

PHILLIPS COMMERCIAL PARK

A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 4 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

PARCEL B - CAPTION

A portion of the Southwest 1/4 of the Southeast 1/4 in Section 7, Township 4 South, Range 28 East, TOGETHER WITH Government Lot 2 and a portion of Government Lot 3, Section 18, Township 4 South, Range 28 East, and being more particularly described as follows: COMMENCE at the Northeast corner of Section 18, Township 4 South, Range 28 East; thence South 89°04'01" West along the Northerly line of said Section 18, a distance of 1413.00 feet; thence North 01°01'03" West, 1126.40 feet to the POINT OF BEGINNING; thence continue North 01°01'03" West, 199.79 feet to an intersection with the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 7; thence South 89°11'15" West along said line, a distance of 923.07 feet; thence South 01°07'56" East, 500.00 feet; thence South 89°11'15" West, 300.00 feet; thence South 01°07'56" East, 827.81 feet to an intersection with the North line of said Section 18; thence South 88°48'13" West along said Northerly line, a distance of 1013.10 feet to a point on said line; thence South 00°54'48" East, 977.98 feet; thence North 89°04'43" East, 60.81 feet to a cusp of a curve leading Southeasterly; thence along and around the arc of a curve concave Northeasterly, having a radius of 25.00 feet, an arc distance of 32.89 feet, said arc being subtended by a chord bearing and distance of South 53°13'58" East, 30.57 feet to the point of tangency of said curve; thence North 88°30'02" East, 78.47 feet; thence South 89°30'58" East, 407.78 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Northeasterly, having a radius of 515.19 feet, an arc distance of 524.72 feet, said arc being subtended by a chord bearing and distance of North 58°54'03" East, 502.33 feet to the point of tangency of said curve; thence North 30°43'24" East, 762.48 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Southeasterly, having a radius of 552.81 feet, an arc distance of 560.83 feet, said arc being subtended by a chord bearing and distance of North 59°47'12" East, 537.08 feet to the point of tangency of said curve; thence North 88°51'00" East, 15.84 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Northeasterly, having a radius of 260.00 feet, an arc distance of 407.81 feet, said arc being subtended by a chord bearing and distance of North 43°54'59" East, 367.27 feet to the point of tangency of said curve; thence North 01°01'03" West, 632.98 feet to the point of curvature of a curve leading Northwesterly; thence along and around the arc of a curve concave Southwesterly, having a radius of 25.00 feet, an arc distance of 29.84 feet, said arc being subtended by a chord bearing and distance of North 35°12'30" West, 28.10 feet to the point of reverse curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Southeasterly, having a radius of 70.00 feet, an arc distance of 303.46 feet, said arc being subtended by a chord bearing and distance of North 54°47'30" East, 115.80 feet to the point of tangency of said curve and the POINT OF BEGINNING.

Containing 56.15 acres, more or less.

CLERK'S CERTIFICATE 89-70922

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 45, Pages 55, 55A, 55B, 55C of the Public Records of Duval County, Florida.

Signed this 11th day of July, A.D., 1989

Henry W. Cook, Clerk of Circuit Court
Brenda Lillis, Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 89-613-273 of said City, and adopted by its City Council and approved by me on this 30th day of June, A.D., 1989

Thomas H. Head, Mayor of the City of Jacksonville
Cheryl D. Head, Secretary to the City Council of the City of Jacksonville

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 10 day of July, A.D., 1989

Gregory B. Clay, Registered Land Surveyor No. 337, State of Florida

DEVELOPER'S CERTIFICATE

This is to certify that Radnor/Phillips Industrial Park Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 5th day of July, A.D., 1989.

John H. Lyons, III, Vice-President, Radnor/Phillips Industrial Park Corporation
Director of Public Works

PARCEL A - CAPTION

A portion of the Southwest 1/4 of the Southeast 1/4 in Section 7, Township 4 South, Range 28 East, TOGETHER WITH Government Lot 2 and a portion of Government Lot 3, Section 18, Township 4 South, Range 28 East, and being more particularly described as follows: COMMENCE at the Northeast corner of Section 18, Township 4 South, Range 28 East; thence South 89°04'01" West along the Northerly line of said Section 18, a distance of 1413.00 feet to an intersection with the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 7; thence South 89°11'15" West along said line, a distance of 923.07 feet; thence South 01°07'56" East, 500.00 feet; thence South 89°11'15" West, 300.00 feet; thence South 01°07'56" East, 827.81 feet to an intersection with the North line of said Section 18; thence South 88°48'13" West along said Northerly line, a distance of 1013.10 feet to a point on said line; thence South 00°54'48" East, 977.98 feet; thence North 89°04'43" East, 60.81 feet to a cusp of a curve leading Southeasterly; thence along and around the arc of a curve concave Northeasterly, having a radius of 25.00 feet, an arc distance of 32.89 feet, said arc being subtended by a chord bearing and distance of South 53°13'58" East, 30.57 feet to the point of tangency of said curve; thence North 88°30'02" East, 78.47 feet; thence South 89°30'58" East, 407.78 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Northeasterly, having a radius of 515.19 feet, an arc distance of 524.72 feet, said arc being subtended by a chord bearing and distance of North 58°54'03" East, 502.33 feet to the point of tangency of said curve; thence North 30°43'24" East, 762.48 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Southeasterly, having a radius of 552.81 feet, an arc distance of 560.83 feet, said arc being subtended by a chord bearing and distance of North 59°47'12" East, 537.08 feet to the point of tangency of said curve; thence North 88°51'00" East, 15.84 feet to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Northeasterly, having a radius of 260.00 feet, an arc distance of 407.81 feet, said arc being subtended by a chord bearing and distance of North 43°54'59" East, 367.27 feet to the point of tangency of said curve; thence North 01°01'03" West, 632.98 feet to the point of curvature of a curve leading Northwesterly; thence along and around the arc of a curve concave Southwesterly, having a radius of 25.00 feet, an arc distance of 29.84 feet, said arc being subtended by a chord bearing and distance of North 35°12'30" West, 28.10 feet to the point of reverse curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Southeasterly, having a radius of 70.00 feet, an arc distance of 303.46 feet, said arc being subtended by a chord bearing and distance of North 54°47'30" East, 115.80 feet to the point of tangency of said curve and the POINT OF BEGINNING.

