

# ALTA/NSPS

I HAVE REVIEWED EACH OF THE INSURANCE COMPANY COMMITMENTS (HEREINAFTER REFERRED TO AS "COMMITMENTS"), DATED FEBRUARY 27, 2021, CONTAINED EXCEPT WHERE SHOWN OTHERWISE ON SOME OF THE COMMITMENTS, AND ALL OF THE RESTRICTED EXCEPTIONS REFERENCED IN SAID SCHEDULE. IN THE BELOW TABLE SHOWS IF SAID EXCEPTIONS ARE PLOTTED OR SHOWN BY REFERENCE.

COMMITMENT	IS IT PLOTTED OR SHOWN BY REFERENCE?
1. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
2. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
3. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
4. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
5. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
6. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
7. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
8. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
9. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
10. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
11. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
12. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
13. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
14. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
15. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
16. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
17. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
18. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
19. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
20. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
21. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
22. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
23. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
24. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
25. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
26. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
27. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
28. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
29. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
30. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
31. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
32. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
33. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
34. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
35. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
36. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
37. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
38. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
39. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO
40. ANY EXCEPTIONS TO THE SURVEY ARE SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF THE COUNTY RECORDS OF BROWARD COUNTY, FLORIDA.	NO

## REPORT OF SURVEY:

- TYPE OF SURVEY:**
- THIS SURVEY IS A PROFESSIONAL SURVEY FOR THE PURPOSES OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.
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## ALTA/NSPS

TO TC BRIDGE BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FRANK WENBERG, AND BLACK, P.L., AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD OPERATING PROCEDURES FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 8(b), 7(a), 7(c), 13, 15, 17 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/17/2021.

## LEGAL DESCRIPTION

### SECTION 19, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA

SECTION 19, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AS SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ORANGE STREET AS SHOWN ON THE APPROVED PLAT OF ORANGE PARK AND FRONT ON A LINE THAT IS 100 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 200, THENCE NORTH 89 DEGREES 05' 00" EAST ALONG SAID LINE A DISTANCE OF 80 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ORANGE STREET, AS SHOWN ON SAID PLAT OF ORANGE PARK, THENCE SOUTH 89 DEGREES 05' 00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ORANGE STREET, THENCE NORTH 89 DEGREES 05' 00" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 05' 00" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

### SECTION 20, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA

SECTION 20, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AS SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BLANCKE STREET AS SHOWN ON THE PLAT OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BLANCKE STREET AS SHOWN ON THE PLAT OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

