

BOUNDARY SURVEY
SECTION 22, 27, & 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST

ORDER NUMBER: 11886905
PROPERTY INFORMATION REPORT

- MORTGAGE IN FAVOR OF CARLTON FIELDS JORDEN BURT, P.A., A FLORIDA PROFESSIONAL ASSOCIATION, MORTGAGEE, DATED FEBRUARY 16, 2016 AND RECORDED MARCH 9, 2016 IN OFFICIAL RECORDS BOOK 28153, PAGE 223, TOGETHER WITH AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29130, PAGE 1395; NOTICE OF FUTURE ADVANCE AND FIRST MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29593, PAGE 747, AND SECOND MODIFICATION OF MORTGAGE AND NOTICE OF FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 35115, PAGE 424. **(AFFECTS NOT PLOTTABLE)**
- NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 28404, PAGE 782 AND RECORDED IN OFFICIAL RECORDS BOOK 28409, PAGE 488, TOGETHER WITH AMENDED NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 28480, PAGE 1019; SECOND AMENDED NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 29406, PAGE 1773; AGREED ORDER EXTENDING SECOND AMENDED LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 32291, PAGE 257 AND NOTICE OF ADDITIONAL LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 32304, PAGE 1074. **(AFFECTS NOT PLOTTABLE)**
- MORTGAGE IN FAVOR OF MICHAEL PETIT, MORTGAGEE, DATED MARCH 29, 2017 AND RECORDED MAY 2, 2017 IN OFFICIAL RECORDS BOOK 29056, PAGE 1718, TOGETHER WITH AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29130, PAGE 1395. **(AFFECTS NOT PLOTTABLE)**
- NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 29596, PAGE 1858. **(AFFECTS NOT PLOTTABLE)**
- ORDER RECORDED IN OFFICIAL RECORDS BOOK 30304, PAGE 633. **(AFFECTS NOT PLOTTABLE)**
- NOTICE OF APPEAL RECORDED IN OFFICIAL RECORDS BOOK 30389, PAGE 294. **(AFFECTS NOT PLOTTABLE)**
- NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 30960, PAGE 1268; NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 30970, PAGE 74; AMENDED NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 30972, PAGE 1069; NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 31018, PAGE 518; ORDER AND AWARD OF ATTORNEYS' FEES AND COSTS RECORDED IN OFFICIAL RECORDS BOOK 31482, PAGE 1268; AND PREVIOUSLY CERTIFIED IN OFFICIAL RECORDS BOOK 31452, PAGE 1508 AND NOTICE OF APPEAL RECORDED IN OFFICIAL RECORDS BOOK 31508, PAGE 1001. **(AFFECTS NOT PLOTTABLE)**
- MORTGAGE EXECUTED BY ROBIN FLEMING, MORTGAGOR, IN FAVOR OF KOLTER GROUP ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGEE, DATED APRIL 14, 2023, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$562,500.00, RECORDED MAY 10, 2023, IN OFFICIAL RECORDS BOOK 34295, PAGE 1299, TOGETHER WITH THAT CERTAIN NOTICE OF MORTGAGE MODIFICATION BY AND BETWEEN TRIUM INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KOLTER GROUP ACQUISITIONS LLC, A FLORIDA LIABILITY COMPANY DATED JUNE 20, 2024 AND RECORDED JULY 8, 2024 IN OFFICIAL RECORDS BOOK 35127, PAGE 127. **(AFFECTS NOT PLOTTABLE)**

FOR INFORMATIONAL PURPOSES ONLY:

