

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 12762813, WITH AN EFFECTIVE DATE OF OCTOBER 27, 2025 AT 8:00 A.M.

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

THAT PORTION OF THE NORTH 402.26 FEET OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (1/4); THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 167.15 FEET; THENCE SOUTHEASTERLY FORMING AN INCLUDED ANGLE OF 110 DEGREES 42 MINUTES 00 SECONDS, A DISTANCE OF 276.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, RADIUS OF 5,640.65 FEET, A CENTRAL ANGLE OF 3 DEGREES 08 MINUTES 08 SECONDS, AN ARC DISTANCE OF 308.81 FEET; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 420.04 FEET TO THE POINT OF BEGINNING.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 12782813, WITH AN EFFECTIVE DATE OF OCTOBER 14, 2025 AT 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B

STANDARD EXCEPTIONS (BLANKET)

THE ITEMS CORRESPONDING TO SCHEDULE B(4), SHOWN AND DESCRIBED HEREON ARE THE SAME ONES LISTED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 5267079-0-FL-CP-AMF BEARING AN EFFECTIVE DATE OF OCTOBER 27, 2025.

ZONING REPORT NOT PROVIDED

LEGEND

ASPH.	ASPHALT SURFACE	S.C.I.R.	SET CAPPED IRON ROD
CONC.	CONCRETE SURFACE	S.N.&D.	SET NAIL AND DISK
NO PARKING	NO PARKING AREA	CC	CONCRETE CURB
CC&G	CONCRETE CURB & GUTTER	CR	CONCRETE CURB & GUTTER
CR	CABLE RISER	DI	DRAINAGE INLET
PS	HANDICAP PARKING SPACE	WB/PB	WATER VALVE
TF	PARKING SPACE(S)	EB	ELECTRIC BOX
CA	TRANSFORMER	AC	AIR CONDITIONER
WM	COVERED AREA	CONC.	CONCRETE AREA
EM	WATER METER	MANHOLE	MANHOLE
TR	ELECTRIC METER	SM	STORM MANHOLE
CO	TELEPHONE RISER	SM	SANITARY MANHOLE
Δ	CLEAN OUT	U.P.	UTILITY POLE
L	CENTRAL ANGLE	GA	GUY ANCHOR
R	ARC LENGTH	LP	LIGHT POLE
CB	RADIUS	FH	FIRE HYDRANT
CH	CHORD BEARING	SG	SIGN
●	CHORD LENGTH	BOLLARD	BOLLARD
●	SET MONUMENT	ML	MEASURED LOCATION
●	FOUND MONUMENT	UL	OVERHEAD UTILITY LINE
Δ	COMPUTED POINT (NO MONUMENT)	BWF	BARBED WIRE FENCE
(C)	COMPUTED	VPF	VINYL PANEL FENCE
(R)	RECORD	CF	CORRAL FENCE
R+C	REBAR WITH ID CAP	CR	CENTER RIGHT-OF-WAY LINE
PK	PK NAIL WITH ID TAG	ROW	RIGHT-OF-WAY LINE
N/F	NOW OR FORMERLY	ABL	ADJOINING BOUNDARY LINE
QM	GAS METER	EL	EASEMENT LINE (COLOR AS SHOWN)
CM	CONTROLLING MONUMENT	GL	GOVERNMENT LAND LINE
CV	COMMUNICATION VAULT	SL	SETBACK LINE
EV	ELECTRIC VAULT	SP	SUBJECT PROPERTY LINE
WP	WATER PIPE		
C2T	CO2 TANK		
DA	DUMPSTER AREA		
F.I.R.(C)	FOUND IRON ROD (CAPPED)		

