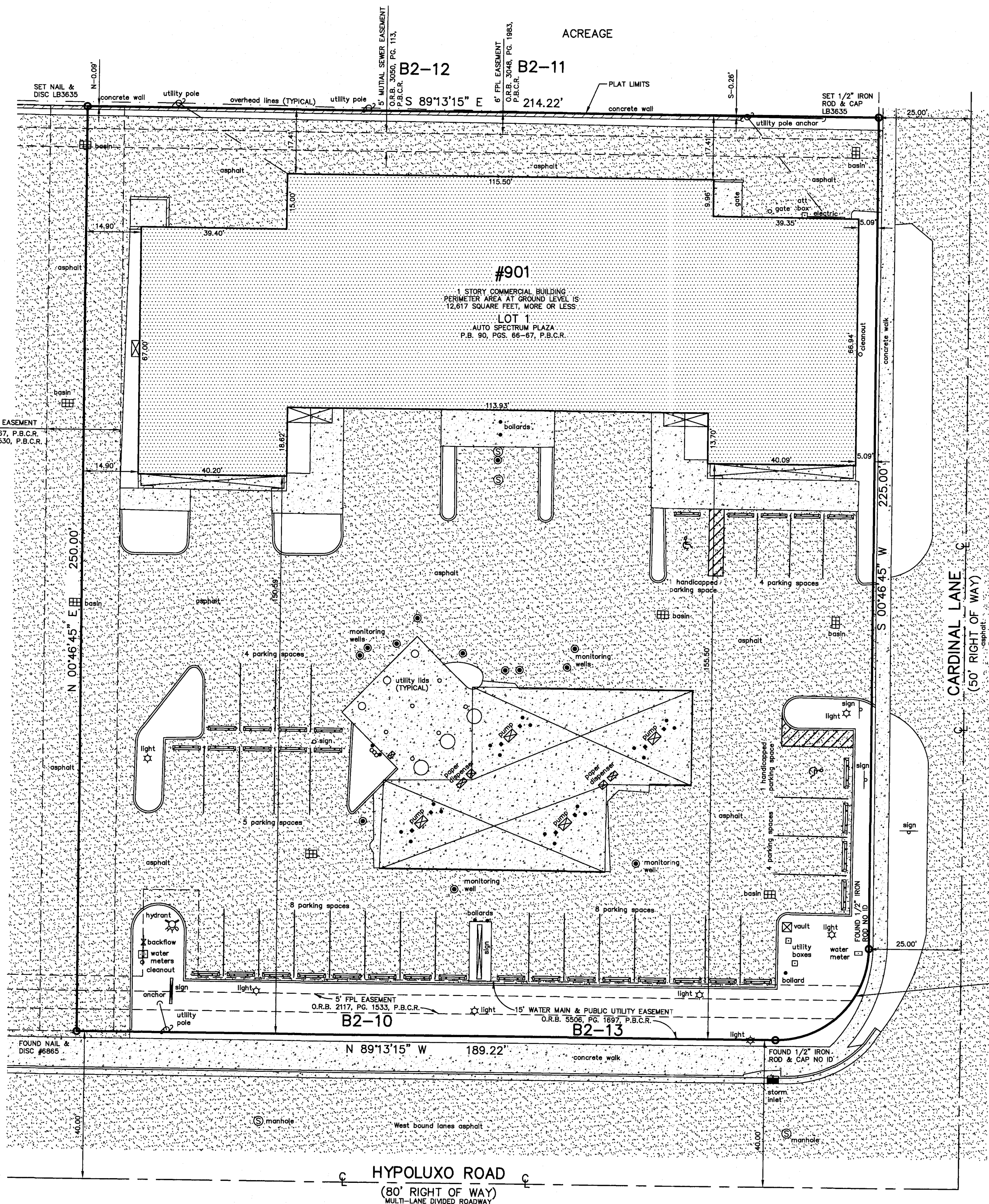


B2-14
20' CROSS ACCESS EASEMENT
P.B. 90, PGS. 66-67, P.B.C.R.
O.R.B. 13415, PG. 530, P.B.C.R.
B2-15

LOT 2



Radius: 25.00'
Delta: 90°00'00"
Arc Length: 39.27'
Tangent: 25.00'
Chord: 35.36'
Course: N 45°46'45" E

LEGEND OF ABBREVIATIONS:

A	=	CENTRAL ANGLE	SQ. FT.	=	ELEVATIONS BASED ON N.G.V.D.
A	=	ARC LENGTH	P.C.P.	=	PERMANENT CONTROL POINT
CB	=	CHORD BEARING	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
R	=	RADIUS	PLAT	=	PLAT
RW	=	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
WM	=	WATER METER	AC	=	AIR CONDITIONER
OH	=	OVERHANG	FND	=	FOUND
N	=	NORTH	CHATT.	=	CHATTANOOGHEE
S	=	SOUTH	F.P.L.	=	FLORIDA POWER & LIGHT
E	=	EAST	N.T.S.	=	NOT TO SCALE
W	=	WEST	B.C.R.	=	BROWARD COUNTY RECORDS
CONC.	=	CONCRETE	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	CL	=	CENTERLINE
P.R.M.	=	PERMANENT REFERENCE MONUMENT	MH	=	MANHOLE
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM	(M)	=	MEASURED
U.E.	=	UTILITY EASEMENT	LP	=	LIGHT POLE
D.E.	=	DRAINAGE EASEMENT	X-X-X-X	=	CHAIN LINK FENCE
A.E.	=	ANCHOR EASEMENT	--- --- ---	=	WOOD FENCE
MAINT.	=	MAINTENANCE	- - - - -	=	METAL FENCE
ESMT.	=	EASEMENT	- - - - -	=	PVC FENCE
ELEV.	=	ELEVATION		=	CONCRETE FENCE
B.M.	=	BENCHMARK	=====	=	CONCRETE WALL
			-----x-----	=	WIRE FENCE