- WARRANTY DEED RECORDED IN DEED BOOK 791, PAGE 143, TOGETHER WITH INSTRUMENTS RECORDED IN DEED BOOK 792, PAGE 430, DEED BOOK 793, PAGE 17, AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 302, PAGE 147. **(AFFECTS NOT PLOTTABLE)**
- GENERAL PERMIT BY SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 905, PAGE 518. **(AFFECTS NOT PLOTTABLE)**
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 1046, PAGE 531 (DOES NOT AFFECT - NOT PLOTTABLE) AND SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 5209, PAGE 899 **(AFFECTS AS SHOWN)**.
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY SHOWN IN THE STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 6601, PAGE 875 AND AMENDED STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 6602, PAGE 1583. **(AFFECTS AS SHOWN)**
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED FEBRUARY 25, 1991 IN OFFICIAL RECORDS BOOK 6737, PAGE 532. **(DOES NOT AFFECT - NOT PLOTTABLE)**
- RECIPROCAL ACCESS EASEMENTS AGREEMENT BY AND BETWEEN FLEMING PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LORNOCO FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED OCTOBER 16, 2018 AND RECORDED OCTOBER 24, 2018 IN OFFICIAL RECORDS BOOK 30203, PAGE 1703. **(AFFECTS AS SHOWN)**

ORDER NUMBER: 11886973
PROPERTY INFORMATION REPORT

- LIS PENDENS FILED IN CASE STYLED LORNOCO FARMS LLC VS. FLEMING PROPERTIES LLC, ET AL., BEING CASE NO. 50-2016-CA-005026-XXXX-MB-AE IN PALM BEACH COUNTY, FLORIDA, AS DISCLOSED BY NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 28404, PAGE 782 AND RECORDED IN OFFICIAL RECORDS BOOK 28409, PAGE 488, TOGETHER WITH AMENDED NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 28480, PAGE 1019; SECOND AMENDED NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 29406, PAGE 1773; AGREED ORDER EXTENDING SECOND AMENDED LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 32291, PAGE 257 AND NOTICE OF ADDITIONAL LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 32304, PAGE 1074. **(AFFECTS NOT PLOTTABLE)**
- THE FOLLOWING ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY:
 - RESERVATIONS IN FAVOR OF TUCSON CORPORATION CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 791, PAGE 143, TOGETHER WITH INSTRUMENTS RECORDED IN DEED BOOK 792, PAGE 430 AND DEED BOOK 793, PAGE 17, AND AS AFFECTED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 302, PAGE 147, THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES. **(AFFECTS NOT PLOTTABLE)**
 - EASEMENT TO FLORIDA POWER & LIGHT COMPANY AS APPROVED, RATIFIED AND CONFIRMED IN STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 6601, PAGE 875 AND BY AMENDED STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 6602, PAGE 1583. **(AFFECTS AS SHOWN)**
 - NOTICE OF PERMIT BY THE UNITED STATES ARMY CORPS OF ENGINEERS RECORDED FEBRUARY 25, 2010 IN OFFICIAL RECORDS BOOK 23711, PAGE 1532. **(AFFECTS NOT PLOTTABLE)**
 - RECIPROCAL ACCESS EASEMENTS AGREEMENT BY AND BETWEEN FLEMING PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LORNOCO FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 30203, PAGE 1703. **(AFFECTS AS SHOWN)**
 - INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE WITH GARY V. HAMMOND (TENANT), AS EVIDENCED BY AND TOGETHER WITH THAT CERTAIN COLLATERAL ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 4603, PAGE 192, TITLE TO OWNERSHIP OF COLLATERAL DESCRIBED THEREIN, IS NEITHER GUARANTEED NOR INSURED, AND ALL RIGHTS THEREUNDER OF THE SAID LESSEE AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE SAID LESSEE. **(AFFECTS NOT PLOTTABLE)**

