

DESCRIPTION:

PARCEL 1--A--D

A) THE SOUTH 120 FEET OF THE NORTH 280 FEET OF THE EAST 266 FEET OF THE WEST 316 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THEREFROM THE SOUTH 12 FEET AS DESCRIBED IN OR BOOK 222 AT PAGE 137, AND ALSO LESS ROAD RIGHT OF WAY FOR STATE ROAD 809, AS CONVEYED BY DEED RECORDED IN OR BOOK 2651 AT PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

B) THE EAST 276 FEET OF THE WEST 592 FEET OF THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

C) THE SOUTH 120 FEET OF THE NORTH 516 FEET OF THE EAST 256 FEET OF THE WEST 316 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

D) A PARCEL OF LAND LYING WITHIN THE NE 1/4 OF SECTION 25, TOWNSHIP 42, SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS THE SOUTH 120 FEET OF THE NORTH 160 FEET OF THE EAST 266 FEET OF THE WEST 316 FEET OF THE NE 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 1--E (EASEMENT INTEREST)

TOGETHER WITH AN EASEMENT OVER THE SOUTH 12 FEET OF THE SOUTH 120 FEET OF THE NORTH 280 FEET OF THE EAST 266 OF WEST 316 FEET, ALL BEING IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST.

PARCEL 2--A (FEE SIMPLE)

THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 138 FEET OF THE WEST 730 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 2--B (EASEMENT INTEREST)

EASEMENT FOR ROAD AND UTILITY PURPOSES CONTAINED IN INSTRUMENT RECORDED JULY 14, 1960, UNDER O.R. BOOK 529, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE NORTH 686 FEET OF THE NORTH HALF (N 1/2) OF THE NORTHEAST ONE--QUARTER (NE 1/4) OF SAID SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 50 FEET THEREOF.

PARCEL 3--A (FEE SIMPLE) GARDEN SHOPS INVESTMENTS

THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 330 FEET OF THE WEST 1060 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 4--A (FEE SIMPLE) EF VEGETATION & NURSERY

THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 330 FEET OF THE WEST 1390 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTH 266 FEET OF THE EAST 175 FEET.

PARCEL 4--B (EASEMENT INTEREST)

EASEMENT FOR ROAD AND UTILITY PURPOSES CONTAINED IN INSTRUMENT RECORDED JULY 14, 1960, UNDER O.R. BOOK 529, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE NORTH 686 FEET OF THE NORTH HALF (N 1/2) OF THE NORTHEAST ONE--QUARTER (NE 1/4) OF SAID SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 50 FEET THEREOF.

SCHEDULE B--II EXCEPTIONS

LEGEND: (AAS) = AFFECTS AS SHOWN; (ANP) = AFFECTS NOT PLOTTABLE ITEMS; (DNA) = DOES NOT AFFECT

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.
- STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
- ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE INSURED LAND.
- EASEMENT RESERVATION FOR ROAD AND UTILITY PURPOSES SET FORTH AND RESERVED IN DEED FILED JULY 10, 1960, RECORDED IN OFFICIAL RECORDS BOOK 529, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCELS 2, 3, & 4) (AAS)
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, DATED JANUARY 30, 1973, RECORDED IN OFFICIAL RECORDS BOOK 2124, PAGE 1537, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 4) (AAS)
- EASEMENT RESERVED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20048, PAGE 996, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (PARCEL 1) (AAS)
- MATTER SET FORTH ON COUNTY OF PALM BEACH RIGHT--OF--WAY MAP RECORDED IN ROAD PLAT 7, PAGE 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL 1) (AAS)