SCHEDULE B2 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 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 not a matter of survey.)
2. Any rights, interests or claims of parties in possession of the land not shown by the public records. (This item is not a matter of survey.)
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)
4. Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (As of date of survey the subject property was not submerged.)
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (This item is not a matter of survey.)
8. Taxes and assessments for the year 2016, and subsequent years, which are not yet due and payable. (This item is not a matter of survey.)

9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. (This item is not a matter of survey.)

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a property certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof. (This item is not a matter of survey.)

10. Easement in favor of Florida Power & Light Company recorded February 7, 1973 in Book 2117, Page 1533. (This item affects the subject property and is shown hereon.)
11. Easement in favor of Florida Power & Light Company recorded April 26, 1979 in Book 3048, Page 1983. (This item affects the subject property and is shown hereon.)
12. Terms, conditions, easements and provisions of Mutual Easement recorded April 27, 1979 in Book 3050, Page 113; as affected by Notice of Reservation of Excess Capacity as recorded August 20, 1979 in Book 3121, Page 90. (This item affects the subject property and is shown hereon.)
13. Easement in favor of the City of Lantana recorded December 8, 1987 in Book 5506, Page 1697. (This item affects the subject property and is shown hereon.)

14. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTO SPECTRUM PLAZA, as recorded March 12, 2001 in Plat Book 90, Page(s) 66 and 67, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (This item affects the subject property and is shown hereon.)

15. Terms, conditions, easements and provisions of Cross Easement Agreement by and between Auto Partners, Ltd. And Hypoluxo Car Wash, LLC recorded February 14, 2002 in Book 13415, Page 530. (This item affects the subject property and is shown hereon.)

16. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (This item is not a matter of survey.)
17. Code Enforcement Order Finding Repeat Violation and Imposing Fine, Case No. 15-0286 recorded September 4, 2015 in Book 27784, Page 1756. (This item is not a matter of survey.)
18. Code Enforcement Order Finding Repeat Violation and Imposing Fine, Case No. 15-1254 recorded January 25, 2016 in Book 28063, Page 1083. (This item is not a matter of survey.)

19. Code Enforcement Order Finding Repeat Violation and Imposing Fine, Case No. 15-1324 recorded January 25, 2016 in Book 28063, Page 1091. (This item is not a matter of survey.)
20. Code Enforcement Order Assessing Fine, Case No. 15-1325 recorded February 22, 2016 in Book 28115, Page 1546. (This item is not a matter of survey.)

21. Code Enforcement Order Finding Repeat Violation and Imposing Fine, Case No. 16-0226 recorded June 1, 2016 in Book 28334, Page 792. (This item is not a matter of survey.)
22. Code Enforcement Order Finding Repeat Violation and Imposing Fine, Case No. 16-0245 recorded June 1, 2016 in Book 28334, Page 794. (This item is not a matter of survey.)

23. Note: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary. (This item is not a matter of survey.)

DATE OF FIELD SURVEY: 09-13-16	DRAWN BY: MLW	
FIELD BOOK: 16-3239	CHECKED BY: MLW	
REVISIONS	DATE	BY

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1130 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

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

LOCATION SKETCH NOT TO SCALE

STREET ADDRESS:
901 Hypoluxo Drive
Lantana, Florida 33462

LEGAL DESCRIPTION:
Lot 1, of AUTO SPECTRUM PLAZA, according to the Plat thereof, as recorded in Plat Book 90, Page 66 and 67, of the Public Records of Palm Beach County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of North 89°13'15" West along the South line of Lot 1, Plat Book 90, Page 66 and 67, of the Public Records of Palm Beach County, Florida.
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. Ownership of fences and walls if any are not determined.
5. 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.
6. 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.
7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
8. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American Title Insurance Company Commitment No. ML-216070, effective September 9, 2016 at 8:00am.
9. Perimeter area of the subject property is 53,421 square feet, or 1.2264 acres, more or less.

FLOOD INFORMATION:
Community name and number: Lantana 120214
Map and panel number: 120214-0001-C
Panel date: 10-15-82
Index date: 06-02-92
Flood zone: "C"
Base flood elevation: N/A

OBSERVED ENCROACHMENTS:
Driveways in road right of way along the South and East boundary.
Asphalt and wall in 6' FPL easement along the North boundary.
Asphalt in 5' mutual sewer easement along the North boundary.
Asphalt in 20' cross access easement along the West boundary.
Asphalt crossing the West boundary.
Asphalt and curb in 15' water main and public utility easement along the South boundary.
Asphalt and curb in 5' FPL easement along the South boundary.

CERTIFY TO:
M & A Brothers No. 5, Inc.
1700 Douglas Road, Inc.
First American Title Insurance Company
Waterview Title Services, LLC
Leonard Oshinsky, P.A.

CERTIFICATION:
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/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 10, 11a and 16 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.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3669 - STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=20'

SKETCH NUMBER SU-16-3239