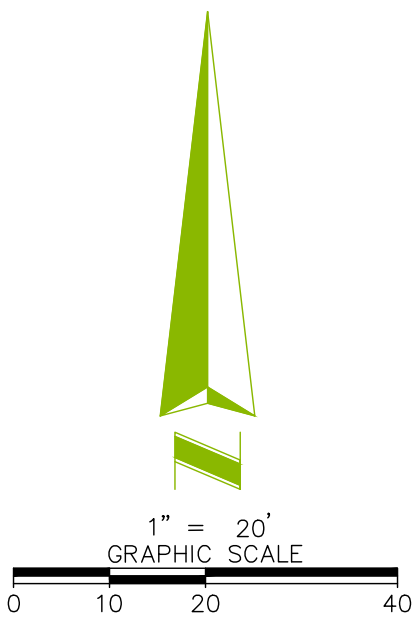
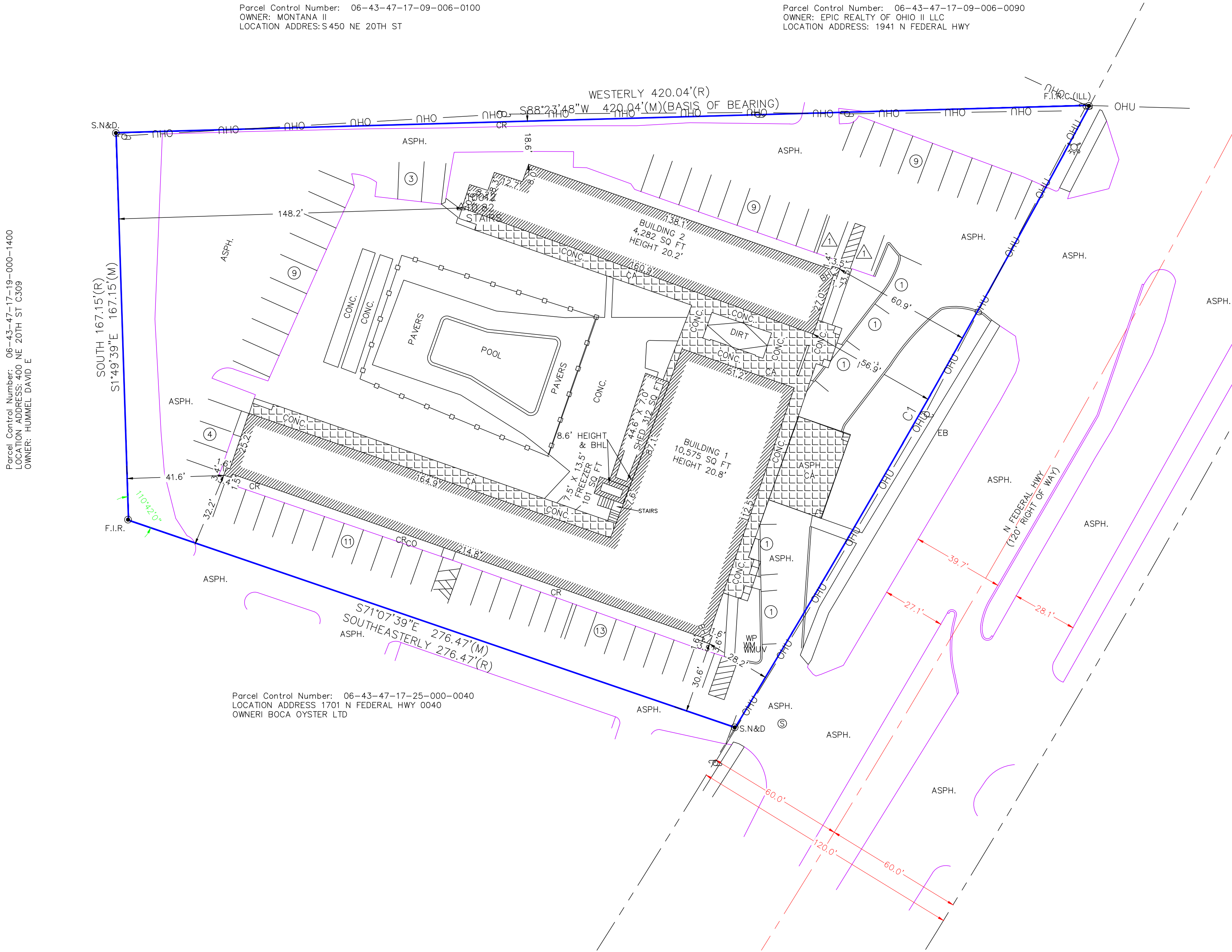
STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT COINCIDE WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

NONE

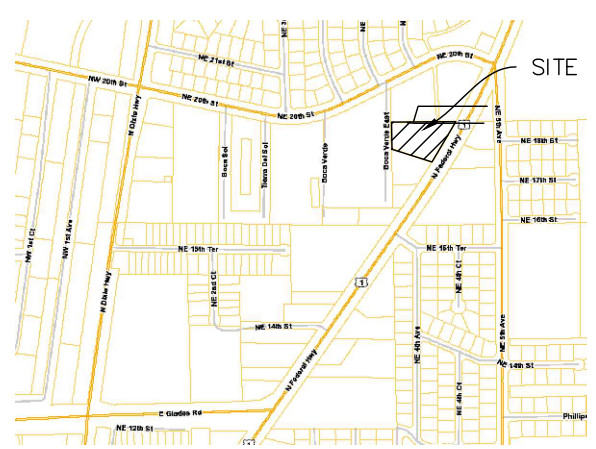
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	308.81'(R&M)	5642.65'(R&M)	3°08'08"(R&M)	N31° 31' 03"E(M)	308.81'(R&M)



