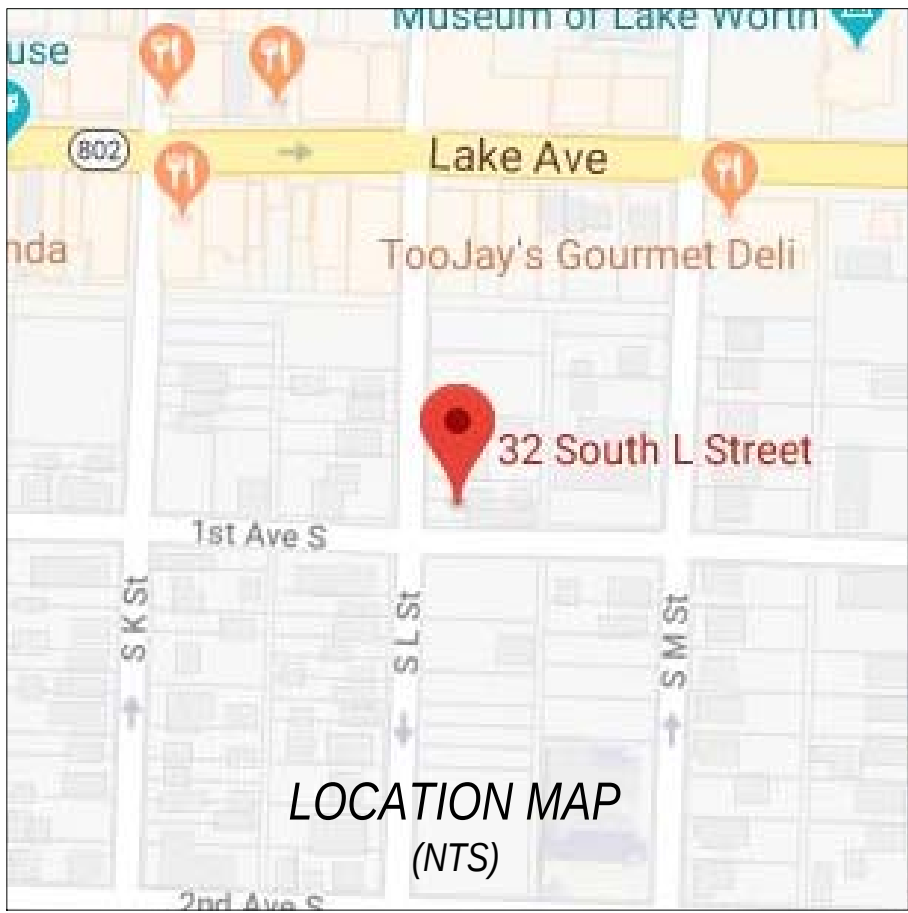
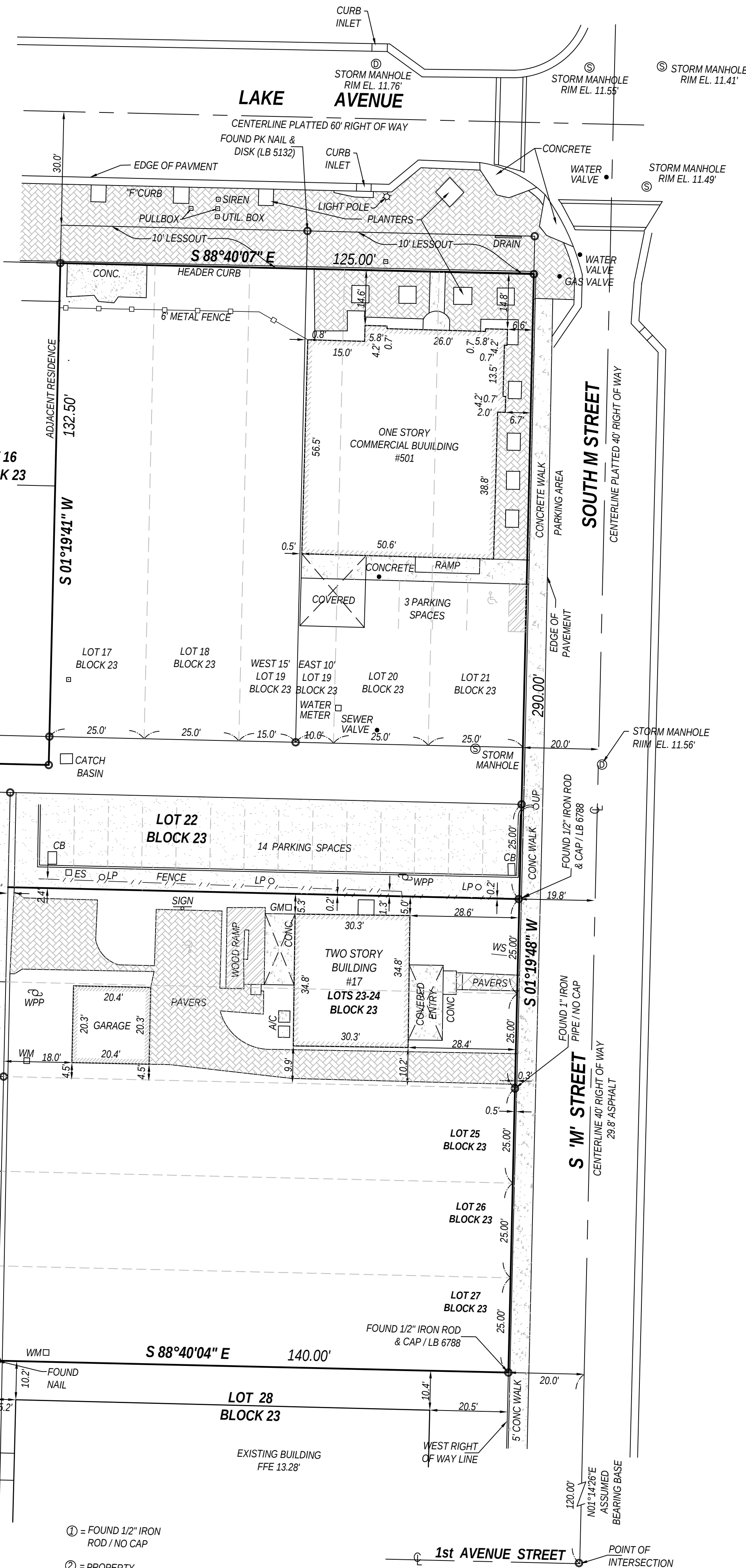




