

**SITE LIES IN SECTIONS 20 & 21,
TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.**

PROPERTY ADDRESS
7855-7885 W. BOYNTON BEACH BLVD
BOYNTON BEACH, FL 33437

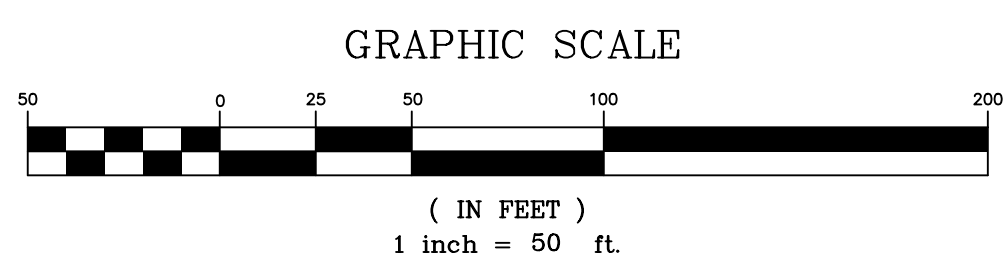
FLOOD ZONE: X"
Panel No.: 12099C, 0770F
Date: OCTOBER 5, 2017

- CERTIFIED TO:**
- PROVIDENCE I INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS
 - SHUTTS & BOWEN LLP
 - GROVE NURSURIES, INC, A FLORIDA CORPORATION
 - FIRST AMERICAN TITLE INSURANCE COMPANY

- SURVEYORS' NOTES:**
- I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
 - THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 - DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 - STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
 - 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.
 - SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (see title review).
 - LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.
 - BEARING DATUM SHOWN HEREON IS BASED ON STATE PLANE COORDINATES AND REFERENCES PALM BEACH COUNTY CONTROL MONUMENTS AS SHOWN ON THE BOYNTON COMMONS MEDICAL OFFICES M.U.P.D. PLAT, AS RECORDED IN PLAT BOOK 112, PAGES 81-82, AND SHOWN HEREON. THE NORTH RIGHT-OF-WAY LINE FOR BOYNTON BEACH BOULEVARD BEARS THE BEARING OF S89°03'17"W AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
 - COORDINATES SHOWN HEREON ARE GRID COORDINATES, DATUM IS NAD 83, (1990 ADJUSTMENT)
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = U.S. SURVEY FOOT
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE
 - SCALE FACTOR = 1.0000233
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - GRID DISTANCE / SCALE FACTOR = GROUND DISTANCE

