FAI Fund Affiliate Assembly

And the Survey Says . . .

Ordering & Reading Surveys

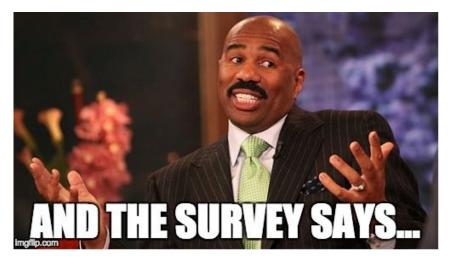
Linda Monaco, B.C.S.

Legal Education Attorney

Overview

- Residential
 - Ordering survey residential property
 - Reading boundary survey
 - Updating commitment

- Commercial
 - Ordering ALTA/NSPS survey
 - Reading ALTA/NSPS survey
 - Objections
 - Updating commitment





Residential Survey

Why Survey?

- 1) Verification property may be found
- 2) What is next to the property
- 3) Occupancy vs. description variations
- 4) Location of improvements
- 5) Unrecorded easements & other matters not of record
- 6) Water boundaries
- Requirement to issue ALTA 9-06 series REM
 - See Sec. 627.7842, F.S.





- Rule 5J-17.050, F.A.C.
 - 1) As-built/Record Survey
 - 2) Boundary Survey
 - 3) Construction Layout Survey
 - 4) Condominium Survey
 - 5) Construction Control Survey
 - 6) Control Survey
 - 7) Elevation Survey

- 8) Hydrographic/Bathymetric Survey
- Tidal or Non-tidal Water Boundary Survey
- 10) Photogrammetric Survey including Orthorectified Imagery
- 11) Quantity Survey
- 12) Topographic Survey



Review Contract Requirements

- FR/Bar
 - 9.(b) survey costs paid by buyer (5.(b) CRSP-16)
 - 9.(d) complete prior to title evidence date; if seller has a survey of property to provide it to buyer within 5 days of effective date (10.(c) CRSP- 16)
 - 18. B. (10.(c) CRSP-16)
 - Buyer to review & give notice within 5 days of receipt, but no later than closing
 - Survey issues are title defects
 - Cure 18. A.



Fund Survey Requirements

- TN 25.03.06
- Must comply with Ch. 5J-17, F.A.C.
- For issuing a policy check:
 - 1. Survey was made by a Florida Registered Surveyor & Mapper
 - 2. Signed, dated & sealed
 - Contains an adequate & accurate legal description which agrees with that in the deed or mortgage
 - 4. Boundaries of land, improvements, easements, utilities, etc.
 - Any encroachments or discrepancies between description in recorded instrument & any markers on ground designating boundary as actually used & occupied





Ordering

52

- Send request with
 - Instructions
 - Copy of commitment, including supporting documentation

INSTRUCTIONS TO SURVEYOR

Enclosed is the Title Commitment and supporting documents

(check box if applicable) as well as for ALTA/NSPS surveys a zoning report for inclusion on field work as well as the map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.

All surveys must show and comply with the following:

- Comply with Rules 5J-17.051 and 5J-17.052, F.A.C.
- 2. Legend with all symbols used on the map.



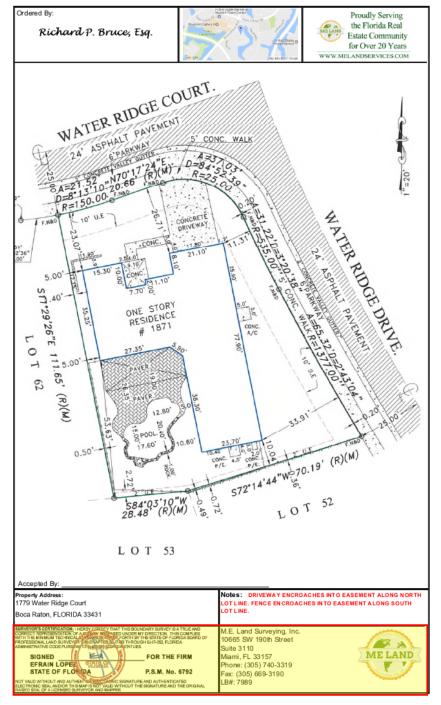
Review Survey for Compliance with Instructions

Drawing Identified Ecceptial Eastures

Survey Checklist

Techr	nical Requirements	Dr	awing Identified Essential Features
□ Ind	cludes surveyor's		Boundary lines
	Original embossed seal or Electronic seal		Any body of water
	 Seal states "Florida Registered Surveyor & Mapper" 		Other natural & manufactured objects affecting the property
	Survey is signed		Easements of any kind
	Survey is dated		•
	☐ Field work done//(more	Ш	Rights-of-way
	than 90 days ago, comply with TN 25.03.06(B))		Platted building setback lines
	□ Drawing signed / /		Improvements of any kind
	Name	Ma	atters that may impact insurability:
	Address		Any encroachments of
	Certificate of authorization number		improvements from insured land
	License number		





Surveyor's Legend

	PROPERTY LINE						
	STRUCTURE	ne		0.0.	BEARING REFERENCE	101.	TOURPHONE FACURES
0.00000000	CONC. BLOCK WALL	IND	FOUND MON PUPE / PM AS NOTED ON PLAT	4	CENTRAL ARGLE OR DELTA	U.P.	UTILITY POLE
-1-x-	CHARL-LINE FENCE OR WIRE FENCE	1.0.0	LEENTE # - BUTHETT		MARKES OR MARKAL	cus.	DUCTRIC VITUTY BOX
	WEGE PENCE	1.54	LICENSE # - SURVEYOR	BAD.	SADUL TE	SEP.	SEPTIC TANK
	sees many	044.0	CALCULATED ROBER	9.0.	HOH RIGHL	0.0	BOHRTOLE
	CASCMENT	907	SET PIN	TW.	TYPICAL	A/G	AR CONDITIONER
	CENTER LINE		DONTROL PRINT	UR.	MOH ROO	5/9	SOCWALK
000000	WEGG DECK		CONCRETE MERCUMENT	1.05	IRON PIPE	DWY	DRINEWAY
	WHOSE SECRE	٠	SCHOMANIK	580	NAL & DISK	508.	SCHEIN
0.5	CONCRETE	B.EY	DUDWING	PK HAL	PARKET- GALDY TAXL	CAR	CARAGE
777777	ASPIALT	P.T.	PONT OF TANGONCY	0.4	DBLL HOLE	DAG.	D4D,05URE
111111	KS-14L)	FIG.	POINT OF GURVATURE	0	WELL	MAS.	NOT TO SCALE
	sect / nut	PRIM	PERMANENT REPORENCE MONUMENT	88	THE HYDRANT	FF.	FINNSHED FLODR
	WORK .	RCC.	POINT OF COMPOUND CURNATURE	8 M.H.	SUCHAM	100.	TOP OF SMAX
	*****	FRG.	POINT OF REVERSE CURVATURE	0.81	ONERWEND LINES	cow.	EDGE OF WATER
_	APPROXIMATE EDGE OF WATER	nea.	POINT OF BEOMERIC	TX	TRANSPORMER	EGP	EDIE OF PHYDMON
		P.O.C.	POST OF COMMENCEMENT	CATY	CABLE TV RISER	cva.	CONCRETE VALLEY CUTTER
	COVERED AREA	POP.	PERMANENT CONTROL POINT	ww.	WATER METER	834	BUILDING SETSACK LINE
(E)	1400	M	FIELD WEASURES	P/E	POOL EQUIPMENT	574	SURVEY TO LINE
22	POWER POLE		PLATTED MEASUREMENT		COHORCE SLAB	9	CONTENT LINE
	OFFICE BISIN	D	9009	E941	EASSWENT	879	BOXT-BF-WAY
0.0.6	COUNTY STILLTY EASEMENT	c	CALCULATES	0.0	DRIVIAGE EASEWENT	P.E.	PUBLIC UTILITY EXISTENCY
UE/EE	HORESS / CORESS EASONENT	LME	LAKE OR LANDSCHIE WART, ESMIT.	LEE	LANDSCAPE BUFFER EASINERT	CME	CARAL MARFENHICE EXCEMENT
0.6	UTILITY EMERGET	8.0.5	BODE OVERHANG EASTMONE		LIMITED ACCESS EASEMENT		ANDROD CASCADAT

Property Address:

1779 Water Ridge Court

Boca Raton, FLORIDA 33431

Flood Information:

Community Number: 187602 Panel Number: 12110K0810J

Suffix: J

Date of Firm Index: 08/18/2014

Flood Zone: X

Base Flood Elevation:

Date of Field Work: 07/18/2020 Date of Completion: 07/19/2020

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others.
- This survey does not determine or is not to imply ownership 2.) This survey only shows above ground improvements.
- Underground utilities, footings, or encapachments are not located on this survey map
- 3.) If there is a septic tank, well, or doin field on this survey,
- the location of such items was shown to us by others and the information was not verified.
- 4.5 Examination of the abstract of title will have to be made to determine recorded instruments. Fany, effect this prop. eity. The lands shown herein evere not abstracted for elawersent or other recorded encumbrances, not shown on the pl
- 5.) Wall ties are done to the face of the wall.
- 6.) Fence ownership is not determined. 7.) Bearings reference d to line note dBR
- Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property comers unless noted.
- 1 (ii) Not valid unless sealed with the signing surveyors embossed seal
- 11) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, coul-
- d be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13J) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whore it is certified. The certifications do not extend to any u
- 15.) This survey shall not be used for constaudion/permitting purposes without written consent from the land

Legal Description:

Lot 63, of WATERFORD LANDING, according to the plat thereof, as recorded in Flat Book 151, Page 16, of the public records of Palm Beach County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to

Under the "Page Scaling" please make sure you have selected

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Stuart & Valentine Keefer Biggy Bank, F.S.B. ISAO AATIMA

Old Republic National Title Insurance Co.

Richard P. Bruce, Esq.

Please copy below for policy preparation purposes only:

This policy does not in sure again at loss or damage by wa son of the following exceptions: Any rights, easements, interests, or claims which may exist by wason of, or reflected by the following facts shown on the survey prepared by EFRAIN LOPEZ dated 07/19/2020 bearing Job # B-24163 :

a. DRIVEWAY ENCROACHES INTO EASEMENT ALONG NORTH LOT LINE. FENCE ENCROACHES INTO EASEMENT ALONG SOUTH LOT





10665 SW 190th Street, Suite 3110 Miami, FL 33157 Phone: (305) 740-3319 Fax: (305) 669-3190 LB#: 7989





Client File #: 20-8715

SURVEYOR'S CERTIFICATION: I HERBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SOCKET REPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL ADVANCES, ASSET, FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S AN EMAPTER 35-17-051 THROUGH 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSIDANT TO 1477 027-5 LORIDA STATUES.

SIGNED STATE OF FLOODA

FOR THE FIRM

P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTISE CONTROLL SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, Inc. 10665 SW 190th Street Suite 3110

Miami, FL 33157

Phone: (305) 740-3319

Fax: (305) 669-3190

LB#: 7989



DIN: I HERBY CERTIFY THAT THIS ON OF A SOFWEY REFPARED UND VICAL STANDARDS, ASSET FORTH VEYOR'S IN CHAPTER 35-17-151 THI RSDANT TO 1607 027-5 LORIDA STAT

AUTHENTISE FLECTRONIC SIGNA THIS MAP IS NOT VALID WITHOUT

Property Address:

1779 Water Ridge Court

Boca Raton, FLORIDA 33431

Flood Information:

Community Number: 187602 Panel Number: 12110K0810J

Suffix: J

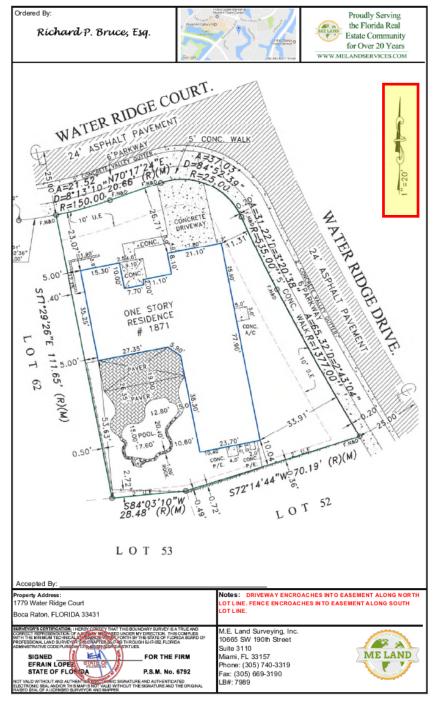
Date of Firm Index: 08/18/2014

Flood Zone: X

Base Flood Elevation:

Date of Field Work: 07/18/2020 Date of Completion: 07/19/2020





			Surveyor's Le	gend			
	PROPERTY LINE						
	STRUCTURE	ne	FOUND MON PIPE /	9.8.	BENEVE REPERONCE	TIL.	TOLEPHONE FACULTIES
(000000000	CONC. BLOCK WALL		THE AS NOTED ON PLAT	Δ	CENTRAL ARGLE OR DELTA	U.F.	UTILITY POLE
x-	CHARL-LINE FENCE OR WIRE FENCE	1.09	DESERTE # - BUTHESS		MARKES OR MARKAL	CU.S.	BUSCARG RAPITA BOX
////	WEGG PENCE	LS#	LEENSE # - SURVEYOR	840.	BADIAL TE	SIR	SEPTIC TANK
	See trace	PAIR	CALCULATED BOMF	4.4.	HOH RHOWL	0.7.	BOHRYDLE
	CASCAGNE	967	DET PIN	TWE.	TYPICAL	A/G	AR CORDITIONER
	CENTER LINE		DONTROL POINT	LR.	MOH ROO	5/4	SOCWALK
7//////	WEGG DECK		DOMERSTE WEHLWEST	UE.	IRON PIPE	DWY	DRINEWAY
			80×0×6AFR	580	NAL & DISK	508.	SCHEEN
0.00	CONCRETE	D.Dr	TLEVATION	PK NAL	PARKER-GALDN HAIL	CAR	CARAGE
8777773	ASPIALT	P.T.	POINT OF TANGONCY	0.4.	DRILL HOLE	DHO.	DHOLOSURE
		FIG.	POINT OF CURVATURE	0	WILL	NAS.	NOT TO SCALE
200000000	BMCH / TUE	PRIM	PERMANENT REPORTED MONUMENT	55	TAME HYDRANT	F.F.	FRANCHED FLODR
proportion	WORK	FIG.C.	POINT OF COMPOUND CURNATURE	B KK	SUCHAM	100	TOP OF BANK
2000000		PRG.	POINT OF REVERSE CURVACURE	6.K.L.	ONCRNEAD LINES	caw.	EDGE OF WATER
_	APPROXIMATE EDGE OF WATER	Pilla.	POINT OF SECRETOR	TX	TRANSFORMER	EGP	EDGE OF PHYDMONE
	COVERED AREA	PDC.	POST OF COMMERCEMENT	CATY	CABLE TV RISER	cxa.	CONCRETE VALLEY GUTTER
	CONTRACT SALES	PER.	PERMANENT CONTROL POINT	Wid.	WATER METER	884	BULDING TETRACK LINE
(E)	1400	м	FIELD WEASURED	P/E	POOL EQUIPMENT	574	SURVEY TIC LINE
ziz	FOWER POLE	P	PLATTED MEADUREMENT		COHORCES SLAR	q.	CENTER LINE
Ш	OKTON BISIN	D	NOTE	CSWT	EAGGWENT	8/9	ROWF-OF-WAY
3.0.9	COUNTY STILLTY EASEMENT	C	CALCULATES	3.0	DRIVIAGE EASEWENT	P.E.S.	PUBLIC UTILITY EXSENDED
UE/EE	HORESS / EURESS EASOWENT	LME	LAKE OR LANDSCHIE WART, EDWY.	LRE	LANDSCAPE BUTTER EASINERT	CME	CANAL MARFENRICE EXCEMENT
U.E.	UTILITY EMEMBET	ROE.	ROOF OVERHANG EASEMONE	LAE	LIMITED ACCESS EASEMENT	A.E.	ANGUIR EASEMENT

Property Address:	General Notes:
1779 Water Ridge Court	The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
Boca Raton, FLORIDA 33431	2.) This aurey only shows above gibun dimprovements. Underground utilities, botings, or engalachments are not to gated on this survey map
Flood Information:	3.) If there is a septic tank, well, or dis infield on this survey, the location of such items was shown to us by others and the information was not verified. 4.) Scannington of the abstract of title with have to be made to determine recorded instruments. If any, effect this prop.
	e by. The lands shown herein were not abstracted for elasers entior other recorded encumbrances, not shown on the plast.
Suffix: J Date of Firm Index: 08/18/2014	5.) Wall set are done to the face of the wall. 6.) Fence coverenthip is not determined. 7.) Bearings reference of to line note dB.R.
Flood Zone: X Base Flood Elevation:	 Dimensions shown are plated and resoured unless otherwise shown. No identification found on property corners unless noted.
Date of Field Work: 07/18/2020 Date of Completion: 07/19/2020	1.0.) Not valid unless sealed with the signing surveyors emborated seal. 1.1.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
***************************************	1.2). Elevations if shown are biased upon NGVD 1929 unless otherwise noted. 1.3). This is a BOUNDARY SURVEY unless otherwise noted. 1.4). This survey is exclusive for the use of the parties to whom it is detified. The certifications do not extend to any unless that the parties to whom it is detified. The certifications do not extend to any unless that the parties to whom it is detified.
	Teg. If its survey is exclusive for the use of the parties to whom it is distributed. The certail above, do not extend for only unincreased parties shall not be used for constaution/permitting purposes without written consent from the land surveyor who has signed and seeledthis survey.