Containing 27.85 acres, more or less.

NOTARY FOR WELLS FARGO REALTY ADVISORS FUNDING, INCORPORATED

DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of May, A.D. 1989 by Kenneth W. Broussard, Vice President and George L. Pratt, Jr., Assistant Secretary of Realty Advisors, Incorporated, as agent for Wells Fargo Realty Advisors Funding, Incorporated, a Colorado Corporation, on behalf of the Corporation.

Donna M. Bradley, Notary Public, My Commission Expires August 31, 1990

ADOPTION AND DEDICATION

This is to certify that Radnor/Phillips Industrial Park Corporation, a Corporation under the laws of the State of Delaware, is the lawful owner of the lands described in the caption hereon known as Phillips Commercial Park, having caused the same to be surveyed and subdivided; that Wells Fargo Realty Advisors Funding, Incorporated, a Colorado Corporation is the holder of mortgage on said lands, that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of those lands. All rights of way, easements for drainage, utilities, sewers and non-access easements shown hereon are hereby irrevocably and assigned, and that all private easements on this plat are and shall remain privately owned and the sole exclusive property of the developer and its successors and grantees, if any, of said easements. The drainage easement through and over the lake and filtration systems shown on this plat is hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lake and filtration systems which these easements traverse, all water which may fall or come upon all rights of way together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of way, from adjacent land or from any other source of public waters into or through said lakes and filtration systems, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) the lake and filtration systems shown on this plat is owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substances or things that may enter or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (3) the City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lake and filtration systems shown on this plat, but shall have the right to modify the existence of the lake and filtration systems and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Radnor/Phillips Industrial Park Corporation, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lake and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of Radnor/Phillips Industrial Park Corporation, its agents, contractors, employees, servants, licensees or concessionaires within Phillips Commercial Park. This indemnification shall run with the land and the assigns of Radnor/Phillips Industrial Park Corporation, and shall be subject to it.

In witness whereof Radnor/Phillips Industrial Park Corporation, has caused these presents to be executed by its Vice-President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 27th day of November, A.D., 1989.

Radnor/Phillips Industrial Park Corporation
Witness: Richard M. Conroy, John H. Lyons, III, Vice-President

WELLS FARGO REALTY ADVISORS FUNDING, INCORPORATED, a Colorado corporation

By: Wells Fargo Realty Advisors, Incorporated, Agent

Witness: Phyllis Smith, Kenneth W. Broussard, Vice President
Witness: Carol M. Tomaszuk
Witness: Phyllis Smith, George L. Pratt, Jr., Assistant Secretary
Witness: Carol M. Tomaszuk

NOTARY FOR RADNOR/PHILLIPS INDUSTRIAL PARK CORPORATION

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 22nd day of May, A.D., 1989 by John H. Lyons, III, Vice-President of Radnor/Phillips Industrial Park Corporation, a Delaware Corporation, on behalf of the Corporation.

