

NOTES:

- 1. THE SUBJECT PROPERTY IS TRACT 1 OF 'DELRAY COMMONS' AS RECORDED IN PLAT BOOK 85 PAGE 183 AND BEING THE LANDS OF KP DELRAY, LLC AS RECORDED IN OFFICIAL RECORD BOOK 32526 PAGE 1482 AMONG THE LAND RECORDS OF PALM BEACH COUNTY AND HAVING A PARCEL CONTROL NUMBER OF 142-42-46-14-24-002-0000 PER THE PALM BEACH COUNTY PROPERTY APPRAISER.
2. AREA: 312,999 SQUARE FEET OR 1.182 ACRES (MEASURED) 1.18 ACRES (PLAT)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON NOVEMBER 27, 2023 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS.
6. THE PROPERTIES ARE LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED 'FIRM, FLOOD INSURANCE RATE MAP, PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 978 OF 1200', MAP NUMBER 12099C0978F, WITH A MAP EFFECTIVE DATE OF OCTOBER 5, 2017.
7. PARKING: 290 STANDARD 11 ADA 301 TOTAL SPACES
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, WALLS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. THERE WAS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTIES THAT ARE NOT SHOWN.
12. TRACT 1 HAS ACCESS ALONG ATLANTIC AVENUE - STATE ROAD 806 AND MILITARY TRAIL. SEE LOCATIONS LABELED 'ACCESS'.
13. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
14. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=40' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
15. © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