Legal Description:

Lot 63, of WATERFORD LANDING, according to the plat thereof, as recorded in Plat Book 151, Page 16, of the public records of Palm Beach County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to print out.

Under the "Page Scaling" please make sure you have selected

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Stuart & Valentine Keefer Biggy Bank, F.S.B. ISAO AATIMA Old Republic National Title Insurance Co. Richard P. Bruce, Esq.

Please copy below for policy preparation purposes only:

This policy does not in sure again at loss or damage by wason of the following exceptions: Any rights, easements, interests, or claims which may exist by eason of, or reflected by the following facts shown on the survey prepared by EFRAIN LOPEZ dated 07/19/2020 bearing Job # B-24163:

a. DRIVEWAY ENCROACHES INTO EASEMENT ALONG NORTH LOT LINE. FENCE ENCROACHES INTO EASEMENT ALONG SOUTH LOT

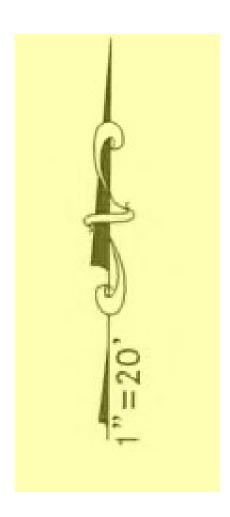




10665 SW 190th Street, Suite 3110 Miami, FL 33157 Phone: (305) 740-3319 Fax: (305) 669-3190 LB#: 7989





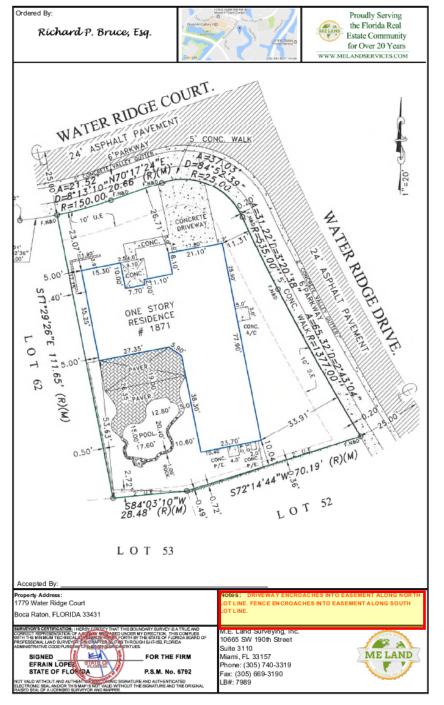


Certified To:

Stuart & Valentine Keefer
Biggy Bank, F.S.B. ISAO AATIMA
Old Republic National Title Insurance Co.
Richard P. Bruce, Esq.

Surveyor's Legend

	PROPERTY LINE						
	STRUCTURE	FND		B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
E22222222	CONC. BLOCK WALL	FNU	PIN AS NOTED ON PLAT	Δ	CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
-x-x-	CHAIN-LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
-0-0-	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	A	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
7//////	WOOD DECK	•	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
	NOOD DECK	•	BENCHMARK	N&D	NAIL & DISK	SCR.	SCREEN
200	CONCRETE	ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
777777	ASPHALT	P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
77777	The street	P.C.	POINT OF CURVATURE	@	WELL	N.T.S.	NOT TO SCALE
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT	四	FIRE HYDRANT	F.F.	FINNISHED FLOOR
77.77.77.77.77.77.	WATER	P.C.C.	POINT OF COMPOUND CURVATURE	Ø M.H.	MANHOLE	T.O.B.	TOP OF BANK
CHILICIA	WAILK	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L	OVERHEAD LINES	E.O.W.	EDGE OF WATER
_	APPROXIMATE EDGE OF WATER	P.O.B.	POINT OF BEGINNING	TX	TRANSFORMER	E.O.P	EDGE OF PAVEMENT
	COVERED AREA	P.0.C.	POINT OF COMMENCEMENT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	COTELED ANEX	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
3	TREE	м	FIELD MEASURED	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
*	POWER POLE	P	PLATTED MEASUREMENT	CONC.	CONCRETE SLAB	Œ	CENTER LINE
	CATCH BASIN	D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
C.U.E.	COUNTY UTILITY EASENENT	С	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT



Surveyor's Legend

	PROPERTY LINE						
	STRUCTURE	ne		0.0.	BEARING REFERENCE	701.	TELEPHONE FACILITIES
0.0000000	CONC. BLOCK WALL	FND	FOUND MON PIPE / PM AS NOTED ON PLAT	4	CENTRAL ARGLE OR DELTA	U.P.	UTILITY POLE
-1-x-	CHARL-LINE FENCE OR WIRE FINCE	1.8#	LEENTE # - BUTHETT		MARKES OR MARKAL	cus.	BUSCARG RATHER BOX
	WEGG PENCE	134	LICENSE # - SURVEYOR	BAO.	BADIAL TE	SER.	SCPTIC TANK
	em mer	DMD	CALCULATED ROBER	2.0	HOH RIGHL	800	BOUNDLE
	CASEMENT	907	DET PIN	TW.	TYPICAL	A/G	AR CONDITIONER
	CENTER LINE		DONTROL PRINT	UR.	MOH ROO	5/9	SOCWALK
P77777	WEGE DECK		CONCRETE WENUMENT	105	IRIN PPC	DWY	DRIVEWAY
	WHOSE DECK	٠	8040made:	580	NAL & DISK	508.	SCHEIN
0.00	CONCRETE	B.EY	DUDYNTON	PK HAL	PARKET- GALDY TAXL	CAR	CARAGE
977777	ASPIALT	P.T.	PONT OF TANGONCY	0.4.	DBLL HOLE	DAG.	END,05URE
(22/22)	AD-IND	FIG.	POINT OF GURVATURE	0	WELL	MAG.	NOT TO STALE
	swox / nut	P.R.M.	PERMANENT REPORENCE MONUMENT	88	THE HYDRANT	EE.	FINNSHED FLODR
strong to the strong	WITER	FIG.C.	POINT OF COMPOUND CURNATURE	8 M.H.	MARKET	100	TOP OF SMAX
200000	*****	PRG.	POINT OF REVERSE CURVATURE	0.81	ONCREEND LINES	cow.	EDGE OF WATER
_	APPROXIMATE EDGE OF WATER	nea.	PONT OF BEOMES	TX	76A5708WER	602	EDIE OF PHYDMON
	COVERED AREA	POE.	POST OF COMMERCEMENT	CATY	CABLE TV RISER	cxa.	CONCRETE VALLEY GUTTER
	COVERED ANEX	POP.	PERMANENT CONTROL POINT	Wat.	WATER METER	884	BUILDING SETSACK LINE
(E)	1400	M	FROLD MEASURES	P/E	POOL EQUIPMENT	574	SURVEY TIE LINE
101	POWER POLE		PLATTED MEASUREMENT		COHORETE BLAB	4	CENTER LINE
	CATCH BISM	D	9009	0941	CADDWENT	800	ROYT-BF-WAY
0.0.6	COUNTY STEETY EASEMENT	c	CALCULATES	3.0	DRIVINGE CASEMENT	PAG	PUBLIC UTILITY EXSENDED
UE/EE	HORESS / CORESS EASONENT	LME	LAKE OR LANDSCHPE WART, ESMT.	1.0.6	LANCISCAPE BUFFER EASIMENT	CME	CANAL MANTENINGS EXCEMENT
U.E.	UTILITY EMBEWENT	8.04	BODE OVERHANG EASTMONE	LAG	LIMITED ACCESS EASEMENT	A.E.	ARCHINE CANDWONT

Property Address:

1779 Water Ridge Court

Boca Raton, FLORIDA 33431

Flood Information:

Community Number: 187602

Panel Number: 12110K0810J Suffix: J

Date of Firm Index: 08/18/2014

Flood Zone: X

Base Flood Elevation:

Date of Field Work: 07/18/2020 Date of Completion: 07/19/2020

General Notes:

The Legal Description used to perform this survey was supplied by others

is survey dices not determine or is not to imply ownership

If there is a septic tank, well, or do in field on this survey

location of such items, was shown to us by others and the information was not verified

Examination of the abstract of title will have to be made to determine recorded instruments. If any effect this propy.The lands shown herein were not abstracted for elaement or other recorded encumbrances not shown on the pl

No identification found on property comers unless noted.

Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, coul-

) This is a BOUNDARY SURVEY unless otherwise no led.

4.) This survey is exclusive for the use of the parties to whom it is get filed. The certifications do not extend to any u

5) This survey shall not be used for constaution/permitting purposes without written consent from the land

Legal Description:

Lot 63, of WATERFORD LANDING, according to the plat thereof, as recorded in Plat Book 151, Page 16, of the public records of Palm Beach County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Selecta color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to

Under the "Page Scaling" please make sure you have selected

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Stuart & Valentine Keefer Biggy Bank, F.S.B. ISAO AATIMA

Old Republic National Title Insurance Co.

Richard P. Bruce, Esq.

Rease copy below for policy preparation purposes only:

is policy do ea not in sure again at loss or diamage by walson of the following. options: Any rights, easeements, interests, or claims which may exist by wason refleided by the ibliowing facts shown on the survey prepared RAIN LOPEZ dured 07/19/2020 bearing Job # B-24163

DRIVEWAY ENGROACHES INTO EASEMENT ALONG NORTH LOT LINE. FENCE ENCROACHES INTO EASEMENT ALONG SOUTH LOT





10665 SW 190th Street, Suite 3110 Miami, FL 33157 Phone: (305) 740-3319 Fax: (305) 669-3190 LB#: 7989





General Notes:

The Legal Description used to perform this survey was supplied by others.

This survey does not determine or is not to imply ownership

2.) This survey only shows above ground improvements.

Underground utilities, footings, or encroachments are not located on this survey map

3.) If there is a septic tank, well, or drain field on this survey,

the location of such items was shown to us by others and the information was not verified.

- 4.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat
- 5.) Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R.
- 8.) Dimensions shown are platted and measured unless otherwise shown.
- 9.) No identification found on property corners unless noted.
- 10.) Not valid unless sealed with the signing surveyors embossed seal.
- 11.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- 12.) Elevations if shown are based upon NGVD 1929 unless otherwise noted
- 13.) This is a BOUNDARY SURVEY unless otherwise noted.
- 14.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 15.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Notes: DRIVEWAY ENCROACHES INTO EASEMENT ALONG NORTH LOT LINE. FENCE ENCROACHES INTO EASEMENT ALONG SOUTH LOT LINE.

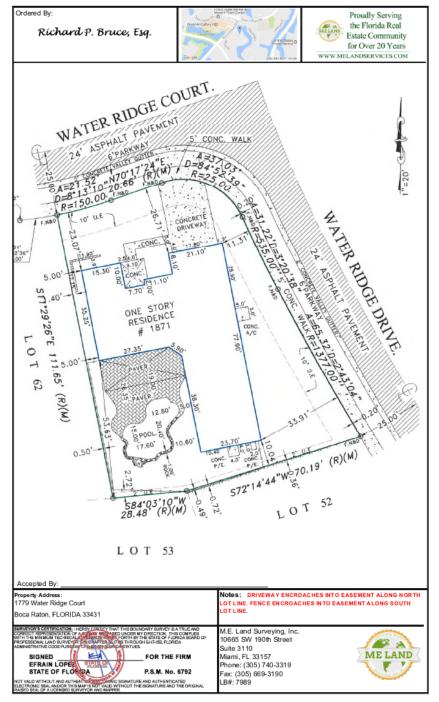
Please copy below for policy preparation purposes only:

 DRIVEWAY ENCROACHES INTO EASEMENT ALONG NORTH LOT LINE. FENCE ENCROACHES INTO EASEMENT ALONG SOUTH LOT LINE.

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated July 19, 2020, bearing Job #B-24163:

- a. Driveway encroaches into easement on the north lot line;
- b. Fence encroaches into easement on the south lot line.





Surveyor's Legend

	PROPERTY LINE						
	STRUCTURE	rve	TOURS MON PIPE /	9.8.	BENENG REFERENCE	TIL.	TOURPHONE PACINTIES
	COHC. BLOCK WALL		PIN AS NOTED ON PLAT	Δ	CENTRAL ARGLE OR DELTA	U.F.	UTILITY POLE
-1-x-	CHARL-LINE FENCE OR WIRE FENCE	Ling	LEENTE # - BUTHETT		BADIUS OR BADIAL	cus.	DUSCHIE STUTY BOX
	WEGE PENCE	1.59	LICENSE # - SURVEYOR	BAG.	RADIAL TE	50P.	SEPTIC TANK
	SEEN STORY	DMD	CALCULATED ROWE	9.6.	HOH RIGHL	8.0	BOHRIOLE
	CASCMENT	907	SET PIN	TWY.	TYPICAL	A/G	AR CONDITIONEX
-	CENTER LINE		DONTROL PRINT	UR.	MON ROO	5/4	SOCWALK
P77777	WEGG DECK	•	DOMERSTE WENUMENT	105	IRON PIPE	DWY	DRIFEWY
44440	WHOSE SECT	٠	BOYOTRARK	580	NAL & DISK	508.	SCHEIN
0.00	CONCRETE	B.EY	DEVATOR	PK HAL	PARKET-SALEN DAIL	CAR	CARAGE
277777	ASPIALT	P.T.	PONT OF TANGONCY	0.4	DBLL HOLE	DAG.	DVELESURE
(11111)	KSTALI	FIG.	FORT OF CURVATURE	0	WELL	MAS.	NOT TO SCALE
8100100000	sect / nut	PAGE	PERMANENT REPORENCE MONUMENT	88	THE HYDRANT	EF.	FINISHED FLODR
spoonorpooning	WITER	FIG.C.	POINT OF COMPOUND CURNATURE	B MIL	SUCHAM	100	TOP OF SMAKE
	WEIGH	FRG.	FORT OF REVERSE CURVATURE	0.81	OVERNEND LINES	cow.	EDGE OF WATER
_	APPROXIMATE EDGE OF WATER	FIG.8.	POST OF SECRES	TX	TRANSFORMER	EGP	EDSE OF PHYEMDIF
	COVERED AREA	FOC.	POST OF COMMENCEMENT	CAFY	CHRUE TV RISER	cxa.	CONCRETE VALLEY OUTTER
	COVERED AREA	BOR.	PERMANENT CONTROL POINT	W.W.	WATER METER	834	BUILDING TETRACK LINE
(E)	1400	M	TRUD WEASURED	P/E	POOL EQUIPMENT	574	SURVEY TIC LINE
22	POWER POLE		PLATTED MEASUREMENT		COHORCE SLAR	9.	CENTER LINE
	OKTON BIRGIN	D	4000	0941	EASSWENT	879	ROWT-RF-WAY
0.0.6	COUNTY STILLTY EASEMENT	c	CALCULATED	0.0	DRIVINASE EASEWENT	PAG	PUBLIC VITLEY EXSENDED
UE/EE	HORESS / CORESS EASONENT	LME	LAKE OR LANDSCHIE WART, ESMIT.	LEG	LANDSCAPE BUFFER EASONERT	CME	CARAL MARFENDRICE EXCEMENT
U.E.	UTILITY EASEMENT	ROE.	BOOF OVERWAND DASEMENT	LAG	UNITED ACCESS EASEMENT	A.E.	AND NOT CASC WENT

ertyAddress: Gen	eral I	Ne
------------------	--------	----

1779 Water Ridge Court

Boca Raton, FLORIDA 33431

Flood Information:

Community Number: 187602 Panel Number: 12110K0810J Suffix: J

Date of Firm Index: 08/18/2014 Flood Zone: X

Date of Field Work: 07/18/2020

Base Flood Elevation: Date of Completion: 07/19/2020

1.) The Legal Description used to perform this survey was supplied by others

This survey does not determine or is not to imply ownership 2.) This survey only shows above ground improvements.

in derground utilities, footings, or encapachments are not to gated on this survey map

3.) If there is a septic tank, well, or dain field on this survey,

he location of such items was shown to us by others and the information was not verified.

.) Examination of the abstract of title will have to be made to determine recorded instruments, if any effect this propeity. The lands shown herein were not abstracted for element or other recorded encumbrances not shown on the pl

5.) Wall ties are done to the face of the wall. 3 Fence ownership is not determined. Bearings reference d to line note dB.R.

