LEGAL DESCRIPTION

PARCEL A

BEING ALL OF PARCEL 3, BLACKBIRD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B

NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 386, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C

NON-EXCLUSIVE EASEMENT FOR IRRIGATION PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND AS MORE PARTICULARLY DESCRIBED IN THE SHARED IRRIGATION SYSTEM AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 397, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL D

NON-EXCLUSIVE EASEMENT FOR SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS RESERVED AND DESCRIBED IN PARAGRAPH 3(g) OF SECTION C OF EXHIBIT B ATTACHED TO THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 417, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL E

NON-EXCLUSIVE EASEMENT FOR SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS GRANTED BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 15039, PAGE 241, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN, THROUGH, UNDER AND OVER THE LAND DESCRIBED IN EXHIBIT A-1 ATTACHED THERETO.

CONTAINING 15.27 ACRES MORE OR LESS.

TABS

A. FLOOR AREA RATIO TAB:

1. THE FLOOR AREA OF THE SUBJECT PROPERTY, CALCUATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF PALM BEACH COUNTY, IS 182,267.5 SQ. FT.

2. THE LAND AREA OF THE SUBJECT PROPERTY IS 665,161.2 SQUARE FEET.

3. THE FLOOR-AREA RATIO OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF PALM BEACH COUNTY, IS 0.28.

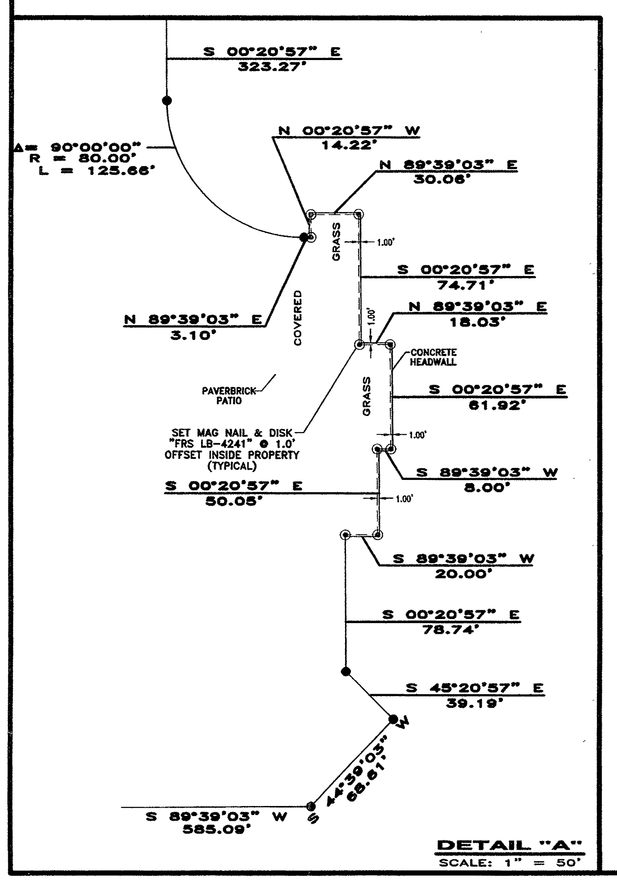
4. THE SUBJECT PROPERTY MEETS THE FLOOR AREA RATIO REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF PALM BEACH COUNTY RATIO OF 0.45.

