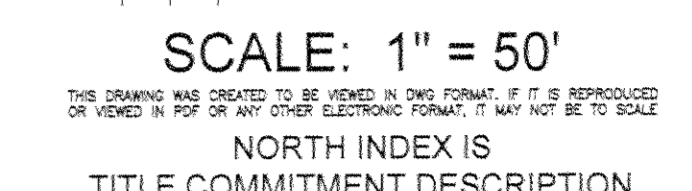
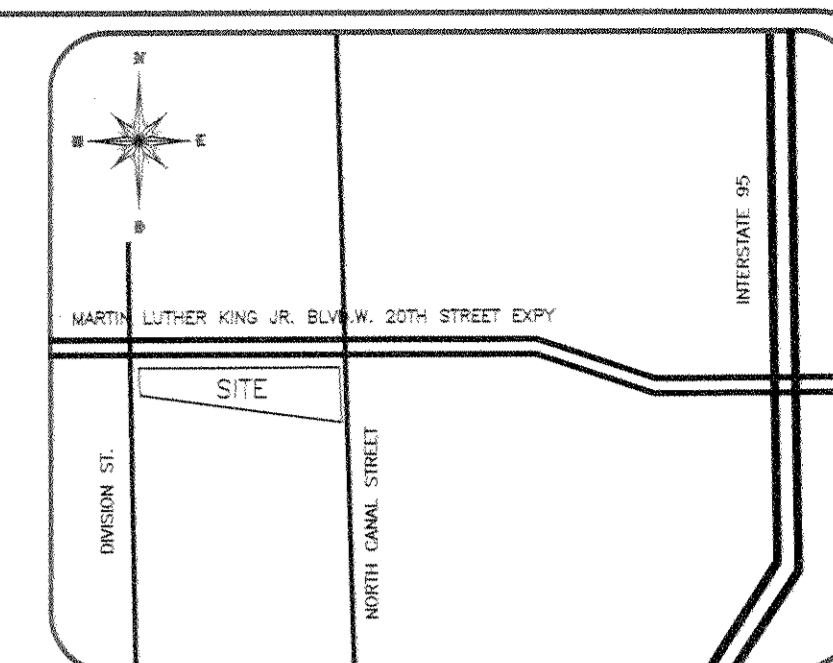


NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. C000124624-2, DATED September 01, 2021.
6. Declaration of Restrictive Covenant and Subordination of Mortgage to Declaration of Restrictive Covenant dated March 29, 2013 and recorded June 4, 2013 in DR Book 16386, Page 627. BLANKET IN NATURE, NOT PLOTTABLE.

ALT/NSPS LAND TITLE SURVEY



ALL PARCELS (C) 5.0387 Acres

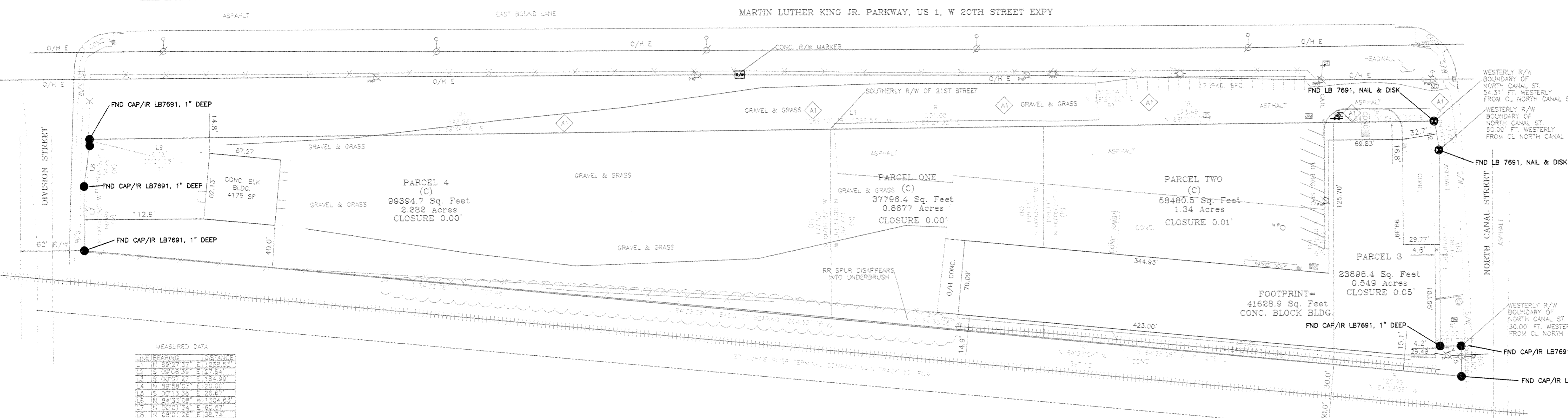


Table with 2 columns: INTERFERING, DISTANCE. Lists various utility lines and their distances from the survey boundaries.