Dime naions shown are platted and recasured unless otherwise shown.

9.) No identification found on property corners unless noted.

0.) Not valid unless sealed with the signing surveyors embossed seal. 11.) Boun dary survey means a drawing and/or graphic representation of the survey work performed in the field, coul-

be drawn at a shown scale and/or not to scale

12) Elevations if shown are based upon NGVD 1929 unless otherwise noted

13.) This is a BOUNDARY SURVEY unless otherwise noted.

14). This survey is exclusive for the use of the parties to whore it is certified. The certifications do not extend to any u

15.) This survey shall not be used for construction/permitting purposes without written consent from the land urveyor who has signed and sealed this survey

Legal Description:

Lot 63, of WATERFORD LANDING, according to the plat thereof, as recorded in Plat Book 151, Page 16, of the public records of Palm Beach County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.

Select ALL for Print Range, and the # of copies you would like to

Under the "Page Scaling" please make sure you have selected

Do not check the "Auto-rotate and Center" box.

Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Stuart & Valentine Keefer Biggy Bank, F.S.B. ISAO AATIMA Old Republic National Title Insurance Co.

Richard P. Bruce, Esq.

Please copy below for policy preparation purposes only:

This policy do ea not in sure again at loss or diamage by wa son of the following exceptions: Any rights, easements, interests, or claims which may exist by we son of, or reflected by, the following facts shown on the survey prepared by EFRAIN LOPEZ dated 07/19/2020 bearing Job # B-24163 :

a. DRIVEWAY ENCRO ACHES INTO EASEMENT ALONG NORTH LOT LINE. FENCE ENCROACHES INTO EASEMENT ALONG SOUTH LOT





10665 SW 190th Street, Suite 3110 Miami, FL 33157 Phone: (305) 740-3319 Fax: (305) 669-3190 LB#: 7989





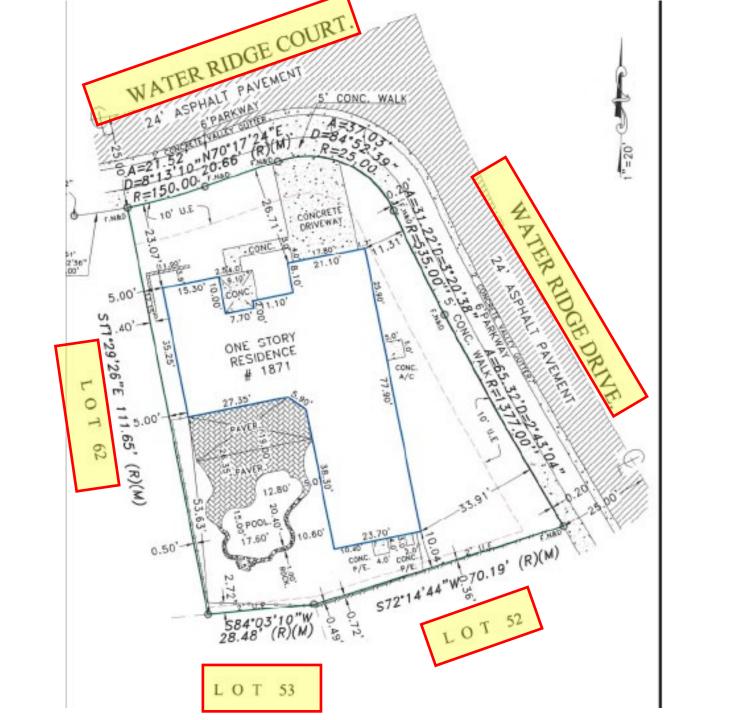
Client File #: 20-8715

Legal Description

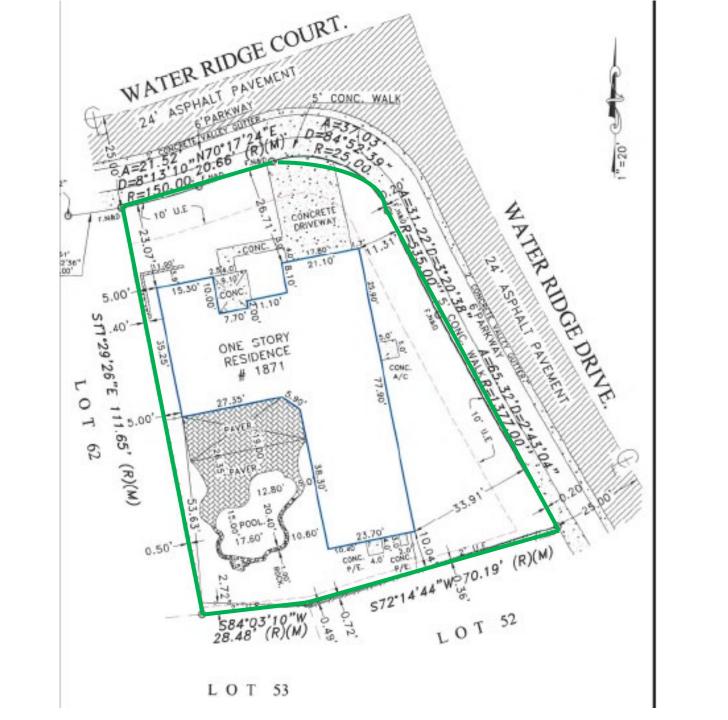
Legal Description:

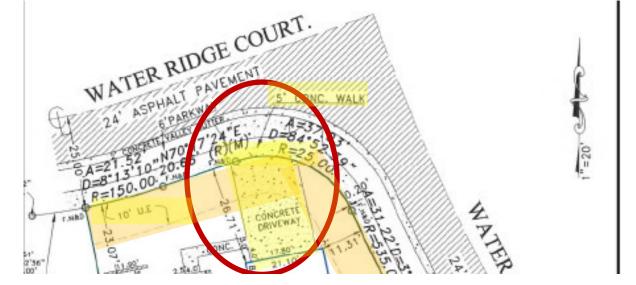
Lot 63, of WATERFORD LANDING, according to the plat thereof, as recorded in Plat Book 151, Page 16, of the public records of Palm Beach County, FLORIDA





FA



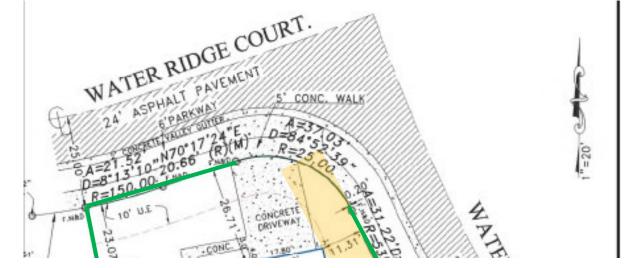


Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated July 19, 2020, bearing Job #B-24163:

- a. Driveway encroaches into **utility** easement on the north lot line;
- b. Driveway extends beyond the property line across a sidewalk and concrete valley gutter on the north lot line;
- c. Fence encroaches into easement on the south lot line.

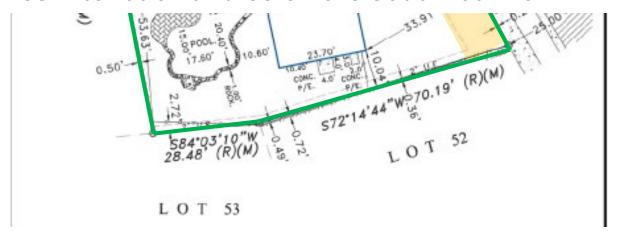




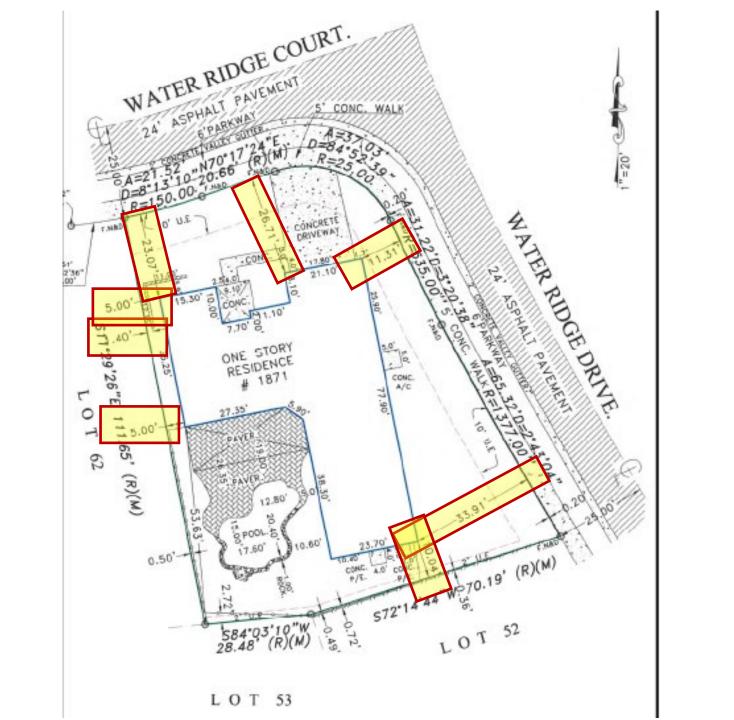


Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated July 19, 2020, bearing Job #B-24163:

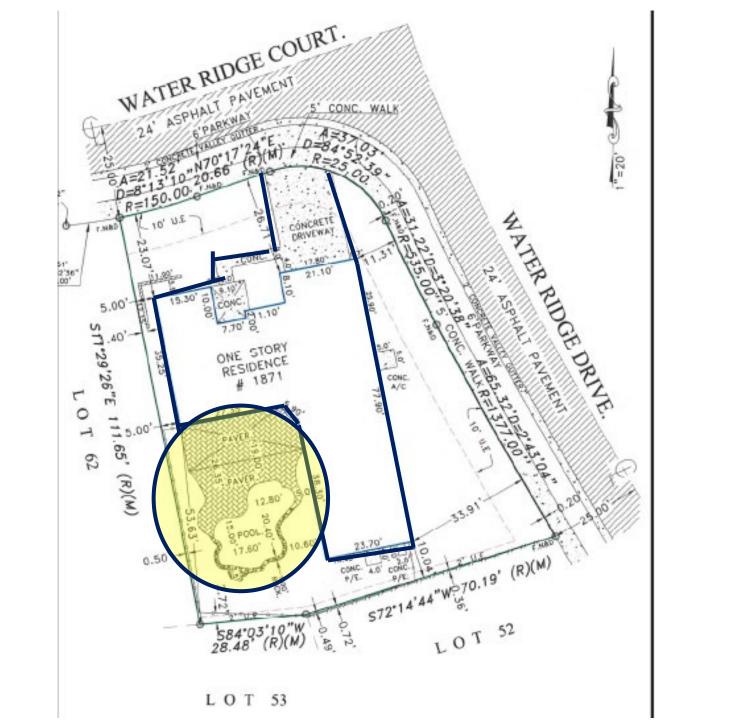
- a. Driveway encroaches into utility easement on the north lot line;
- b. Driveway extends beyond the property line across a sidewalk and concrete valley gutter on the north lot line;
- c. Fence encroaches into easement on the south lot line.
- d. Fence encroaches into lot 52 and 53 on the south lot line.







FA



Updating Commitment

- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Efrain Lopez, dated July 19, 2020, bearing Job #B-24163:
 - a. Driveway encroaches into utility easement on the north lot line;
 - b. Driveway extends beyond the property line across a sidewalk and concrete valley gutter on the north lot line;
 - Fence encroaches into easement on the south lot line.
 - d. Fence encroaches into lot 52 and 53 on the south lot line.



Commercial Survey

ALTA/NSPS Land Survey

- ALTA American Land Title Association
 - Title agents trade organization
 - Drafts standard title jackets & endorsement language
 - Lobbies on behalf of title industry
- NSPS National Society of Professional Surveyors, Inc. is the legal successor organization to ACSM
- ACSM American Congress on Surveying & Mapping







ALTA/NSPS Survey Requirements

56

- On-site fieldwork required pursuant to section 5*
- Preparation of a plat or map pursuant to section 6*
- Any information from Table A requested by client; &
- Certification outlined in section 7*
 - *Minimum Standard detail requirements for ALTA/NSPS Land Title Surveys (2016)

American Land Title Association® (ALTA®)
National Society of Professional Surveyors (NSPS)

Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys



Review Contract Prior to Ordering Survey

- Contract will have some provision
- Use same instructions
 - Include additional requirements of contract
 - Check the box for Table A items desired

INSTRUCTIONS TO SURVEYOR

Enclosed is the Title Commitment and supporting documents

(check box if applicable) as well as for ALTA/NSPS surveys a zoning report for inclusion on field work as well as the map. If any part of information provided is not legible, please notify us immediately so that we may provide a legible copy.



Review Contract Prior to Ordering Survey

- Contact lender for their requirements
 - Check the box for Table A items desired

Additional instructions for ALTA/NSPS surveys:

- Comply with ALTA/NSPSN 2016 standards.
- Confirm physical access (ALTA/NSPS surveys).
- 18. Age of monuments and structures if there are gaps or overlays found.
- Identification of water features within 25 feet of the subject property.
- 20. Other items from ALTA/NSPS Table A

```
□1. □2. □3. □4. □5. □6. □7.(a) □7.(b) □7.(c) □8. □9. □10.(a) □10.(b) □11. □12. □13. □14. □15. □16. □17. □18. □19. □20. □21. □
```



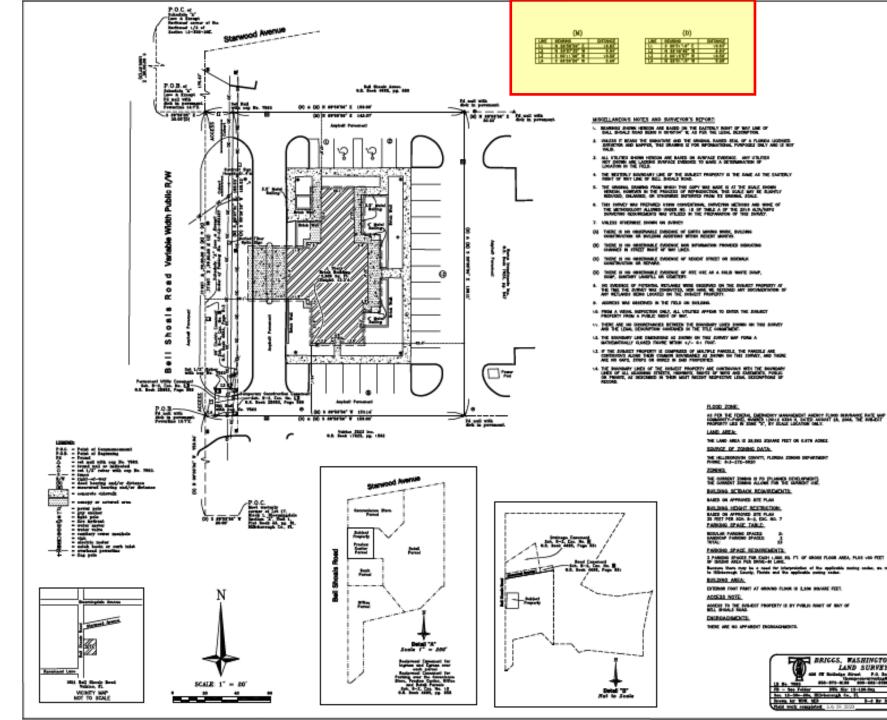
- Ordering a survey
 - Include the commitment exceptions (B-II) & supporting documentation
 - Request
 - All items in commitment exceptions (B-II) to be shown on the survey map
 - Label commitment items on map with commitment numbers
 - If item on commitment cannot be shown
 - Make a note of the same, including reason





Additional Checklist ALTA/NSPS Survey

Fie	eldwork	 Easements, servitudes, rights of way access &
	Monuments – location, size character	documents
	□ Found	Location & width
	□ Placed	 Note if no access to public way observed
	□ Location, description & character of any lines	 Platted setback or building restrictions
	Rights of way & access	□ Presentation
	□ Location	□ No less than 8.5 X 11
	□ Roads, streets abutting, location & size	□ Vicinity map
	□ Visible evidence of physical access	 Necessary additional information
	□ Location & character of other forms of access	□ Caption "ALTA/NSPS Land Title Survey"
	□ Any potentially encroaching access ways	□ Table A
	— I	Requested



Old Reputatio Historial Title Insurance COAWATHENT NO. 16-19-0118, DATED May 22.

⁵ Tume, undiffere, and providers of Sectorities of Greenagin and Backfridge for Standington Communical Properties, material in Official Search State (Auth. Page 1981, and Official Search East 41-0. Page 1981. POSITION SERVICE IN SERVICE STRUCTURE STRUCT SYMPOCT PROPERTY AND CARRY SERVICES, PORTION REPORTED TO HERICO.