Richard M. Conroy, Notary Public At Large, My Commission Expires 11/30/89

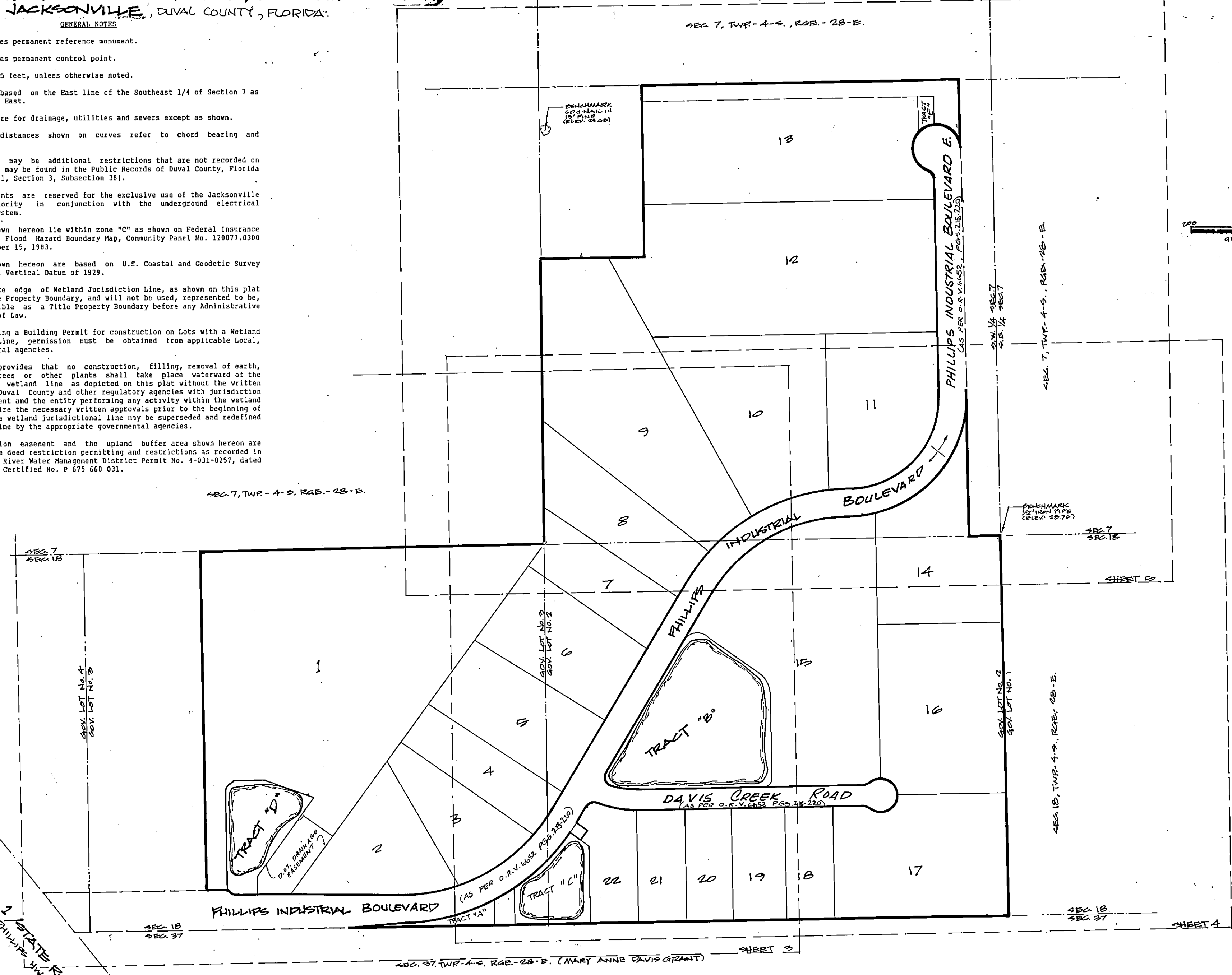
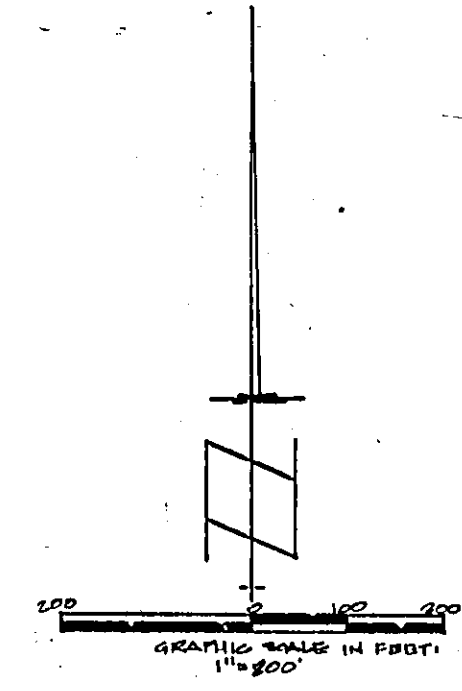
PHILLIPS COMMERCIAL PARK

A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 4 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES

- 1) ■ Denotes permanent reference monument.
- 2) △ Denotes permanent control point.
- 3) All radii are 25 feet, unless otherwise noted.
- 4) Bearings are based on the East line of the Southeast 1/4 of Section 7 as South 01°02'27" East.
- 5) All easements are for drainage, utilities and sewers except as shown.
- 6) Bearings and distances shown on curves refer to chord bearing and distances.
- 7) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Duval County, Florida (Section 177.091, Section 3, Subsection 30).
- 8) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 9) The lands shown hereon lie within zone "C" as shown on Federal Insurance Administration Flood Hazard Boundary Map, Community Panel No. 120077.0300 D, dated December 15, 1983.
- 10) Elevations shown hereon are based on U.S. Coastal and Geodetic Survey Datum, National Vertical Datum of 1929.
- 11) The approximate edge of Wetland Jurisdiction Line, as shown on this plat is not a Title Property Boundary, and will not be used, represented to be, or be admissible as a Title Property Boundary before any Administrative Body or Court of Law.

