

SUMMARY TABLE FOR:
 SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE
 COMMITMENT FILE NO. 15052214 SC (SEE SURVEYOR'S REPORT #2)

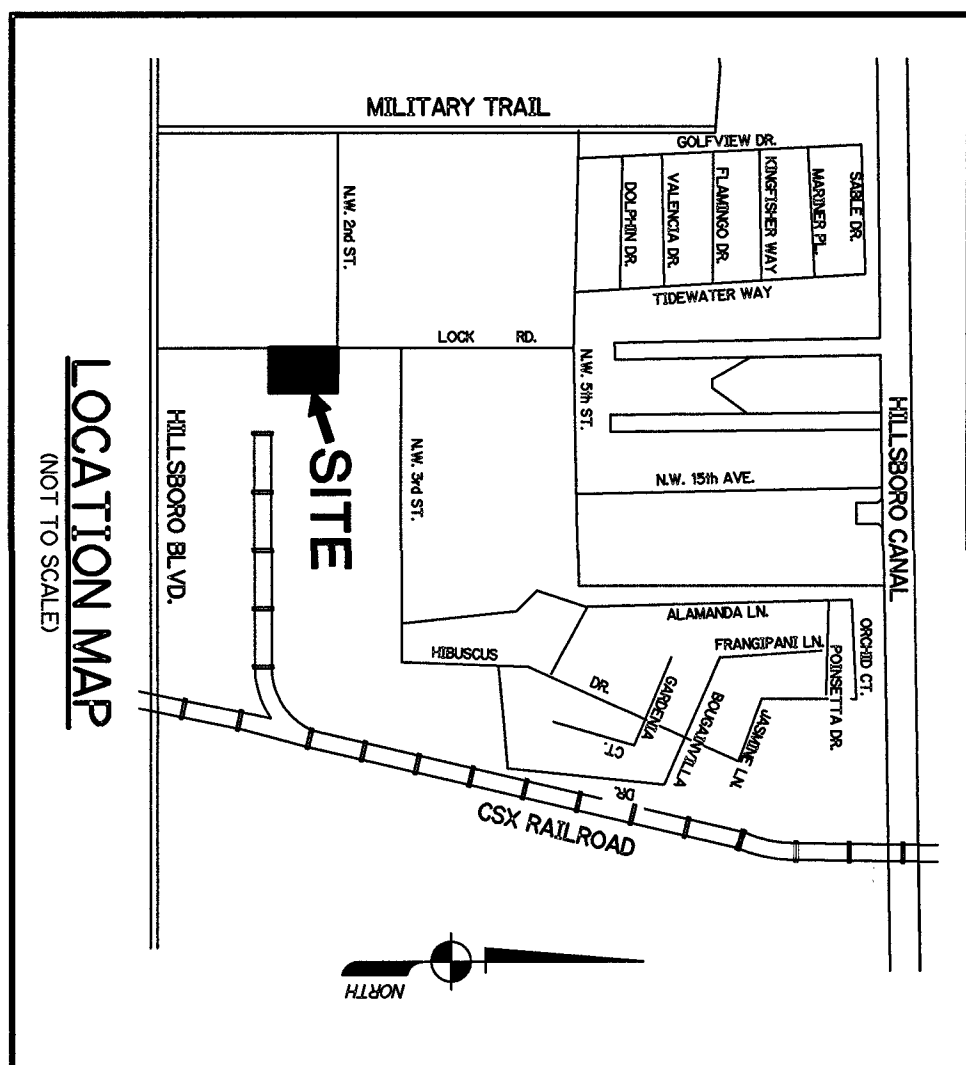
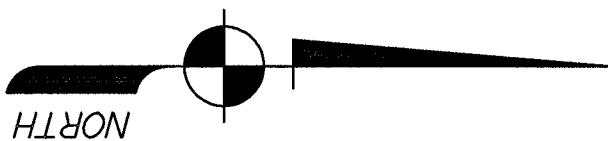
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS PROPERTY	AFFECTED AREA
No. 7 O.R.B. 5749/716	Yes	Not portio
No. 8 O.R.B. 6249/638	Yes	Not portio
No. 9 O.R.B. 6259/81	Yes	As shown
No. 12 O.R.B. 2305/205	Yes	Not portio