³ Af of the horse and provious red, both and ambidied in Both serious Management between historic Apostonic IF Portice Publisher M. L.L.C., a Deletions Strikely company, Larvey, and Portice Publisher Management, Larvey, and Portice Post of Serious Strikely Company, Larvey, and Post of Serious Strikely Company, Larvey, and Serious Strikely Company, Larvey, and Company, Larvey, and Company, Larvey, and Company, Larvey, and Company, Larvey, Larvey,

CONNECTED AT THE WARRINGST COMMEN OF THE INNOTINEST I, AN INSTITUTE I, TWENDERSON THE REPORT OF THE WARRINGS I, TWENDERSON THE WARRINGS I, AN INDICATE AND THE WARRINGS IN THE

SAMESHE'S OUTSTANDING

AEC investments Conjugation on Battle comparation.
Biggs Month TEE. BEEC ACREA
City Special Perform TEE Instruments Policy Insent Densigh Attenuys' File band Sandows II.C.

Date of Plot or May 149 29, 2020

RRIGGS, WASHINGTON & THOMPSON

1996 Mar: 15-120-Deg.

Sec. 12-58s-48s, Mileberreigh fin, El.

LAND SURVEYING, INC. HW Buileles Street. P.O. Don 365 Mudican, Ft. 35 Champeon-municipalities California. 850-875-8184 500-885-5086 Fox 550-875-6801

Sale Pile: 15-120-1-ex

8-8 for 348 Job Great Sec 13-120



"ALTAINSPS LAND TITLE SURVEY"

PREPARED FOR



ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

SCALE 1" • 20/	CHRD,WPVD: DAS
DATE July 29, 2000	APPROVED: DAR
DWN, BY: WDW; SER	
CHRDJEY: DAS	

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE MOST WESTERLY CORNER OF LOT 17, BLOCK 1, BLOOMINGDALE SECTION "A", UNIT 1, AS RECORDED IN PLAT BOOK 48, PAGE 91, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE S.89 DEGREES 59'56"W., 20.00 FEET TO A POINT ON THE EAST RIGHT—OF—WAY LINE OF BELL SHOALS ROAD; THENCE N.00 DEGREES 00'04"W., 759.04 FEET ALONG SAID EAST RIGHT—OF—WAY LINE OF BELL SHOALS ROAD, SAID LINE BEING 30 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE AFORESAID SECTION 12 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT—OF—WAY LINE N.00 DEGREES 00'04"W., 186.11 FEET; THENCE N.89 DEGREES 59'56"E., 159.00 FEET; THENCE S.00 DEGREES 00'04" E., 186.11 FEET; THENCE S.89 DEGREES 59'56"W., 159.00 FEET TO THE POINT OF BEGINNING;

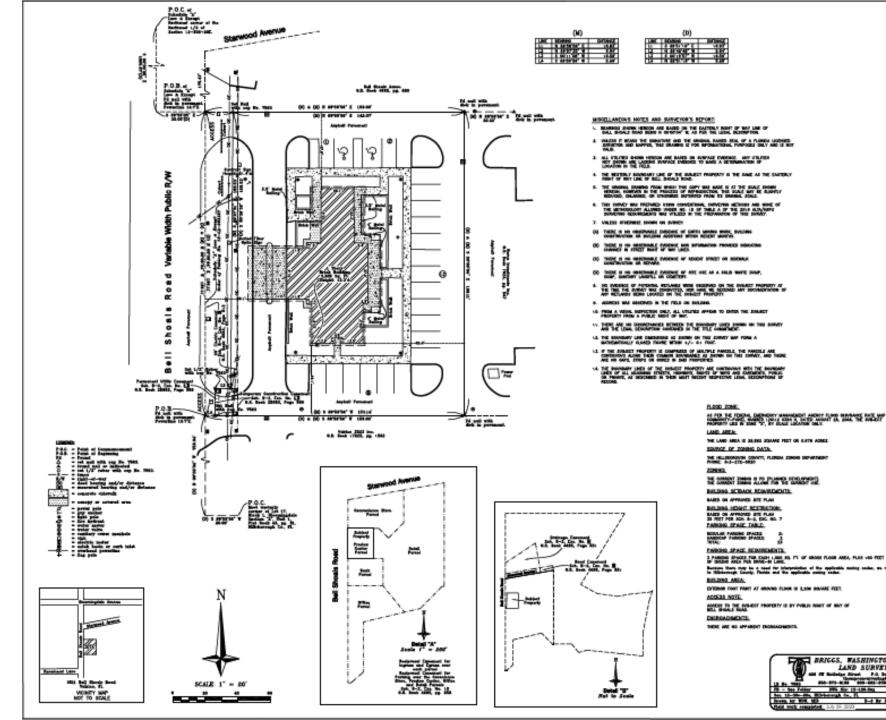
LESS AND EXCEPTING THEREFROM THE LANDS AS DESCRIBED IN STIPULATED ORDER OF TAKING CASE NO. 18-CA-003387, IN FAVOR OF HILLSBOROUGH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 25953, PAGE 959, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°06'44" WEST, 1005.67 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 12; THENCE SOUTH 89°50'16" EAST, 30.00 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF BELL SHOALS ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'16" EAST, 16.93 FEET; THENCE SOUTH 00°36'39" WEST, 169.53 FEET; THENCE NORTH 89°48'45" WEST, 9.64 FEET; THENCE SOUTH 00°19'57" WEST, 16.59 FEET; THENCE NORTH 89°51'16" WEST, 5.86 FEET TO A POINT ON THE SAID RIGHT OF WAY LINE OF BELL SHOALS ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°08'44' EAST 186.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: A NON-EXCLUSIVE EASEMENTS CREATED, LIMITED AND DEFINED BY THAT CERTAIN DECLARATION OF EASEMENTS AND COVENANTS RECORDED IN BOOK 4695. PAGE 858.

Property surveyed and shown hereon is the same property as described in title commitment number 16-19-0115, dated May 22, 2020, prepared by Old Republic National Title Insurance





Old Reputatio Historial Title Insurance COAWATHENT NO. 16-19-0118, DATED May 22.

Turns, modifiers, and provident of Sectoralise of Germanis and Backtrilines for emispaths Communical Properties, manufact in Official Sectoral Section 6.00, Page 1952, and fold Research Section 6.00, Page 101. POSTERS ELECTRIC RESERVE TO HORSON DESIGNATION OF THE LECT PROPERTY AND CARRYLL SE FLOTTED, PORTIONE REFERRICO TO HORSON.

³ All of the horse and previous red, both and ambidied in Bud certain Management between histed Apacition II Therite Profite by L.L.C., a between bothed industry company, (array, and beingfur design, a designal better generation, (array, and beingfur design, a designal better generation, (array, and array of the company). The company of the com

CONNECTED AT THE ADMINISTRATION OF THE INSTRUMENT LIVE OF SECTION 1.5. THE ADMINISTRATION OF SECTION 1.5. THE ADMINISTRAT

SUPPLIES OFFICERATION

This is to easily that this map or piol and the source on which it is bound over made in constraints with the piol-1 distincts founds that the contracts of the piol-1 distincts founds that the contract of the piol-1 distinct founds of 1.0 distincts of 1.0° , and 1.0° of 1.0° , and 1.0° of 1.0° , and 1.0° , and 1.0° of 1.0° , and 1.0° of 1.0° , and 1.0° of 1.0° , and 1.0° , and 1.0° of 1.0° , and 1.0° , and 1.0° of 1.0° , and $1.0^$

THE AT MISSION OF THE MATTER TO SEE MAT St. 1600

"ALTAINSPS LAND TITLE SURVEY"

ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

DWN, BY: WIDW, SEE

🗖 BRIGGS, WASHINGTON 🛦 TROMPSON LAND SURVEYING. H Builelge Birest F-0. Inc 365 Unseprenary moltagless Udinks 850–875–858 500–885–5000 Fee 1996 Mar 15-139-Deg. Tio: 15-120-1-cm

DATE July 25.

"ALTA/NSPS LAND TITLE SURVEY"

SURVEY(

PREPARED FOR:

To: ABC Bigg

Old Rich Spc

This is accorda Surveys, 6(a), 6(The field

Date of

MARK DATE REVISION BY AP'V'D

ABC Investments Corporation

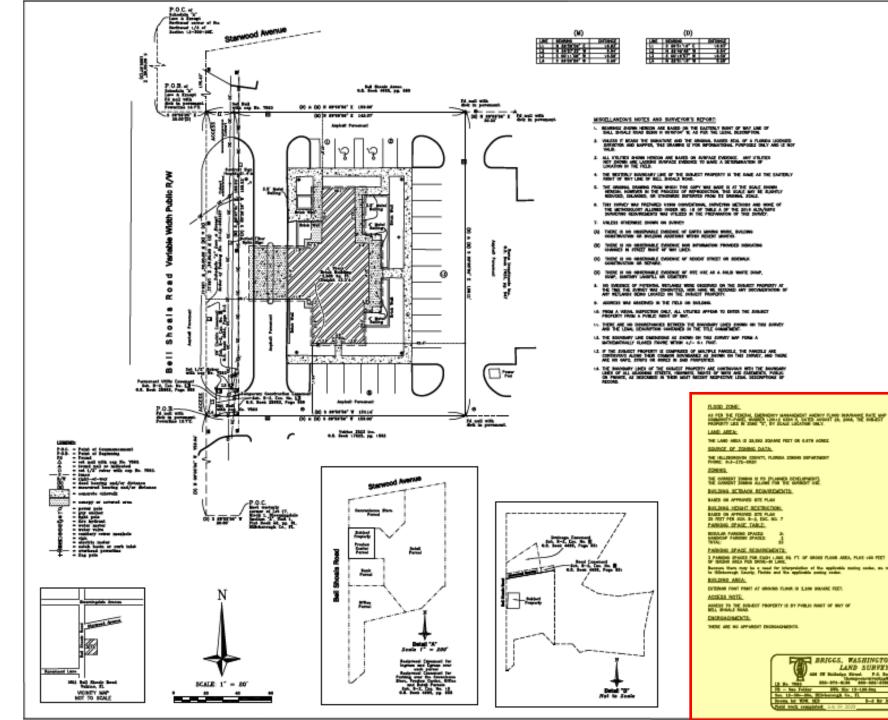
3511 Bell Shoals Road Valrico, FL

CHKD./AP'V'D: DAB SCALE: 1'' = 20'APPROVED: DAB DATE: July 29, 2020 DWN. BY: WDW, SEB CHKD.BY: DAB



'ER

MAPPER



Turns, modifiers, and provident of Sectoralise of Germanite and Backtellans for articular Communical Properties, manufact in Official Sectoral Section 6.00, Page 1952, and fold Research Section 6.00, Page 101. POSTERS ELECTRIC RESERVE TO HEREON. MEET PROPERT AND CARROLL SE PLOTTED, PORTIONE REFERRED TO HEREON.

³ All of the horse and provious red, both and ambidied in Bud certain Management between histed Apacities II Therite Profite by L.L.C., a between bothed induly company, (arrey, and bestjoch bosts; a design bestjoch apacities), (asses, or management of which to management best and the provious in the Late Late(I), Fage, 1356. ** NAME(I) in MANAGEMENT and Control of Profitties.

A MARCH, OF LAND LYME IN THE MODIFICATION, AN OF MODIFIES IN, TREMERRY 20 MOVE, NEWSTRAND, THE MILESTONICH ORDER FROM MODIFIES, MODIFIES

CONNECTED AT THE ANATOMETER COMMENT. OF THE INSCRIPMENT I/A OF SECTION 1.5. TWO SECTION 1.5

SAMESHE'S OCCUPRATION

BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. 630 SW Builedge Street. P.O. Dec 361 Moderns, Ft. 2226 Unemproprietrostagetwartelinik net 850-875-8156 500-885-5000 Faz: 500-875-6501

1996 Nor 15-138-big 6 do Flor 15-138-1 on

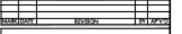
ARC Fundamento Conputation, or Rotale computation. Higgs funds. FLE. Hard Addition. Old Republic Harland Was Insurance Policy Insul Dr.

The is to code that this map or plat and the samey or which it is based over made in constraint with the plat is the common foundation that the plat is the common foundation than the plat is the plat is the common form of plat and is the plat is

Sales of Plot or Maps. Adv 29, 2020.



"ALTAINSPS LAND TITLE SURVEY" PREPARED FOR



ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

APPROVED: DAR

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120112 0394 H, DATED AUGUST 28, 2008, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 29,592 SQUARE FEET OR 0.679 ACRES.

SOURCE OF ZONING DATA:

THE HILLSBOROUGH COUNTY, FLORIDA ZONING DEPARTMENT PHONE: 813-272-5920

ZONING:

THE CURRENT ZONING IS PD (PLANNED DEVELOPMENT).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

BASED ON APPROVED SITE PLAN

BUILDING HEIGHT RESTRICTION:

BASED ON APPROVED SITE PLAN 35 FEET PER SCH. B-2, EXC. NO. 7

PARKING SPACE TABLE:

REGULAR PARKING SPACES: 21 HANDICAP PARKING SPACES: 2 TOTAL: 23

PARKING SPACE REQUIREMENTS:

3 PARKING SPACES FOR EACH 1,000 SQ. FT. OF GROSS FLOOR AREA, PLUS 100 FEET OF QUEING AREA PER DRIVE—IN LANE.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to Hillsborough County, Florida and the applicable zoning codes.

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 3,206 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY OF BELL SHOALS ROAD.

ENCROACHMENTS:

THERE ARE NO APPARENT ENCROACHMENTS.





BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.

406 SW Rutledge Street P.O. Box 263 Madison, FL 32340

thompsonsurveying@earthlink.net

No. 7563 LB

850-973-6186

800-882-8396

Fax: 850-973-6931

See Folder

DWG file: 13-120.dwg

Calc File: 13-120-1.crd

Sec. 12-30s-20e, Hillsborough Co., FL

Drawn by: WDW, SEB

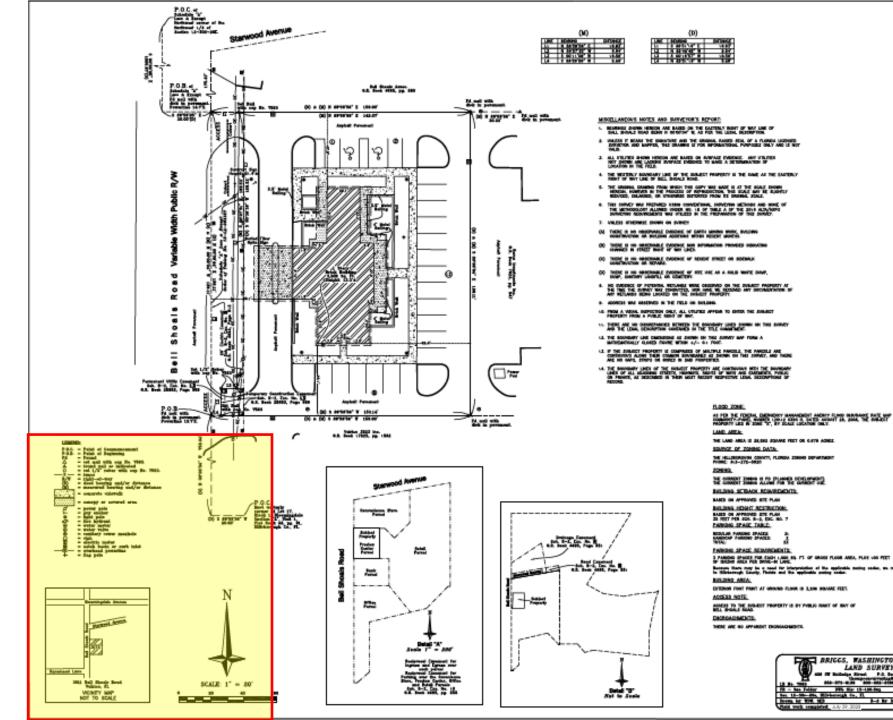
B-2 By: DAB

Job Order No:

Field work completed: July 29, 2020

13-120





⁵ Tume, undiffere, and providers of Sectorities of Greenagin and Backfridge for Standington Communical Properties, material in Official Search State (Auth. Page 1981, and Official Search East 41-0. Page 1981. POSITION SERVICE IN SERVICE STRUCTURE STRUCT SYMPOCITY MISSISSIPPORT SED CARROLT SE PLOTTED, PORTISSE REPORTED TO HERICO.

Parties, statistics, and provides of Great of European, restrict in Official Restricts of MRS, Page 30. Policinot Bushell' in records provide bridge product recorders a Adulator Manchine, Political Records (ME 0030), "Y).

³ All of the horse and provious red, both and ambidied in Bud certain Management between histed Apacities II Therite Profite by L.L.C., a between bothed induly company, (arrey, and bestjoch bosts; a design bestjoch apacities), (asses, or management of which to management best and the provious in the Late Late(I), Fage, 1356. ** NAME(I) in MANAGEMENT and Control of Profitties.

