

## 1 TITLE DESCRIPTION

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL TO, AND 210 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLE TO, THE SOUTH LINE OF SAID SECTION 30, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), AS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT-OF-WAY MAP RECORDED IN STATE AND COUNTY ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 263.65 FEET; THENCE NORTHERLY, PARALLEL TO AND 263 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, A DISTANCE OF 919.78 FEET TO A POINT IN A LINE PARALLEL TO AND 1127.52 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 30; THENCE WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 263.65 FEET TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 919.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY FOR ALL PURPOSES OF INGRESS, EGRESS, AND TRAVEL OVER SEAVIEW ROAD, MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TO BE USED FOR ROAD RIGHT OF WAY PURPOSES, BOUNDED AS FOLLOWS:

ON THE WEST, BY A LINE PARALLEL TO, AND 263 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), AS SHOWN ON STATE ROAD DEPARTMENT'S RIGHT OF WAY MAP RECORDED IN STATE AND COUNTY ROAD PLAT BOOK 2, PAGES 105 TO 118, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST, BY A LINE PARALLEL TO, AND 60 EASTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE HEREIN DESCRIBED PARCEL; ON THE SOUTH, BY A LINE PARALLEL TO, AND 210 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 30; AND ON THE NORTH, BY A LINE PARALLEL TO, AND 917.52 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE HEREIN DESCRIBED PARCEL.

ALSO, A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE FOREGOING DESCRIBED PARCEL, SAID POINT BEING THE INTERSECTION OF THE TANGENTS TO A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25 FEET; THENCE EASTERLY, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE FOREGOING DESCRIBED PARCEL, A DISTANCE OF 23.31 FEET TO THE BEGINNING OF SAID CURVE AND THE EASTERLY POINT THEREOF; THENCE WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.52 FEET TO THE SOUTHERLY POINT THEREOF; THENCE NORTHERLY, ALONG THE TANGENT TO SAID CURVE, AND ALONG THE EASTERLY LINE OF THE FOREGOING DESCRIBED PARCEL, A DISTANCE OF 23.31 FEET TO THE POINT OF BEGINNING.

The land shown in this survey is the same as that described in First American Title Insurance Company Commitment File Number 2080-375705H with an effective date of April 26, 2017 at 8:00 AM.

## 4 SURVEYOR CERTIFICATION

To  
(name of insured, if known) (name of lender, if known) (name of insurer, if known)  
First American Title Insurance Company; Commercial Due Diligence Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(b), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 20 & 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitude's benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The fieldwork was completed on May 12, 2017.

Date of Plat or Map: \_\_\_\_\_



Gary L. Germaine, Registration/License Number 3945  
info@germainesurveying.com

## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 120228-0001C, which bears an effective date of September 30, 1982 and is not located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

### Approved CDS Surveyor

Surveyors Name: Gary L. Germaine  
Company Name: Germaine Surveying, Inc.  
Address: 3803 Kenilworth Boulevard  
Telephone Number: 863-385-8856  
Job Number: 327-17-001  
email: info@germainesurveying.com

## 2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company Commitment File Number 2080-375705H with an effective date of April 26, 2017.

## 3 SCHEDULE 'B' ITEMS

### NOTES CORRESPONDING TO SCHEDULE "B":

- Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Deed Book 1152, Page 393, and/or any amendments or modifications thereto, including, but not limited to, **Deed Book 1159, Page 325; Book 778, Page 576; Book 1121, Page 123; Book 2577, Page 1014; Book 3970, Page 277; Book 4150, Page 1683 and/or Book 9815, Page 1370**, 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). **DOES AFFECT - AS SHOWN**
- Revived Declaration of Restritions to the public recorded in **Book 28456, Page 298. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.**
- Notice of Lien Rights by the Loxahatchee River Environmental Control District recorded in **Book 4984, Page 1254**, and/or any amendments or modifications thereto, including, but not limited to, **Book 7048, Page 655 and/or Book 7187, Page 1712. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.**
- Resolution, by the Board of County Commissioners of Palm Beach County, Florida, Fixing Setback Requirements for Buildings and Improvements recorded in **Deed Book 1045, Page 327. AFFECTS SUBJECT PROPERTY.**
- Notice of Permit, from the South Florida Water Management District recorded in **Book 12406, Page 1560. AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.**
- Easement Grant recorded in **Book 403, Page 399**, and/or any amendments or modifications thereto, including, but not limited to, Book 531, Page 225. **DOES AFFECT - AS SHOWN**
- Easement recorded in **Book 23751, Page 289. DOES AFFECT - AS SHOWN**
- Concurrent rights of others to use the easement described in Schedule "A".
- All of the terms and provisions set forth and contained in that certain Lease to Blockbuster Videos, Inc., Lessee, referenced in **Book 10747, Page 911. AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.**
- All of the terms and provisions set forth and contained in that certain Lease to Vulcano's of Etna, Inc., Lessee, referenced in **Book 27978, Page 121. AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.**
- All of the terms and provisions set forth and contained in that certain Lease to Smoke Inn I, LLC, Lessee, referenced in **Book 27978, Page 121. AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE.**

## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

## 7 STATEMENT OF ENCROACHMENTS

- CONCRETE CURB & ASPHALT PARKING ENCROACHES INTO RIGHT OF WAY OF U.S. HIGHWAY 1 BY 3 TO 4 FEET.
- CONCRETE WALK ENCROACHES INTO COVE ROAD 1.6 FEET SOUTH.
- CONCRETE WALK ENCROACHES INTO COVE ROAD 9.0 FEET SOUTH.

## 19 SURVEY DRAWING

SEE SHEET 2

## 13 LAND AREA

241,782 square feet - 5.55 acres

## 14 BUILDING AREA

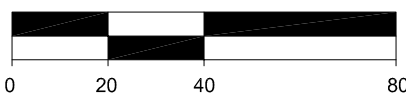
Bldg 1: 74,723 square feet  
Bldg 2: 598 square feet  
Bldg 3: 274 square feet

## 15 BUILDING HEIGHT

Bldg 1: Height 26.0' feet or 1 Story  
Bldg 2: Height 10.0' or 1 Story  
Bldg 3: Height 10.0' or 1 Story

SCALE : 1" = 40'

## 17 NORTH ARROW / SCALE



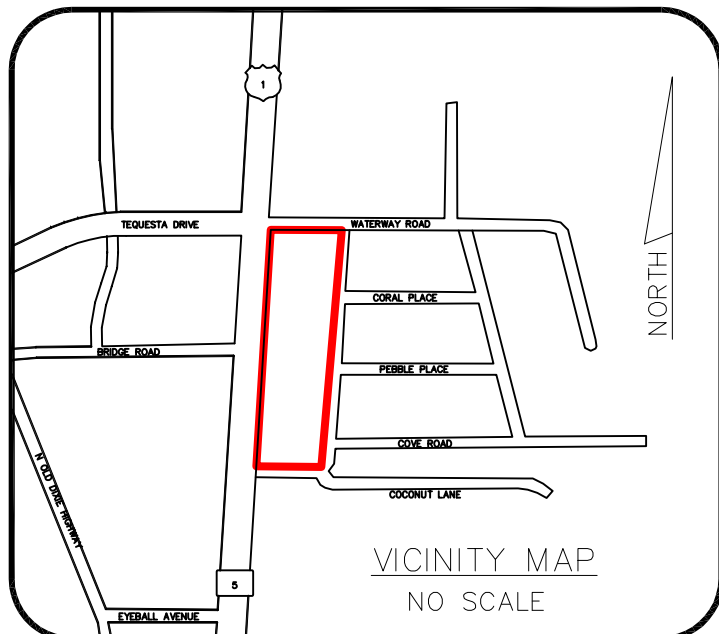
## 12 PARKING INFORMATION

288 Standard Spaces  
9 Handicap Spaces  
297 Total Parking Spaces

## 10 BASIS OF BEARINGS

The bearing N03°28'23"E being the easterly right of way line of U.S. Highway No. 1.

## 16 VICINITY MAP



## 11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to U.S. Highway 1 & Waterway Road a public right of way and Cove Road & Seaview Road over ingress, egress & travel easement.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

