

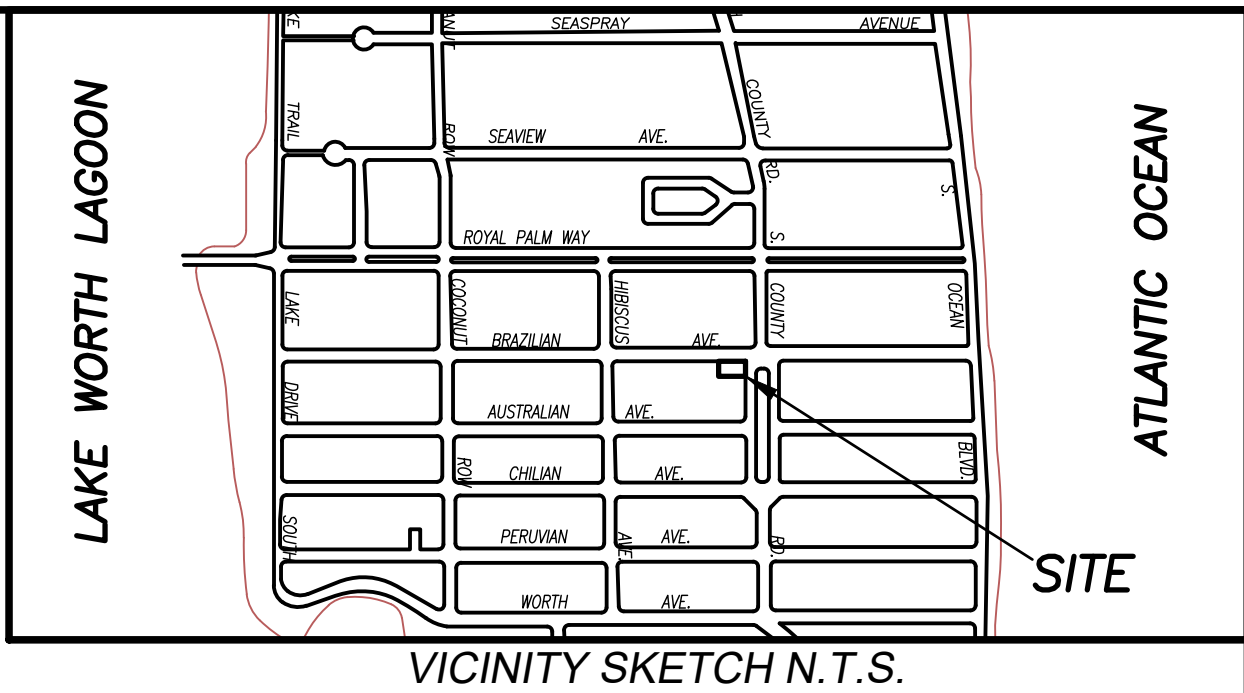
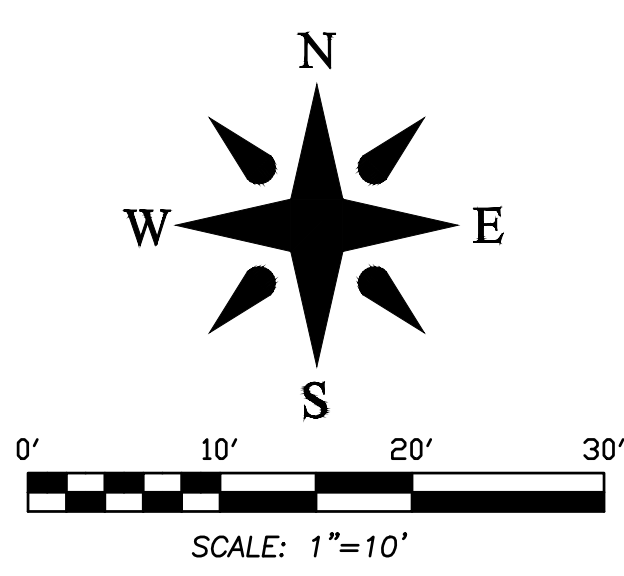
| TITLE COMMITMENT REVIEW | | | | | | |
|-------------------------|--------------------------------------|--|------------------------|----------------------------|-----------------|---------------------|
| CLIENT: | CSPB LLC | COMMITMENT NO. : 8024820 | DATE: NOVEMBER 4, 2019 | | | |
| REVIEWED BY: | CRAIG L. WALLACE | JOB NO. : 85-201.6 | | | | |
| B2 ITEM NO. | DOCUMENT | DESCRIPTION | AFFECTS AND PLOTTED | AFFECTS AND NOT PLOTT-ABLE | DOES NOT AFFECT | NOT A SURVEY MATTER |
| 1 TO 5 | N/A | Standard Exceptions | | | | |
| 6 | PB 4, PG 1 | Plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA | • | | | • |
| 7a | DB 22, PG 113 | Agreement with the West Palm Beach Telephone Company | | | • | |
| 7b | DB 124, PG 430 | As affected | | | • | |
| 8 | DB 580, PG 224 | Agreement by and between Oscar G. Davies and Clarissa A. Davies and the Edward U. Roddy Corp. | • | | | |
| 9 | ORB 4752, PG 288 | Restrictions, Covenants, Conditions and Easements set forth in the Deed of Scentic, Open Space and Architectural Facade Easements and Conservation Right | | • | | |
| 10 | ORB 4873, PG 150 ORB 6610, PG 502 | Certificate of Notification of Designation of Certain Properties as Landmarks | | | | • |
| 11 | ORB 20789, PG 1535 | Resolution No. 47-06 by the Town of Palm Beach | | | | • |
| 12 | ORB 26761, PG 1494 | Agreement not to Encumber or Transfer Property in favor of London PB Lender, LLC | | | | • |
| 13 | N/A | Rights of tenants | | | | • |