A PARKEL OF LINES IN THE INCOMPANIES LAND OF MICHIGAN AS TORRISON TO SOUTH AND ADMINISTRATION OF THE MICHINESTRATION OF THE MICHINESTRATI

consisted at the switness consist of the instrument VA of storce 1. Transfer into or line sections 1, or of the consistency of the section 1. Transfer into or line sections 1 vA of storce is a reach point active from both or one re-traction. These sources are not set for the storce of the consistency of the consistency representation of the consistency of the consistency of the consistency of the section of the consistency of the consistency of the consistency of the section 1 value of the consistency of the consistency of the consistency of the section 1 value of the consistency of the consistency of the consistency of the section 1 value of the consistency of the con

SAMEJULE OCCUPANTOR

To: AEC syndrometry Conjunction, or finishs comparation, Higgs from 1.1.8. EEC ACIDAA. Old Republic Intelligent Discourance Policy based Through Afterway! Title fund Landow, ILC 800 cm 8 (1994). Spottle 4 (1994).

This is to earlief that this map or plot and the comp or which it is based over much it constrains with the pink their process formal than the constraint of the pink the pin

Date of Plot or May: July 29, 2020

BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.

19% Six 15-136-bq

Sec 13-58s-88s, Ribberryk fa., E. Josep, Mr. W.W. M.D.

HI IV Buildige Street P.O. Des MG Modern, Ft. 22 Unsupersymmetric State and Fuz. 500-575-6501

Sale Pile: 15-120-1-ex

5-6 for 348 Jeb Grier Sec 13-120



"ALTAINSPS LAND TITLE SURVEY"

PREPARED FOR



ABC Investments Corporation

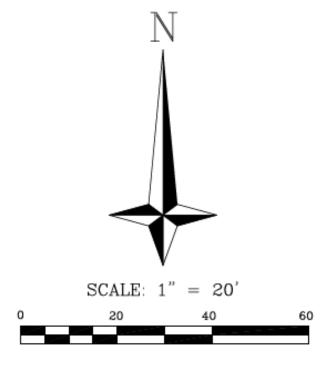
3511 Bell Shoals Road Valrico, FL

CALE I* • 20/	CHIKD,WPVD: DAS
DATE July 29, 2000	APPROVED: DAR
DWN, BY: WDW, SER	
DATE OF THE REAL PROPERTY.	

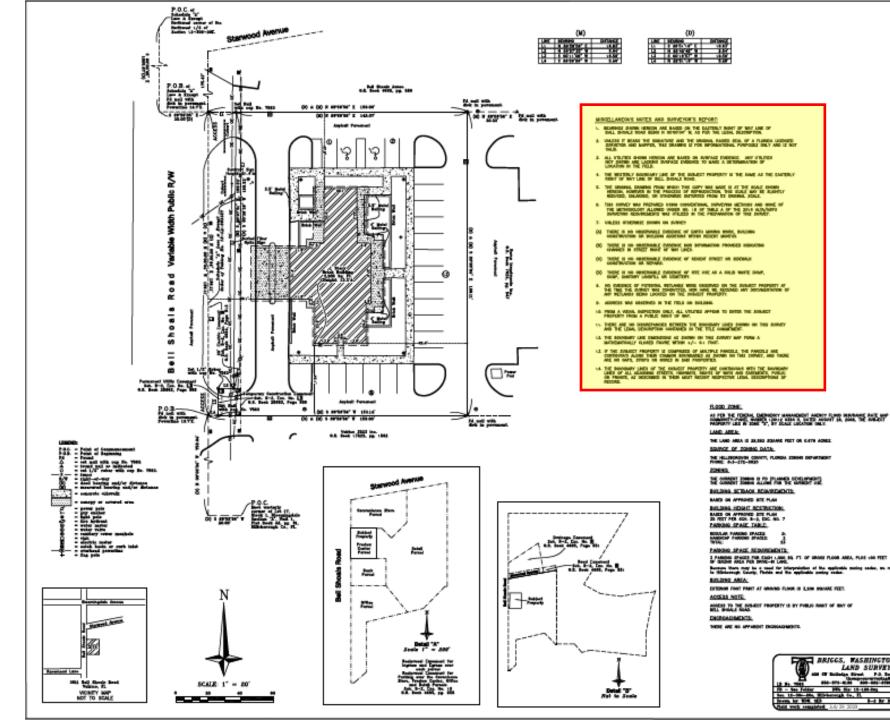
LEGEND:

P.O.C. = Point of Commencement P.O.B. = Point of Beginning Fd = Found = set nail with cap No. 7563. = found nail as indicated = set 1/2" rebar with cap No. 7563. = fence R/W (D) (M) = right-of-way = deed bearing and/or distance = measured bearing and/or distance = concrete sidewalk = canopy or covered area = power pole = guy anchor = light pole = fire hydrant = water meter = water valve = sanitary sewer manhole = sign = electric meter = catch basin or curb inlet = overhead powerline = flag pole









⁵ Tume, undiffere, and providers of Sectorities of Greenagin and Backfridge for Standington Communical Properties, material in Official Search State (Auth. Page 1981, and Official Search East 41-0. Page 1981. POSITION SERVICE IN SERVICE STRUCTURE STRUCT SYMPOCITY MISSISSIPPORT SED CARROLT SE PLOTTED, PORTISSE REPORTED TO HERICO.

³ All of the horse and provious red, both and ambidied in Bud certain Management between histed Apacities II Therite Profite by L.L.C., a between bothed induly company, (arrey, and bestjoch bosts; a design bestjoch apacities), (asses, or management of which to management best and the provious in the Late Late(I), Fage, 1356. ** NAME(I) in MANAGEMENT and Control of Profitties.

A MARCH, OF LAND LYME IN THE MODIFICATION, AN OF MODIFIES IN, TREMERRY 20 MOVE, NEWSTRAND, THE MILESTONICH ORDER FROM MODIFIES, MODIFIES

COMMITTEE OF THE SHAFFMENT COMMENT OF THE INNOTINEET (ALL OF SHAFFMENT IN THROUGH IN THE SHAFFMENT IN THE SH

SAMESHE'S OCCUPRATION

AEC investments Conjugation on Battle comparation.
Biggs Month TEE. BEEC ACREA
City Special Perform TEE Instruments Policy Insent Densigh Attenuys' File band Sandows II.C.

This is to satisfy that this map or plot said the summy on which it is bound over much it concernses with the jirls discourse formally label flavoraments for ADA-9589 [and 18th forces), judy probabilists are subject by \$1.50 and \$1.992, and solution flavor $p_1 \ge 0$, \$1.50, \$1.000. Note. Solve $p_2 \ge 0$, \$1.50, \$1.500. Note. Solve $p_3 \ge 0$, \$1.500. Note. Solve $p_3 \ge 0$, \$1.500. Note that the complication of $p_3 \ge 0$, \$1.500. Note that the complication is $p_3 \ge 0$, \$1.500.

Date of Plot or May: July 29, 2020

RRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. HW Builelan Street. P.O. Don 365 Mudican, FL 35 Champeon-municipalities California. 850-875-8184 500-885-5086 Fac: 550-875-650.

Sale Pile: 15-120-5 and

1975 Size 15-139-Deg.



"ALTAINSPS LAND TITLE SURVEY" PREPARED FOR

BY APV

ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

SCALE IF • 201 DATE July 29, 20 APPROVED: DAR DWN, BY: WDW, SEE

CHIRDLEY: DAS

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF BALL SHOALS ROAD BEING N 00'00'04" W, AS PER THE LEGAL DESCRIPTION.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES
 NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF
 LOCATION IN THE FIELD.
- THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF BELL SHOALS ROAD.
- THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
- 6. THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- UNLESS OTHERWISE SHOWN ON SURVEY:
- (A) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (B) THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
- (C) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- (D) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
- 8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

- ADDRESS WAS OBSERVED IN THE FIELD ON BUILDING.
- 10. FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
- 11. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
- 12. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- 13. IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
- 14. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

- Ordering a survey
 - Include the commitment exceptions (B-II) & supporting documentation
 - Request
 - All items in commitment exceptions (B-II) to be shown on the survey map
 - Label commitment items on map with commitment numbers
 - If item on commitment cannot be shown
 - Make a note of the same, including reason



Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number:

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records
 or attaching subsequent to the Commitment Date hereof but prior to the date the proposed Insured acquires for value
 of record the estate or interest or Mortgage thereon covered by this Commitment.
- 2. a. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
- 3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
- 4. Declaration and restrictions and all exhibits attached thereto and recorded in: O.R. Book 4140, Page 293, together with amendments thereto recorded in: O.R. Book 4140, Page 321, Public Records of Hillsborough County, Florida (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
- 5. Transmission Right of Way, recorded in O.R. Book 4684, Page 812, Public Records of Hillsborough County, Florida.
- Terms and conditions of the easement contained in the instrument recorded in O.R. Book 4695, Page 851.
- Terms and conditions of the easement and covenants contained in the instrument recorded in O.R. Book 4695, Page 858.
- Terms, conditions, and provisions of Declaration of Easements and Restrictions, recorded in Official Records Book 4846, Page 1987, together with and as amended by First Amendment recorded in Official Records Book 4972, Page 479, and Assignment and Assumption of Rights recorded in Official Records Book 7323 Page 1469.
- Lease from Inland American ST Florida Portfolio IV, L.L.C., a Delaware limited liability company to SunTrust Bank, a Georgia banking corporation, recorded O.R. Book 18579, Page 1385, Public Records of Hillsborough County, Florida.
- Terms, conditions, and provisions of Stipulated Order of Taking, pursuant to Case No. 18-CA-003387, recorded in O.R. Book 25953, Page 959, Public Records of Hillsborough County, Florida.



Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records
 or attaching subsequent to the Commitment Date hereof but prior to the date the proposed Insured acquires for value
 of record the estate or interest or Mortgage thereon covered by this Commitment.
- 2. a. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
 - Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
- 3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

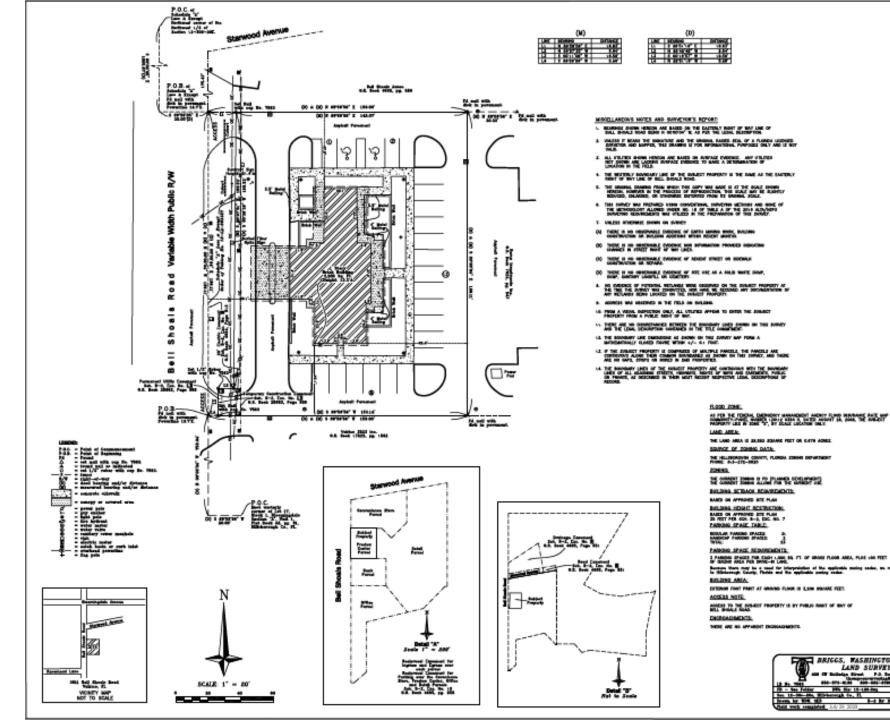


- 4. Declaration and restrictions and all exhibits attached thereto and recorded in: O.R. Book 4140, Page 293, together with amendments thereto recorded in: O.R. Book 4140, Page 321, Public Records of Hillsborough County, Florida (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
- 5. Transmission Right of Way, recorded in O.R. Book 4684, Page 812, Public Records of Hillsborough County, Florida.
- Terms and conditions of the easement contained in the instrument recorded in O.R. Book 4695, Page 851.
- Terms and conditions of the easement and covenants contained in the instrument recorded in O.R. Book 4695, Page 858.



- 8. Terms, conditions, and provisions of Declaration of Easements and Restrictions, recorded in Official Records Book 4846, Page 1987, together with and as amended by First Amendment recorded in Official Records Book 4972, Page 479, and Assignment and Assumption of Rights recorded in Official Records Book 7323 Page 1469.
- Lease from Inland American ST Florida Portfolio IV, L.L.C., a Delaware limited liability company to SunTrust Bank, a Georgia banking corporation, recorded O.R. Book 18579, Page 1385, Public Records of Hillsborough County, Florida.
- Terms, conditions, and provisions of Stipulated Order of Taking, pursuant to Case No. 18-CA-003387, recorded in O.R. Book 25953, Page 959, Public Records of Hillsborough County, Florida.





id Republic National Title Insurance COMMINIENT NO. 18-19-0115, DARED May 22.

Torres, conditions, and previous of Dashardies of Economics and Covenants, recented in Oblaid Research State 4666, Page 468. PLATES HENDON. (MEX DETAIL "N").

7. All of the terms and provious red. NoTA and annihilated in that service Management between blanch description of Territor Politics No. L.L.C., a between bottled bottled control, placed, and Southard Story, a benegate between perspectives, placed, and Southard Story, a benegate between perspectives, places, or managements of whole to recorded in these taility, frage 1.565. (SUMMET in MOVING APPLICATION AND CONTROL IN PROPERTY.)

AMAZI, OF LINE LITTLE WE PER CONTROL OF STOTICS 1, TOWARD TO BOTH MARKET AND THE LITTLE STOTICS AND THE STOTIC

CONNECTED AT THE ANATOMETER COMMENT. OF THE INSCRIPMENT I/A OF SECTION 1.5. TWO SECTION 1.5

SAMESHE'S OCCUPRATION

RRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. OH OF Building Street. P.O. Don 360. Mudleon, Pt. 32 Unemperature modulation tidals and 850-875-858. SOS 868-8588. For 850-875-8801.

Sale Pile: 15-120-5 and

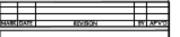
1996 Mar: 15-120-Deg.

AEC investments Compared on a Basista compared on.
Biggs Pennis EEE, BERCANDAN
CHE Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.
Che Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.

Date of Plot or May: July 29, 2020



"ALTAINSPS LAND TITLE SURVEY" PREPARED FOR



ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

DATE July 29, 20 APPROVED: DAR DWN, BY: WDW, SEE

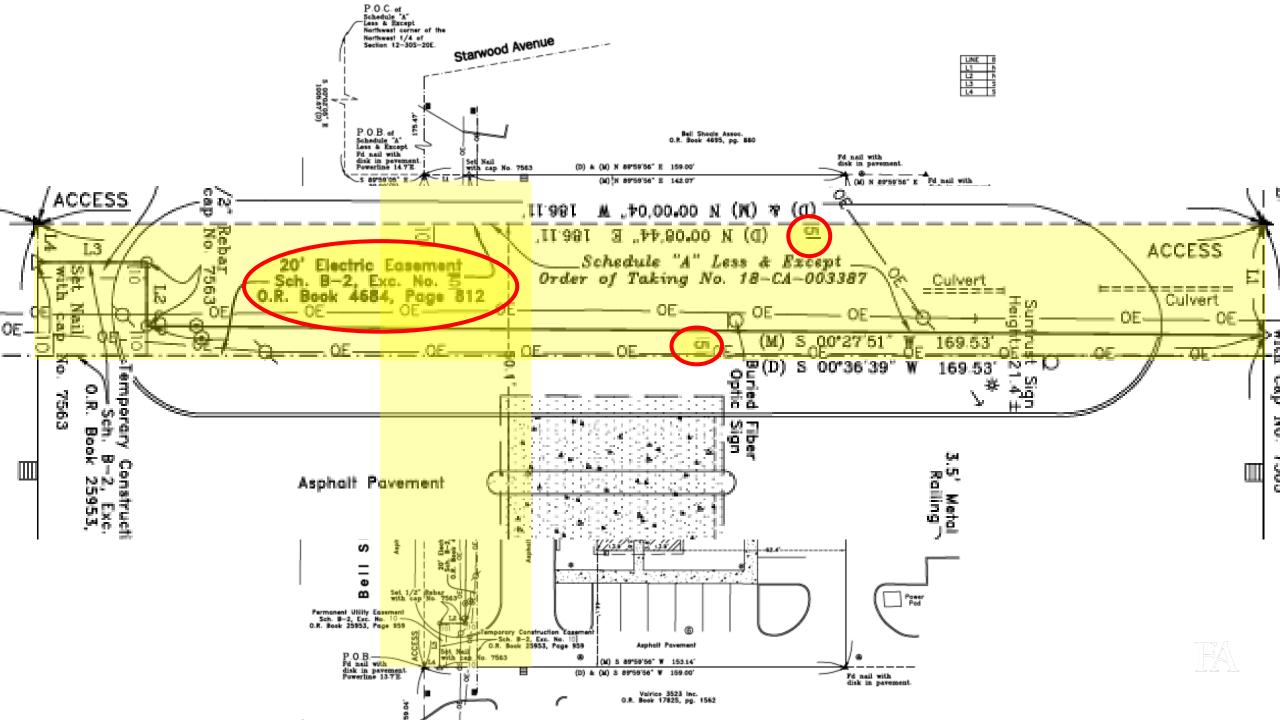
CHIRDLEY: DAS

Old Republic National Title Insurance COMMITMENT NO. 16–19–0115, DATED May 22, 2020

SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

- ^{4,} Terms, conditions, and provisions of Declaration of Covenants and Restrictions for Bloomingdale Commercial Properties, recorded in Official Records Book 4140, Page 293, and Official Records Book 4140, Page 321. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED, PORTIONS REFERRED TO HEREON.
- 5. Transmission Right of Way recorded in Official Records Book 4684, Page 812. PLOTTED HEREON.
- 6. Terms, conditions, and provisions of Grant of Easement, recorded in Official Records Book 4695, Page 851. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND ADJACENT PROPERTY, PORTIONS PLOTTED HEREON. (SEE DETAIL "B").



