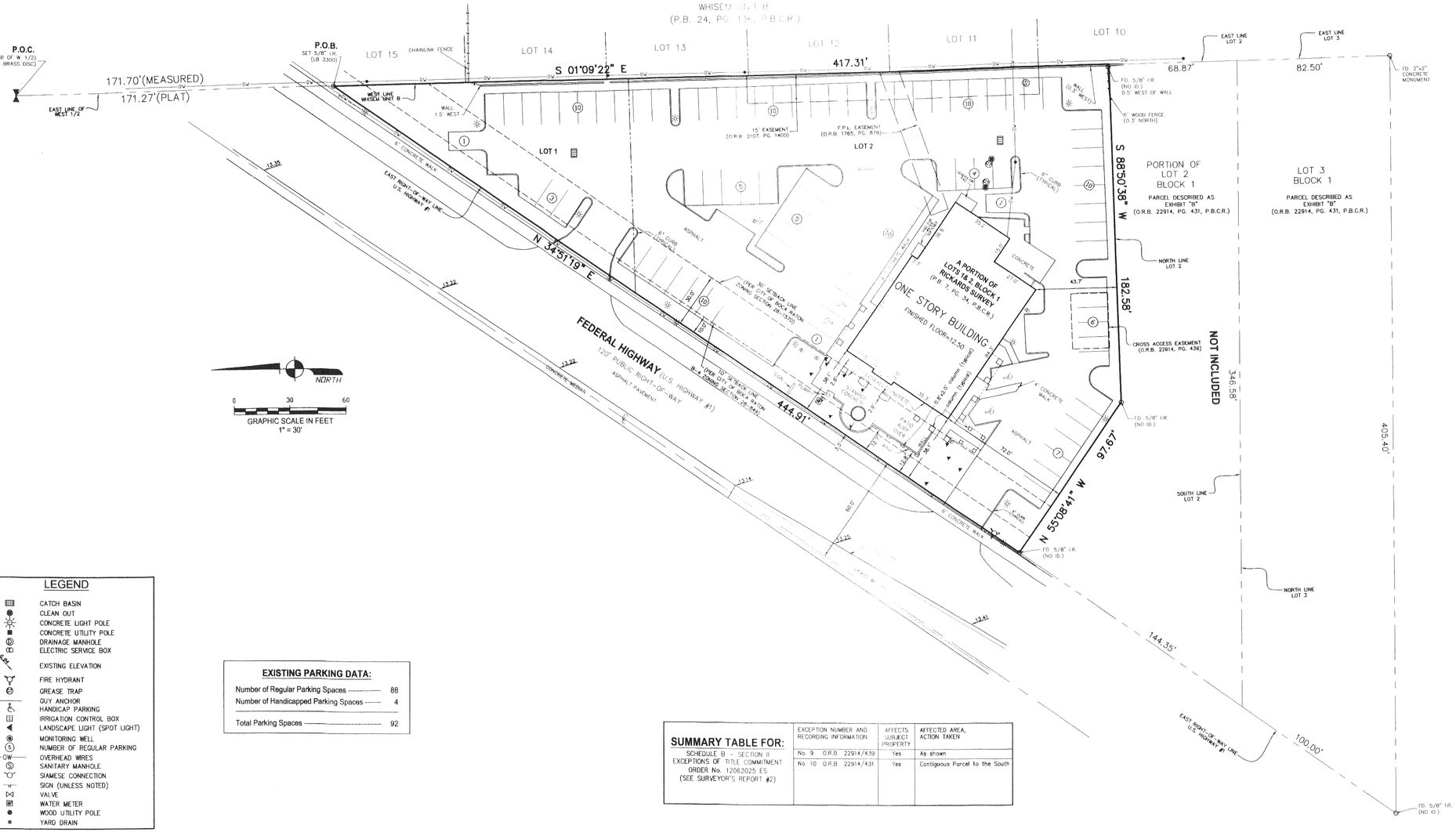

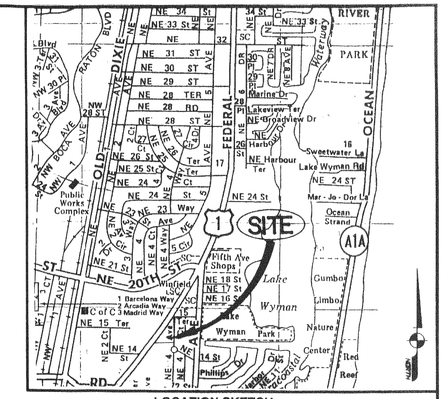

LOCATION SKETCH
(NOT TO SCALE)