Prior to issuing a Building Permit for construction on Lots with a Wetland Jurisdiction Line, permission must be obtained from applicable local, State and Federal agencies.
- 12) Current Law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. The wetland jurisdictional line may be superseded and redefined from time to time by the appropriate governmental agencies.
- 13) The conservation easement and the upland buffer area shown hereon are subject to the deed restriction permitting and restrictions as recorded in the St. Johns River Water Management District Permit No. 4-031-0257, dated July 12, 1988, Certified No. P 675 660 031.



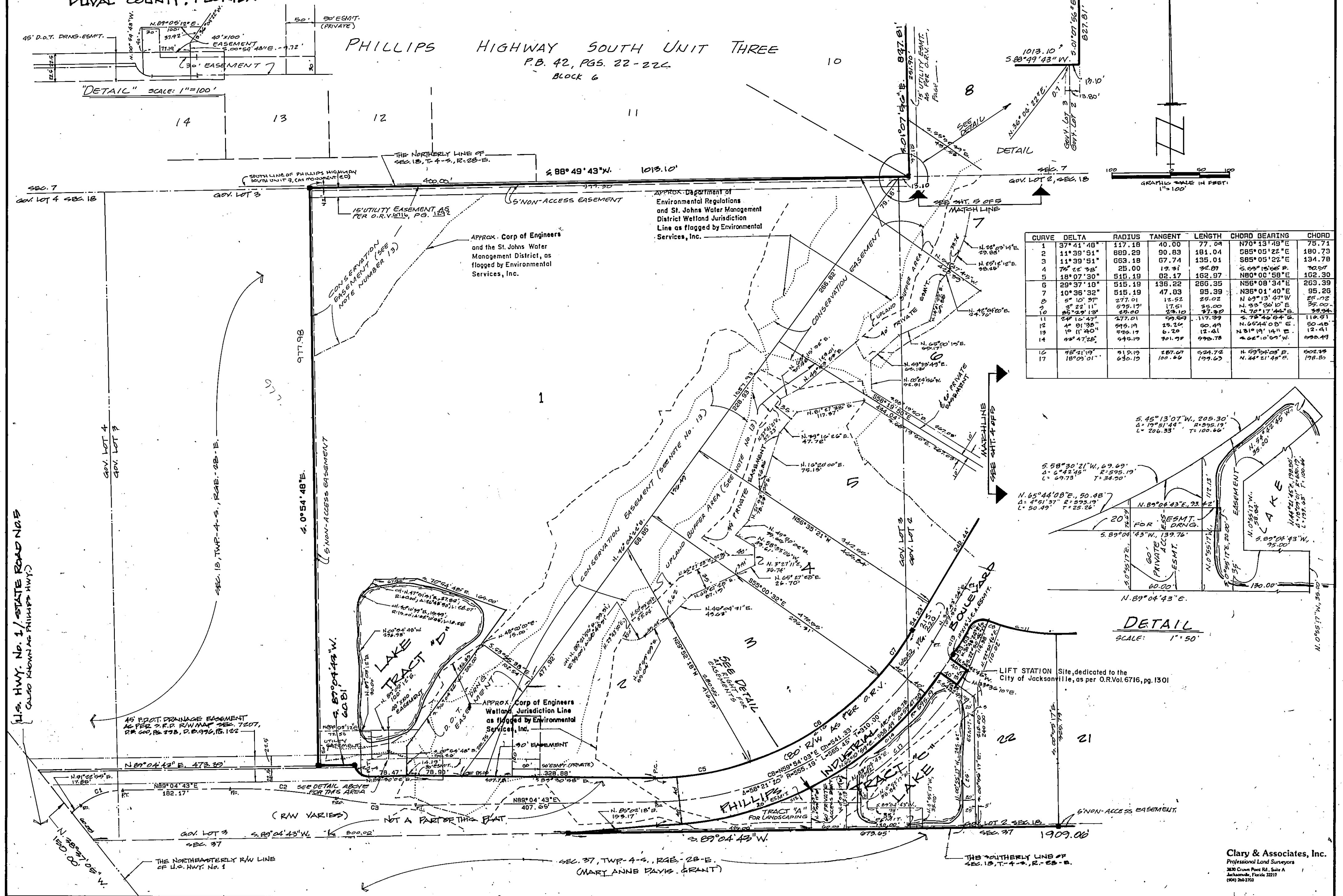
AREA TABLE	
LOT	SQ. FOOTAGE
1	553,187
2	96,368
3	73,896
4	67,267
5	107,083
6	109,390
7	71,661
8	94,135
9	259,965
10	181,347
11	131,869
12	335,977
13	297,985
14	133,564
15	293,279
16	177,725
17	172,834
18	45,611
19	50,498
20	43,982
21	45,611
22	51,321
Tract "A"	148,699
Tract "B"	152,644
TRACT "C"	55,401
TRACT "D"	24,566

U.S. HWY. No. 1 (STATE ROAD No. 5)
Also known as PHILLIPS HWY.