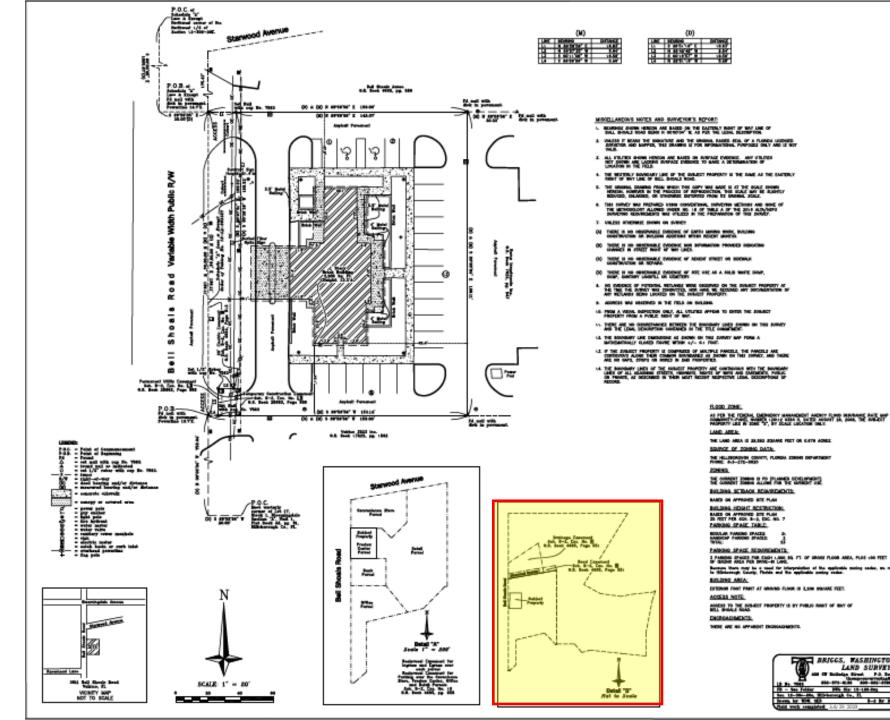


Old Republic National Title Insurance COMMITMENT NO. 16–19–0115, DATED May 22, 2020

SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

- ^{4.} Terms, conditions, and provisions of Declaration of Covenants and Restrictions for Bloomingdale Commercial Properties, recorded in Official Records Book 4140, Page 293, and Official Records Book 4140, Page 321. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED, PORTIONS REFERRED TO HEREON.
- 5. Transmission Right of Way recorded in Official Records Book 4684, Page 812. PLOTTED HEREON.
- 6. Terms, conditions, and provisions of Grant of Easement, recorded in Official Records Book 4695, Page 851. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND ADJACENT PROPERTY, PORTIONS PLOTTED HEREON. (SEE DETAIL "B").





Turns, modifiers, and provident of Sectoralise of Germanite and Backtellans for articular Communical Properties, manufact in Official Sectoral Section 6.00, Page 1952, and fold Research Section 6.00, Page 101. POSTERS ELECTRIC RESERVE TO HEREON. MEET PROPERT AND CARROLL SE PLOTTED, PORTIONE REFERRED TO HEREON.

³ All of the horse and provious red, both and ambidied in Bud certain Management between histed Apacities II Therite Profite by L.L.C., a between bothed induly company, (arrey, and bestjoch bosts; a design bestjoch apacities), (asses, or management of which to management best and the provious in the Late Late(I), Fage, 1356. ** NAME(I) in MANAGEMENT and Control of Profitties.

A MARCH, OF LAND LYME IN THE MODIFICATION, AN OF MODIFIES IN, TREMERRY 20 MOVE, NEWSTRAND, THE MILESTONICH ORDER FROM MODIFIES, MODIFIES

CONNECTED AT THE ANATOMETER COMMENT. OF THE INSCRIPMENT I/A OF SECTION 1.5. TWO SECTION 1.5

SAMESHE'S OCCUPRATION

RRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. HW Builelan Street. P.O. Don 365 Mudican, FL 35 Champeon-municipalities California. 850-875-8184 500-885-5086 Fac: 550-875-650.

Sale Pile: 15-120-5 and

1975 Size 15-139-Deg.

AEC investments Compared on a Basista compared on.
Biggs Pennis EEE, BERCANDAN
CHE Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.
Che Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.

This is to satisfy that this map or plot said the summy on which it is bound over much it concernses with the jirls discourse formally label flavoraments for ADA-9589 [and 18th forces), judy probabilists are subject by \$1.50 and \$1.992, and solution flavor $p_1 \ge 0$, \$1.50, \$1.000. Note. Solve $p_2 \ge 0$, \$1.50, \$1.500. Note. Solve $p_3 \ge 0$, \$1.500. Note. Solve $p_3 \ge 0$, \$1.500. Note that the complication of $p_3 \ge 0$, \$1.500. Note that the complication is $p_3 \ge 0$, \$1.500.

Date of Plot or May: July 29, 2020



"ALTAINSPS LAND TITLE SURVEY" PREPARED FOR

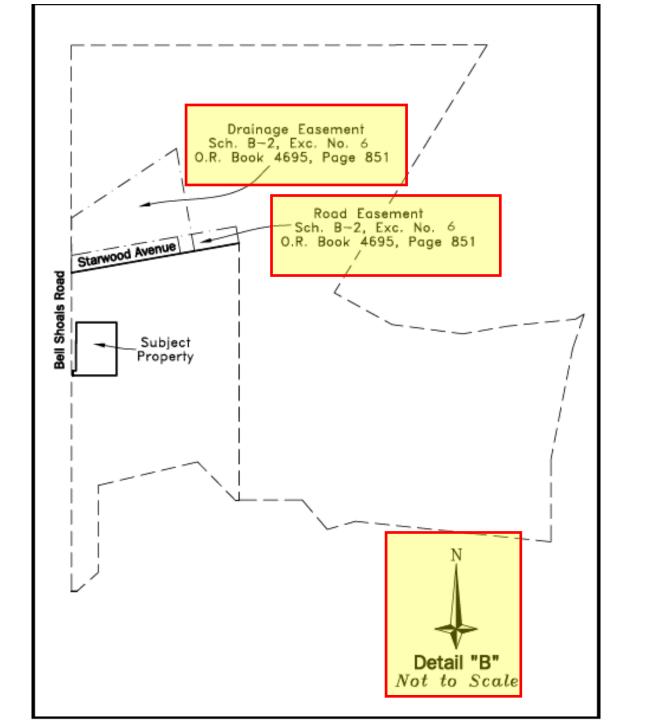
BY APV

ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

DATE July 29, 20 APPROVED: DAR DWN, BY: WDW, SER

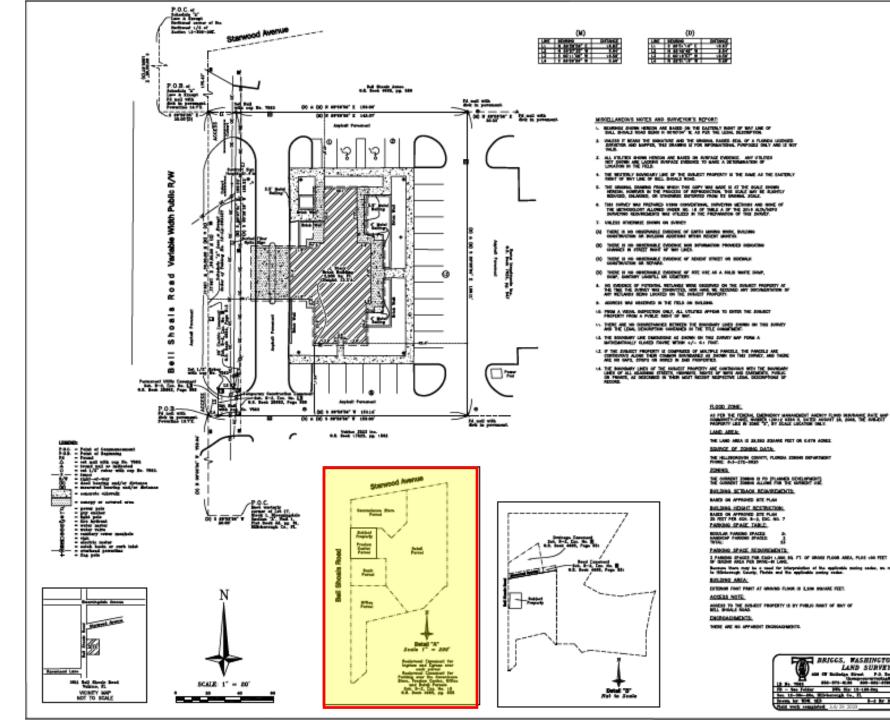
CHIRDLEY: DAS





- 7. Terms, conditions, and provisions of Declaration of Easements and Covenants, recorded in Official Records Book 4695, Page 858. PLOTTED HEREON. (SEE DETAIL "A").
- 8. Terms, conditions, and provisions of Declaration of Easements and Restrictions, recorded in Official Records Book 4846, Page 1987, together with and as amended by First Amendment recorded in Official Records Book 4972, Page 479, and Assignment and Assumption of Rights recorded in Official Records Book 7323 Page 1469. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 9. All of the terms and provisions set forth and contained in that certain Memorandum of Lease Agreement between Inland American ST Florida Portfolio IV, L.L.C., a Delaware limited liability company, Lessor, and SunTrust Bank, a Georgia banking corporation, Lessee, a memorandum of which is recorded in Book 18579, Page 1385. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.
- 10. Terms, conditions, and provisions of Stipulated Order of Taking, pursuant to Case No. 18—CA—003387, recorded in Official Records Book 25953, Page 959. PLOTTED HEREON.





⁵ Tume, undiffere, and providers of Sectorities of Greenagin and Backfridge for Standington Communical Properties, material in Official Search State (Auth. Page 1981, and Official Search East 41-0. Page 1981. POSITION SERVICE IN SERVICE STRUCTURE STRUCT SYMPOCITY MISSISSIPPORT SED CARROLT SE PLOTTED, PORTISSE REPORTED TO HERICO.

³ All of the horse and provious red, both and ambidied in Bud certain Management between histed Apacities II Therite Profite by L.L.C., a between bothed induly company, (arrey, and bestjoch bosts; a design bestjoch apacities), (asses, or management of which to management best and the provious in the Late Late(I), Fage, 1356. ** NAME(I) in MANAGEMENT and Control of Profitties.

A MARCH, OF LAND LYME IN THE MODIFICATION, AN OF MODIFIES IN, TREMERRY 20 MOVE, NEWSTRAND, THE MILESTONICH ORDER FROM MODIFIES, MODIFIES

CONNECTED AT THE ANATOMETER COMMENT. OF THE INSCRIPMENT I/A OF SECTION 1.5. TWO SECTION 1.5

SAMESHE'S OCCUPRATION

RRIGGS, WASHINGTON & THOMPSON

39% Siz: 15-139-big

Sec 18-50s-80s, Mileberrigh for, II. Incom. tor WH. 163

LAND SURVEYING, INC. OH OF Building Street. P.O. Don 360. Mudleon, Pt. 32 Unemperature modulation tidals and 850-875-858. SOS 868-8588. For 850-875-8801.

Sale Plie: 15-120-5-en

8-8 Rr 348 Jeb Grée Sec 13-120

AEC investments Compared on a Basista compared on.
Biggs Pennis EEE, BERCANDAN
CHE Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.
Che Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.

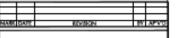
This is to earlief that this map or plot and the comp or which it is based over much it constrains with the pink their process formal than the constraint of the pink the pin

Date of Plot or May: July 29, 2020



"ALTAINSPS LAND TITLE SURVEY"

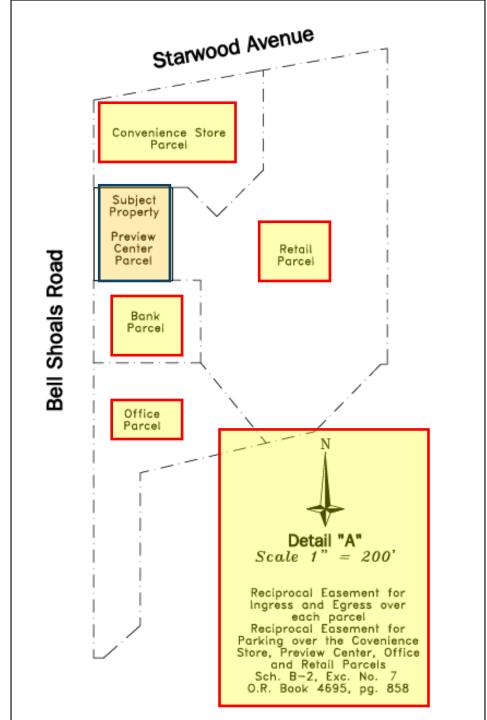
PREPARED FOR



ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

SCALE 1* • 20*	CHRD,WPVID: DAS
DATE July 29, 2000	APPROVED: DAR
DWN, BY: WDW, SER	

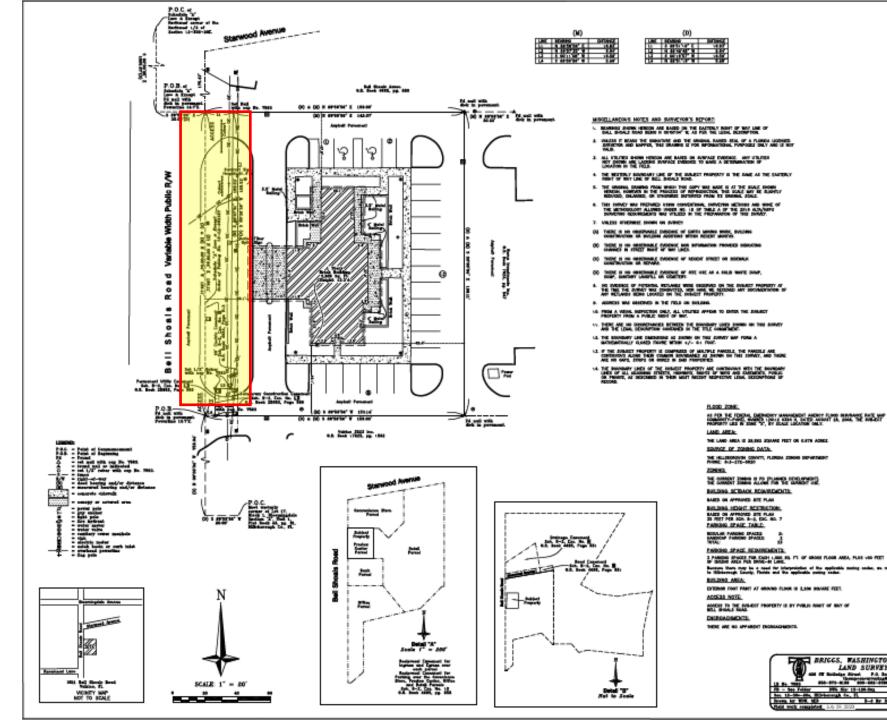


Reciprocal Easement for Ingress and Egress over each parcel Reciprocal Easement for Parking over the Covenience Store, Preview Center, Office and Retail Parcels Sch. B-2, Exc. No. 7 O.R. Book 4695, pg. 858



- 7- Terms, conditions, and provisions of Declaration of Easements and Covenants, recorded in Official Records Book 4695, Page 858. PLOTTED HEREON. (SEE DETAIL "A").
- 8. Terms, conditions, and provisions of Declaration of Easements and Restrictions, recorded in Official Records Book 4846, Page 1987, together with and as amended by First Amendment recorded in Official Records Book 4972, Page 479, and Assignment and Assumption of Rights recorded in Official Records Book 7323 Page 1469. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 9. All of the terms and provisions set forth and contained in that certain Memorandum of Lease Agreement between Inland American ST Florida Portfolio IV, L.L.C., a Delaware limited liability company, Lessor, and SunTrust Bank, a Georgia banking corporation, Lessee, a memorandum of which is recorded in Book 18579, Page 1385. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.
- 10 Terms, conditions, and provisions of Stipulated Order of Taking, pursuant to Case No. 18—CA—003387, recorded in Official Records Book 25953, Page 959. PLOTTED HEREON.