ORDER NUMBER: 11886973
PROPERTY INFORMATION REPORT

- Mortgage in favor of Carlton Fields Jordan Burt, P.A., a Florida professional association, Mortgagee, dated February 16, 2016 and recorded March 9, 2016 in Official Records Book 28153, Page 223, together with Agreement recorded in Official Records Book 29130, Page 1395 and Notice of Future Advance and First Modification Agreement recorded in Official Records Book 29593, Page 747, as affected by that certain Second Modification of Mortgage and Notice of Future Advance of record in Official Records Book 35115, Page 424. **(AFFECTS NOT PLOTTABLE)**.
- Mortgage in favor of Michael Petit, Mortgagee, dated March 29, 2017 and recorded May 2, 2017 in Official Records Book 29056, Page 1718, together with Agreement recorded in Official Records Book 29130, Page 1395. **(AFFECTS NOT PLOTTABLE)**.
- Ongoing litigation filed as Robin Fleming, Plaintiff, vs Fleming Properties, LLC, et. al., under case number 50-2016-CA-003507-XXXX-MB (AJ) and as evidenced by Notice of Lis Pendens recorded in Official Records Book 30960, Page 1268; Notice of Lis Pendens recorded in Official Records Book 30970, Page 74; Amended Notice of Lis Pendens recorded in Official Records Book 30970, Page 375; Final Judgment recorded in Official Records Book 30972, Page 1069; Notice of Lis Pendens recorded in Official Records Book 31018, Page 518; Order and Award of Attorneys' Fees and Costs recorded in Official Records Book 31482, Page 1268; and previously certified in Official Records Book 31452, Page 1508, as affected by Notice of Appeal recorded in Official Records Book 31508, Page 1001. Wherein last filing in said case was February 18, 2021. **(AFFECTS NOT PLOTTABLE)**.
- Ongoing litigation filed as Uoweit, LLC, a Florida limited liability company, vs Thomas W. Fleming and Robin Fleming, under Case Number 50-2011-CA-003242-AA as evidenced by Notice of Lis Pendens recorded in Official Records Book 29596, Page 1858 and under Case Number 20-2018-CA-008513-XXXX-MB as evidenced by Order recorded in Official Records Book 30304, Page 633, both as affected by Notice of Appeal recorded in Official Records Book 30389, Page 294, as affected by that certain Order Granting Robin Fleming's Motion to Dismiss Uoweit's Supplemental Complaint with Prejudice of record in Official Records Book 35080, Page 1774. **(AFFECTS NOT PLOTTABLE)**.
- Terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Final Judgment styled as Robin Fleming, Plaintiff, and Fleming Properties, LLC, et. al., as Defendants, under Case Number 2016-CA-3507-AJ, recorded October 22, 2019 in Official Records Book 30972, Page 1069. **(AFFECTS NOT PLOTTABLE)**.

FOR INFORMATIONAL PURPOSES ONLY:

- Reservations in favor of Tucson Corporation contained in Warranty Deed recorded in Deed Book 791, Page 143, together with instruments recorded in Deed Book 792, Page 430 and Deed Book 793, Page 17, and as affected by Agreement recorded in Official Records Book 302, Page 147, the right of surface entry having been terminated by operation of the Florida Marketable Record Title Act, Chapter 712, Florida Statutes. **(AFFECTS NOT PLOTTABLE)**.
- General Permit by Southern Bell Telephone and Telegraph Company recorded in Deed Book 905, Page 518. **(AFFECTS NOT PLOTTABLE)**.
- Easement granted to Florida Power & Light Company recorded in Official Records Book 1046, Page 531 (DOES NOT AFFECT - NOT PLOTTABLE), as affected by Subordination of Utility Interests recorded in Official Records Book 5209, Page 899 **(AFFECTS AS SHOWN)**.
- Easement to Florida Power & Light company as approved, ratified and confirmed in Stipulated Final Judgment recorded in Official Records Book 6601, Page 875, and by Amended Stipulated Final Judgment recorded in Official Records Book 6602, Page 1583. **(AFFECTS AS SHOWN)**.
- Easement granted to Florida Power & Light Company recorded February 25, 1991 in Official Records Book 6737, Page 532. **(DOES NOT AFFECT - NOT PLOTTABLE)**.
- Notice of Permit by the United States Army Corps of Engineers recorded February 25, 2010 in Official Records Book 23711, Page 1532. **(AFFECTS NOT PLOTTABLE)**.
- Reciprocal Access Easements Agreement by and between Fleming Properties, LLC, a Colorado limited liability company and Lornco Farms, LLC, a Florida limited liability company, dated October 16, 2018 and recorded October 24, 2018 in Official Records Book 30203, Page 1703. **(AFFECTS AS SHOWN)**.
- Lis Pendens styled as Uoweit, LLC, a Florida limited liability company, vs Thomas W. Fleming and Robin Fleming, under Case Number 50-2011-CA-003242-AA as evidenced by Notice of Lis Pendens recorded in Official Records Book 29596, Page 1858 and under Case Number 20-2018-CA-008513-XXXX-MB as evidenced by Order recorded in Official Records Book 30304, Page 633, both as affected by Notice of Appeal recorded in Official Records Book 30389, Page 294, as affected by that certain Order Granting Robin Fleming's Motion to Dismiss Uoweit's Supplemental Complaint with Prejudice of record in Official Records Book 35080, Page 1774. **(AFFECTS NOT PLOTTABLE)**.
- Lis Pendens styled as Robin Fleming, Plaintiff, vs Fleming Properties, LLC, et. al., under case number 50-2016-CA-003507-XXXX-MB (AJ) and as evidenced by Notice of Lis Pendens recorded in Official Records Book 30960, Page 1268; Notice of Lis Pendens recorded in Official Records Book 30970, Page 74; Amended Notice of Lis Pendens recorded in Official Records Book 30972, Page 1069; Notice of Lis Pendens recorded in Official Records Book 31018, Page 518; Order and Award of Attorneys' Fees and Costs recorded in Official Records Book 31482, Page 1268; and previously certified in Official Records Book 31452, Page 1508, as affected by Notice of Appeal recorded in Official Records Book 31508, Page 1001. Wherein last filing in said case was February 18, 2021. **(AFFECTS NOT PLOTTABLE)**.

- Terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters contained in that certain Final Judgment styled as Robin Fleming, Plaintiff, and Fleming Properties, LLC, et. al., as Defendants, under Case Number 2016-CA-3507-AJ, recorded October 22, 2019 in Official Records Book 30972, Page 1069. **(AFFECTS NOT PLOTTABLE)**.

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1,063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 01°05'36" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 352.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 93120-2515, DATED MAY 7, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH 89°08'03" EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.
LYING IN PALM BEACH COUNTY, FLORIDA.

SYMBOLS:

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|--|--|--|-----------------------------|
| | = HORIZONTAL CONTROL POINT | | = CATCH BASIN |
| | = BENCHMARK | | = DRAINAGE PIPE END |
| | = TRASH CONTAINER | | = ELECTRIC SWITCH |
| | = UNIDENTIFIED HANDHOLE | | = ELECTRIC HANDHOLE |
| | = UNIDENTIFIED BOX | | = ELECTRIC VAULT |
| | = NATURAL GAS MARKER | | = ELECTRIC METER |
| | = SIGN | | = ELECTRIC BOX |
| | = BOLLARD | | = TRANSFORMER |
| | = TRAFFIC HANDHOLE | | = GROUND LIGHT |
| | = CROSSWALK SIGNAL | | = LIGHT POLE |
| | = MAST ARM / TRAFFIC LIGHT | | = CONCRETE POWER POLE |
| | = SET/FOUND BOUNDARY POINT | | = WOOD POWER POLE |
| | = FOUND CONCRETE MONUMENT | | = GUY WIRE ANCHOR |
| | = FIBER OPTIC BOX | | = PUMP |
| | = FIBER OPTIC VAULT | | = FIRE HYDRANT |
| | = TELEPHONE SERVICE MANHOLE | | = WATER GATE VALVE |
| | = CABLE TV HANDHOLE | | = BACKFLOW PREVENTER |
| | = CABLE TV BOX | | = IRRIGATION RISER/PEDASTAL |
| | = SEWER GATE VALVE | | = IRRIGATION CONTROL VALVE |
| | = SANITARY MANHOLE | | = WATER METER |
| | = DRAINAGE MANHOLE | | = WELL |
| | = YARD DRAIN | | = WATER VALVE |
| | = AREA OF APPARENT PHYSICAL USE BY ADJOINING LANDS | | = SECTION CORNER |