B. PARKING TAB:

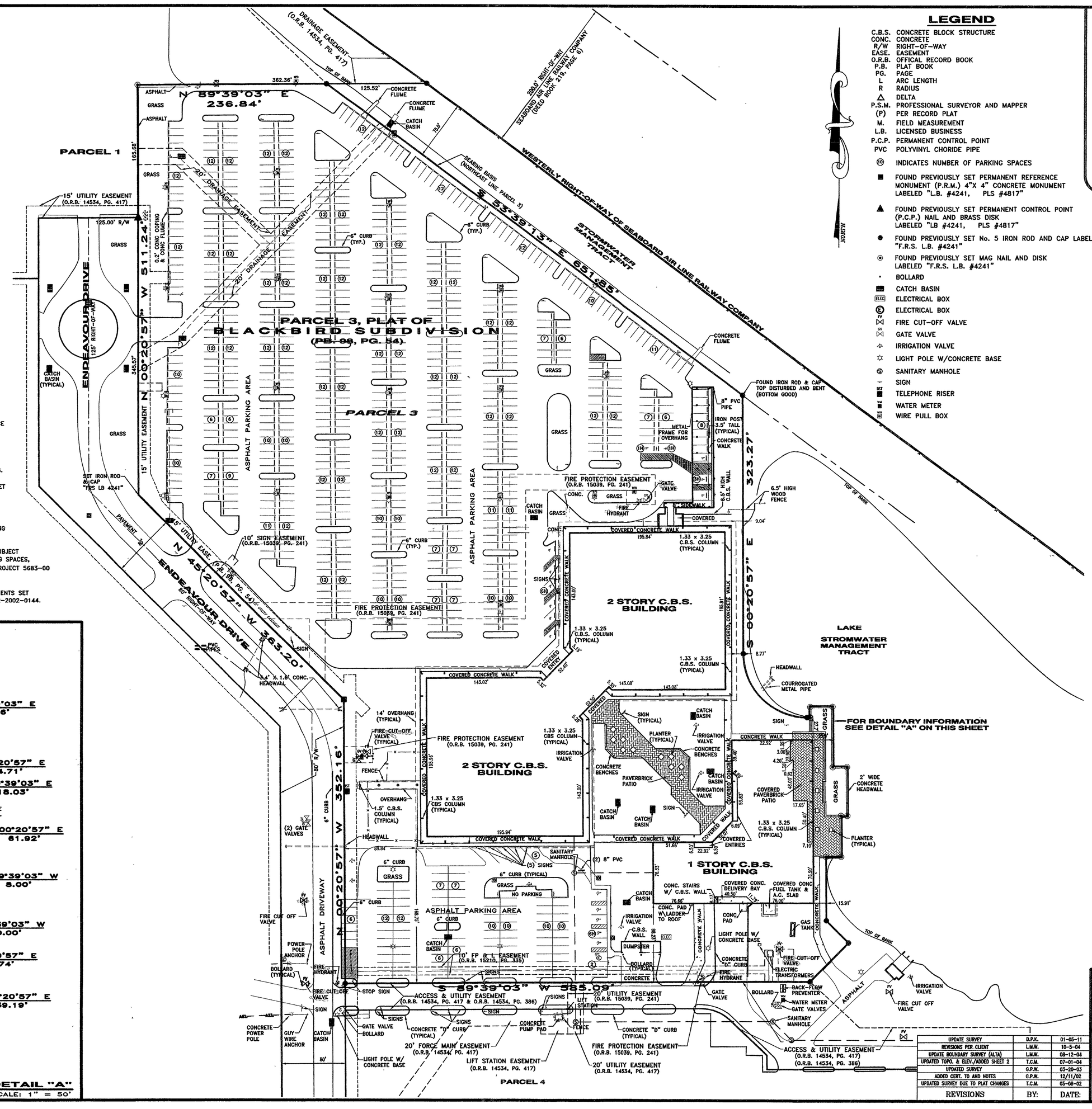
1. THERE EXIST 899 REGULAR PARKING SPACES AND 17 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

2. THE ZONING ORDINANCE OF PALM BEACH COUNTY REQUIRES THAT THE SUBJECT PROPERTY HAVE 879 REGULAR PARKING SPACES AND 15 HANDICAPPED PARKING SPACES, CALCULATED AS FOLLOWS: SEE APPROVED PALM BEACH COUNTY SITE PLAN PROJECT 5683-00 PETITION NO. 01-009A, RESOLUTION NO. R-2002-0144.

3. THE SUBJECT PROPERTY DOES NOT MEET THE CURRENT PARKING REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF PALM BEACH COUNTY RESOLUTION NO. R-2002-0144.

