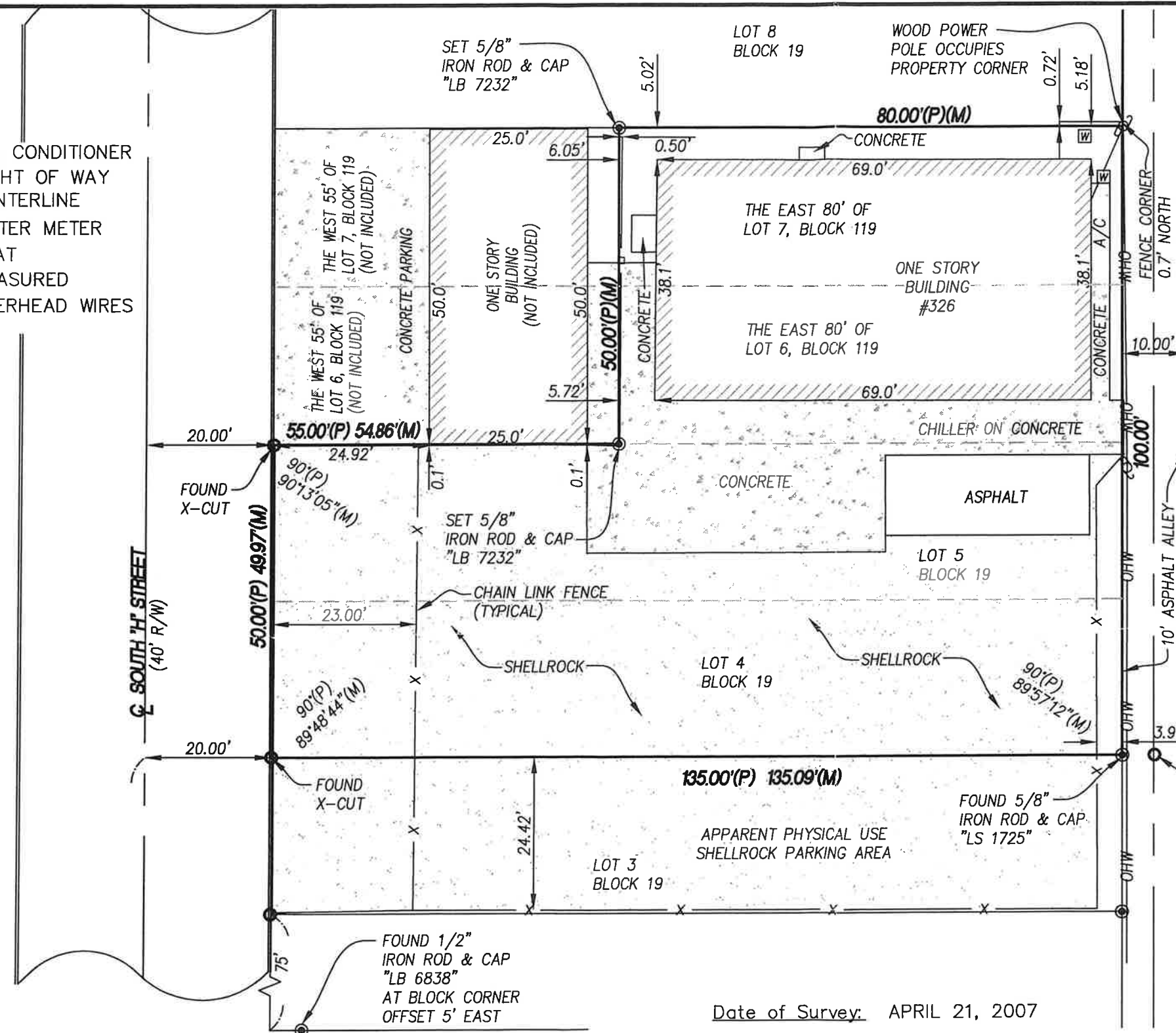
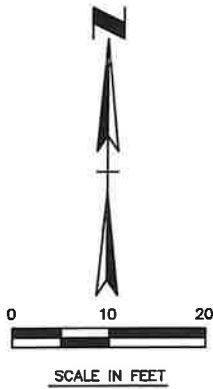


LEGEND

- A/C = AIR CONDITIONER
- R/W = RIGHT OF WAY
- ⊕ = CENTERLINE
- ⊞ = WATER METER
- (P) = PLAT
- (M) = MEASURED
- OHW = OVERHEAD WIRES



BOUNDARY SURVEY

DESCRIPTION

LOT(S) 4 AND 5, AND THE EAST 80 FEET OF LOT(S) 6 AND 7, BLOCK 119, THE PALM BEACH FARMS CO., PLAT NO. 2, TOWNSITE OF LUCERNE, N/K/A LAKE WORTH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 29. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

This drawing and the prerequisite field survey have been prepared to conform with the applicable Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

Thomas E. Whidden
Professional Surveyor and Mapper
Florida License Number LS6225

Date of Survey: APRIL 21, 2007

Property Address:
326 SOUTH H STREET
LAKE WORTH, FL 33460

This Survey is for the benefit of only the following parties:

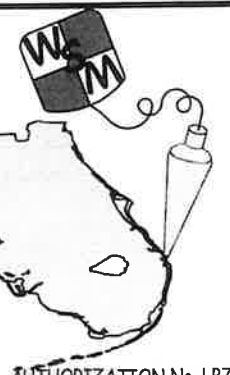
- 1) BARRY L. JOHNSON
- 2) WACHOVIA BANK, N.A., COMMERCIAL LOAN SERVICING DEPT. its successors and/or assigns as their interests may appear
- 3) FLAGLER TITLE COMPANY
- 4) CHICAGO TITLE INSURANCE COMPANY

SURVEYORS' NOTES

1. BEARINGS BASE: RELATIVE TO THE CENTERLINE OF SOUTH H STREET.
2. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "C" PANEL# 1202130002 C DATED: 9/30/1982
3. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS INVALID.
5. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
6. EQUIPMENT USED: TOPCON GTP 3005W, ELECTRONIC TOTAL STATION.
7. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
8. SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.

WHIDDEN SURVEYING & MAPPING, INC.

8100 Belvedere Road
Suite #13
West Palm Beach, Florida 33411
Phone: (561) 790-5515
Fax: (561) 790-6557



AUTHORIZATION No. LB7232

Justification Statement

Dear City of Lake Worth Beach

The purpose of this project is to provide minor auto repair. There are two lots Lot 1: 0.2468 and Lot 2: 0.0775, for a total of 14,126.51 sq ft. All repairs will be performed inside the building like routine servicing of cars and trucks, such as oil changes, tire rotation, diagnosing and transmissions maintenance in all types of cars.

The lot will meet landscaping requirements with healthy plants, trees, and hedges. It will have a planting area with shade trees planted every twenty-five linear feet in the center. Also, hedges will be maintained within the required planting area.

There are no residential properties within 25 feet of the property. The closest residential lot is at the corner of S. H Street and 4th Ave S., but it is farther than 25 feet. That house has been recently demolished and now sits as a vacate lot. As far as the facing for the property we will be keeping the same chain link fence it has currently and we will be adding privacy fence slat.

The property will house more than 16 parking spaces. All vehicles will be parked in designated areas, except for vehicles dropped off by customers or vehicles placed for temporary customer pickup in parking spaces designated on an approval site and it will not exceed 24 hours. All parking will be used within our property line.

The Hours of operation for this business will be from 8am to 6pm. No outdoor storage will be needed because we are only doing minor repairs.

Sincerely,

Sergio R. Molina Rivera
CEO of Molina Auto Repair