LEGEND

- | | |
|----------|---|
| A/C | - AIR CONDITIONER |
| L | - ARC LENGTH |
| ALUM. | - ALUMINUM |
| B.E. | - BUFFER EASEMENT |
| CLEANOUT | - CLEANOUT |
| CLF | - CHAIN LINK FENCE |
| CMP | - CORRUGATED METAL PIPE |
| CONC. | - CONCRETE |
| COV. | - COVERED |
| OPP | - CRUMPLER PLASTIC PIPE |
| D.E. | - DRAINAGE EASEMENT |
| E. | - EASTING |
| ELEC. | - ELECTRIC |
| ELEV. | - ELEVATION |
| EQUIP. | - EQUIPMENT |
| ESMT. | - EASEMENT |
| EXIST. | - EXISTING |
| F.P.L. | - FLORIDA POWER & LIGHT |
| FIN. | - FINISHED |
| FLR. | - FLOOR |
| FND. | - FOUND |
| I.R./CAP | - IRON ROD & CAP |
| INV. | - INVERT |
| IRR. | - IRRIGATION |
| L.A.E. | - LIMITED ACCESS EASEMENT |
| N. | - NORTH |
| O/S | - BUILDING OFFSET |
| O.R.B. | - OFFICIAL RECORD BOOK |
| P.B. | - PLAT BOOK |
| P.B.G.R. | - PALM BEACH COUNTY RECORD |
| P.O.B. | - POINT OF BEGINNING |
| P.O.C. | - POINT OF COMMENCEMENT |
| P.O.S. | - PAGE(S) |
| P.R.M. | - PERMANENT REFERENCE MONUMENT |
| PROP. | - PROPOSED |
| P.V.C. | - POLYVINYL CHLORIDE PIPE |
| R. | - RADIUS |
| RCP | - REINFORCED CONCRETE PIPE |
| R/W | - RIGHT-OF-WAY |
| RGE. | - RANGE |
| SEC. | - SECTION |
| SFWM | - SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| Δ | - DELTA (CENTRAL ANGLE) |
| SO. FT. | - SQUARE FEET |
| TWP. | - TOWNSHIP |
| TYP. | - TYPICAL |
| U.E. | - UTILITY EASEMENT |
| W.M. | - WATER METER |
| W.E. | - WATER EASEMENT |
| S.E. | - SANITARY EASEMENT |
| -OHE- | - ELECTRICAL WIRES OVERHEAD |
| -FM- | - FORCE MAIN |
| -W- | - WATER MAIN |
| -IRR- | - IRRIGATION LINE |
| -TEL- | - PHONE OR FIBER OPTIC LINE |
| -STM- | - STORM LINE |
| -SS- | - SEWER LINE |

NOTES

- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- EFFECTIVE FLOOD ZONES "AE" (EL 14.2 FEET) AND "X" (NO EL); COMMUNITY PANEL NO. 12099C0530F; DATED 10 05, 2017. EFFECTIVE FLOOD ZONES "AE" (EL 14.2 FEET), "AE" (EL 15 FEET), AND "X" (NO EL); COMMUNITY PANEL NO. 12099C0537F; DATED 10 05, 2017. EFFECTIVE FLOOD ZONES "AE" (EL 14.2 FEET), "AE" (EL 15 FEET), AND "X" (NO EL); COMMUNITY PANEL NO. 12099C0536F; DATED 10 05, 2017. FLOOD LINES NOT PLOTTED HEREON.
- THE WEST LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST IS SHOWN AS N 1-02-42 E. ALL OTHER BEARING RELATIVE THERETO.
- THE WEST LINE OF SECTION 27 SHOWN THUS: N 1°02'42"E IS THE BEARING BASE OF THIS SURVEY. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- PLOTTABLE MATTERS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY SEARCH FUND FILE NUMBER 9522268 FLEMING 2, DATE FEBRUARY 10, 2021 AT 8:00AM., REVISION NUMBER: "A" ON APRIL 22, 2022 ARE REFLECTED ON THE SURVEY SHOWN HEREON.