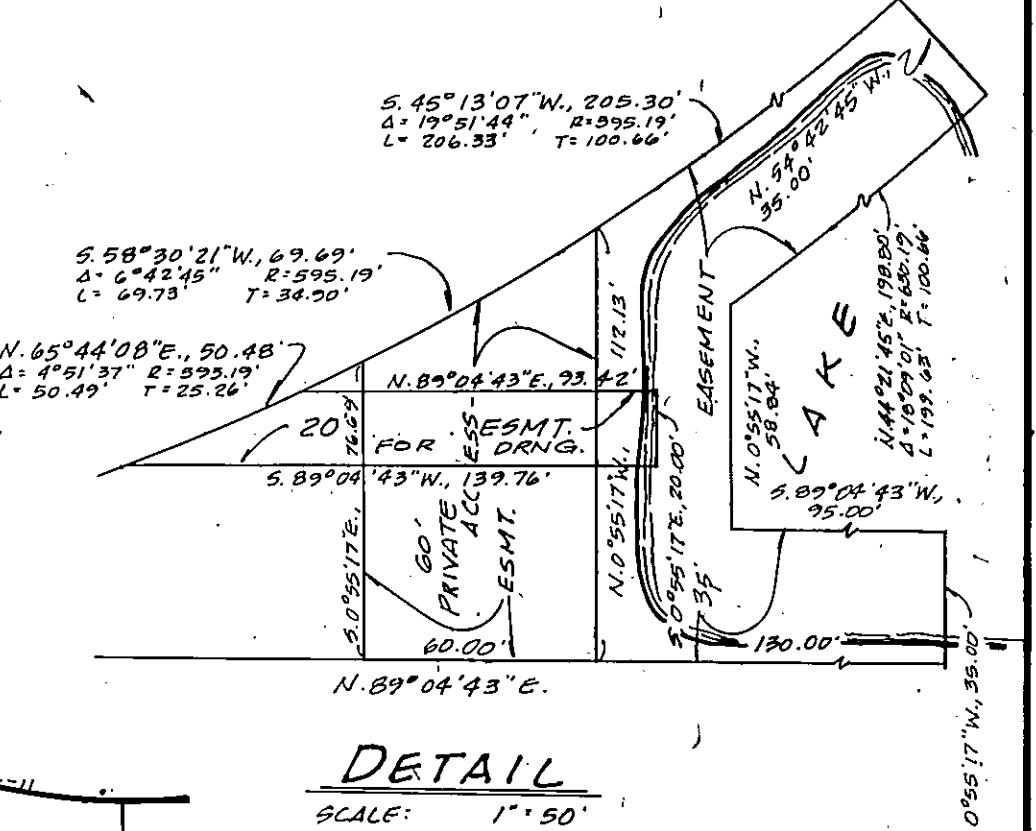
PHILLIPS COMMERCIAL PARK

A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 4 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

SEE SHEET TWO FOR GENERAL NOTES



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	37°41'48"	117.16	40.00	77.04	N70°13'49"E	75.71
2	11°39'51"	889.29	90.83	181.04	S85°05'22"E	180.73
3	11°39'51"	668.18	67.74	135.01	S85°05'22"E	134.78
4	7°22'28"	25.00	19.91	34.81	S69°43'58"E	34.57
5	18°07'30"	515.19	162.17	162.97	N80°00'58"E	162.30
6	28°37'10"	515.19	135.22	266.35	N56°08'34"E	263.39
7	10°36'32"	515.19	47.83	95.39	N36°01'40"E	95.26
8	5°10'37"	277.01	12.52	25.02	N69°13'47"W	25.02
9	2°22'11"	575.17	17.51	35.00	N70°24'10"E	35.00
10	85°28'13"	25.00	24.10	37.30	N70°17'44"E	37.30
11	24°12'47"	277.01	59.89	117.39	S78°40'54"E	116.91
12	4°31'38"	949.19	29.20	50.49	N66°44'00"E	50.49
13	10°11'20"	949.19	6.20	12.41	N31°19'14"W	12.41
14	49°47'25"	445.19	70.19	99.78	N62°10'59"W	99.49
16	18°21'19"	915.19	187.07	524.72	N59°04'08"E	502.39
17	18°03'01"	630.15	100.86	199.63	N44°21'49"E	198.87



