

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

SCHEDULE B, PART II

EXCEPTIONS:
 THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE 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.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES.
7. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.
9. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS RECORDED IN O.R. BOOK 2705, PAGE 1921, O.R. BOOK 2747, PAGE 691 AND O.R. BOOK 3050, PAGE 1274, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 (AFFECTS PROPERTY SHOWN HEREON)=ORB. 24705, PG.1921, ORB.2749, PG.691, ORB. 3050, PG.1274
10. RESERVATIONS AS SHOWN IN DEED RECORDED IN O.R. BOOK 2672, PAGE 1316, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 (DOES NOT AFFECTS PROPERTY SHOWN HEREON)=ORB. 2672, PG.1316,
11. RIGHT OF WAY EASEMENT AS SET OUT IN INSTRUMENT RECORDED IN O.R. BOOK 2718, PAGE 1205, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 (AFFECTS PROPERTY SHOWN HEREON)=ORB. 2718, PG.1205,

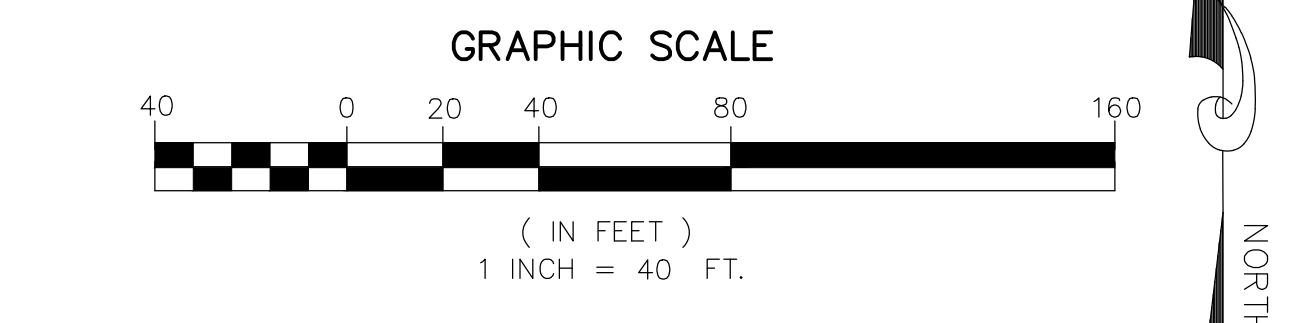
NOTE: TAXES FOR THE YEAR 2019 UNDER TAX ID 00-42-46-18-1-000-0480, IN THE GROSS AMOUNT OF \$11,322.61 HAVE BEEN PAID ON 11/20/2019.

NOTE: THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY AND WILL NOT APPEAR IN THE POLICY TO BE ISSUED HEREUNDER:

THE FOLLOWING DEED(S) AFFECTING THE LAND DESCRIBED IN SCHEDULE A HEREOF COVER A MINIMUM TWENTY FOUR MONTH PERIOD TO THE EFFECTIVE DATE OF THIS COMMITMENT.