LEGEND/ABBREVIATIONS

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| <ul style="list-style-type: none"> CL - CENTERLINE B.C.R. - BROWARD COUNTY RECORDS BTM - BOTTOM OF STRUCTURE CLF - CHAIN LINK FENCE CMP - CORRUGATED METAL PIPE CO - COMPANY CONC. - CONCRETE COR - CORNER ENG. - ENGINEERING FNC - FENCE F.P.&L. - FLORIDA POWER & LIGHT HDPE - HIGH-DENSITY POLYETHYLENE HYD - FIRE HYDRANT INV. - INVERT I.R./CAP - IRON ROD & CAP LB - LICENSED BUSINESS MBX - MAILBOX NLD - NAIL & DISK O.H.W. - OVERHEAD ELECTRICAL WIRE O.R.B. - OFFICIAL RECORD BOOK P.B. - PLAT BOOK PG. - PAGE P.R.M. - PERMANENT REFERENCE MONUMENT PS - PEDESTRIAN SIGNAL PST - POST PVC - VINYL FENCE R/W - RIGHT--OF--WAY SMA - MAST ARM SRVC - ELECTRICAL SERVICE BOX SQ. FT. - SQUARE FEET WDF - WOOD FENCE WV - WATER VALVE | <ul style="list-style-type: none"> ANCHOR BENCHMARK BIKE LANE SYMBOL CENTER LINE LIGHT POLE DELINEATOR POST CONCRETE POWER POLE EXISTING ELEVATION FIRE HYDRANT STRAIGHT AND LEFT TURNING ARROW RIGHT TURNING ARROW SEWER VALVE POST STRAIGHT ARROW TRAFFIC SIGN WATER METER WATER VALVE WIRE PULL BOX WOOD POWER POLE (UNLESS NOTED) BACK FLOW VALVE AIR RELEASE VALVE PEDESTRIAN SIGNAL MAST ARM ELECTRICAL SERVICE CABINET MAILBOX |
|--|--|

SURVEYOR'S NOTES AND REPORT:

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND MATCHES THE DESCRIPTION IN THE TITLE COMMITMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 88°48'19" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.
- PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 9748744, DATED AUGUST 18, 2021 AT 11:00 PM, ARE REFLECTED ON THE SURVEY SHOWN HEREON.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION, HOWEVER THERE WAS EVIDENCE OF TREE/VEGETATION CLEARING.
- BUILDINGS AND STRUCTURES LOCATED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY ARE SHOWN HEREON.
- AT THE TIME OF THIS SURVEY THERE WERE NO DEDICATED PARKING SPACES ON THE SUBJECT PROPERTY.
- AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT--OF--WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- SUBJECT LANDS DO NOT LIE WITHIN A FEMA FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 12099C0386F, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017.
- BENCHMARK ORIGIN DESCRIPTION: "FDOT BM3" ELEVATION=15.706', PER PALM BEACH COUNTY VERTICAL CONTROL MAP.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- SITE ADDRESSES:
 - 7880-7982 N. MILITARY TRAIL, RIVIERA BEACH, FL 33410
 - 4411 LEO LANE, RIVIERA BEACH, FL 33410
 - 4123 LEO LANE, RIVIERA BEACH, FL 33410
 - 4279 LEO LANE, RIVIERA BEACH, FL 33410
- ADJACENT LAND OWNERS SHOWN HEREON WERE OBTAINED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER'S WEBSITE ON NOVEMBER 1, 2021.
- SUBJECT LANDS SHOWN HEREON CONTAIN 15.769 ACRES, MORE OR LESS.

NOTE

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000038935
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

