

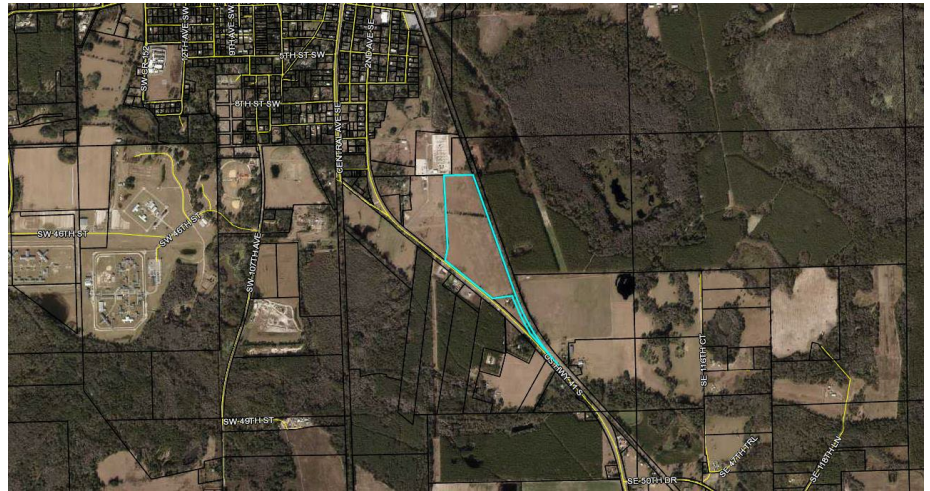


45-ACRE DUKE ENERGY SERVED INDUSTRIAL SITE

45-acre site approximately 3.5 miles from I-75 and 12.5 miles to I-10 with 1,082 feet of frontage on US 41; located in the Duke Energy territory with a substation to the rear of the site. The site offers the perfect combination of access, power and highway frontage in a low-cost location.

Property Details:

- Ownership: HCDA (public)
- Coordinates: 30.504466, -82.939646
- City: adjacent to the city limits of Jasper
- County: Hamilton, Florida
- Type of Space: Vacant Land
- Maximum Size: 45 acres
- Zoning: Commercial Highway Intensive



Overview:

- Previous Land Use: None, Greenfield
- This site has 1,082 feet of frontage on U.S. Highway 41 (2-lane highway).
- Nearest N-S Interstate: I-75; 3.5 road miles from site
- Nearest E-W Interstate: I-10; approximately 12.5 miles from the site
- Approximately 2,366 ft. of rail along the east border
- Adjacent to the city limits of Jasper and could be annexed quickly

Type

Available

Strategic Intermodal System (SIS)	I-75 (3.5 miles from site)
SIS Railroads	A Georgia Southern & Florida Railroad line is along the east border of approximately 2,366 feet, but currently no spur off the mainline.
Airports	<ul style="list-style-type: none">• Jacksonville International Airport (JIA)• Valdosta Regional Airport• Gainesville Regional Airport
Seaports	JAXPORT
Non-SIS State Highways	US 41, US 129, SR 6, SR 25, SR 136, SR 143
General Aviation Airport	Lake City Gateway Airport (KLCQ) – 34 miles

Possible Target Industries:

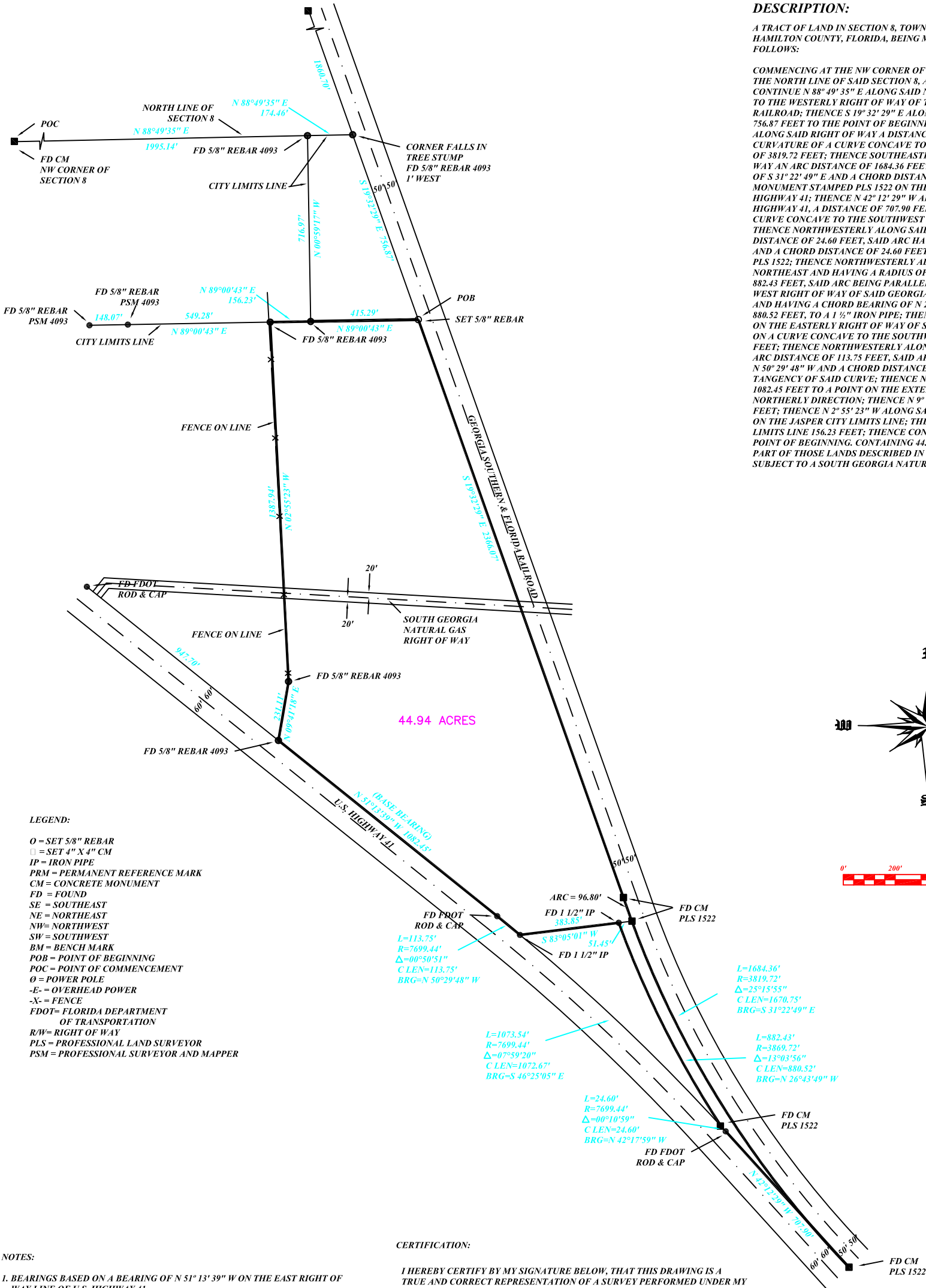
- Warehousing & Distribution, Manufacturing, Agribusiness

BOUNDARY SURVEY IN:
SECTION 8, TOWNSHIP 1 NORTH, RANGE 14 EAST
HAMILTON COUNTY, FLORIDA

DESCRIPTION:

A TRACT OF LAND IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 14 EAST, HAMILTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 8; THENCE N 88° 49' 35" E ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 1995.14 FEET; THENCE CONTINUE N 88° 49' 35" E ALONG SAID NORTH LINE A DISTANCE OF 174.46 FEET TO THE WESTERLY RIGHT OF WAY OF THE GEORGIA SOUTHERN & FLORIDA RAILROAD; THENCE S 19° 32' 29" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 756.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 19° 32' 29" E ALONG SAID RIGHT OF WAY A DISTANCE OF 2366.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3819.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY AN ARC DISTANCE OF 1684.36 FEET, SAID ARC HAVING A CHORD BEARING OF S 31° 22' 49" E AND A CHORD DISTANCE OF 1670.75 FEET, TO A CONCRETE MONUMENT STAMPED PLS 1522 ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 41; THENCE N 42° 12' 29" W ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 41, A DISTANCE OF 707.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 7699.44 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY AN ARC DISTANCE OF 24.60 FEET, SAID ARC HAVING A CHORD BEARING OF N 42° 17' 59" W AND A CHORD DISTANCE OF 24.60 FEET, TO A CONCRETE MONUMENT STAMPED PLS 1522; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3869.72 FEET, AN ARC DISTANCE OF 882.43 FEET, SAID ARC BEING PARALLEL WITH AND 50.00 FEET WESTERLY OF THE WEST RIGHT OF WAY OF SAID GEORGIA SOUTHERN AND FLORIDA RAILROAD AND HAVING A CHORD BEARING OF N 26° 43' 49" W AND A CHORD DISTANCE OF 880.52 FEET, TO A 1 1/2" IRON PIPE; THENCE S 83° 05' 01" W 383.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY 41, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 7699.44 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY AN ARC DISTANCE OF 113.75 FEET, SAID ARC HAVING A CHORD BEARING OF N 50° 29' 48" W AND A CHORD DISTANCE OF 113.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 51° 13' 39" W ALONG SAID RIGHT OF WAY 1082.45 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE RUNNING IN A NORTHERLY DIRECTION; THENCE N 9° 41' 18" E ALONG SAID FENCE LINE 231.11 FEET; THENCE N 2° 55' 23" W ALONG SAID FENCE LINE 1387.94 FEET TO A POINT ON THE JASPER CITY LIMITS LINE; THENCE N 89° 00' 43" E 415.29 FEET TO THE POINT OF BEGINNING, CONTAINING 44.94 ACRES MORE OR LESS AND BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 285, PAGE 259, SUBJECT TO A SOUTH GEORGIA NATURAL GAS PIPELINE EASEMENT.



LEGEND:

O = SET 5/8" REBAR
□ = SET 4" X 4" CM
IP = IRON PIPE
PRM = PERMANENT REFERENCE MARK
CM = CONCRETE MONUMENT
FD = FOUND
SE = SOUTHEAST
NE = NORTHEAST
NW = NORTHWEST
SW = SOUTHWEST
BM = BENCH MARK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
Ø = POWER POLE
-E- = OVERHEAD POWER
-X- = FENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
R/W = RIGHT OF WAY
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR AND MAPPER

NOTES:

- BEARINGS BASED ON A BEARING OF N 51° 13' 39" W ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41.
- SURVEY BASED ON FOUND AND ACCEPTED MONUMENTATION.
- THE SURVEY HEREON WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 32466 DATED AUGUST 29, 2008, AND PREPARED BY ABSTRACT AND TITLE SERVICES, INC.
- TITLE COMMITMENT EXCEPTION AS SHOWN ON SURVEY:
SOUTH GEORGIA NATURAL GAS RIGHT OF WAY AS RECORDED IN ORB 66, PAGE 422 AND ORB 100, PAGE 206 OF THE PUBLIC RECORDS OF HAMILTON COUNTY, FL.
- TITLE COMMITMENT EXCEPTION NOT SHOWN ON SURVEY:
I HAVE REVIEWED THE EXCEPTION REGARDING THE 20' UTILITY EASEMENT AS RECORDED IN ORB 289, PAGE 122, AND CERTIFY THAT THE UTILITY EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY.

CERTIFICATION:

I HEREBY CERTIFY BY MY SIGNATURE BELOW, THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT SAID SURVEY COMPLIES WITH THE DEPARTMENT OF PROFESSIONAL REGULATION - BOARD OF LAND SURVEYOR'S "STANDARDS OF PRACTICE FOR LAND SURVEYING", AS DEFINED IN CHAPTER 5J 17.050 THRU 17.052, F.A.C..

DATED: _____

N.S. Combass, PSM
Florida Certification # 4093

NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL OF SURVEYOR

N.S. COMBASS LAND SURVEYING 6029 SW 31ST STREET JASPER, FLORIDA 32052 (386) 938-2280			
DRAWN NSC	DATE 7/31/14	FOR: CIL-CHEN PROPERTIES	
APPROVED NSC	DATE 7/31/14	COMMENT: FIELD WORK COMPLETE: 7/28/14	
SCALE 1" = 200'	SHEET	COMMENTS	PROJECT NO. 14-048