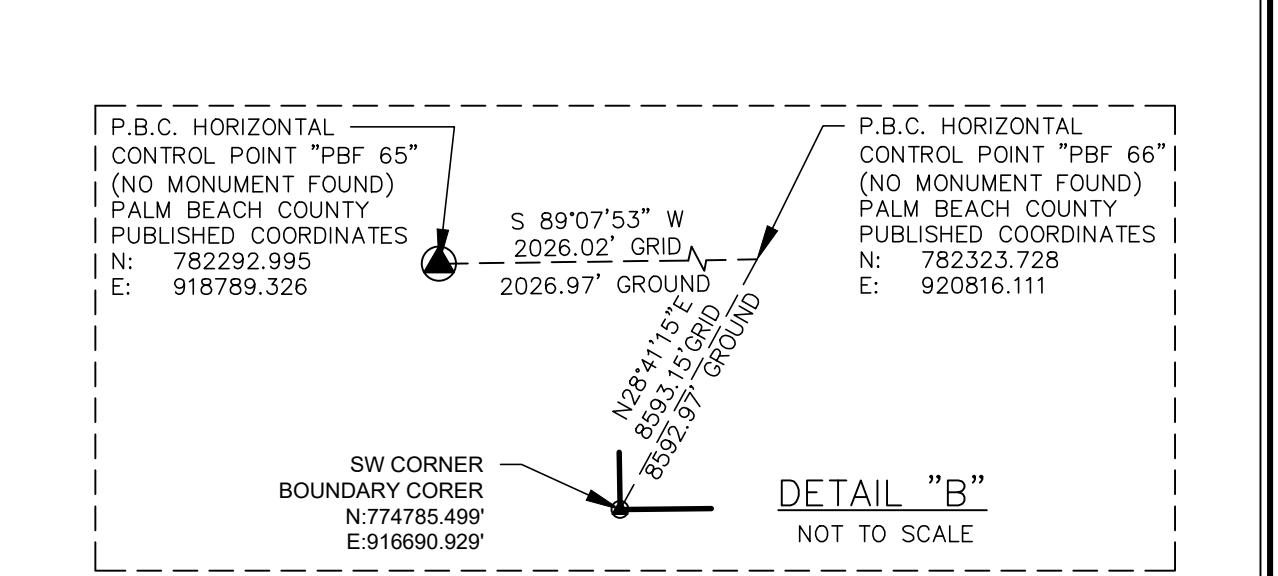
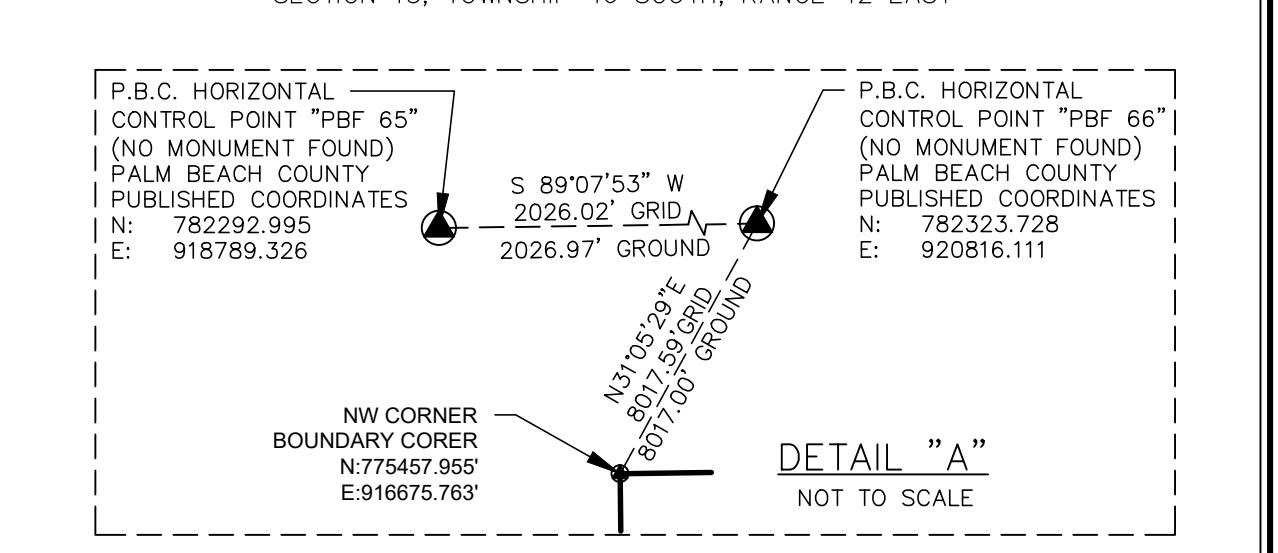
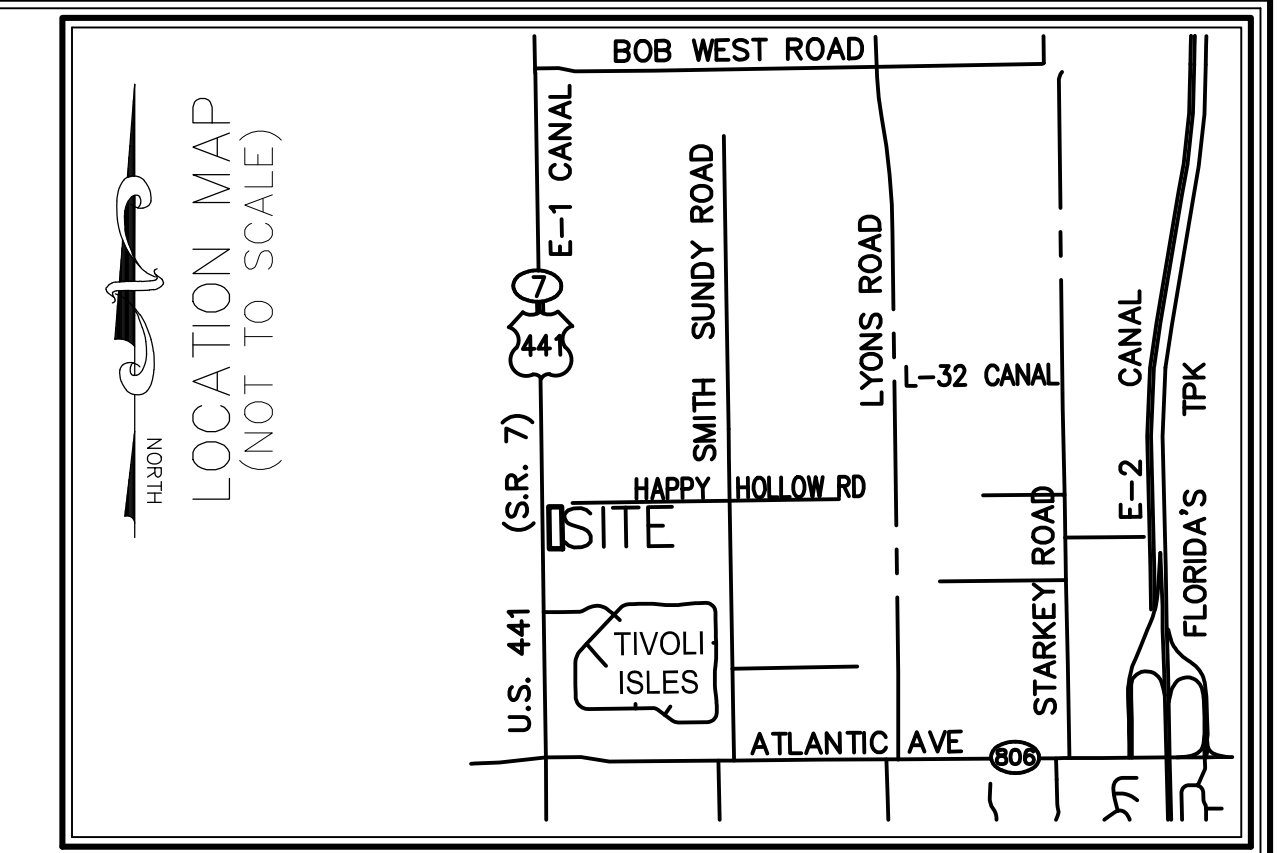
WARRANTY DEED RECORDED 4/12/2015, IN OFFICIAL RECORDS BOOK 18402, PAGE 1516, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 (AFFECTS PROPERTY SHOWN HEREON)