## Key to CDS ALTA Survey

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 SCHEDULE 'B' ITEMS

4 SURVEYOR CERTIFICATION

5 FLOOD INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

8 ZONING INFORMATION

9 LEGEND

10 BASIS OF BEARING

11 SURVEYOR'S NOTES

12 PARKING INFORMATION

13 LAND AREA

14 BUILDING AREA

15 BUILDING HEIGHT

16 VICINITY MAP

17 NORTH ARROW / SCALE

18 CLIENT INFORMATION BOX

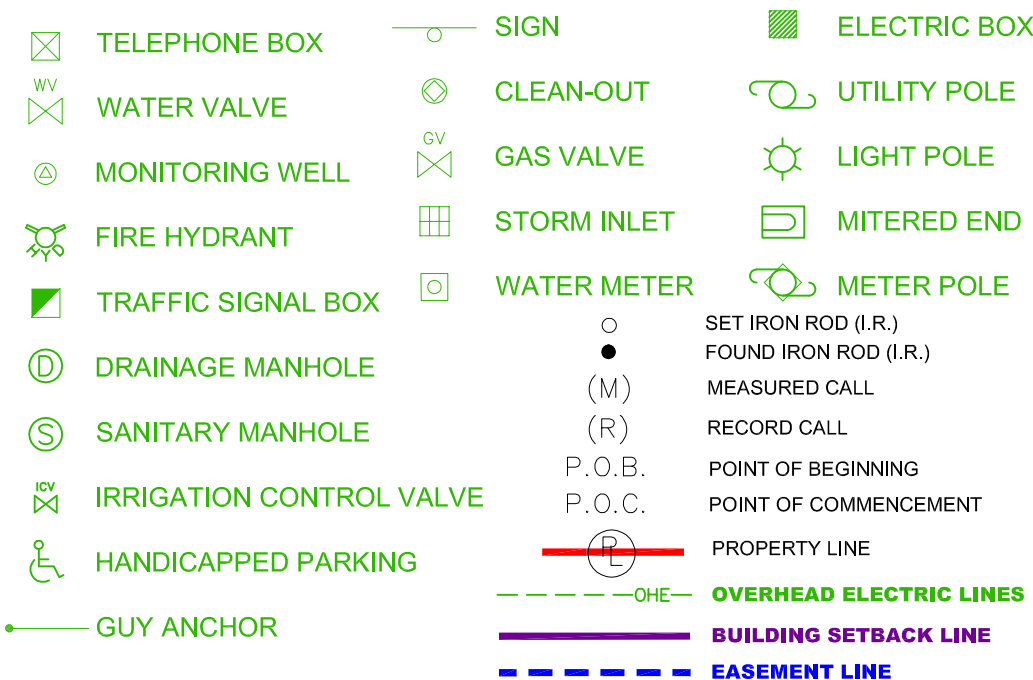
19 SURVEY DRAWING

20 PROJECT ADDRESS

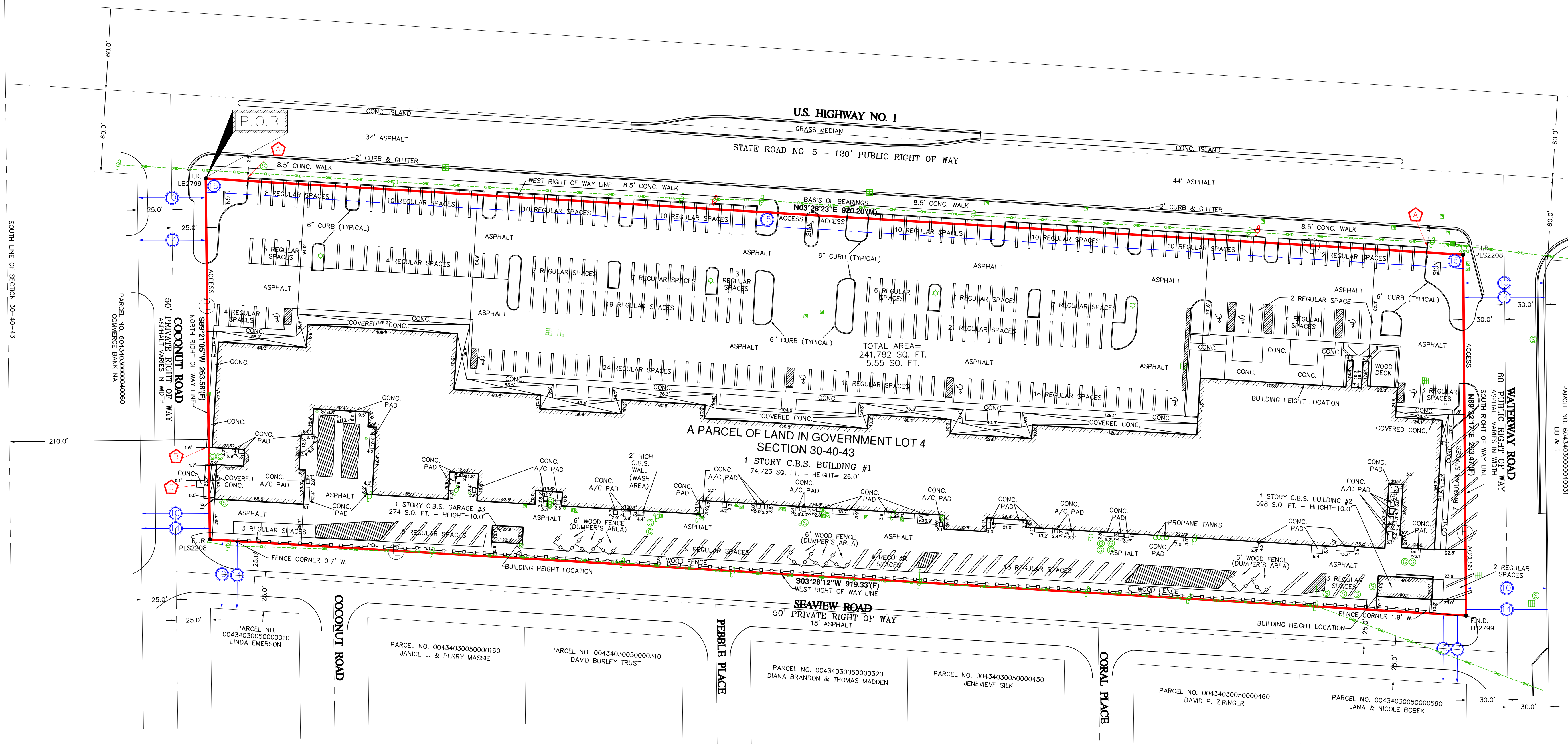
## 8 ZONING INFORMATION

Surveyor was not provided with this information at this time.

## 9 LEGEND







## 9 LEGEND

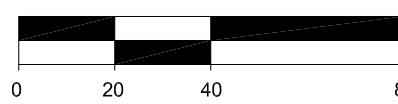
TELEPHONE BOX	SIGN	ELECTRIC BOX
WATER VALVE	CLEAN-OUT	UTILITY POLE
MONITORING WELL	GAS VALVE	LIGHT POLE
FIRE HYDRANT	STORM INLET	MITERED END
TRAFFIC SIGNAL BOX	WATER METER	METER POLE
DRAINAGE MANHOLE	SET IRON ROD (I.R.)	FOUND IRON ROD (I.R.)
SANITARY MANHOLE	MEASURED CALL	RECORD CALL
IRRIGATION CONTROL VALVE	P.O.B.	POINT OF BEGINNING
HANDICAPPED PARKING	P.O.C.	POINT OF COMMENCEMENT
GUY ANCHOR	PROPERTY LINE	
	OVERHEAD ELECTRIC LINES	
	BUILDING SETBACK LINE	
	EASEMENT LINE	

