



Title America Real Estate Closings

10448 Old Saint Augustine Road

Jacksonville, FL 32257

904.262.6400w

May 31, 2018

County of Nassau
Andy's Acres Plat

Dear Sirs:

We have caused a careful search to be performed in the public records of Nassau County, Florida, in the office of the Clerk of the Circuit Court as they are relative to the lands legally described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof

As a result of our search we found the lands herein described to be title in the name of

JKS Land LLC, a Florida Limited Liability Company

Taxes for the year 2017 are paid in the amount of \$822.04; Assessed Value \$55,980.00; Gross Amount \$847.46; Exemptions: None; RE# 35-4N-23-2020-0031-0020.

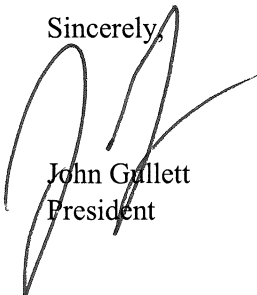
Our search is effective through and includes May 30, 2018 at 5:00 pm, our findings are as follows:

No additional information

All recording references above refer to the public records of Nassau County, Florida.

This information is being provided for a specific purpose and as such this information does not constitute as Title Insurance in any form and liability is hereby limited to the amount paid for this service.

Sincerely,



John Gillett
President

Westcor Land Title Insurance Company

ALTA COMMITMENT 6-17-06 (With FLORIDA Modifications)

Schedule A. Continuation Page

A PORTION OF LOT'S 31 AND 32, SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 EAST, AS SHOWN ON PLAT OF CORNWALL FARM LAND COMPANY PLAT OF "NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

*COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 00°16'25"EAST, ALONG THE EASTERLY LINE OF SECTION 26 TOWNSHIP 4N, RANGE 23 EAST, 10.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 511, OF THE PUBLIC RECORDS OF SAID COUNTY, (A 60.00 FOOT RIGHT OF WAY) SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 980.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD AN ARC DISTANCE OF 100.79 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°19'58"WEST, 100.74 FEET; THENCE NORTH 89°43'16"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 592.82 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 88°48'44"WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD 2689.75 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1937, PAGE 1965, OF THE PUBLIC RECORDS OF SAID COUNTY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD, AND THE POINT OF BEGINNING; THENCE SOUTH 02°59'23"WEST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1937, PAGE 1965, 353.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84°23'32"EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1937, PAGE 1965, 73.58 FEET TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1765, PAGE 149, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°59'23"WEST, ALONG SAID WESTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 1765, PAGE 149, 288.97 FEET TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGE 1226, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°53'34"WEST, ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 546, PAGE 1226, 637.76 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 406, PAGE 433, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°18'45"WEST, ALONG SAID EASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 406, PAGE 433, 648.66 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 511; THENCE SOUTH 88°48'44"EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD, 601.57 FEET TO THE POINT OF BEGINNING.
THIS PARCEL CONTAINS 9.16 ACRES MORE OR LESS.*

NOTE: This Commitment consists of Insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider Pages incorporated by reference in the insert pages.