NOTE
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR SYSTEM = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00020257
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.



LEGEND

A/C - AIR CONDITIONER	SQ. FT. - SQUARE FEET
L - ARC LENGTH	TWP. - TOWNSHIP
ALUM. - ALUMINUM	P.P. - PLAT
B.E. - BUFFER EASEMENT	T.U.E. - UTILITY EASEMENT
C. - CHAIN LINK FENCE	W.M. - WATER METER
CLF - CHAIN LINK FENCE	W.E. - WATER EASEMENT
CONC. - CONCRETE	S.E. - SANITARY EASEMENT
COV. - COVERED	○ - LIGHT POLE
D.E. - DRAINAGE EASEMENT	⊠ - FIRE HYDRANT
ELEC. - ELECTRIC	⊠ - CATCH BASIN
ELEV. - ELEVATION	⊠ - WATER VALVE
EQUIP. - EQUIPMENT	⊠ - SET 5/8" IR/CAP LB 3591
ESMT. - EASEMENT	⊠ - SANITARY MANHOLE
EXIST. - EXISTING	⊠ - DRAINAGE MANHOLE
F.P.L. - FLORIDA POWER & LIGHT	⊠ - WOOD POWER POLE (UNLESS NOTED)
FIN. - FINISHED	⊠ - CENTER LINE
F.LR. - FLOOR	⊠ - EXISTING ELEVATION
FND. - FOUND	⊠ - TRAFFIC SIGN
I.R./CAP - IRON ROD & CAP	⊠ - ELECTRICAL WIRES OVERHEAD
INV. - INVERT	⊠ - ANCHOR
IRR. - IRRIGATION	⊠ - WATER METER
L.A.E. - LIMITED ACCESS EASEMENT	⊠ - RPZ
O/S - BUILDING OFFSET	⊠ - GROUND LIGHT
O.R.B. - OFFICIAL RECORD BOOK	⊠ - ELECTRIC HAND HOLE
P.B. - PLAT BOOK	⊠ - IRRIGATION CONTROL VALVE
P.B.C.R. - PALM BEACH COUNTY RECORD	⊠ - CONCRETE POWER POLE
P.O.B. - POINT OF BEGINNING	⊠ - FIRE DEPARTMENT CONNECTION
P.O.C. - POINT OF COMMENCEMENT	
P.O.S. - PAGE(S)	
P.P.M. - PERMANENT REFERENCE MONUMENT	
PROP. - PROPOSED	
R - RADIUS	
R/W - RIGHT-OF-WAY	
RGE. - RANGE	
SEC - SECTION	
Δ - DELTA (CENTRAL ANGLE)	



NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 20009925, EFFECTIVE DATE: MAY 13, 2020. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°07'45" EAST ALONG THE CENTER LINE OF HAPPY HOLLOW ROAD RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: 'X'; COMMUNITY PANEL NO. 12099C0955F; DATE: OCTOBER 05, 2017, .
10. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "BALLE", ELEVATION = 18.642'(NAVD88)

DESCRIPTION

TRACT 48, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,236 ACRES, 228,071 SQUARE FEET MORE OR LESS.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JUNE 30, 2020. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DATE	BY
REVISIONS	

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

BOUNDARY SURVEY
 TRACT 48 SECTION 18
 PALM BEACH FARMS CO. PLAT NO. 1
 P.B. 2, PG. 26
 9924 HAPPY HOLLOW RD.

DATE	6/29/2020
DRAWN BY	AMS
F.B./PG.	ELEC
SCALE	SHOWN

DAVID P. LINDLEY
 REGISTERED LAND SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

JOB #	8973
SHT. NO.	1
OF 1 SHEETS	