PROPERTY ADDRESS:
501 LAKE AVENUE
509 LAKE AVENUE
13 S. M STREET
17 S. M STREET
23 S. M STREET
16 S. L STREET
20 S. L STREET
24 S. L STREET
26 S. L STREET
30 S. L STREET
32 S. L STREET
LAKE WORTH BEACH, FL 33460

FLOOD ZONE: "X"
PANEL NO.: 12099C 0781G
DATE: DECEMBER 20, 2024

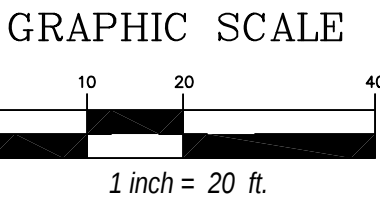
CERTIFIED TO:
SUNSHINE LAKE WORTH DEVELOPMENT, LLC
GOREN, CHEROF, DOODY & EZROL, PA
OLD REPUBLIC TITLE INSURANCE COMPANY
CITY OF LAKE WORTH BEACH
LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



- ① = FOUND 1/2" IRON ROD / NO CAP
② = PROPERTY CORNER
③ = CONCRETE MONUMENT
④ = FOUND 1/2" IRON PIPE / NO CAP

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
8. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

ABBREVIATIONS
CL CENTERLINE
CONC CONCRETE
COV COVERED
WPP WOOD POWER POLE
UP UTILITY POLE
CB CATCH BASIN
EM ELECTRIC METER
LP LIGHT POLE
ES ELECTRIC SERVICE



LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 10 FEET OF LOT 19, AND ALL OF LOTS 20 AND 21, IN BLOCK 23, OF THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM, THE NORTH 10 FEET OF ALL THE ABOVE LOTS AS CONVEYED TO THE CITY OF LAKE WORTH IN DEED BOOK 553, PAGES 236 AND 242, FOR ROAD PURPOSES.
PARCEL 2:
LOTS 17 AND 18 AND THE WEST 15 FEET OF LOT 19, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM, THE NORTH 10 FEET OF ALL THE ABOVE LOTS AS CONVEYED TO THE CITY OF LAKE WORTH, FLORIDA, IN DEED BOOK 553, PAGE 236 AND DEED BOOK 553, PAGE 241, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 3:
LOT 22, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 4:
LOTS 23 AND 24, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:
LOTS 25, 26 AND 27, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 6:
LOT 1, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 7:
LOT 2, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 8:
LOTS 3 AND 4, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 9:
LOT 5, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 10:
LOTS 6, 7 AND 8, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 11:
LOTS 9 AND 10, BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
A PORTION OF BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID PORTION BEING CONTAINED WITHIN THE ALLEYWAYS EXISTING WITHIN SAID BLOCK 23, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 23, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A 15 FEET WIDE ALLEYWAY; THENCE PROCEED ALONG THE EAST LINE OF SAID ALLEYWAY (ALSO BEING THE WEST RIGHT OF WAY LINE OF SOUTH 'M' STREET) N01°19'48"E A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF LOT 21, BLOCK 23; THENCE PROCEED N88°40'04"W ALONG THE SOUTH LINES OF LOTS 17, 18, 19, 20, AND 21, 100.00' TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 17; THENCE PROCEED S01°19'56"W ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 17 A DISTANCE OF 7.50 FEET, TO A POINT ON THE CENTERLINE OF SAID 15 FEET WIDE ALLEYWAY; THENCE PROCEED ALONG SAID CENTERLINE N88°40'04"W A DISTANCE OF 155.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 'L' STREET; THENCE PROCEED S01°19'56"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 7.50 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 23; THENCE PROCEED S88°40'04"E ALONG SAID NORTH LINE OF LOT 10 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BING THE NORTHWEST CORNER OF A 10 FEET WIDE ALLEYWAY; THENCE PROCEED S01°19'56"W ALONG SAID WEST LINE, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FIRST AVENUE SOUTH, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 23; THENCE PROCEED ALONG SAID NORTH RIGHT OF WAY S88°40'04"E A DISTANCE OF 5.00 FEET TO THE CENTERLINE OF SAID 10.00 FEET WIDE ALLEYWAY; THENCE PROCEED ALONG SAID CENTERLINE N01°19'56"E A DISTANCE OF 100.00 FEET; THENCE PROCEED S00°40'04"E ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 27, BLOCK 23, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE PROCEED ALONG THE EAST LINE OF SAID 10.00 FEET WIDE ALLEYWAY N01°19'56"E A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 22, BLOCK 23; THENCE PROCEED ALONG THE NORTH LINE OF SAID LOT 22, S88°40'04"E A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 22 AND THE POINT AND PLACE OF BEGINNING.



PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

BOUNDARY and TOPOGRAPHIC SURVEY

SIGNED:
DOUG WALKER, LICENSED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

25-0021 S18010065	UPDATED AREA ADD. INFO UPDATE / TOPO ADD LOT 17-21 ALL LOTS BOUNDARY SURVEY PURPOSE	SP JRJ JRJ PPICG FIELD	CD JH DPK DPK CD CD CD CD	01-25-25 08-02-24 05-03-24 04-25-24 11-05-19 09-24-18 08-15-17 DATE
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EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 1 OF 2

DESCRIPTION :

A PORTION OF BLOCK 23, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PORTION BEING CONTAINED WITHIN THE ALLEYWAYS EXISTING WITHIN SAID BLOCK 23, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 23, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A 15 FEET WIDE ALLEYWAY; THENCE PROCEED ALONG THE EAST LINE OF SAID ALLEYWAY (ALSO BEING THE WEST RIGHT OF WAY LINE OF SOUTH 'M' STREET) N01°19'48"E A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF LOT 21, BLOCK 23; THENCE PROCEED N88°40'04"W ALONG THE SOUTH LINES OF LOTS 17, 18, 19, 20, AND 21, 125.00 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID LOT 17; THENCE PROCEED S01°19'56"W ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 17 A DISTANCE OF 7.50 FEET, TO A POINT ON THE CENTERLINE OF SAID 15 FEET WIDE ALLEYWAY; THENCE PROCEED ALONG SAID CENTERLINE N88°40'04"W A DISTANCE OF 155.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 'L' STREET; THENCE PROCEED S01°19'56"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 7.50 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 23 AND BEING THE SOUTH LINE OF SAID 15 FEET WIDE ALLEYWAY; THENCE PROCEED S88°40'04"E ALONG SAID LINE A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING THE NORTHWEST CORNER OF A 10 FEET WIDE ALLEYWAY; THENCE PROCEED S01°19'56"W ALONG THE WEST LINE OF SAID 10 FEET WIDE ALLEY, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FIRST AVENUE SOUTH, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 23; THENCE PROCEED ALONG SAID NORTH RIGHT OF WAY S88°40'04"E A DISTANCE OF 5.00 FEET TO THE CENTERLINE OF SAID 10.00 FEET WIDE ALLEYWAY; THENCE PROCEED ALONG SAID CENTERLINE N01°19'56"E A DISTANCE OF 100.00 FEET; THENCE PROCEED S88°40'04"E ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 27, BLOCK 23, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE PROCEED ALONG THE EAST LINE OF SAID 10.00 FEET WIDE ALLEYWAY N01°19'56"E A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 22, BLOCK 23; THENCE PROCEED ALONG THE NORTH LINE OF SAID LOT 22, S88°40'04"E A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 22 AND THE POINT AND PLACE OF BEGINNING.

CONTAINING 5074.48 SQUARE FEET±.