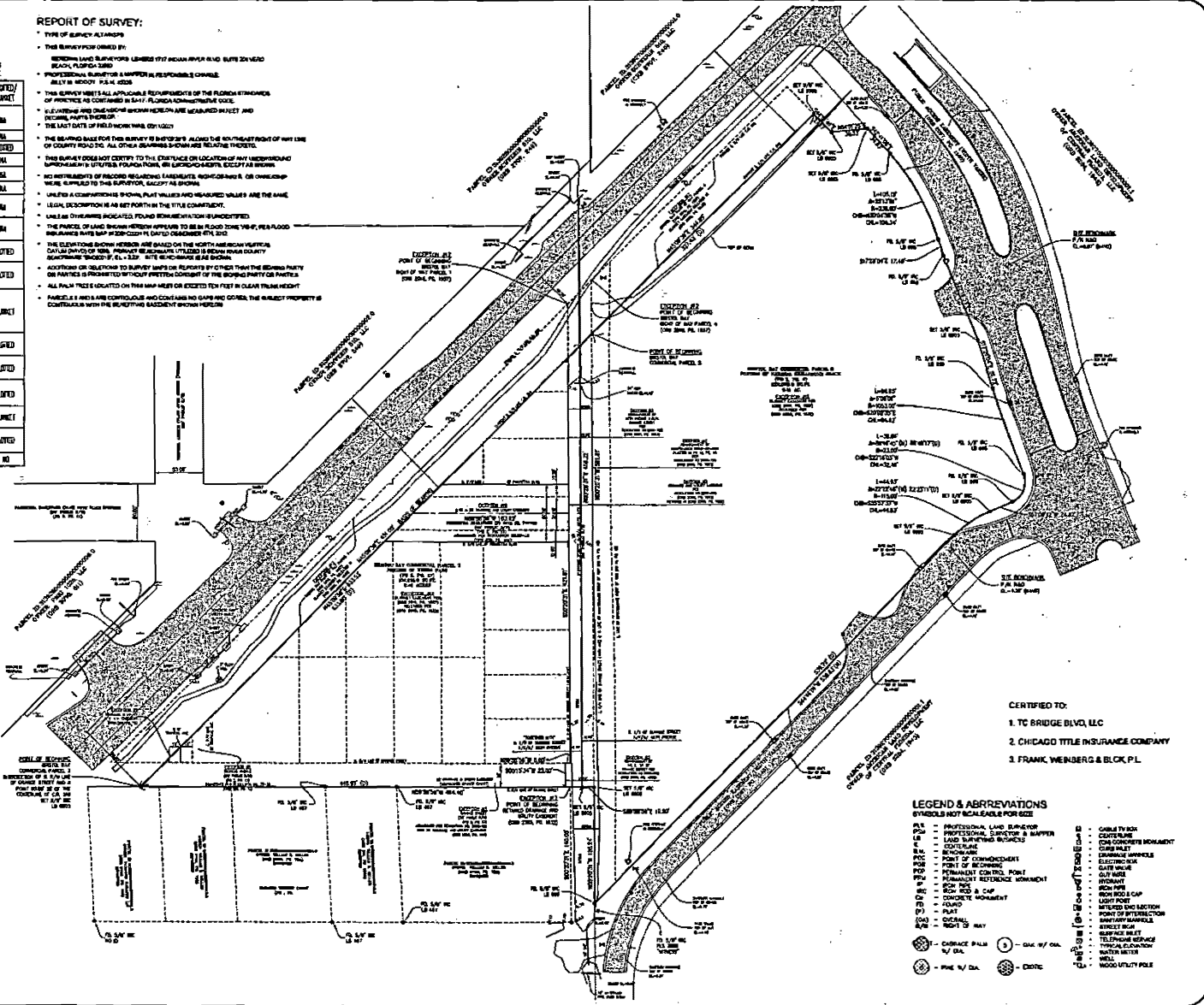
BEGAN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BLANCKE STREET AS SHOWN ON THE PLAT OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BLANCKE STREET AS SHOWN ON THE PLAT OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER BEING THE ENTIRE SURVEY OF THE ABOVE DESCRIBED SECTION 19 AND SECTION 20 OF TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AS SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER BEING THE ENTIRE SURVEY OF THE ABOVE DESCRIBED SECTION 19 AND SECTION 20 OF TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AS SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

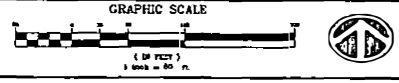
TOGETHER BEING THE ENTIRE SURVEY OF THE ABOVE DESCRIBED SECTION 19 AND SECTION 20 OF TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AS SHOWN BY REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 24N, RANGE 30E, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



- CERTIFIED TO:
- TC BRIDGE BLVD, LLC
  - CHICAGO TITLE INSURANCE COMPANY
  - FRANK, WENBERG & BLACK, P.L.

**MERIDIAN**  
 LAND SURVEYORS  
 1712 WEST 1ST AVENUE, SUITE 201  
 MIAMI BEACH, FL 33139  
 PHONE: 305-673-1111  
 EMAIL: INFO@M-LAND.COM

PROJ: 21-042  
 DATE: 01/17/21  
 SURVEYOR: PL 1428  
 CHECKED: PL 1428  
 SCALE: AS SHOWN  
 SHEET: 1 OF 1



PLAT OF SURVEY FOR  
 TC BRIDGE BLVD, LLC

NO.	DATE	TITLE & DESCRIPTION	BY
1	01/17/21	TITLE & DESCRIPTION	PL 1428

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PENCIL SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER NAMED BELOW.

FRANK WENBERG  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 1428  
 Date: 01/17/2021

CHICAGO TITLE INSURANCE COMPANY

SHEET 1 of 1