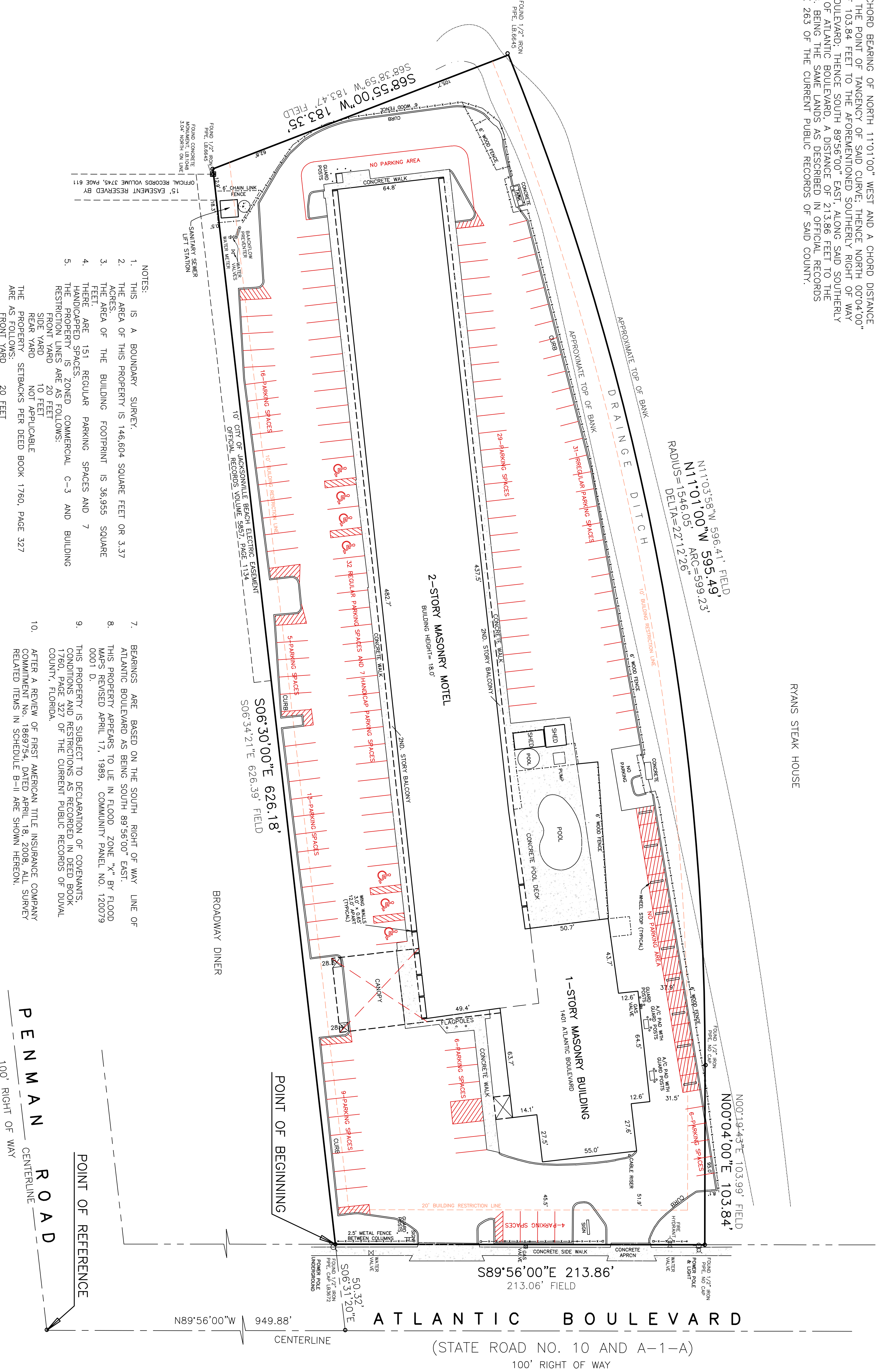


MAP SHOWING SURVEY OF

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF ATLANTIC BOULEVARD, STATE ROAD NO. 10 AND A-1-A, AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY, WITH THE CENTERLINE OF PENMAN ROAD, AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE NORTH 89°56'00" WEST, ALONG SAID CENTERLINE OF ATLANTIC BOULEVARD, A DISTANCE OF 949.88 FEET; THENCE SOUTH 06°30'00" EAST, ALONG A LINE PARALLEL WITH SAID PENMAN ROAD, A DISTANCE OF 50.32 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06°30'00" EAST A DISTANCE OF 626.18 FEET; THENCE SOUTH 68°55'00" WEST A DISTANCE OF 183.35 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1546.05 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 11°01'00" WEST AND A CHORD DISTANCE OF 595.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°04'00" EAST A DISTANCE OF 103.84 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 89°56'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 213.86 FEET TO THE POINT OF BEGINNING, BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1042, PAGE 263 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



RYANS STEAK HOUSE



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. THE AREA OF THIS PROPERTY IS 146,604 SQUARE FEET OR 3.37 ACRES.
 3. THE AREA OF THE BUILDING FOOTPRINT IS 36,955 SQUARE FEET.
 4. THERE ARE 151 REGULAR PARKING SPACES AND 7 HANDICAP PARKING SPACES.
 5. THE PROPERTY IS ZONED COMMERCIAL C-3 AND BUILDING RESTRICTIONS ARE AS FOLLOWS:
FRONT YARD 20 FEET
SIDE YARD 5 FEET
REAR YARD 5 FEET
 6. THE DITCH THAT ENCRAGES HEREON IS A PART OF A MAJOR DRAINAGE SYSTEM THAT TAKES STORM WATER FROM ATLANTIC BOULEVARD, FROM NORTH OF ATLANTIC BOULEVARD AND POSSIBLY FROM THE LANDS TO THE WEST.
 7. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS BEING SOUTH 89°56'00" EAST.
 8. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" BY FLOOD MAPS REVISED APRIL 17, 1989, COMMUNITY PANEL NO. 120079 0001 D.
 9. THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 1760, PAGE 327 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 10. AFTER A REVIEW OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1869754, DATED APRIL 18, 2008, ALL SURVEY RELATED ITEMS IN SCHEDULE B-II ARE SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120079 0001 D, REVISED APRIL 17, 1989 FOR ATLANTIC BEACH, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED ON THE FLORIDA LICENSED SURVEYOR AND MAPPER.