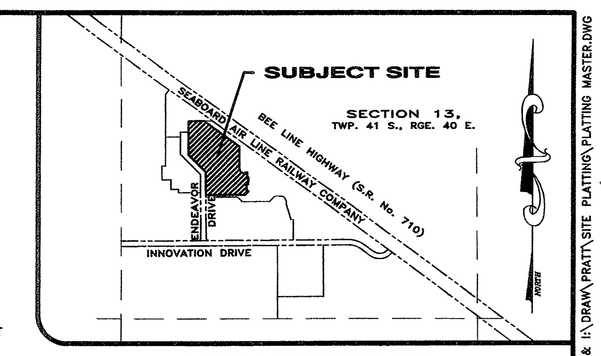


DETAIL "A"
SCALE: 1" = 50'



LEGEND

C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
EASE.	EASEMENT
O.R.B.	OFFICAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
L	ARC LENGTH
R	RADIUS
Δ	DELTA
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
(P)	PER RECORD PLAT
M.	FIELD MEASUREMENT
L.B.	LICENSED BUSINESS
P.C.P.	PERMANENT CONTROL POINT
PVC	POLYVINYL CHORIDE PIPE
(10)	INDICATES NUMBER OF PARKING SPACES
■	FOUND PREVIOUSLY SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"X 4" CONCRETE MONUMENT LABELED "L.B. #4241, PLS #4817"
▲	FOUND PREVIOUSLY SET PERMANENT CONTROL POINT (P.C.P.) NAIL AND BRASS DISK LABELED "LB #4241, PLS #4817"
●	FOUND PREVIOUSLY SET No. 5 IRON ROD AND CAP LABELED "F.R.S. L.B. #4241"
⊙	FOUND PREVIOUSLY SET MAG NAIL AND DISK LABELED "F.R.S. L.B. #4241"
•	BOLLARD
	CATCH BASIN
ELEC	ELECTRICAL BOX
E	ELECTRICAL BOX
FCV	FIRE CUT-OFF VALVE
GV	GATE VALVE
	IRRIGATION VALVE
	LIGHT POLE W/CONCRETE BASE
S	SANITARY MANHOLE
	SIGN
	TELEPHONE RISER
WM	WATER METER
	WIRE PULL BOX



LOCATION MAP
NOT TO SCALE

CERTIFY TO:

AQUILA PROPERTY COMPANY
CHICAGO TITLE INSURANCE COMPANY
HOLLAND & KNIGHT, LLP
FOWLER WHITE BURNETT P.A.
CITIGROUP GLOBAL MARKETS REALTY CORP.
WEISS GROUP, INC.

LAND SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO THE NORTHEAST LINE OF PARCEL 3, PLAT OF BLACKBIRD SUBDIVISION (P.B. 98, PG. 54). LINE IS SAID TO BEAR SOUTH 53°39'13" EAST, ALL OTHER BEARINGS ARE REVALTIVE THERETO.

2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.

3. THE PROPERTY LIES WITHIN ZONE B OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANAL NO. 120192 0050 B, BEARING AN EFFECTIVE DATE OF OCTOBER 15, 1982.

4. THE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES SHOWN HEREON ARE ACCORDING TO THE TITLE COMMITMENT REPORT PREPARED BY: CHICAGO TITLE INSURANCE COMPANY, CUSTOMER REFERENCE No. 300405726, DATED AUGUST 27, 2004, @ 11:00 PM. RIGHT-OF-WAYS AND ENCUMBRANCES CONTAINED THEREIN OF A PLOTTABLE NATURE ARE SET FORTH IN THIS SURVEY.

5. DESCRIBED PARCEL IS SUBJECTED TO THE TERMS AND AGREEMENTS AS SET FORTH IN THE FOLLOWING DOCUMENTS: D.B. 1165, PAGE 379; O.R.B. 854, PAGE 1126; O.R.B. 11, PAGE 525; O.R.B. 1005, PAGE 113; O.R.B. 14520, PAGE 1130; O.R.B. 14534, PAGE 405; O.R.B. 14534, PAGE 397; O.R.B. 14652, PAGE 1598; O.R.B. 15559, PAGE 865; O.R.B. 15559, PAGE 880; O.R.B. 15559, PAGE 887; O.R.B. 15559, PAGE 890; O.R.B. 15035, PAGE 265; O.R.B. 15039, PAGE 278; O.R.B. 14555, PAGE 267; THIS ITEMS ARE OF A NON PLOTTABLE NATURE.

