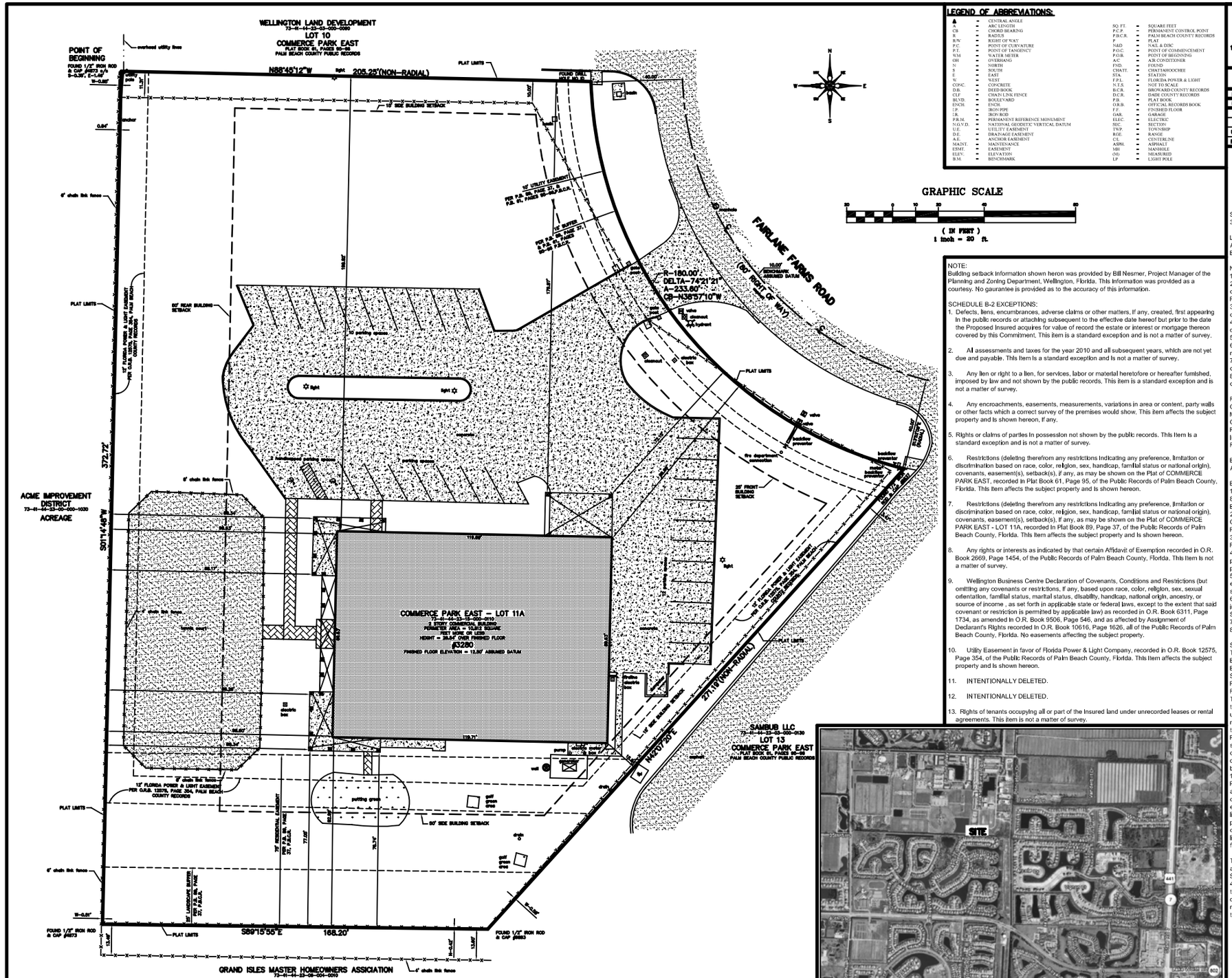


## LEGEND OF ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| Δ | = | CENTRAL ANGLE | SQ. FT. | = | SQUARE FEET |
| A | = | ARC LENGTH | P.C.P. | = | PERMANENT CONTROL POINT |
| CB | = | CHORD BEARING | P.B.C.R. | = | PALM BEACH COUNTY RECORDS |
| R | = | RADIUS | P | = | PLAT |
| R/W | = | RIGHT OF WAY | N&D | = | NAIL & DISC |
| P.C. | = | POINT OF CURVATURE | P.O.C. | = | POINT OF COMMENCEMENT |
| P.T. | = | POINT OF TANGENCY | P.O.B. | = | POINT OF BEGINNING |
| W.M. | = | WATER METER | A/C | = | AIR CONDITIONER |
| OH | = | OVERHANG | FND. | = | FOUND |
| N | = | NORTH | CHATT. | = | CHATTAHOOCHEE |
| S | = | SOUTH | STA. | = | STATION |
| E | = | EAST | F.P.L. | = | FLORIDA POWER & LIGHT |
| W | = | WEST | N.T.S. | = | NOT TO SCALE |
| CONC. | = | CONCRETE | B.C.R. | = | BROWARD COUNTY RECORDS |
| D.B. | = | DEED BOOK | D.C.R. | = | DADE COUNTY RECORDS |
| CLF | = | CHAIN LINK FENCE | P.B. | = | PLAT BOOK |
| BLVD. | = | BOULEVARD | O.R.B. | = | OFFICIAL RECORDS BOOK |
| ENCH. | = | ENCH. | F.F. | = | FINISHED FLOOR |
| I.P. | = | IRON PIPE | GAR. | = | GARAGE |
| I.R. | = | IRON ROD | ELEC. | = | ELECTRIC |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT | SEC | = | SECTION |
| N.G.V.D. | = | NATIONAL GEODETIC VERTICAL DATUM | TWP. | = | TOWNSHIP |
| U.E. | = | UTILITY EASEMENT | RGE. | = | RANGE |
| D.E. | = | DRAINAGE EASEMENT | C/L | = | CENTERLINE |
| A.E. | = | ANCHOR EASEMENT | ASPH. | = | ASPHALT |
| MAINT. | = | MAINTENANCE | MH | = | MANHOLE |
| ESMT. | = | EASEMENT | (M) | = | MEASURED |
| ELEV. | = | ELEVATION | LP | = | LIGHT POLE |
| B.M. | = | BENCHMARK | | | |

## GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

NOTE:
Building setback information shown heron was provided by Bill Nesmer, Project Manager of the Planning and Zoning Department, Wellington, Florida. This information was provided as a courtesy. No gaurantee is provided as to the accuracy of this information.

SCHEDULE B-2 EXCEPTIONS:

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. This item is a standard exception and is not a matter of survey.

2. All assessments and taxes for the year 2010 and all subsequent years, which are not yet due and payable. This item is a standard exception and is not a matter of survey.

3. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. This item is a standard exception and is not a matter of survey.

4. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show. This item affects the subject property and is shown hereon, if any.

5. Rights or claims of parties in possession not shown by the public records. This item is a standard exception and is not a matter of survey.

6. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of COMMERCE PARK EAST, recorded in Plat Book 61, Page 95, of the Public Records of Palm Beach County, Florida. This item affects the subject property and is shown hereon.

7. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of COMMERCE PARK EAST - LOT 11A, recorded in Plat Book 89, Page 37, of the Public Records of Palm Beach County, Florida. This item affects the subject property and is shown hereon.

8. Any rights or interests as indicated by that certain Affidavit of Exemption recorded in O.R. Book 2669, Page 1454, of the Public Records of Palm Beach County, Florida. This item is not a matter of survey.

9. Wellington Business Centre Declaration of Covenants, Conditions and Restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income , as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as recorded in O.R. Book 6311, Page 1734, as amended In O.R. Book 9506, Page 546, and as affected by Assignment of Declarant's Rights recorded In O.R. Book 10616, Page 1626, all of the Public Records of Palm Beach County, Florida. No easements affecting the subject property.

10. Utility Easement in favor of Florida Power & Light Company, recorded in O.R. Book 12575, Page 354, of the Public Records of Palm Beach County, Florida. This item affects the subject property and is shown hereon.

11. INTENTIONALLY DELETED.

12. INTENTIONALLY DELETED.

13. Rights of tenants occupying all or part of the Insured land under unrecorded leases or rental agreements. This item is not a matter of survey.




LOCATION SKETCH NOT TO SCALE

# ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1180 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

# ALTA/ACSM LAND TITLE SURVEY

| | | |
|---|---|---|
| DATE OF FIELD SURVEY: 01-26-09 | DRAWN BY: MLW | |
| FIELD BOOK: 2627-39 | CHECKED BY: MLW | |
| REVISIONS | DATE | BY |
| UPDATE ALTA/ACSM LAND TITLE SURVEY 10-0875 | 04-07-10 | MLW |
| FLAG CORNERS 09-1941 | 08-26-09 | MLW |

STREET ADDRESS:
3280 Fairlane Farms Road, Wellington, Florida 33414-8793

LEGAL DESCRIPTION:
All of COMMERCE PARK EAST - LOT 11A, according to the Plat thereof, as recorded In Plat Book 89, at Page 37, of the Public Records of Palm Beach County, Florida.