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2 TITLE INFORMATION	7 POSSIBLE ENCROACHMENTS	12 PARKING INFORMATION	17 NORTH ARROW / SCALE
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4 SURVEYOR CERTIFICATION	9 LEGEND	14 BUILDING AREA	19 SURVEY DRAWING
5 FLOOD INFORMATION	10 BASIS OF BEARING	15 BUILDING HEIGHT	20 PROJECT ADDRESS

SCALE : 1" = 40'

## 17 NORTH ARROW / SCALE



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Surveyors Name: Gary L. Germaine  
Company Name: Germaine Surveying, Inc.  
Address: 3803 Kenilworth Boulevard  
Telephone Number: 863-385-6856  
Job Number: 327-17-001  
email: info@germainesurveying.com

## 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016).

This Work Coordinated By:  
FA Commercial Due Diligence Services Co.

CDS  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-253-2444  
website: www.firstamcdis.com  
Toll Free: 888.322.7371

Drwn By: BAM	Date: May 18, 2017
Surveyor Ref.No: 327-17-001	Revision: BAM
Aprvd By: GLG	Date:
Field Date: May 12, 2017	Revision:
Scale: 1"=40'	Date:
	Revision:

Prepared For:

Client Ref. No:

## 20 PROJECT ADDRESS

221 S. US HWY #1, TEQUESTA, FL

Project Name:  
VILLAGE SQUARE SHOPPING CENTERCDS Project Number:  
17-05-0015:001