VICINITY MAP

NOT TO SCALE
MAP DATA © 2022, GOOGLE



SHEET 1 OF 1

LAND AREA

77,465.6 +/- SQUARE FEET
1.77 +/- ACRES

PARKING

REGULAR= 59
HANDICAP= 2
TOTAL= 61

FLOOD INFORMATION

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.MC.FEMA.GOV
DETERMINATION METHOD: GRAPHICAL PLOTTING ONLY.
MAP NUMBER: 12099C1177G
EFFECTIVE DATE: 12/20/2024

ZONE "X" - MINIMAL RISK. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON NORTHERN BOUNDARY LINES, AS BEING S86°23'48"W.

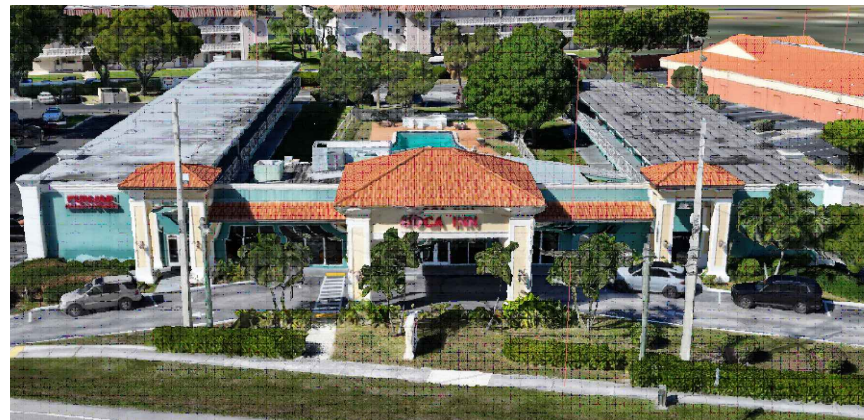
GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
- UNLESS PROMINENTLY NOTED HEREON, ALL STATEMENTS AND OR CERTIFICATIONS RELATING TO IMPROVEMENT STRUCTURES OF ANY TYPE, UTILITIES, OR NON-RECORD USE ARE BASED SOLELY ON OBSERVABLE ABOVE GROUND EVIDENCE.
- THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO N FEDERAL HWY, DEDICATED PUBLIC ROADS. THIS STATEMENT IS BASED ENTIRELY ON FIELD OBSERVATIONS AT THE TIME OF SURVEY. THE LOCAL GOVERNING AUTHORITY SHOULD BE CONSULTED FOR ANY QUESTIONS CONCERNING THE VALIDITY OR RIGHTS OF THIS USE.
- BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DOES NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL, IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFIRMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
- WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS BASED ON THE FOOTPRINT.
- NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
- THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
- TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
- ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
- IN REGARDS TO OPTIONAL TABLE A ITEM 8 AND BY SURFACE OBSERVATIONS MADE BY NON-QUALIFIED PERSONNEL ONLY, THERE DOES NOT APPEAR TO BE ANY OBSERVABLE REFUSE AREAS OR DUMPSTERS AT TIME OF SURVEY.
- IN REGARDS TO OPTIONAL TABLE A ITEM 14, PARCEL IS AT 400 FEET SW OF THE INTERSECTION OF N FEDERAL HWY, AND NE 20TH ST.
- NO BUILDINGS, PARKING AREAS, DRIVEWAYS, DUMPSTER ENCLOSURES, OR OTHER IMPROVEMENTS ENCR OACH UPON ANY PLOTTED OR RECORDED EASEMENTS, RIGHTS-OF-WAY, OR ADJOINING PARCEL.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 520130
1801 N FEDERAL HWY,
BOCA RATON, FL 33432
PALM BEACH COUNTY, UNITED STATES

SITE PICTURE



COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 10270
			SCALE: 1" = 20'
			DRAWN BY: TLA/RKM
			APPROVED BY: MAS

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: AND INC., A FLORIDA CORPORATION, A FLORIDA CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN 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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/22/2025. DATE OF PLAT OR MAP: 11/4/2025.

SURVEYED BY:

STANG
PROFESSIONAL SERVICES
3 BUCKSKIN STREET
LAKE PLACID, FLORIDA 33852
218-766-4358
CAMERONSTANG@STANGPS.COM

REGISTERED SURVEYOR: MICHAEL A. STANG
PROFESSIONAL LAND SURVEYOR NO.:LS7410
STATE OF FLORIDA

DATED