REVISED BY THE FOLLOWING CHICAGO TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORTS:

ORDER NO. 11886919; SEARCH FROM 04/27/2021, THROUGH 07/02/2024 8:00 AM (PARCELS 1 & 2) SEE SEE TABLE

ORDER NO. 11886905; SEARCH FROM 10/22/2019, THROUGH 07/03/2024 8:00 AM (PARCEL 3) SEE TABLE

ORDER NO. 11886973; SEARCH FROM 11/06/2014, THROUGH 07/03/2024 8:00 AM (PARCEL 4) SEE TABLE

- GEOREFERENCED AERIAL IMAGERY WAS OBTAINED FROM PALM BEACH COUNTY GIS SECTION, FLIGHT DATE SPRING 2023.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 198



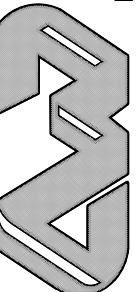
NOTE

Diagram illustrating the layout of three sheets (SHEET 3, SHEET 4, SHEET 5) arranged vertically. A large rectangle is drawn over the sheets, indicating the full map area. Below the sheets, an arrow points upwards with the text "NORTH" above it and "KEY MAP NOT TO SCALE" below it.

SYMBOLS:

[illegible]

FIELD & WHEELER, INC.
CIVIL ENGINEERING — LAND PLANNING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452



FLEMING
BOUNDARY OVERALL

DATE 08/20/21

DRAWN BY AMS

F.B. / PG. ELEC

SCALE SHOWN

JOB # 9256

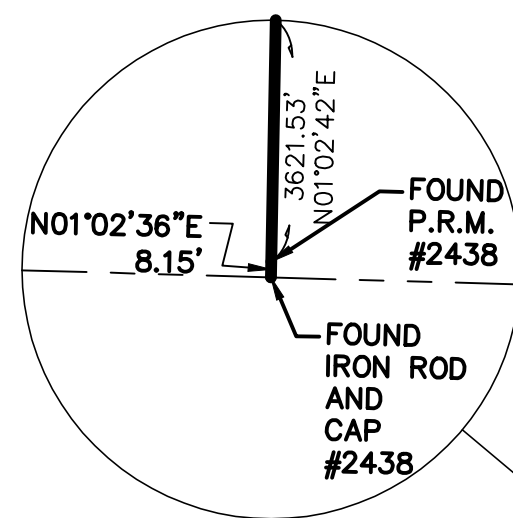
SHT.NO.