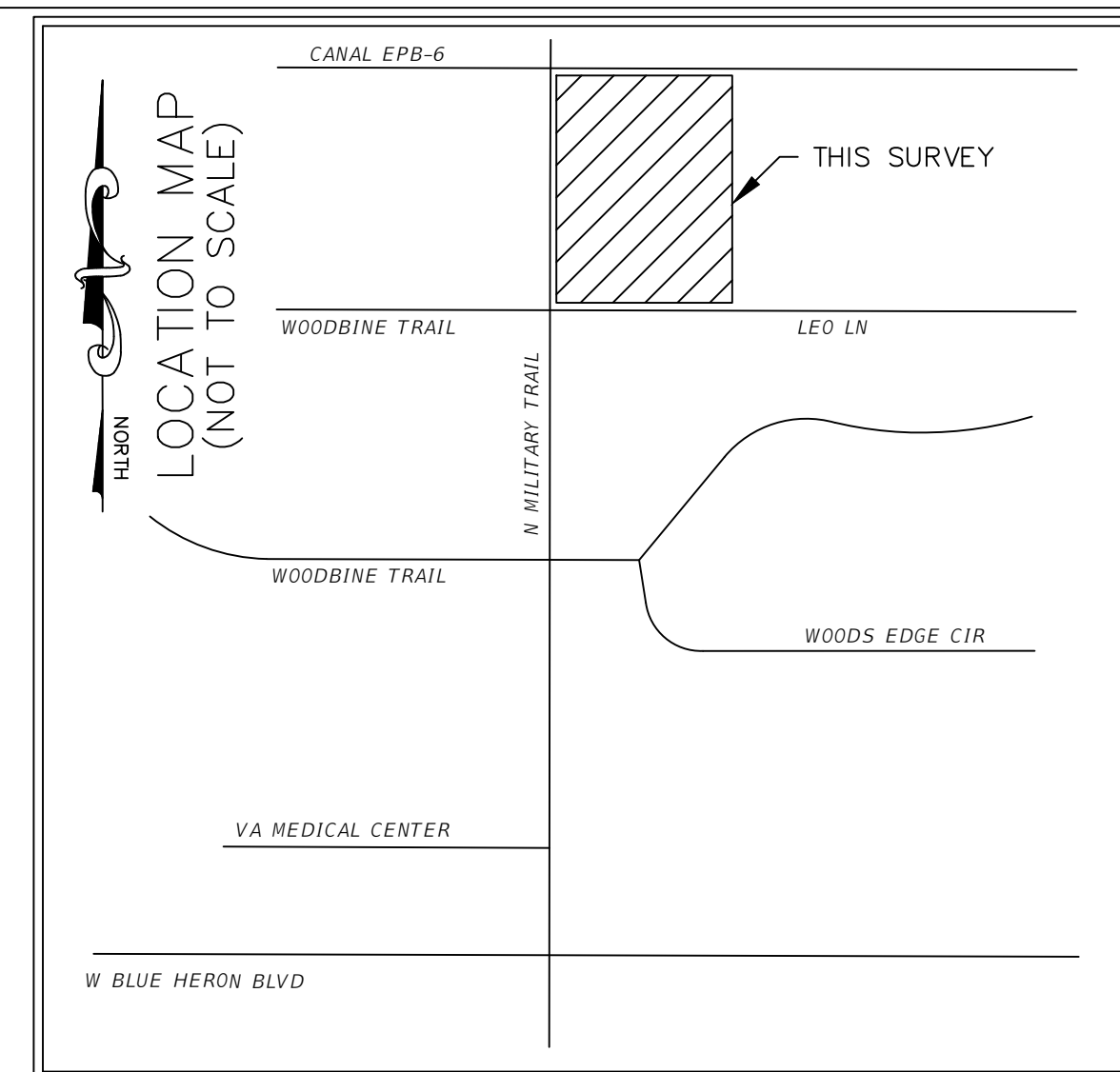
CERTIFIED TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 7920 RIVIERA BEACH HOLDINGS, LLC
 STEVEN M. LEE, PA
 SEACOAST NATIONAL BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11a, 13, 16, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 5, 2021.