LAND SURVEYOR'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES TO AQUILA PROPERTY COMPANY, CITIGROUP GLOBAL MARKETS REALTY CORP. AND ITS SUCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY, (THE "TITLE COMPANY"): THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA, THAT THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND ON AUGUST 12, 2004 THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF FLORIDA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1999 AND MEETS THE ACCURACY REQUIREMENTS OF AN "URBAN" SURVEY AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3 AND 4 AND SHOWS THE SIZE AND LOCATION OF ITEMS 6, 7(A), 7(B)(1), 7(B)(2), 7(B)(C), 8-11(A), 14 AND 16 (APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PROPERTY, AS HEREINAFTER DEFINED) OF TABLE A THEREOF; THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE 15.27 ACRE TRACT KNOWN AS 15430 ENDEAVOUR DRIVE (THE "PROPERTY") SHOWN THEREON; THAT THE PROPERTY IS A SEPARATE TAX LOT; AND THAT THE PROPERTY IS A SEPARATELY SUBDIVIDED TRACT; THAT ALL UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, ENTER SAID TRACT THROUGH ADJOINING PUBLIC STREETS AND DO NOT RUN THROUGH OR UNDER ANY BUILDINGS OR IMPROVEMENTS NOT LOCATED ON THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES OR REGULATIONS WITH REFERENCE TO THE LOCATION OF ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATED ON THE PROPERTY AND THE NUMBER AND CONFIGURATION OF PARKING SPACES EXCEPT SHOWN ON SURVEY; THAT THE RECORD DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PROPERTY; THAT THERE ARE NO OTHER EASEMENT OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN, AND NO ENCROACHMENTS ONTO SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATETD ON ADJOINING PREMISES; THAT SAID PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREAS; AND THAT ALL ROADS, STREETS AND HIGHWAYS SHOWN THEREIN ARE COMPLETED AND DEDICATED PUBLIC STREET OR STREETS KNOWN AS ENDEAVOUR DRIVE; AND THAT THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE COMMITMENT NUMBER 300405726 ISSUED BY THE TITLE COMPANY WITH RESPECT TO THE PROPERTY AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

BY:_____
GARY P. WILLIAMS, R.L.S.
FLORIDA CERTIFICATION NO. 4817
FOR THE FIRM

REVISIONS	BY:	DATE:
UPDATE SURVEY	D.P.K.	01-05-11
REVISIONS PER CLIENT	L.M.W.	10-5-04
UPDATE BOUNDARY SURVEY (ALTA)	L.M.W.	08-12-04
UPDATED TOPO. & ELEV./ADDED SHEET 2	T.C.M.	07-01-04
UPDATED SURVEY	G.P.W.	05-20-03
ADDED CERT. TO AND NOTES	G.P.W.	12/11/02
UPDATED SURVEY DUE TO PLAT CHANGES	T.C.M.	05-08-02

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33409
PHONE (561) 478-7178 FAX (561) 478-7922

SCALE: 1" = 60'	DRAWN BY: T.C.M.	F.B.	CADD REF.
DATE: 11-06-01	APPR. BY: G.P.W.	PG.	JOB NUMBER: D2K-021N

ALTA/ACSM LAND TITLE SURVEY OF PARCEL 3

SHEET 1 OF 1

X-REF: I:\DRAW\PRATT\MAINBND.DWG & I:\DRAW\PRATT\SITE PLATTING\PLATTING MASTER.DWG

T:\Draw\PRATT\Site Platting\Boundary Survey\AOB Parcel Shi 01 update.dwg 2/4/2011 3:10:48 PM EST