

LEGAL DESCRIPTION:
(Per Title Commitment)

PARCEL A:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND RUN N 88°27' EAST, 252.45 FEET TO A POINT 80 FEET, ON A PERPENDICULAR, FROM THE CENTER LINE OF THE A.C.L. RAILROAD, THENCE N 28°52'11" E, PARALLEL TO SAID A.C.L. RAILROAD, 1,231.3 FEET FOR A POINT OF BEGINNING; AND RUN THENCE N 80°58' WEST, 376.8 FEET TO A POINT 80 FEET ON A PERPENDICULAR, FROM THE CENTER OF U.S. HIGHWAY NO. 90, THENCE N 48°40' EAST, PARALLEL TO THE CENTER LINE OF SAID U.S. HIGHWAY NO. 90, 118.8 FEET THENCE S 20°54' EAST, 341.48 FEET THENCE S 28°52'11" E, 118.8 FEET TO A POINT OF BEGINNING; 0.23 ACRES, MORE OR LESS, BEING WHOLLY WITHIN THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 31, COLUMBIA COUNTY, FLORIDA.

PARCEL B:
COMMENCE AT THE NE CORNER OF THE W 1/2 OF THE SW 1/4 OF SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND RUN N 51°12' MINUTES EAST, 287.6 FEET TO POINT 80 FEET FROM THE CENTER LINE OF SAID PERPENDICULAR, OF STATE ROAD NO. 1 (U.S. HIGHWAY NO. 90) AND RUN THENCE NORTHEASTERLY, PARALLEL TO THE CENTERLINE OF SAID STATE ROAD NO. 1, A DISTANCE OF 1,422 FEET FOR A POINT OF BEGINNING; AND RUN THENCE N 48°48' E, 210' (D) PARALLEL TO THE SAID STATE ROAD NO. 1, A DISTANCE OF 210 FEET, THENCE S 80°47' EAST, 584.5 FEET, MORE OR LESS, TO THE WEST LINE OF A 30 FOOT COUNTY ROAD, THENCE S 28°38' WEST, 210 FEET, THENCE N 80°47' WEST, 584.5 FEET, TO A POINT OF BEGINNING; 0.23 ACRES, MORE OR LESS, BEING WHOLLY WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A - MAIN TRACT:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°04' EAST, ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4, A DISTANCE OF 251.77 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF A COUNTY GRADED ROAD; THENCE N 28°35'16" EAST, ALONG SAID NORTHEASTERLY R/W LINE, 348.45 FEET TO THE POINT OF BEGINNING; THENCE N 52°01'56" WEST, 340.71 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 1); THENCE N 47°51'58" EAST, ALONG SAID SOUTHEASTERLY R/W LINE, 200.12 FEET; THENCE S 82°05'01" EAST, 273.70 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF SAID COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.06 FEET TO THE POINT OF BEGINNING.

PARCEL B:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°04' EAST, ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4, A DISTANCE OF 251.77 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF A COUNTY GRADED ROAD; THENCE N 28°35'16" EAST, ALONG SAID NORTHEASTERLY R/W LINE, 348.45 FEET TO THE POINT OF BEGINNING; THENCE N 52°01'56" WEST, 340.71 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 1); THENCE N 47°51'58" EAST, ALONG SAID SOUTHEASTERLY R/W LINE, 200.12 FEET; THENCE S 82°05'01" EAST, 273.70 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF SAID COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY ALSO DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND RUN THENCE N 88°27' EAST, ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, 287.60 FEET TO THE WEST LINE OF THE A.C.L. RAILROAD; THENCE N 28°52'11" E, ALONG SAID WEST LINE OF THE A.C.L. RAILROAD, 1,322.50 FEET THENCE N 80°58' WEST, 30.40 FEET FOR A POINT OF BEGINNING; THENCE N 80°58' WEST, 30.40 FEET TO THE SOUTH R/W LINE OF U.S. HIGHWAY NO. 90; THENCE RUN N 48°40' EAST, ALONG THE SOUTH LINE OF U.S. HIGHWAY NO. 90, 200.15 FEET, THENCE S 20°54' EAST, 341.45 FEET TO THE WEST R/W LINE OF A COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.07 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF COLUMBIA AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 31: COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°24'17" E ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, A DISTANCE OF 251.77 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF A GRADED ROAD; THENCE N 28°52'11" E, ALONG SAID NORTHEASTERLY R/W LINE, 348.45 FEET TO THE POINT OF BEGINNING; THENCE N 52°01'56" WEST, 340.71 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 1); THENCE N 47°51'58" EAST, ALONG SAID SOUTHEASTERLY R/W LINE, 200.12 FEET; THENCE S 82°05'01" EAST, 273.70 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF SAID COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