U.S. HWY. No. 1 / STATE ROAD No. 5
CALLED ALONG AS PHILLIPS HWY

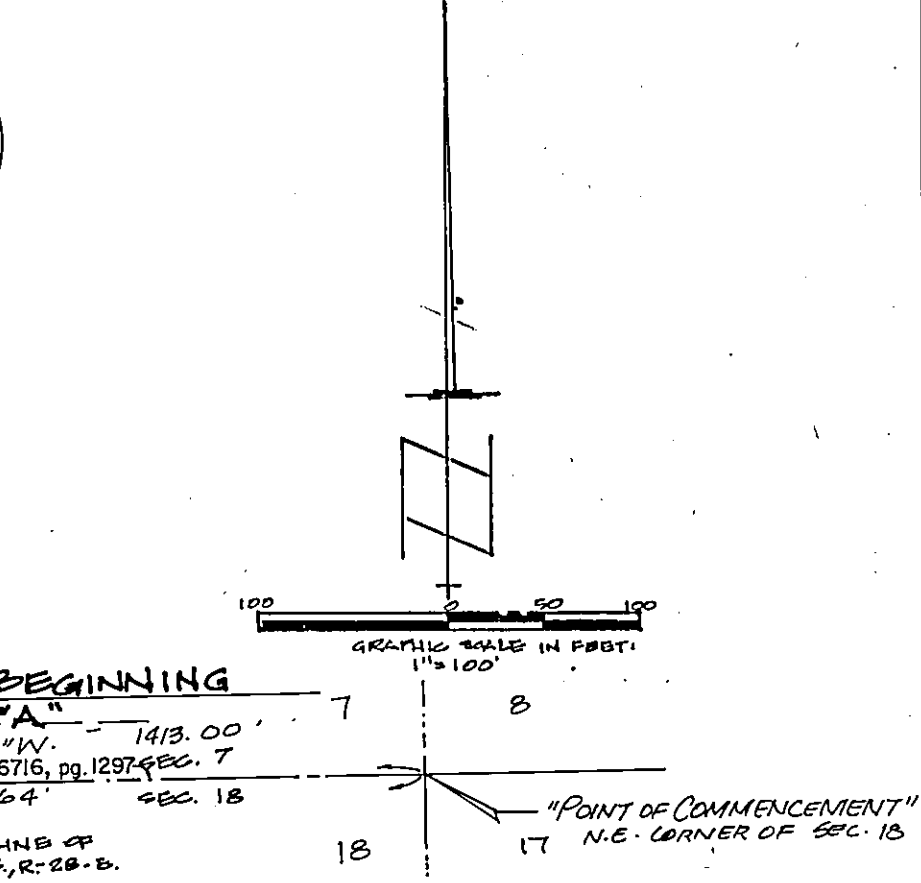
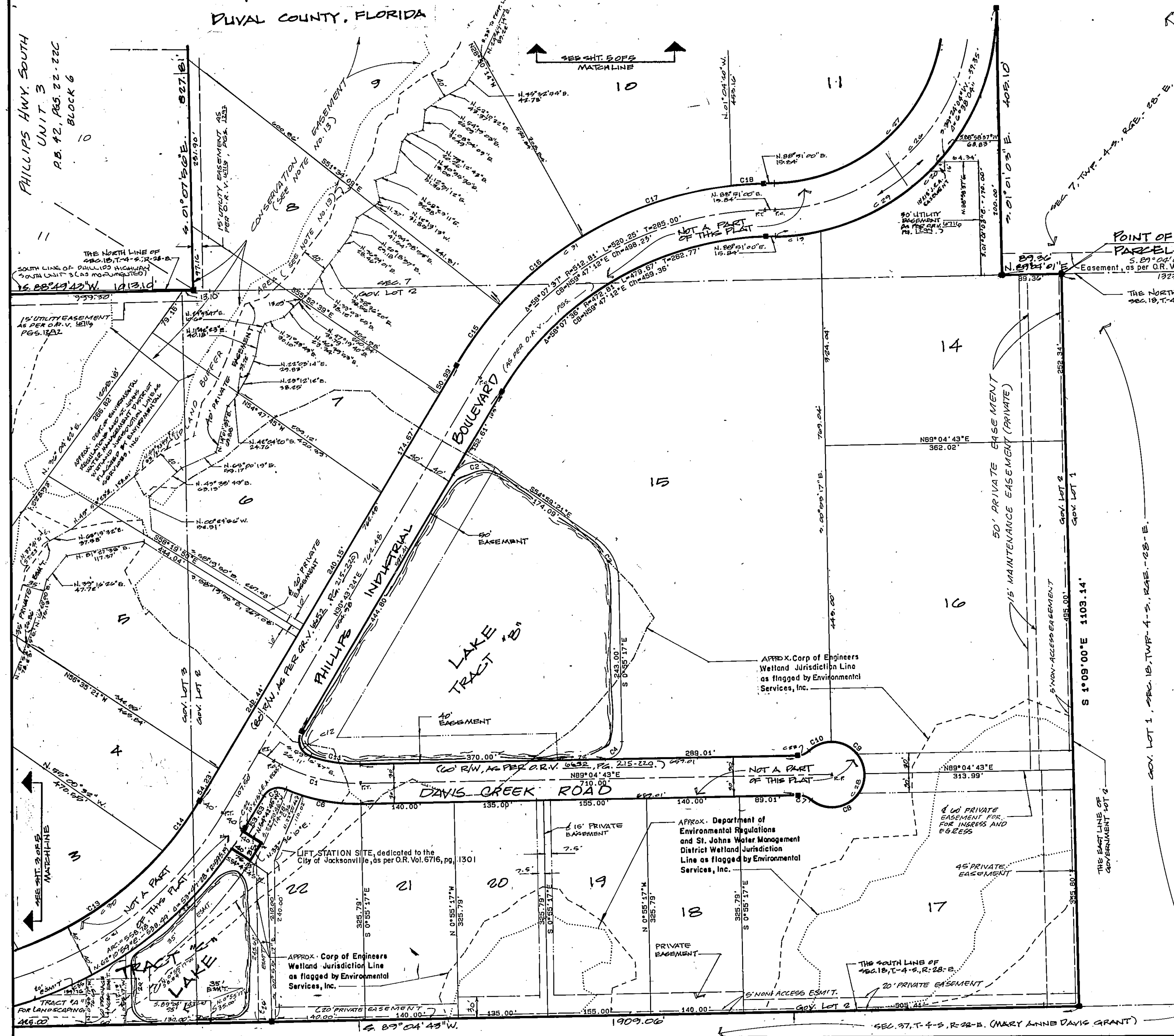
PHILLIPS COMMERCIAL PARK