2

OF 6 SHEETS



P.B.C. HORIZONTAL CONTROL POINT "MOO"
(NO MONUMENT FOUND)
PALM BEACH COUNTY POSITION
N.861595.6430, E.869645.2440



FOUND PALM BEACH
COUNTY CONCRETE
MONUMENT & DISC.
N: 858567.7730
E: 869397.6780

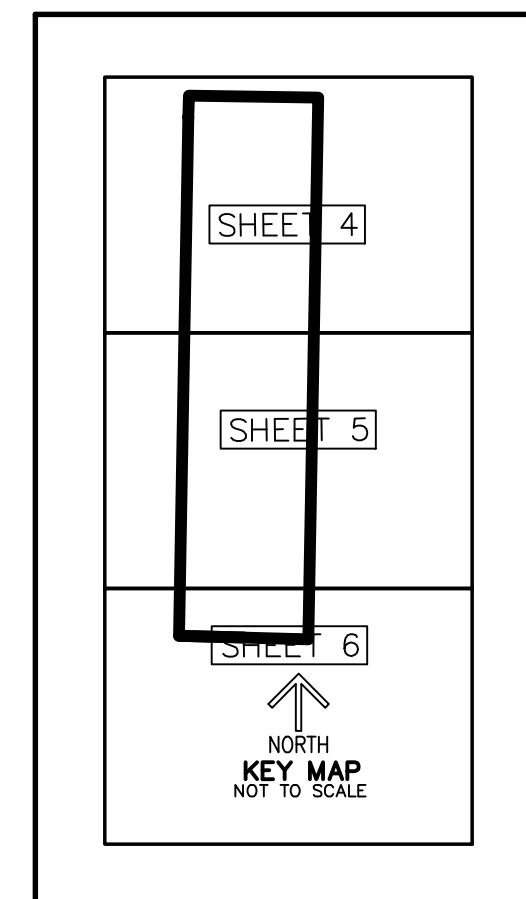
SOUTH EAST CORNER
ARDEN P.U.D. PLAT NO.1
PB. 122, PG. 32
FOUND PRM—
#2438

P.B.C. HORIZONTAL
CONTROL POINT "CATHY
(NO MONUMENT FOUND)
PALM BEACH COUNTY
POSITION
N.855207.8820
E.869444.1640














RIGHT OF WAY PARCEL 132
O.R.B. 6041, PG. 1056
PARCEL 103 ORB. 5209, PG. 899
— SOUTHERN BOULEVARD (STATE ROAD 80)
PUBLIC RIGHT OF WAY
STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY SECTION
93120-2515 DATED MAY, 1984

NOTE

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 0.999995415
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.



SYMBOLS:

- | | | | |
|---|--|---|-----------------------------|
|  | = HORIZONTAL CONTROL POINT |  | = CATCH BASIN |
|  | = BENCHMARK |  | = DRAINAGE PIPE END |
|  | = TRASH CONTAINER |  | = ELECTRIC SWITCH |
|  | = UNIDENTIFIED HANDHOLE |  | = ELECTRIC HANDHOLE |
|  | = UNIDENTIFIED BOX |  | = ELECTRIC VAULT |
|  | = NATURAL GAS MARKER |  | = ELECTRIC METER |
|  | = SIGN |  | = ELECTRIC BOX |
|  | = BOLLARD |  | = TRANSFORMER |
|  | = TRAFFIC HANDHOLE |  | = GROUND LIGHT |
|  | = CROSSWALK SIGNAL |  | = LIGHT POLE |
|  | = MAST ARM / TRAFFIC LIGHT |  | = CONCRETE POWER POLE |
|  | = SET/FOUND BOUNDARY POINT |  | = WOOD POWER POLE |
|  | = FOUND CONCRETE MONUMENT |  | = GUY WIRE ANCHOR |
|  | = FIBER OPTIC BOX |  | = PUMP |
|  | = FIBER OPTIC VAULT |  | = FIRE HYDRANT |
|  | = TELEPHONE SERVICE MANHOLE |  | = WATER GATE VALVE |
|  | = CABLE TV HANDHOLE |  | = BACKFLOW PREVENTER |
|  | = CABLE TV BOX |  | = IRRIGATION RISER/PEDESTAL |
|  | = SEWER GATE VALVE |  | = IRRIGATION CONTROL VALVE |
|  | = SANITARY MANHOLE |  | = WATER METER |
|  | = DRAINAGE MANHOLE |  | = WELL |
|  | = YARD DRAIN |  | = WATER VALVE |
|  | = AREA OF APPARENT PHYSICAL USE BY ADJOINING LANDS |  | = SECTION CORNER |

[illegible]