BOUNDARY SURVEY FOR: CSPB BRAZILIAN LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

CSPB BRAZILIAN LLC, a Florida limited liability company
Commonwealth Land Title Insurance Company
Jones Foster P.A.

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

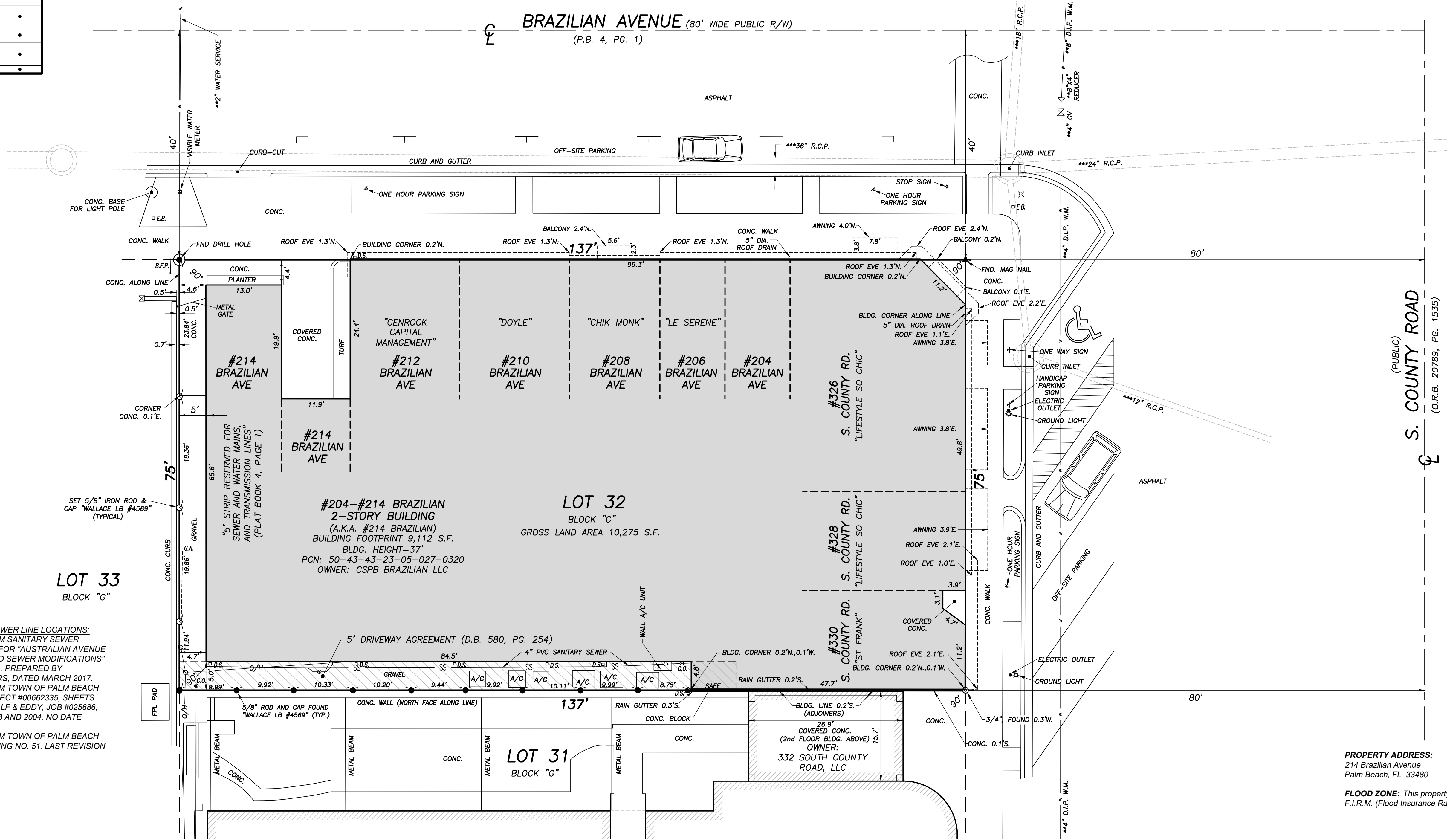


LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.I.P. = DUCTILE IRON PIPE
DS = DOWNSPOUT
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
G.A. = GUY ANCHOR
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O.S. = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.N. = PARCEL CONTROL NUMBER
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
W. = BASELINE
Q. = CENTERLINE
Q. Δ. = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
○ = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
○ = NAIL FOUND
○ = NAIL & DISK FOUND (AS NOTED)
○ = MAG NAIL & DISK SET (LB #4569)
○ = PROPERTY LINE
○ = UTILITY POLE
○ = FIRE HYDRANT
○ = WATER METER
○ = WATER VALVE
○ = LIGHT POLE
○ = PINE TREE
○ = SABAL PALM

SOURCES FOR WATER AND SANITARY SEWER LINE LOCATIONS:

- DENOTES INFORMATION TAKEN FROM SANITARY SEWER IMPROVEMENTS RECORD DRAWING FOR "AUSTRALIAN AVENUE PARKING LOT RECONSTRUCTION AND SEWER MODIFICATIONS" DRAWING NO. 43-43-23-09, SHEET C-1, PREPARED BY MOCK-ROOS CONSULTING ENGINEERS, DATED MARCH 2017.
- DENOTES INFORMATION TAKEN FROM TOWN OF PALM BEACH WATER MAINS - CONTRACT "B", PROJECT #00662335, SHEETS C-37 AND C-50, PREPARED BY METCALF & EDDY, JOB #025686, UNDATED, BUT REFERENCES TO 2003 AND 2004. NO DATE SHOWN FOR SIGNING SURVEYOR.