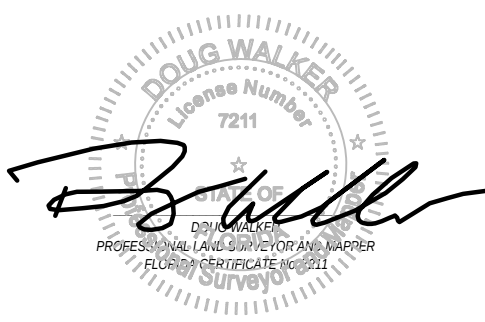
SURVEYORS' NOTES:

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

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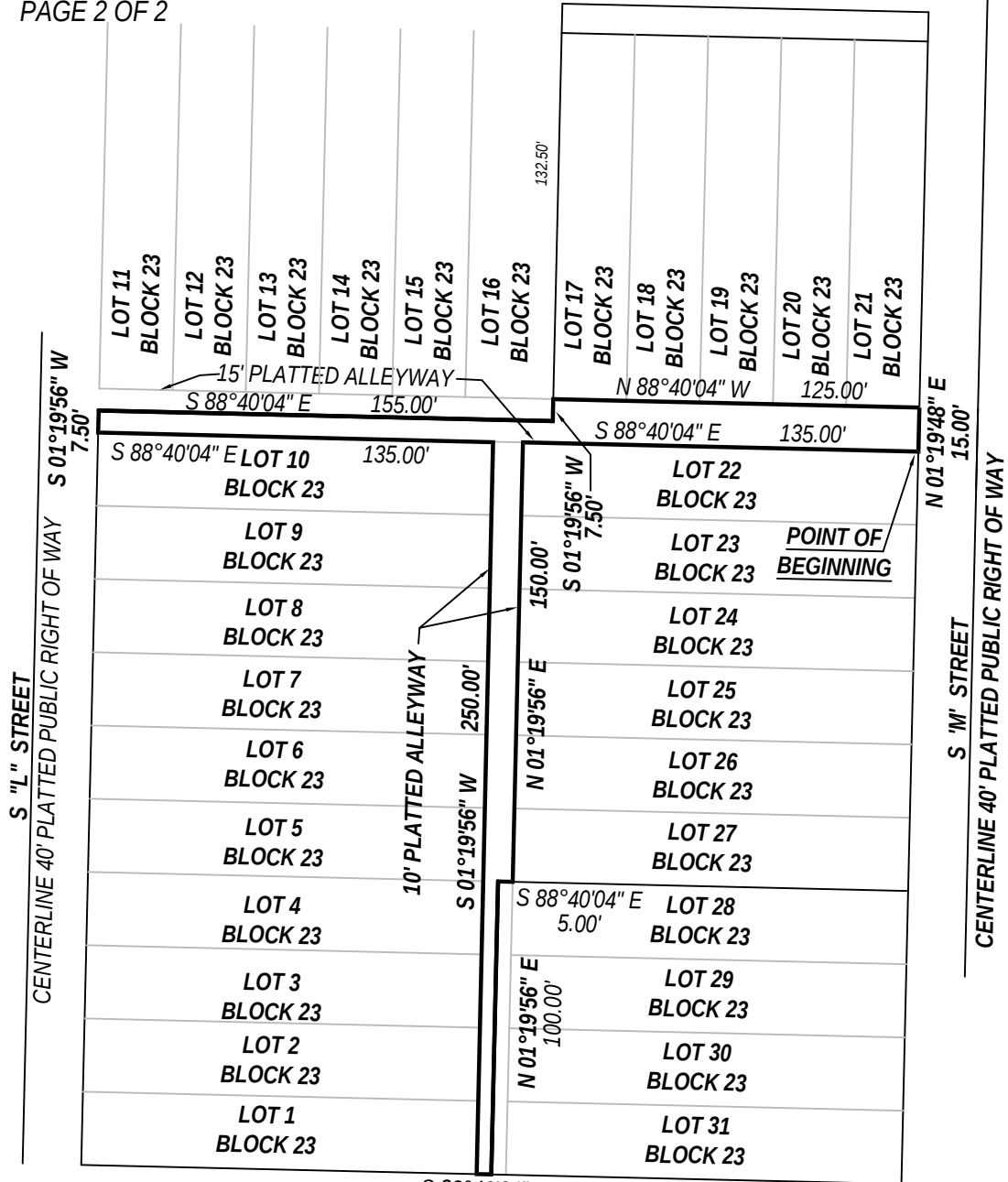


DATE: 02-07-25

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

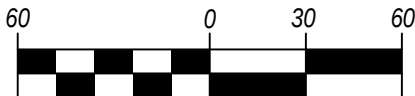
LAKE AVENUE
 CENTERLINE PLATTED 60' PUBLIC RIGHT OF WAY

PAGE 2 OF 2



GRAPHIC SCALE

1st AVENUE SOUTH



1 INCH = FT. 60



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DATE: 02-07-25