SECTION 31: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°24'17" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 251.77 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF A GRADED ROAD; THENCE N 28°52'11" E, ALONG SAID NORTHEASTERLY R/W LINE, 348.45 FEET TO THE POINT OF BEGINNING; THENCE N 52°01'56" WEST, 340.71 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 1); THENCE N 47°51'58" EAST, ALONG SAID SOUTHEASTERLY R/W LINE, 200.12 FEET; THENCE S 82°05'01" EAST, 273.70 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF SAID COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.06 FEET TO THE POINT OF BEGINNING.

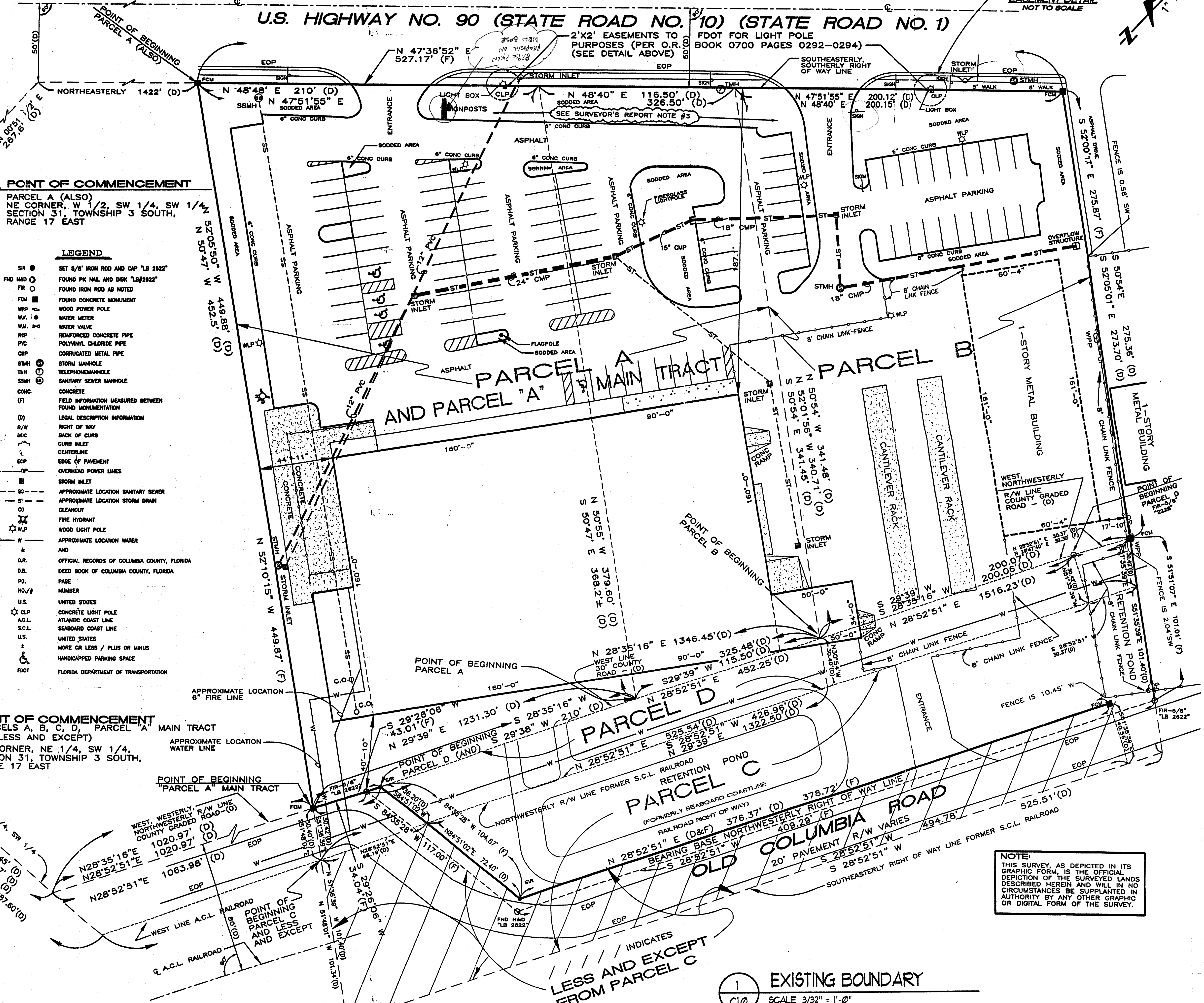
PARCEL D:
COMMENCE AT THE SOUTHWEST CORNER OF THE SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°24'17" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 251.77 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF A GRADED ROAD; THENCE N 28°52'11" E, ALONG SAID NORTHEASTERLY R/W LINE, 348.45 FEET TO THE POINT OF BEGINNING; THENCE N 52°01'56" WEST, 340.71 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 1); THENCE N 47°51'58" EAST, ALONG SAID SOUTHEASTERLY R/W LINE, 200.12 FEET; THENCE S 82°05'01" EAST, 273.70 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF SAID COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.06 FEET TO THE POINT OF BEGINNING.