DATE OF PLAT OR MAP: NOVEMBER 5, 2021

DAVID P. LINDLEY, PSM
 STATE OF FLORIDA NO. 5005



BOUNDARY SURVEY

ALTA/NSPS LAND TITLE SURVEY
 PORTIONS OF THE NE 1/4 OF SECTION 25,
 TOWNSHIP 42 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

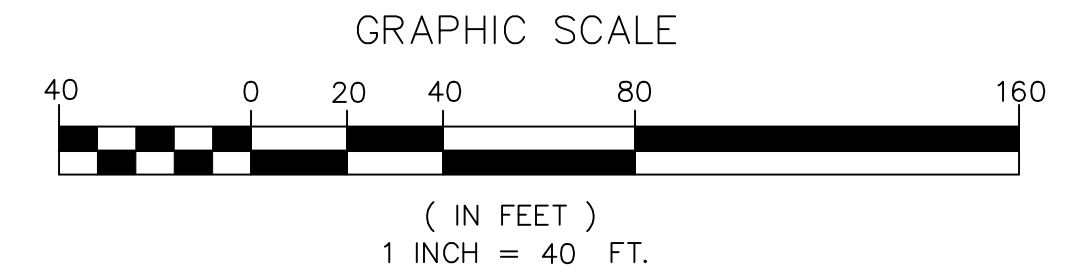
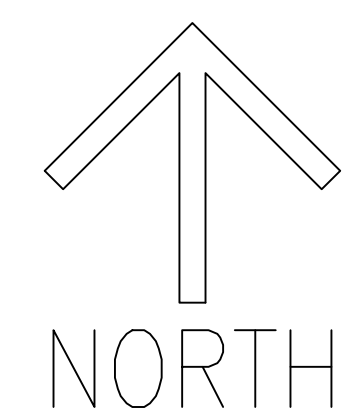
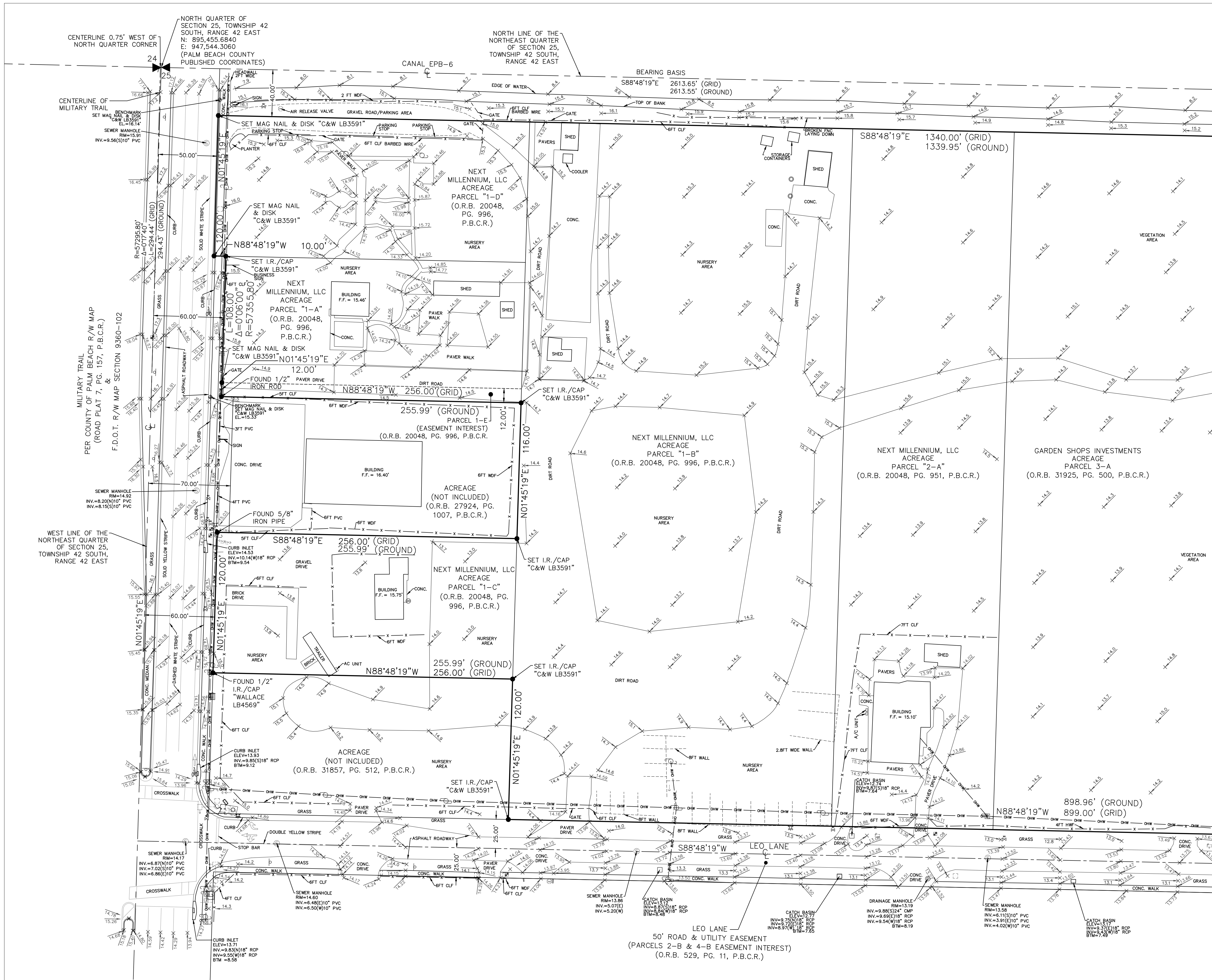
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33424
 PHONE (561)-392-1991 / FAX (561)-750-1452