A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 4-SOUTH,
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

PLAT BOOK 45 PAGE 550

SHEET 4 OF 5 SHEETS

SEE SHEET TWO FOR GENERAL NOTES



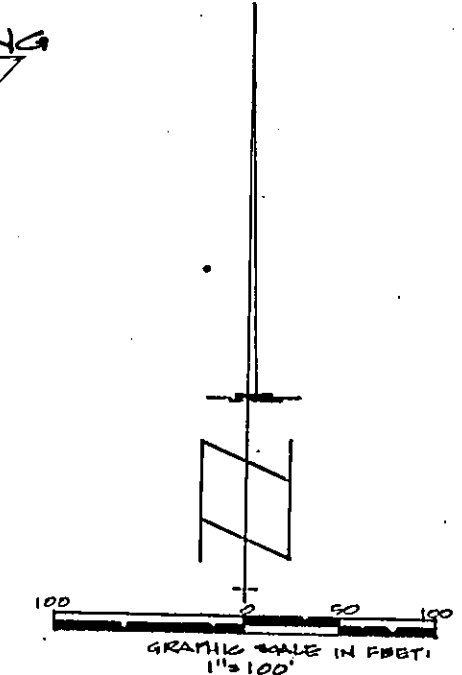
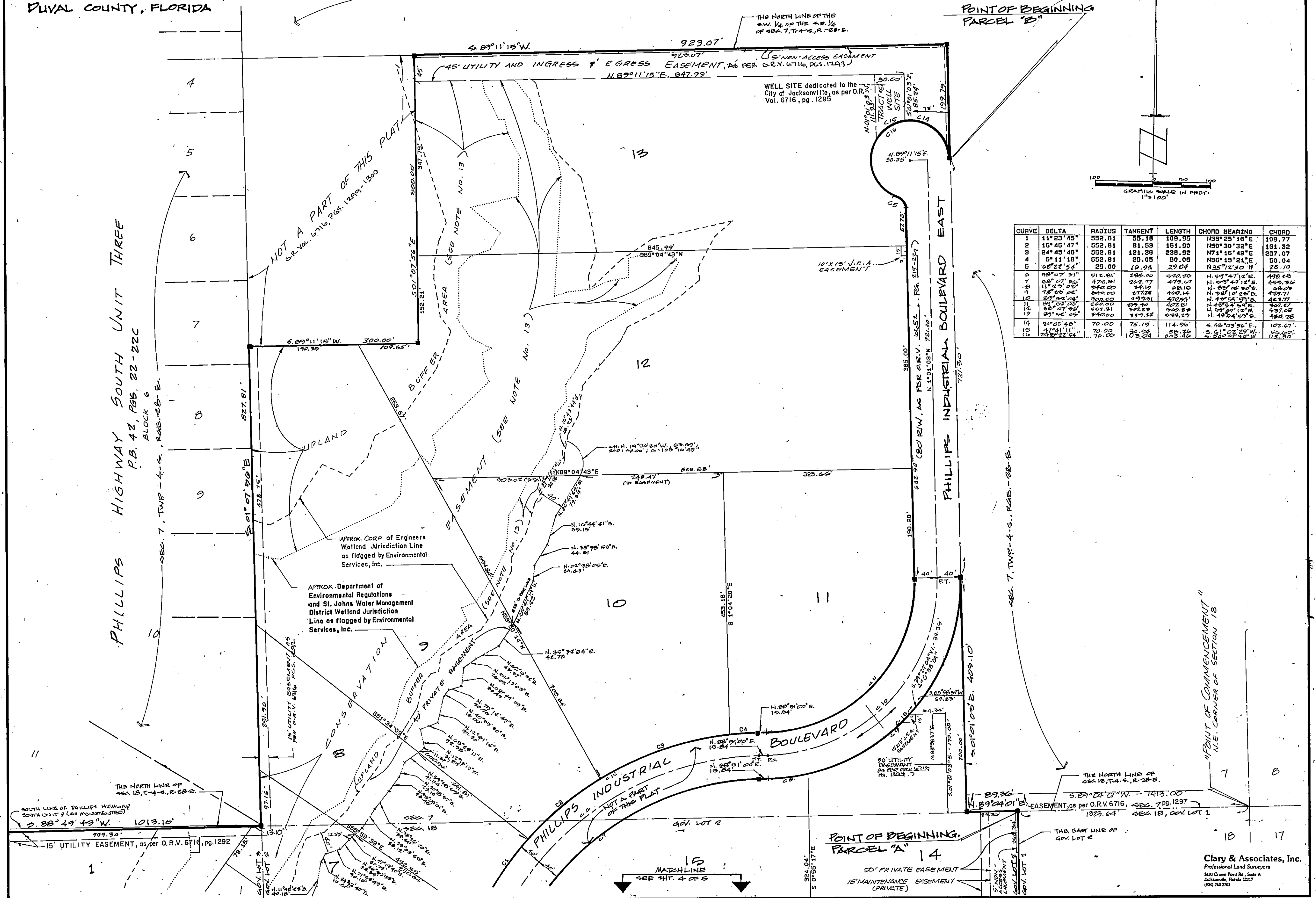
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	31°38'41"	247.01	70.00	136.42	S75°05'57"E	134.70
2	113°10'17"	45.47	69.50	90.21	N84°09'58"E	76.13
3	54°04'04"	78.39	40.00	73.07	S27°57'19"E	71.26
4	69°59'33"	25.00	25.00	39.27	S44°04'29"W	35.35
5	05°29'13"	25.00	23.10	37.30	N70°17'44"E	33.94
6	24°15'47"	277.01	59.59	117.39	S78°48'54"E	116.51
7	42°00'00"	25.00	8.81	19.69	S69°30'17"E	18.26
8	132°50'00"	50.00	114.54	115.92	N65°29'43"E	91.65
9	90°00'00"	50.00	50.00	78.54	N45°55'17"W	70.71
10	42°50'00"	50.00	19.81	37.39	S87°39'43"W	36.51
11	20°02'35"	217.01	38.35	78.81	N80°53'48"W	75.53
12	41°50'27"	25.00	28.68	42.67	N21°24'13"W	37.69
13	20°37'10"	515.10	138.22	268.35	N58°08'34"E	283.39
14	10°36'32"	515.10	47.83	95.39	N58°01'40"E	95.26
15	11°23'45"	552.81	55.18	109.85	N88°25'18"E	109.77
16	19°46'07"	552.81	81.53	161.90	N50°30'32"E	161.32
17	24°45'46"	552.81	121.36	238.92	N71°16'49"E	237.07
18	5°11'10"	552.81	25.05	50.08	N86°15'21"E	50.04
19	11°25'28"	240.00	34.19	68.16	N89°20'30"E	68.09
20	78°51'22"	240.00	277.82	465.14	N28°10'18"E	452.71
21	25°21'20"	552.19	912.00	962.46	N25°57'57"E	941.39
22	11°26'10"	578.15	6.20	12.41	N81°19'14"E	12.41
23	42°00'00"	25.00	8.81	19.69	S69°30'17"E	18.26
24	04°28'51"	552.12	23.72	47.41	S88°00'24"W	47.40
25	53°47'28"	552.12	201.20	398.78	S42°10'59"W	398.69
26	39°52'08"	500.00	279.31	472.78	N45°54'59"E	472.77
27	89°22'05"	500.00	407.81	407.81	N45°04'09"E	407.81
28	26°40'04"	700.00	99.97	291.84	N45°04'09"E	291.84
29	80°03'09"	700.00	309.82	309.82	N45°04'09"E	309.82
30	09°21'15"	919.11	287.07	584.74	N89°04'03"E	584.74
31	88°07'36"	662.81	301.24	762.89	N57°47'42"E	762.89
32	19°51'44"	525.19	104.21	197.83	S45°11'07"W	197.83
33	3°22'11"	525.19	17.51	35.00	N33°36'10"E	35.00
34	4°48'53"	525.19	25.02	50.04	N70°34'23"E	50.04
35	4°51'37"	525.19	25.24	50.49	N45°44'08"E	50.49
36	5°14'37"	277.01	13.52	25.05	N87°13'47"W	25.05