LEGEND

- BOLLARD
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- FINE CONNECTION
- FINE HYDRANT
- GAS ANCHOR
- HATCHED PARKING
- HATCHED FUTURE PARKING
- OVERHEAD WIRES
- STOP SIGN
- VALVE
- WOOD UTILITY POLE

EXISTING PARKING:

Regular Parking:	76
Handicap Parking:	4
Total:	80



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original red seal of a Florida licensed surveyor and notopier.
2. Lands shown hereon were not discovered by Avrom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment File No. 15052214 SC, prepared by Old Republic National Title Insurance Company, effective date MAY 28, 2015. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment and where applicable are shown on the survey. (SEE SURVEYOR'S REPORT #2)
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Angles and distances shown hereon are based on the deed or calculated based on SEABOARD SYSTEM RAILROAD PLAT (P.B. 126, PG. 34, B.C.R.).
6. The entire property described hereon lies within Flood Zone X, Community Panel No. 125101 0108 F, dated 8/18/92.
7. Property Address: 1981 Lock Road, Deerfield Beach, Florida.
8. Abandonment Legend: B.C.R. = Broward County Records; C. = Caledonia; G. = Centerline; G.S.S. = Government Survey; I.P. = Iron Pipe; J.R. = Iron Rod; L.B. = Licensed Business; M.S. = Measure; N.D. = Not a Deed; O.R.B. = Official Records Book; O/S = Offset; O.W. = Overhead Wires; P.B. = Plat Book; P.G. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right-of-Way; U.E. = Utility Easement; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

A parcel of land in Section 2, Township 48 South, Range 42 East, more particularly described as follows:
 Commence at the Northwest corner of Government Lot 2 of said Section 2, Township 48 South, Range 42 East, a distance of 708.23 feet to a point located in the East right-of-way line of Lock Road, as same is now located, constructed and used; thence South on an excluded angle (S.W. Quadrant) of 91° 08' 30", along the East right-of-way line of said Lock Road, a distance of 55 feet to the Point of Beginning of this description; thence continue South along the said East right-of-way line of Lock Road, a distance of 381.51 feet to a point; thence East on an included angle (N.E. Quadrant) of 90° 16' 10", a distance of 250.00 feet to a point; thence North on an included angle (N.W. Quadrant) of 89° 43' 50", a distance of 377.71 feet to a point; thence West on an included angle (S.W. Quadrant) of 91° 08' 30", a distance of 230.00 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida, containing 94,920 square feet, 2.1791 acres, more or less.

CERTIFIED TO:

List Industries, Inc., A Illinois corporation; Old Republic National Title Insurance Company; Womack, Boyle, Hardin & Simmons, P.A.

CERTIFICATION:

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as set forth in Chapter 55, Part 1, Florida Statutes, and that the field work was completed on May 21, 2015.

I HEREBY CERTIFY that the attached Boundary Survey of the herein described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 55, Part 1, Florida Statutes, through 55-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: _____

JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300



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SCALE 1" = 30'	REVISIONS	DATE	BY	CK
DATE 11/21/01	REVISED TITLE & CERTIFICATION	12/04/01	MMK	M.D.A.
BY M.M.K.	UPDATE EXISTING ALTA SURVEY	03/01/05	N.I.	M.D.A.
CK'D. M.D.A.	REVISION PER NEW TITLE COMMITMENT	02/22/05	N.E.	M.D.A.
F.B. 1015 PG. 01-03	REVISED CERTIFICATION	05/24/05	L.C.H.	M.D.A.
JOB NO.7004	UPDATE BOUNDARY SURVEY	05/21/2015	P.E.R.	J.T.D.
	REVISE PER COMMITMENT	06/15/2015	P.E.R.	J.T.D.

ALTA / ACSM LAND TITLE SURVEY
 "198 LOCK ROAD"
 A PORTION OF SECTION 2
 TOWNSHIP 48 SOUTH, RANGE 42 EAST
 CITY OF DEERFIELD BEACH
 BROWARD COUNTY
 FLORIDA