REVISED LEGAL DESCRIPTION	11/19/2021	LP	BY
UPDATED CERTIFICATION	12/15/2021	LP	BY
REVISIONS	DATE		
FILE NAME: 0000			

DATE	11/05/2021
DRAWN BY	PL
F.B./ PG.	21-2
SCALE	AS SHOWN

David Lindley
 REGISTERED LAND SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

JOB #	9698
SHT.NO.	1
OF 3 SHEETS	



MATCHLINE - SEE SHEET 3

BOUNDARY SURVEY

ALTA/NSPS LAND TITLE SURVEY
PORTIONS OF THE NE 1/4 OF SECTION 25,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

DATE 11/05/2021
DRAWN BY PL
F.B./ PG. 21-2
SCALE AS SHOWN

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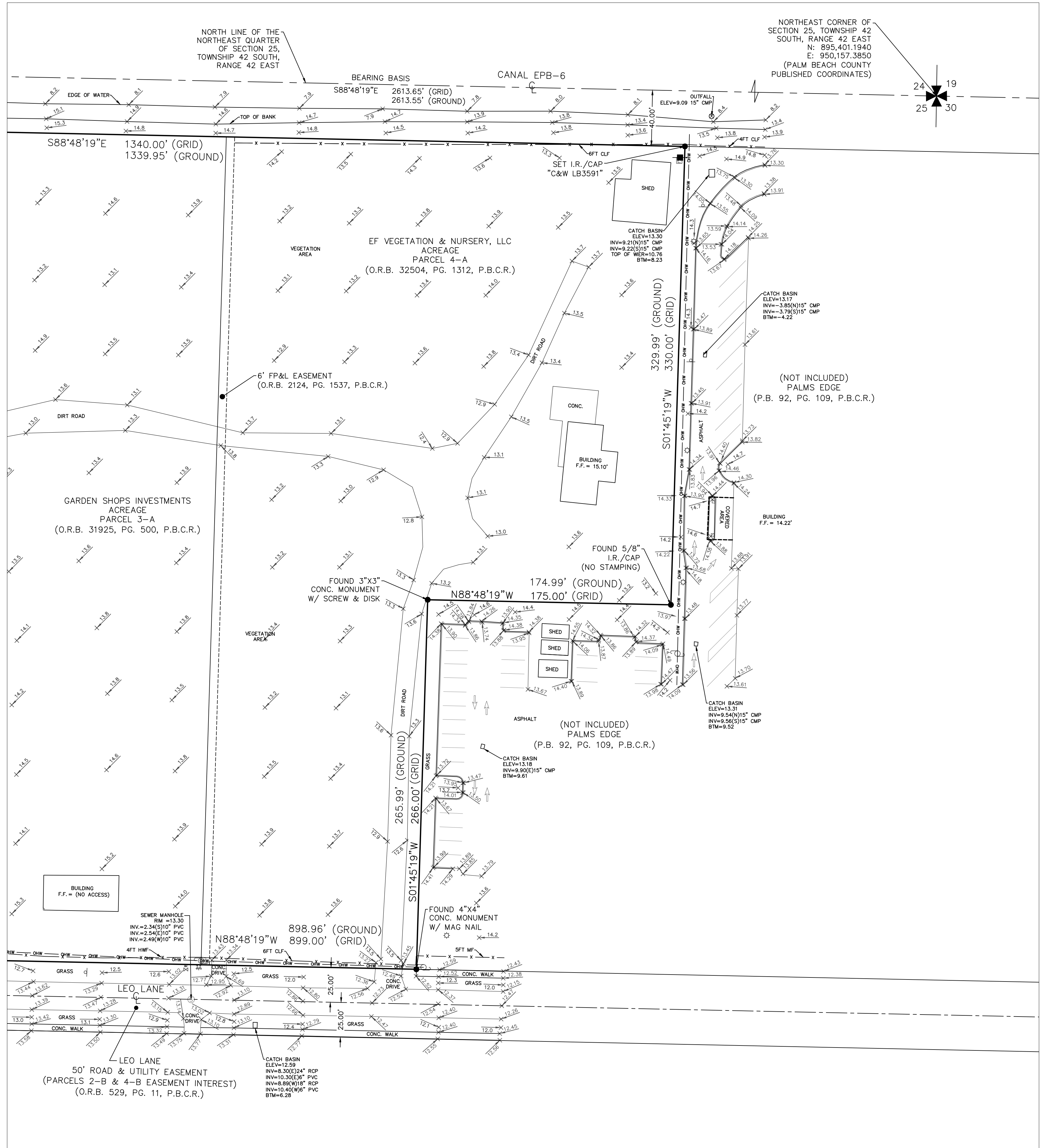
JOB # 9698
SHT. NO. 2
OF 3 SHEETS

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452



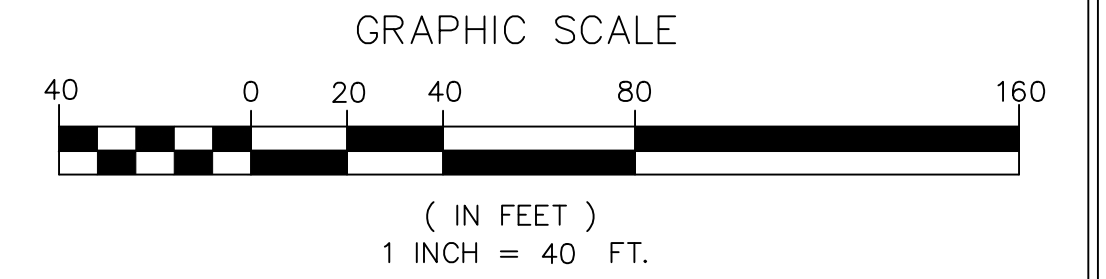
REVISIONS	DATE	BY

MATCHLINE - SEE SHEET 2



NORTH LINE OF THE
NORTHEAST QUARTER
OF SECTION 25,
TOWNSHIP 42 SOUTH,
RANGE 42 EAST

NORTHEAST CORNER OF
SECTION 25, TOWNSHIP 42
SOUTH, RANGE 42 EAST
N: 895,401.1940
E: 950,157.3850
(PALM BEACH COUNTY
PUBLISHED COORDINATES)



REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452



BOUNDARY SURVEY

ALTA/NSPS LAND TITLE SURVEY
PORTIONS OF THE NE 1/4 OF SECTION 25,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

DATE 11/05/2021
DRAWN BY PL
F.B./ PG. 21-2
SCALE AS SHOWN

NOTE

COORDINATES SHOWN ARE GRID
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COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000038935
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

JOB # 9698
SHT.NO.
3
OF 3 SHEETS