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FLEMING
BOUNDARY OVERALL

DATE	08/20/21
DRAWN BY	AMS
F.B./ PG.	ELEC
SCALE	SHOWN

JOB # 9256
SHT.NO. 3
OF 6 SHEETS



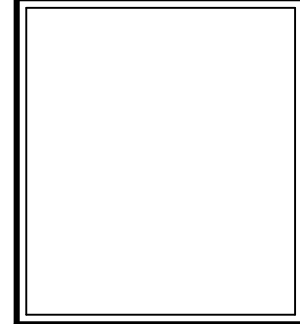
MATCH LINE SHEET 4 OF 5

REVISIONS	DATE	BY
FILE NAME: 9256air OVERALL TITLE: 3	DATE: 03/01/31	BY: AMS

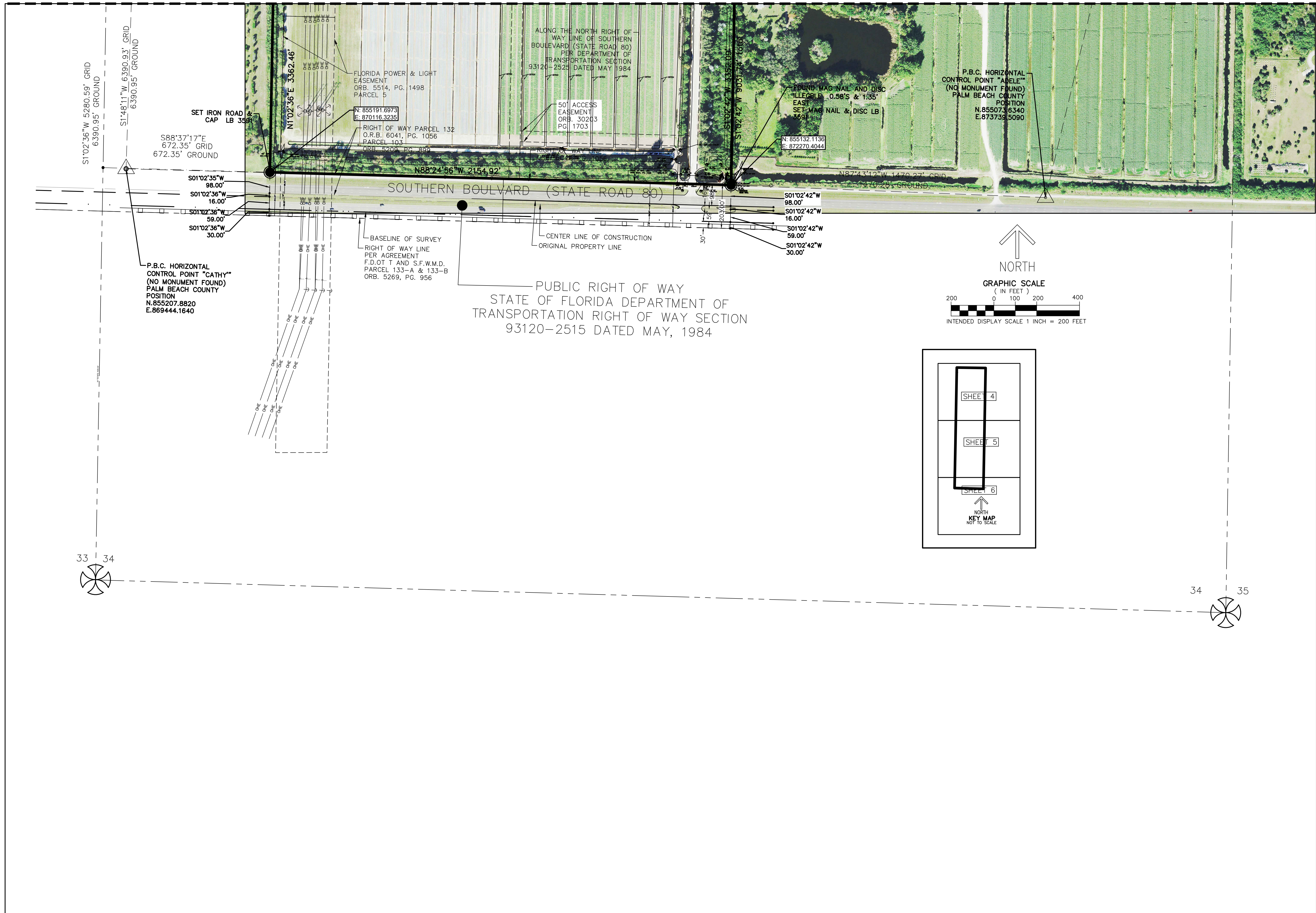
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
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FLEMING
BOUNDARY OVERALL

DATE	03/01/31
DRAWN BY	AMS
F.B./ PG.	ELEC.
SCALE	SHOWN





MATCH LINE SHEET 4 OF 5[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING — LAND PLANNING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) — 392-1991 / FAX (561) — 750-1452

FLEMING
BOUNDARY OVERALL

DATE	03/01/31
DRAWN BY	AMS
F.B./ PG.	ELEC.
SCALE	SHOWN

JOB # 9256
SHT.NO. 6
OF 6 SHEETS