NOTES:
1. Unless otherwise noted field measurements are In agreement with record measurement.
2. Bearings shown hereon are based on a bearing of South 01°14'48" West along the West line of COMMERCE PARK EAST - LOT 11A, Plat Book 89, Page 37, Palm Beach County Public Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. This survey reflects all matters of survey per Fidelity National title Insurance Company commitment #3091553 effective March 10, 2010 at 8:00A.M.
5. Ownership of fences and walls if any are not determined.
6. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
7. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
8. This survey was made for the specific purpose of obtaining a mortgage and is not valid for design or construction.

FLOOD INFORMATION:
Community name and number: Unincorporated 120192
Map and panel number: 1201920100B
County: Palm Beach
Panel date: 10-15-1982
Index date: 06-02-1992
Flood zone: "B"

BENCHMARK INFORMATION:
Assumed datum 10' on crown of road.

ENCROACHMENT NOTES:
1. Drive encroaches Into Fairlane Farms Road right of way, 10' utility easement per Plat Book 89, page 37, Palm Beach County Public Records, and 15' buffer per Plat Book 89, page 37, Palm Beach County Public Records on Northeasterly side of subject property.
2. Gate posts encroaches into 10' utility easement per Plat Book 89, page 37, Palm Beach County Public Records, and 15' buffer per Plat Book 89, page 37, Palm Beach County Public Records on Northeasterly side of subject property.
3. Tennis Court and fence encroach into 12' Florida Power and Light easement per Official Records Book 12575, page 354, Palm Beach Public Records of West side of subject property.
4. Putting green and golf green area encroaches into 12' Florida Power and Light easement per Official Records Book 12575, page 354, Palm Beach Public Records on South side of subject property.
5. Walk, drain, dumpster wall, parking and curb encroaches into 12' Florida Power and Light easement per Official Records Book 12575, page 354, Palm Beach Public Records of Southeast side of subject property.
6. Tennis Court, fence, brick pavers, putting green, well, drain, and golf green area encroach into 75' recreational easement per Plat Book 89, page 37, Palm Beach County Public Records on South side of subject property.
7. Fences encroach into easements on South, East and West sides of property.
8. Fences encroach into right of way on East side of property.

SURVEYORS' CERTIFICATION
The undersigned hereby certifies to
Bank of America, N.A., its successors and/or assigns
Bank of America Merrill Lynch, its successors and/or assigns
Source One Distributors, Inc.
Ridge Building III, LLC
Fidelity National Title Insurance Company
Tripp Scott, P.A.
that: To our best knowledge and belief: (i) the survey dated April 7, 2010 and prepared by the undersigned (the "Survey"), is an accurate survey of the premises shown thereon and described more fully hereafter (the "Premises"); (ii) this Survey is based on a diligent surface inspection of the Premises, and it shows all matters which were apparent from the surface inspection of the Premises including, without limitation, the location of all improvements, structures, buildings, shorelines, wetlands, streams, ponds, cemeteries, burial grounds, roads, trails, paths, walks, and other visible physical conditions which are either existing on the Premises or presently being constructed on the Premises; (iii) this Survey shows the location of all rights-of-way, easements, building lines, and set-backs which appear in a title report by TRIPP SCOTT, P.A. dated March 10, 2010, title commitment no. 3091553 or were apparent from the surface inspection of the Premises or which are imposed by law or ordinance affecting the Premises as listed in the aforementioned title commitment; (iv) except as shown on this Survey, there are no buildings, other structures, or improvements of any kind which are located on the Premises and which encroach upon any rights-of-way, easements, building lines, parking areas, or adjoining property lines; (v) there are no encroachments of the property lines of the Premises upon any adjoining property lines except as may be shown and noted on this Survey; (vi) except as shown or noted on this Survey, the existing improvements on the Premises do not violate any set-back, building line, side-yard requirements which affect the Premises; (vii) the Premises has the following HUD flood zone classification "B";

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 16, 17 (existing only) and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and In effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which Is specified therein.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

| SHEET 1 OF 1 | SCALE 1"=20' | SKETCH NUMBER SU-09-0146 |
|---|---|---|