Clary & Associates, Inc.
Professional Land Surveyors
3800 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 240-2103

PHILLIPS COMMERCIAL PARK

A PORTION OF SECTIONS 7 AND 13, TOWNSHIP 4-SOUTH, RANGE-28-EAST
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

SEE SHEET TWO FOR GENERAL NOTES



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	11°23'45"	552.81	55.18	109.95	N38°25'18"E	109.77
2	16°45'47"	552.81	81.33	181.90	N50°30'32"E	181.32
3	24°45'46"	552.81	121.38	238.92	N71°16'49"E	237.07
4	5°11'18"	552.81	25.05	50.00	N80°15'21"E	50.04
5	68°22'54"	25.00	16.98	29.84	N35°23'30"W	28.10
6	98°02'37"	912.81	289.00	520.20	N.97°47'12"E	498.28
7	88°02'36"	478.81	262.77	479.07	N.96°40'12"E	462.36
8	11°23'05"	848.00	34.12	68.15	N.88°50'00"E	68.09
9	78°05'00"	340.00	272.8	468.14	N.98°10'28"E	429.71
10	89°02'08"	492.81	470.84	470.84	N.4°54'27"E	463.77
11	53°02'00"	220.00	179.40	402.81	N.43°54'55"E	387.27
12	68°01'26"	464.81	392.59	520.89	N.97°27'12"E	497.08
13	87°16'05"	340.00	332.12	539.22	N.49°54'50"E	490.28
14	94°05'40"	70.00	75.19	114.96	S.48°03'56"E	102.47
15	47°41'11"	70.00	30.92	58.34	S.61°02'29"W	58.60
16	24°22'54"	70.00	102.04	123.46	S.24°27'30"W	118.80

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