STANDARD LEGEND listing symbols for monument found, magnetic north, utility lines, and other survey features.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREIN WERE OBTAINED BY A ZONING REPORT BY NLS, DATED OCTOBER 13, 2021, REPORT NO. 7021020608002. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION...

WELLS FARGO NOTES

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

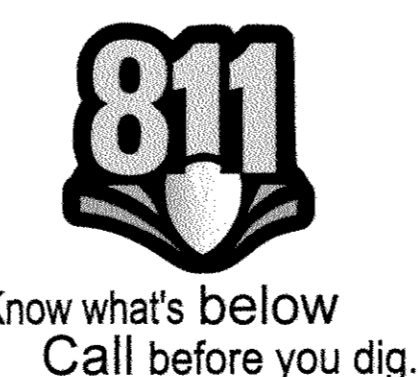
LEGAL DESCRIPTION

Land situated in the City of Jacksonville in the County of Duval in the State of Florida. Parcel One: All that certain tract or parcel of land situated at Jacksonville in Section 4, Township 2 South, Range 26 East, Duval County, Florida more particularly described as follows:

IMPROVEMENT NOTES

GRAVEL, ASPHALT, CURBS CONCRETE, 2 LIGHT POLES

NOTE: THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLAT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, 17 USC 107 AND 108, TO COPY OR REPRODUCE THIS SURVEY BEYOND THE DATE AND SCOPE OF SUBMISSION TO ANY OTHER ENTITY OR PERSON FOR ANY PURPOSE BEYOND THE ORIGINAL DATE SCOPE.



FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 1203100352H which has an effective date of June 3, 2013, and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEY DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

ALT/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

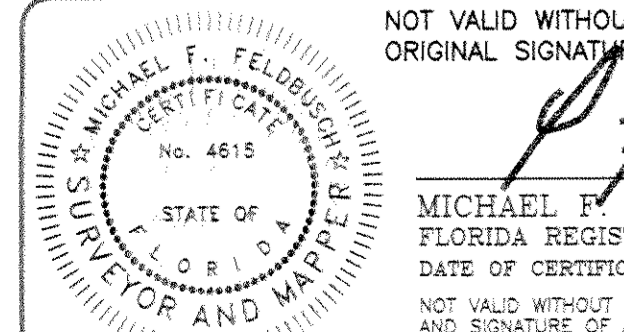
TO: McCarthy, Lebit, Crystal & Liffman Co., LPA; Wells Fargo Bank, National Association, as Administrative Agent and Collateral Agent, its successors and/or assigns as their interest may appear; Sunrise Fresh Produce LLC, a Mississippi limited liability company; The Merchants Company, LLC a Mississippi limited liability company 1/4 of The Merchants Company, Greengrass Tractor, LLP, Amrock, LLC; First American Title Insurance Company; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 8, 9, 11a, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPT. 15, 2021.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

For inquiries, questions or concerns about this survey contact mjfelbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR logo and address: 4929 Riverwind Pointe Drive, Evansville, Indiana 47715. Nationwide Real Estate Due Diligence. 1-800-TO-SURVEY

Prepared for: Sunrise Fresh Produce LLC, a Mississippi limited liability company. Project location: Duval County, State of Florida. Project address: 2214 W. 21st St., Jacksonville, FL 32209. Project type: ALTA/NSPS Land Title Survey. Surveyor: Michael F. Felbusch, PSM, Florida Registration No. 4615. Date of certification: 09/29/2021. Job number: S555114.DWG. Sheet 1 of 1.



SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B'S COMMENTS.

RECORD CLOSURE 0.00' - 0.05' MEASURED CLOSURE 1:50000 FIELD SURVEY: MFF CAD: MFF PLS REVIEW: MFF... DATE OF ORIGINAL: 09/29, 2021 REVISION: CLIENT COMMENTS_RY DATE: DECEMBER 20, 2021 REVISION: CLIENT COMMENTS_RY DATE: JANUARY 10, 2022 REVISION: DATE: , 2022