- DENOTES INFORMATION TAKEN FROM TOWN OF PALM BEACH WATER RESOURCES DIVISION DRAWING NO. 51. LAST REVISION DATE 5/18/07.



PROPERTY ADDRESS:
214 Brazilian Avenue
Palm Beach, FL 33480

FLOOD ZONE: This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

LEGAL DESCRIPTION:

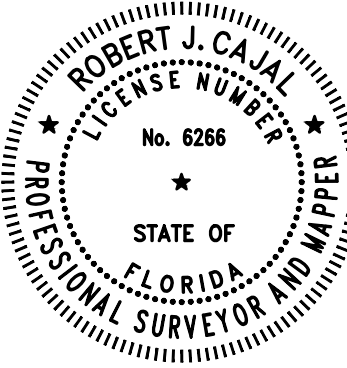
Lot 32, in Block G, of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof, recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 5/29/2024

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266



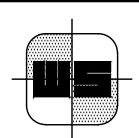
Digitally signed by
Robert J Cajal
Date: 2024.05.31
08:39:55 -04'00'

REVISIONS:

- 05/29/24 SURVEY AND TIE-IN UPDATE B.M./R.C. PB361/59 204840-SE
11/29/23 ADD 5' PLATTED EASEMENT ALONG WEST PROPERTY LINE
06/17/22 SURVEY AND TIE-IN UPDATE J.O./M.B. 85-201.10 PB334/81
10/31/20 ADDITIONAL LOCATIONS ALONG SOUTH PROPERTY LINE B.M./M.B. 85-201.8 PB302/40
04/21/20 TIE-IN UPDATE B.M./S.W. 85-206.7 PB293/31
12/02/19 SURVEY AND TIE-IN UPDATE B.M./M.B. 85-206.6 PB285/58
RECEIVED BY S.W. 85-201.3

BOUNDARY SURVEY FOR:

CSPB BRAZILIAN LLC,
A FLORIDA LIMITED LIABILITY COMPANY



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4086
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (961) 640-6551

| | | | | | | | |
|---------|------|---------|--------------|-----------|----------|------|----|
| FIELD: | B.M. | JOB NO: | 85-201.2 | F.B.: | PB269 | PG.: | 58 |
| OFFICE: | M.B. | DATE: | 12/17/18 | DWG. NO.: | 85-201-1 | | |
| C'D: | C.W. | REF: | 85-201-1.DWG | SHEET | 1 | OF | 1 |