⁵ Tume, undiffere, and providers of Sectorities of Greenagin and Backfridge for Standington Communical Properties, material in Official Search State (Auth. Page 1981, and Official Search East 41-0. Page 1981. POSITION SERVICE IN SERVICE STRUCTURE STRUCT SYMPOCITY MISSISSIPPORT SED CARROLT SE PLOTTED, PORTISSE REPORTED TO HERICO.

³ All of the horse and provious red, both and ambidied in Bud certain Management between histed Apacities II Therite Profite by L.L.C., a between bothed induly company, (arrey, and bestjoch bosts; a design bestjoch apacities), (asses, or management of which to management best and the provious in the Late Late(I), Fage, 1356. ** NAME(I) in MANAGEMENT and Control of Profitties.

A MARCH, OF LAND LYME IN THE MODIFICATION, AN OF MODIFIES IN, TREMERRY 20 MOVE, NEWSTRAND, THE MILESTONICH ORDER FROM MODIFIES, MODIFIES

CONNECTED AT THE ANATOMETER COMMENT. OF THE INSCRIPMENT I/A OF SECTION 1.5. TWO SECTION 1.5

SAMESHE'S OCCUPRATION

AEC investments Compared on a Basista compared on.
Biggs Pennis EEE, BERCANDAN
CHE Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.
Che Begade Hellowed Bis Instanton Policy based Prenigh Afferbay's File based Sandous, B.C.

Date of Plot or May: July 29, 2020

REIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. HW Builelan Street. P.O. Don 365 Mudican, FL 35 Champeon-municipalities California. 850-875-8184 500-885-5086 Fac: 550-875-650.

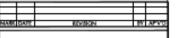
Sale Pile: 15-120-5 and

1975 Size 15-139-Deg.



"ALTAINSPS LAND TITLE SURVEY"

PREPARED FOR

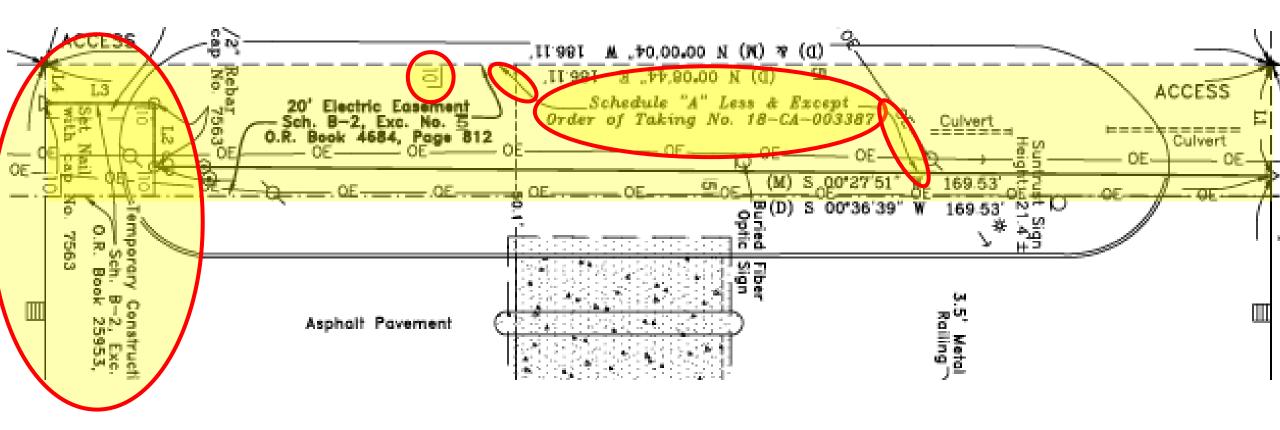


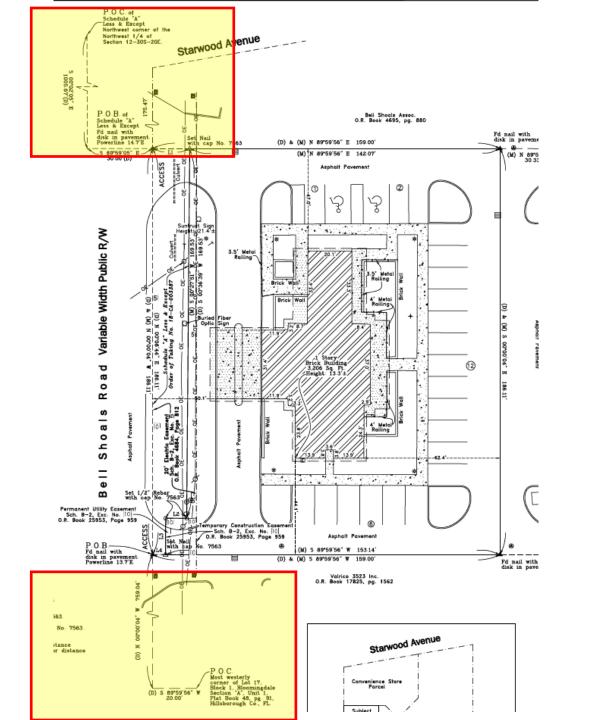
ABC Investments Corporation

3511 Bell Shoals Road Valrico, FL

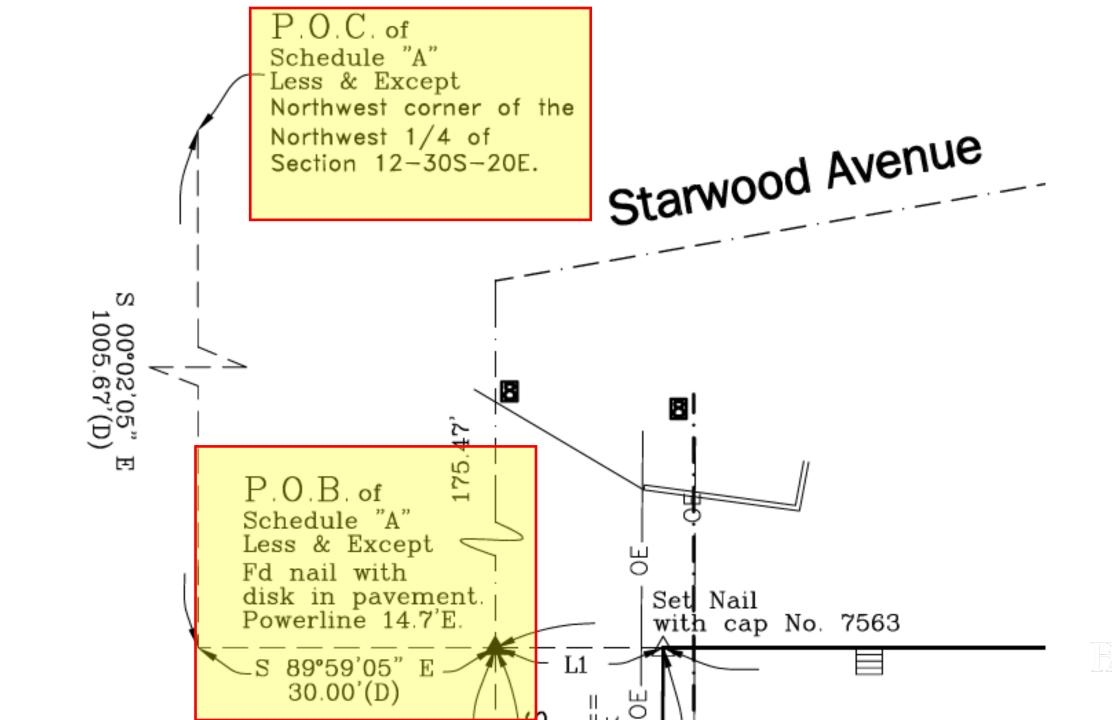
DATE July 29, 20 APPROVED: DAR DWN, BY: WDW, SER

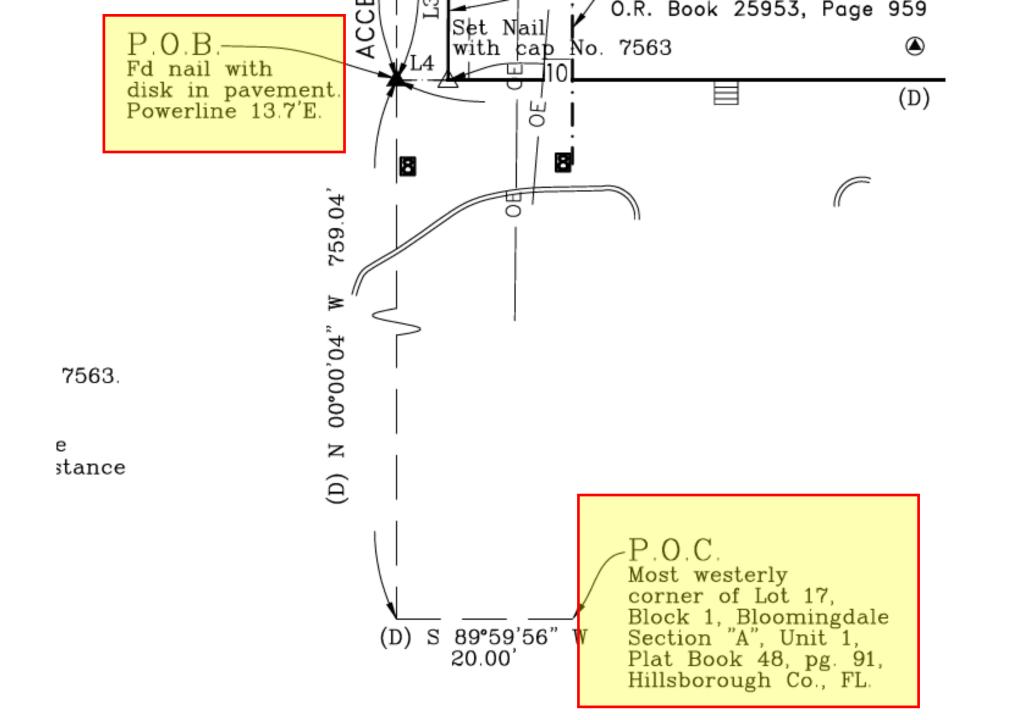
CHIRDLEY: DAS

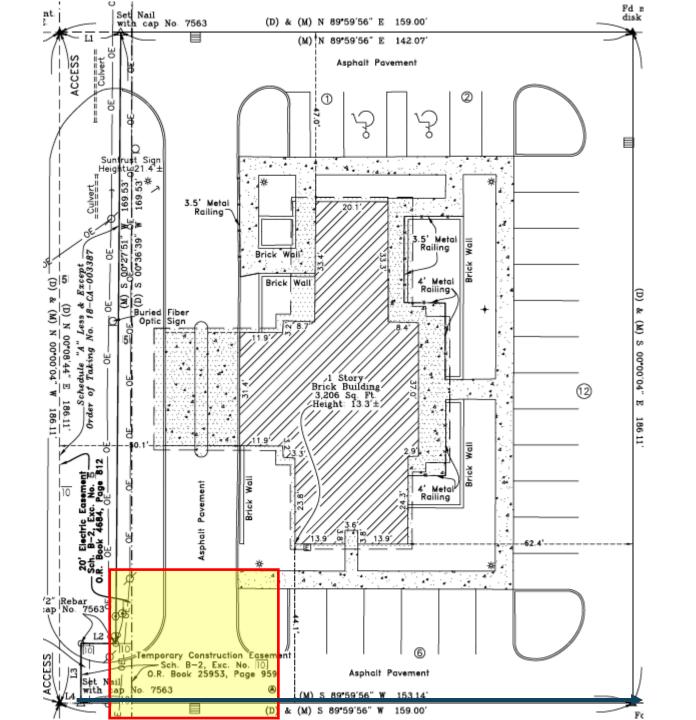




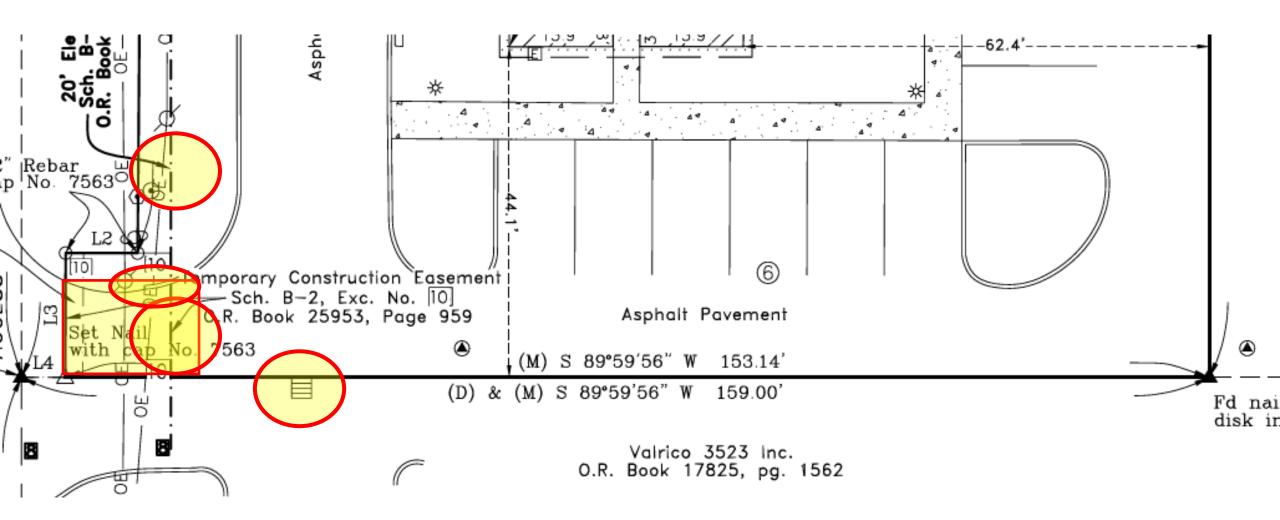














Notes

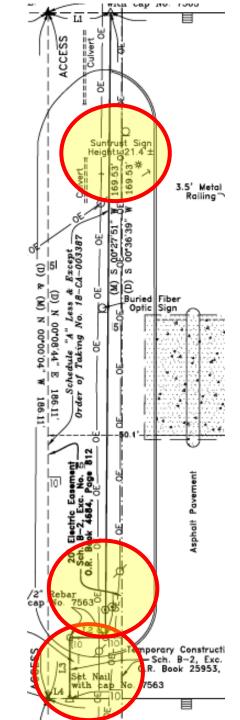
Surveyor

 Dash dot dash line is not defined – add to legend

Commitment

 Driveway encroaches on transmission right of way or into the taking on the south side of the property – need input from surveyor





FA

Notes

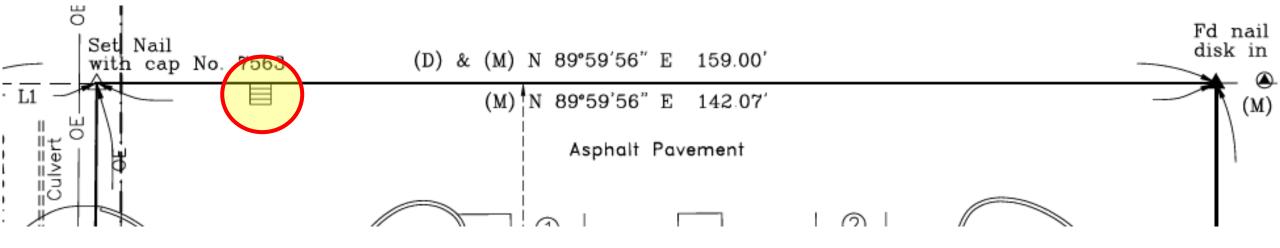
Surveyor

- Dash dot dash line is not defined add to legend
- Verify that the OE line is within its easement boundary on the west side as well as the OE running northeast

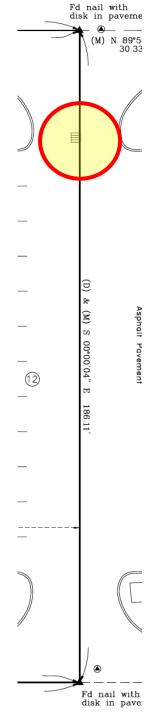
Commitment/Objections

- Driveway encroaches on transmission right of way or into the taking on the south side of the property – need input from surveyor
- SunTrust sign encroaches on the property on the west side – if sign is to remain need proof of approval