AND
COMMENCE AT THE SOUTHWEST CORNER OF THE SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°24'17" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 251.77 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF A GRADED ROAD; THENCE N 28°52'11" E, ALONG SAID NORTHEASTERLY R/W LINE, 348.45 FEET TO THE POINT OF BEGINNING; THENCE N 52°01'56" WEST, 340.71 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 1); THENCE N 47°51'58" EAST, ALONG SAID SOUTHEASTERLY R/W LINE, 200.12 FEET; THENCE S 82°05'01" EAST, 273.70 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF SAID COUNTY GRADED ROAD; THENCE S 28°35'16" WEST, ALONG SAID NORTHEASTERLY R/W LINE, 200.06 FEET TO THE POINT OF BEGINNING.

(CONTAINING 0.23 ACRES (NET PARCELS A, B, C, D) AND PARCEL "A" MAIN TRACT)

SURVEYOR'S REPORT:

- 1) BEARINGS BASED ON NORTHEASTERLY R/W LINE OF OLD COLUMBIA ROAD AS S 28°52'11" W (ASSUMED) DETERMINED FROM FOUND MONUMENTATION.
- 2) SURVEYOR WAS PROVIDED COPY OF TITLE INSURANCE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 18, 1989, COMMITMENT NUMBER: FA-CG-89.03497, ISSUING OFFICE FILE NUMBER 05824-0323.
- 3) ACCORDING TO ABOVE TITLE INSURANCE COMMITMENT A PORTION OF PROPERTY (NORTHEASTERLY BOUNDARY OF PARCELS A & B) MAY BE SUBJECT TO "EASEMENT" FOR "LINE OF POLES FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND ANCHORS AND NECESSARY APPURTENANCES" AS RECORDED IN D.B. 18, PAGE 383. THAT DOCUMENT WAS PREPARED IN 1925, AND REFERS TO SAID LINE OF POLES AND APPURTENANCES "ON THE PROPERTY FOUR FEET (4') NEARER NORTH THE NORTH BOUNDARY LINE OF THE NEW STATE HIGHWAY NUMBER 1". THIS PROPERTY LIES SOUTHERLY OF STATE ROAD NO. 1, AND AT THE DATE OF THIS SURVEY (1999), NO POLES FOR ELECTRIC TRANSMISSION, AND APPURTENANCES EXIST ON PARCELS A AND B.
- 4) ACCORDING TO ABOVE TITLE INSURANCE COMMITMENT A PORTION OF PROPERTY IS SUBJECT TO "COVENANTS, CONDITIONS, EASEMENTS AND RESERVATIONS" PER "DEED" RECORDED IN O.R. BOOK 0837, PAGES 0121-0123. THAT DOCUMENT CONTAINS A "PERPETUAL EASEMENT...FOR UTILITY LINES" THE EXACT LOCATION OF WHICH IS NOT SHOWN IN DOCUMENT. ("BLANKET-TYPE EASEMENT"), THEREFORE IS NOT SHOWN ON THIS SURVEY.



TMA
INCORPORATED
INTERNATIONAL

"Faith is the substance of things hoped for,
the evidence of things not seen." Hebrews 11:1

**TOYOTA MALL of
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Lake City, Florida

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