LEGEND

- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- DRAINAGE MANHOLE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FIRE HYDRANT
- GREASE TRAP
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- LANDSCAPE LIGHT (SPOT LIGHT)
- MONITORING WELL
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIAMESE CONNECTION
- SIGN (UNLESS NOTED)
- VALVE
- WATER METER
- WOOD UTILITY POLE
- YARD DRAIN

EXISTING PARKING DATA:

Number of Regular Parking Spaces	88
Number of Handicapped Parking Spaces	4
Total Parking Spaces	92

SUMMARY TABLE FOR: SCHEDULE B – SECTION II EXCEPTIONS OF TITLE COMMITMENT ORDER No. 12062025 ES (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA, ACTION TAKEN
No. 9 O.R.B. 22914/439	Yes	As shown
No. 10 O.R.B. 22914/431	Yes	Contiguous Parcel to the South

LAND DESCRIPTION:

A portion of Lots 1 and 2, Block 1, RICKARDS SURVEY of the West One–Half (W ½) of Section 20, Township 47 South, Range 43 East, according to the plat thereof, as recorded in Plat Book 7, Page 34 of the Public Records of Palm Beach County, Florida, lying east of the 120 foot wide right–of–way for Federal Highway (US Highway #1), described as follows:

COMMENCING at the Northeast Corner of the West One–Half (W ½) of said Section 20; thence S 01°09'22"E, along the east line of the West One–Half (W ½) of said section, 171.70 feet to a point of intersection with the east right–of–way line of Federal Highway (US Highway #1), said point also being on the west line of WHISEM UNIT B, according to the plat thereof, as recorded in Plat Book 24, Page 136 of the Public Records of Palm Beach County, Florida, and to the POINT OF BEGINNING; thence continue S 01°09'22" E along the west line of said plat of WHISEM UNIT B, 417.31 feet; thence S 88°50'38" W, 182.58 feet; thence N 55°08'41" W, 97.67 feet to a point of intersection with the east right–of–way line of Federal Highway (US Highway #1); thence N 34°51'19" E, along said east right–of–way line, 444.91 feet to the POINT OF BEGINNING.

Said lands lying in the City of Boca Raton, Florida, Containing 59,822 square feet (1.3733 acres), more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights–of–way, ownership or other instruments of records. Instruments of record are per Title Commitment File No. 12062025 ES, issued by Old Republic National Title Insurance Company, effective date of July 2, 2012 @ 8:00 A.M. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings shown hereon are based on the right–of–way map for Federal Highway with the easterly right–of–way line having a bearing of N34°51'19"E.
6. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
7. Flood Zone C, Community Panel No. 120195 0004 c, dated 09–19–84.
8. Abbreviation Legend: A/C = Air conditioner; ℄ = Centerline; CONC. = Concrete; EL. = Elevation; ELEC. = Electric; E.O.W. = Edge of Water; ESMT. = Easement; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R.L.S. = Registered Land Surveyor; W/ = With; W/CAP = With Surveyors Cap.

CERTIFIED TO: U.S. SMALL BUSINESS ADMINISTRATION

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 5J–17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 12/3/2013

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROMSURVEY.com

©2012 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

REVISIONS	DATE	F.B. / PG.	BY	CK'D
ADD SETBACK LINES	09/06/2012		J.B.	M.D.A.
FINAL SURVEY AT BUILDING	12/03/2013		J.B.	

REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY SURVEY
A PORTION OF LOTS 1 & 2, BLOCK 1
RICKARDS SURVEY
WEST 1/2 OF SECTION 20, TOWNSHIP. 47S., RANGE.,43E
P.B. 7, PG. 34, P.B.C.R.
CITY OF BOCA RATON
PALM BEACH COUNTY, FLORIDA

JOB #:	3421-19
SCALE:	1" = 30'
DATE:	08/14/2012
BY:	J.B.
CHECKED:	M.D.A.
F.B. 1602	PG. 28
SHEET:	1 OF 1