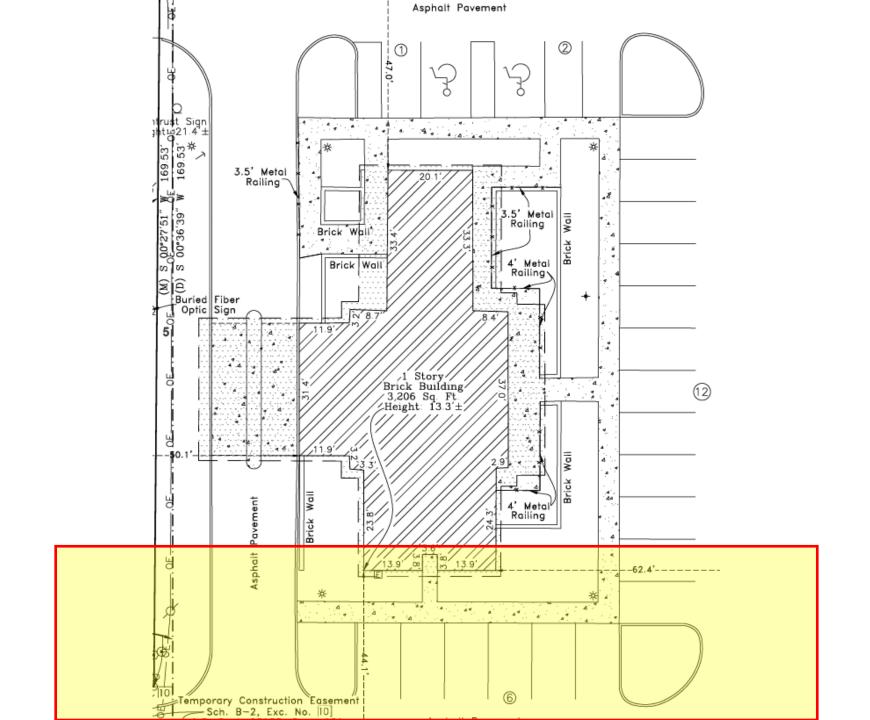




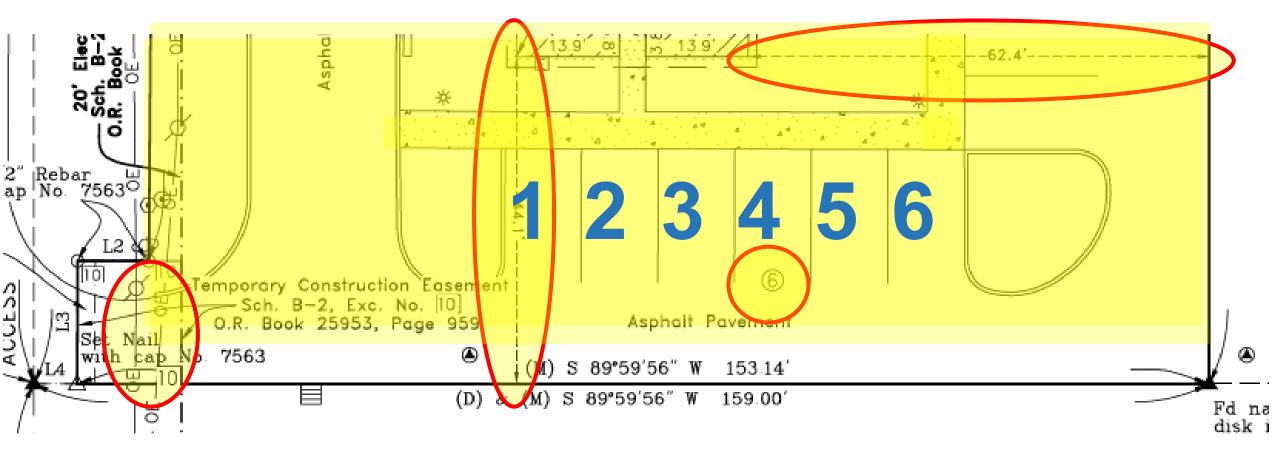




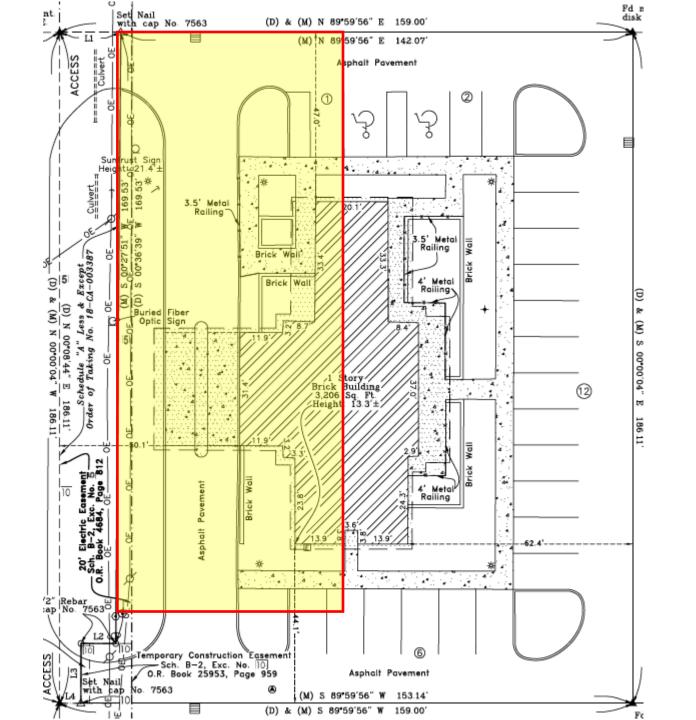




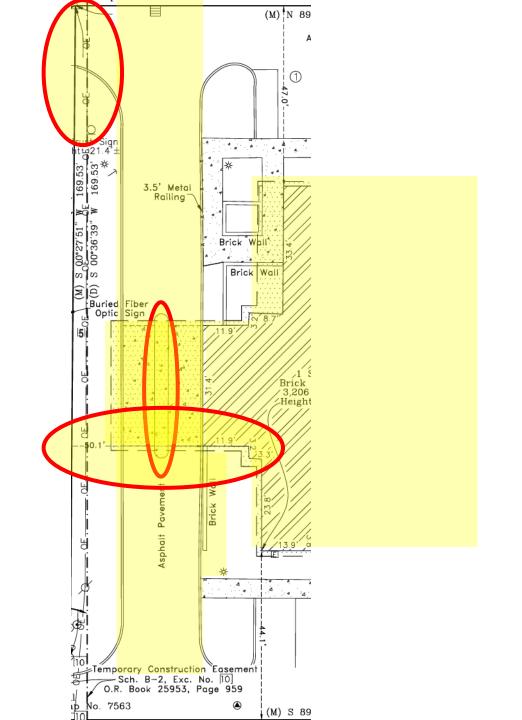
FA











FA

Notes

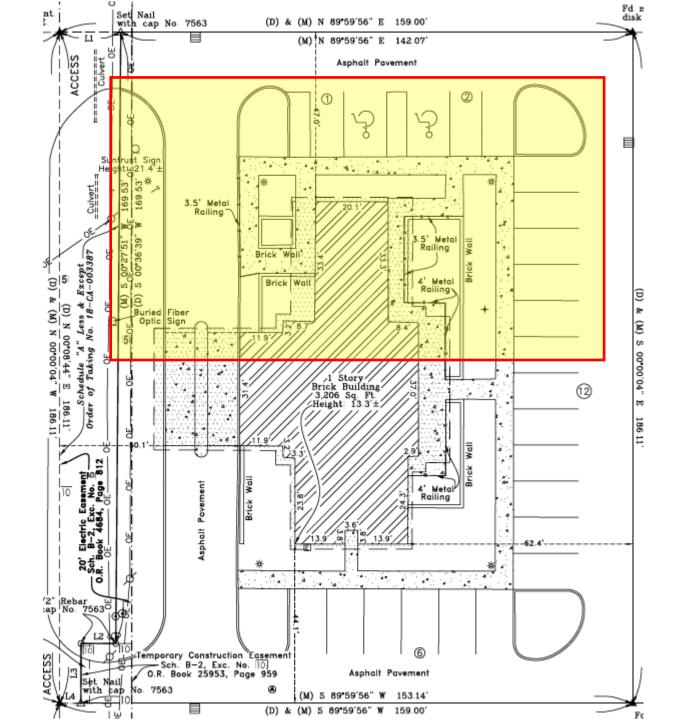
Surveyor

- Dash dot dash line is not defined add to legend
- Verify that the OE line is within its easement boundary on the west side as well as the OE running northeast
- Describe the oval feature in the asphalt driveway

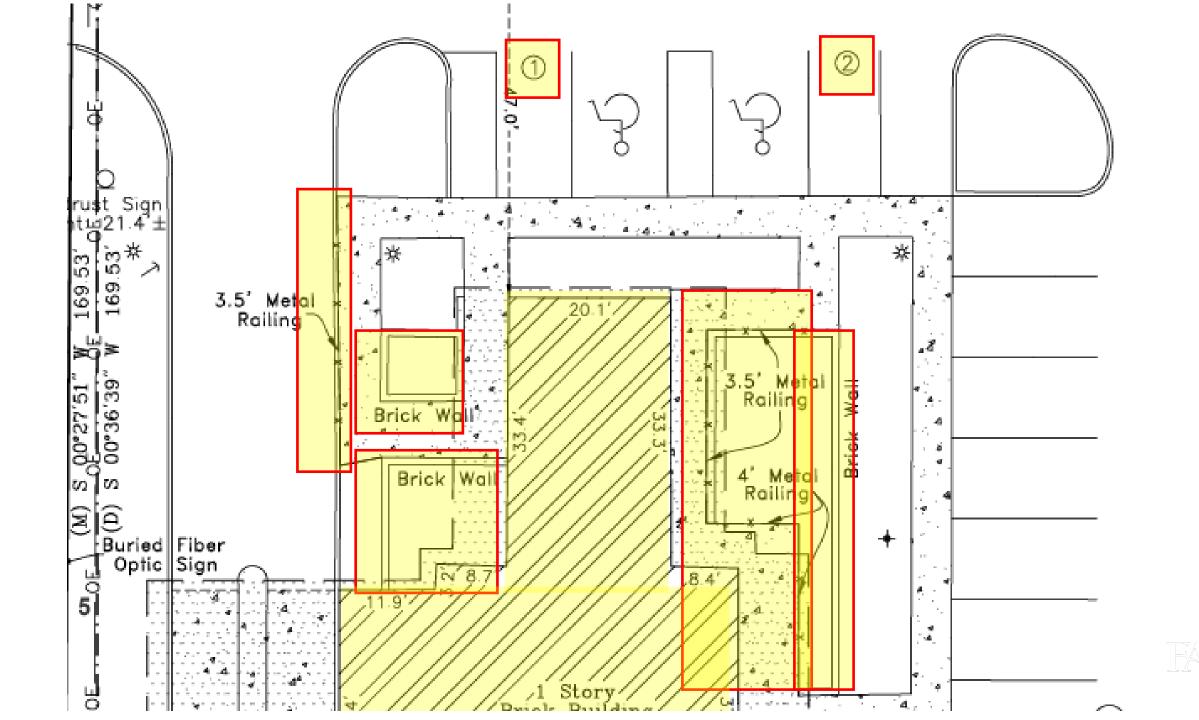
Commitment/Objections

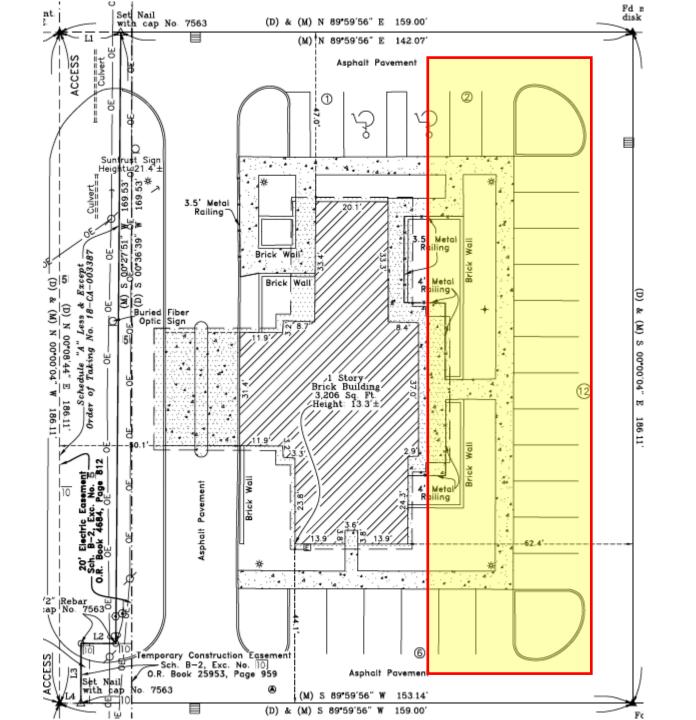
- Driveway encroaches on transmission right of way or into the taking on the south side of the property – need input from surveyor
- SunTrust sign encroaches on the property on the west side – if sign is to remain need proof of approval



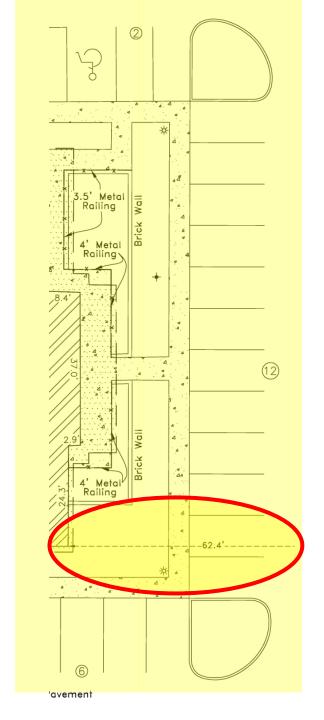














Notes

Surveyor

- Dash dot dash line is not defined add to legend
- Verify that the OE line is within its easement boundary on the west side as well as the OE running northeast
- Describe the oval feature in the asphalt driveway

Commitment/Objections

- Driveway encroaches on transmission right of way or into the taking on the south side of the property – need input from surveyor
- SunTrust sign encroaches on the property on the west side – if sign is to remain need proof of approval



Letter to Surveyor

Richard P. Bruce, Esq. 6545 Corporate Centre Blvd. Orlando, FL 32822

August 1, 2020



Briggs, Washington & Thompson Land Surveying, Inc. 406 SW Rutledge Street PO Box 263 Madison, FL 32340

RE: 3511 Bell Shoals Road, Valrico, FL

Job Order No. 13-120

Dear Mr. Briggs:

I have received your first draft survey map ALTA/NSPS survey dated July 29, 2020, Job Order No. 12-120 (the "Survey") with respect to the property. Please make the corrections as noted below. If you have any questions, feel free to contact me.

- The symbol of "dash dot dash" is not defined in the legend
 - a. Please define "dash dot dash"
 - Requirement of Rule 5J-17, F.A.C. and ALTA/NSPS standards

Letter to Surveyor



- Verify that overhead powerline (OE) is within its easement boundary on
 - a. West side of the property; and
 - Overhead powerline running from southwest to northeast on west side of the property
- There is an oval feature in the asphalt driveway on the west side
 - a. Provide some description of said oval feature
- Survey does not distinguish easements between the taking and the transmission easement
 - a. If they are the same, please state so.



Survey objections to the seller:

- The survey shows, describes and depicts a SunTrust sign encroaching on the west side of the property.
 - This encroachment constitutes a title objection.
 - Please furnish any permit, approval, easement or lease that allows such sign to remain in its current location.
 - If none, buyer and lender reserve the right to require seller to relocate the sign.



Survey exceptions for commitment:

Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Briggs, Washington & Thompson Land Surveying, Inc., dated July 29, 2020, bearing Job # 13: 120:

(a) Asphalt driveway encroaches on the Transmission Right of Way and the terms, conditions and provisions of Stipulated Order of Taking on the south and west side of the property.



Endorsements Related to Surveys



- Survey Endorsement
 - Insures legal description in deed matches legal description in survey
 - Used when there are slight differences
- Contiguity Endorsement
 - Insures two parcels abut each other
- Easement
 - Contact underwriting



Fund Resources

- Stay Inside the Lines: Surveys & Legal Descriptions
- Concept articles (many)
 - "The 2016 ALTA/NSPS Survey Standards Redux: What a Commercial Practitioner must know and do to Avoid Material Omissions," 49 Fund Concept 29 (Mar. 2017)
 - "2016 ALTA/NSPS Minimum Standard Detail Requirements for Land Title Surveys," 48 Fund Concept 115 (Nov. 2016)
 - "Back to Basics: A Practical Guide to Reading Surveys," 48 Fund Concept 121 (Dec. 2016)
- Title Notes





#