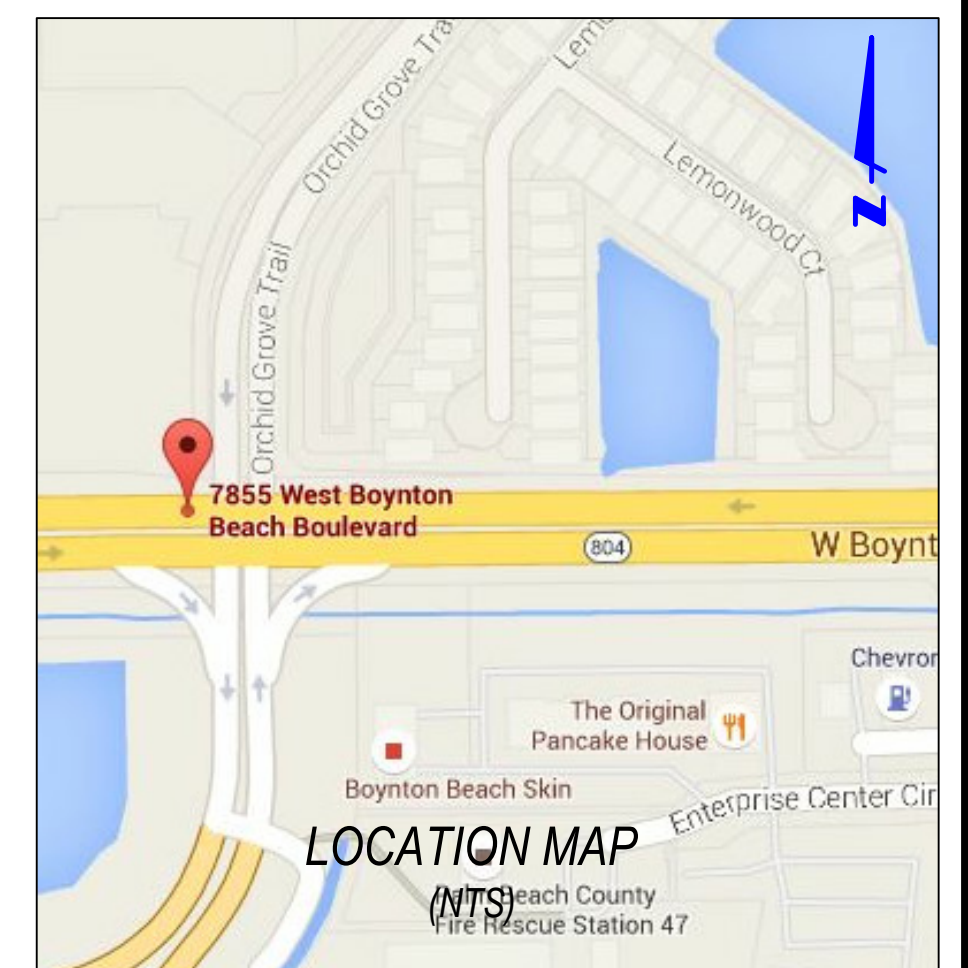
ABBREVIATIONS

P.B.C.U.E.	PALM BEACH COUNTY UTILITY EASEMENT
CB	CATCH BASIN
LP	LIGHT POLE
EB	ELECTRIC BOX
EP	ELECTRIC POLE
CP	CONCRETE CROWNER POLE
WPP	WOOD POWER POLE
TSB	TRAFFIC SIGNAL BOX
WM	WATER METER
WV	WATER VALVE



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),7(b)(1), 7(c),8,9,11(a),14,16,17, AND 18 OF TABLE 'A' THEREOF.

SIGNED:
GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044



LEGAL DESCRIPTION:

ALL OF PARCELS A, B, C, AND THE WATER MANAGEMENT TRACT, BOYNTON COMMONS MEDICAL OFFICES M.U.P.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGES 81-82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 10.102 ACRES SITUATE IN SECTIONS 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TITLE REVIEW:

A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-4013212, EFFECTIVE APRIL 23, 2017 @ 8:00 AM, WAS PERFORMED BY THIS OFFICE. SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS AND NOT DEPICTED
EXCEPTION 9. DEED BOOK 666, PAGE 64, DEED BOOK 921, PAGE 95. (BLANKET IN NATURE, AFFECTS UNPLOTTABLE)
EXCEPTION 10. ORB 1732, PAGE 612, ORB 6495 PAGES 761, 1165, 1545, 1554, CANAL RIGHT-OF-WAY SHOWN
EXCEPTION 11. ORB 8482, PAGE 111. (DOES NOT AFFECT)
EXCEPTION 12. ORB 8708, PAGE 362. (AFFECTS AS SHOWN)
EXCEPTION 13. ORB 9705, PAGE 32. (AFFECTS AS SHOWN)
EXCEPTION 14. ORB 11748, PAGE 1646. (SHOWN)
EXCEPTION 15. ORB 21132, PAGE 1221, ORB 27251, PAGE 308 (BLANKET IN NATURE AFFECTS UNPLOTTABLE)
EXCEPTION 16. ORB 22684, PAGE 1654. (BLANKET IN NATURE COVERS ALL PLATTED EASEMENTS)
EXCEPTION 17. PLAT BOOK 112, PAGE 81 (ALL MATTERS OF PLAT SHOWN)

S18060473 TITLE REVIEW/ALTA JOB# PURPOSE FIELD JH DRAFT DATE 06-13-18

ALTA/NSPS LAND TITLE SURVEY

PM SURVEYING
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