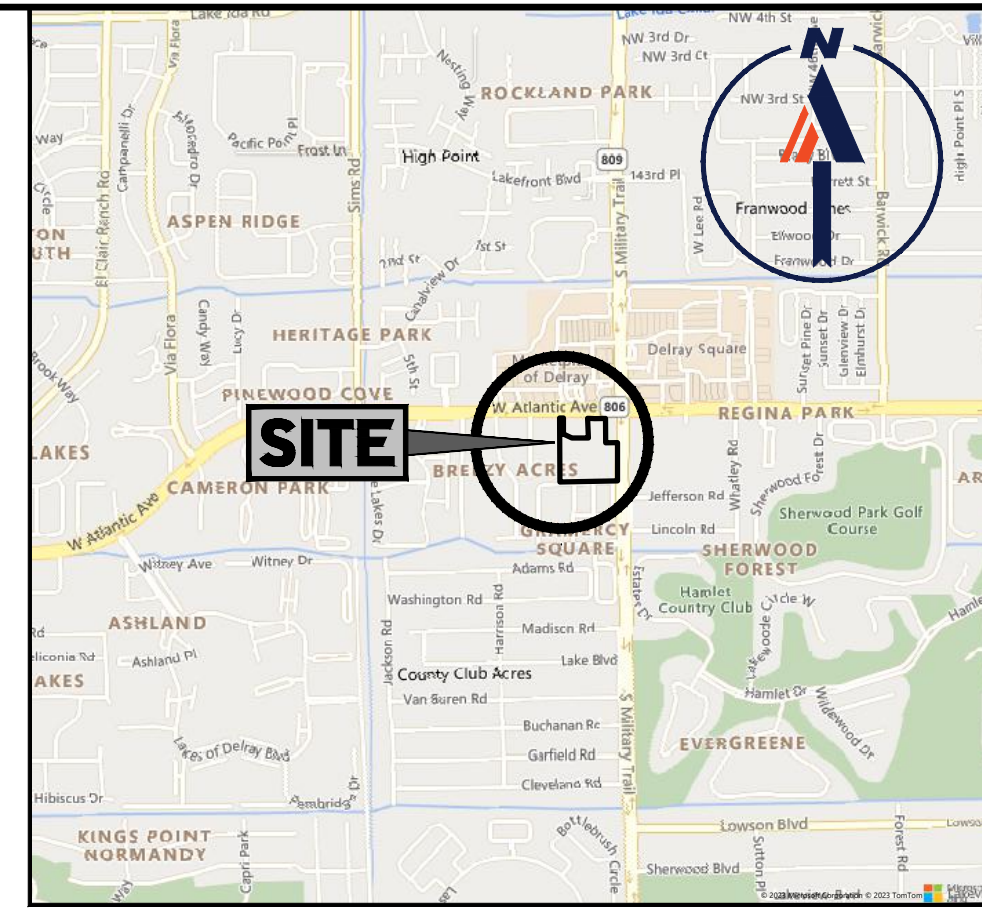
TITLE DESCRIPTION

TRACT 1, OF DELRAY COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AND THE COMMON AREA IMPROVEMENTS FOR INGRESS, EGRESS, PARKING AND DRAINAGE FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THAT CERTAIN RECIPROCAL CROSS INGRESS AND EGRESS, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED JUNE 14, 1999 IN OFFICIAL RECORDS BOOK 11169, PAGE 1360, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 30589, PAGE 176, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND UPON THE PROPERTY DESCRIBED ON EXHIBIT B OF SAID INSTRUMENT. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PYLON SIGN AS CONTAINED IN SIGN EASEMENT AGREEMENT RECORDED MAY 24, 2000 IN OFFICIAL RECORDS BOOK 11797, PAGE 1224, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND UPON THE PROPERTY DESCRIBED ON EXHIBIT B OF SAID INSTRUMENT. TOGETHER WITH NON-EXCLUSIVE APPURTENANT EASEMENTS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1360, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE NOTES:

THIS SURVEY IS PREPARED IN REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY BRETT G. MARCUS, ESQ., GENERAL COUNSEL/SENIOR VICE PRESIDENT OF PEBB ENTERPRISE, PROVIDED TO BOHLER ON NOVEMBER 28, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING PERMITTED EXCEPTIONS TO TITLE.

- 7. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF DELRAY COMMONS, RECORDED IN PLAT BOOK 85, PAGE 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECT TRACT 1, DOCUMENT CREATES TRACT 1, EASEMENT SHOWN.
8. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS [BOOK 3544, PAGE 223], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECTS TRACT 1, EASEMENT SHOWN.
9. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORD [BOOK 3544, PAGE 227], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS INSURED EASEMENTS); AFFECTS TRACT 1, EASEMENTS SHOWN.
10. RIGHT-OF-WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN OFFICIAL RECORDS [BOOK 3631, PAGE 729], AS PARTIALLY RELEASED IN OFFICIAL RECORDS [BOOK 6436, PAGE 1331] OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO FEE AND EASEMENT PARCELS); AFFECTS TRACT 1, EASEMENT SHOWN.
11. REMOVAL EL. AGREEMENT FOR FUTURE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS [BOOK 3759, PAGE 13001], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECTS TRACT 1, NOT PLOTTABLE, BLANKET IN NATURE.
12. RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS [BOOK 6436, PAGE 1313], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO FEE AND EASEMENT PARCELS) BENEFITS TRACT 1, EASEMENT SHOWN.
13. RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS [BOOK 6436, PAGE 1322], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS INSURED EASEMENTS); BENEFITS TRACT 1, EASEMENT SHOWN.
14. RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS [BOOK 6436, PAGE 1360], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECTS TRACT 1, EASEMENT SHOWN.
15. WATER, SEWER AND ELECTRIC EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS [BOOK 6436, PAGE 1371], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS INSURED EASEMENTS); AFFECTS TRACT 1, EASEMENTS SHOWN.
16. RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS [BOOK 6477, PAGE 120], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECTS TRACT 1, RESTRICTIVE COVENANT SHOWN.
17. TERMS AND CONDITIONS OF RECIPROCAL CROSS INGRESS AND EGRESS, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS [BOOK 1169, PAGE 1360], AS AMENDED BY AMENDMENT TO RECIPROCAL CROSS INGRESS AND EGRESS, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS [BOOK 30589, PAGE 176], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECT TRACT 1, EASEMENT SHOWN.
18. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS [BOOK 30589, PAGE 171], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE SUBSEQUENTLY AMENDED; AFFECT TRACT 2, LEASE LINE SHOWN, DOCUMENT ALSO CONTAINS USE RESTRICTIONS.
19. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN SIGN EASEMENT AGREEMENT RECORDED MAY 24, 2000 IN OFFICIAL RECORDS [BOOK 11797, PAGE 1224], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECT TRACT 1, EASEMENT SHOWN.
20. TERMS AND CONDITIONS OF THE LEASE FROM YARLED LTD. A FLORIDA LIMITED PARTNERSHIP TO BURGER KING CORPORATION, A FLORIDA CORPORATION DATED FEBRUARY 1, 1980 A MEMORANDUM OF SAID LEASE BEING RECORDED MARCH 20, 1981 IN OFFICIAL RECORDS [BOOK 3485, PAGE 853], AFFECTED BY RELEASE AND CONSENT OF TENANT RECORDED MARCH 20, 1981 IN OFFICIAL RECORDS [BOOK 3485, PAGE 858] RE-RECORDED IN OFFICIAL RECORDS [BOOK 3489, PAGE 1647] AND AS AFFECTED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT ('SND') RECORDED OCTOBER 13, 2021 IN OFFICIAL RECORDS [BOOK 32951 PAGE 892], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASEHOLD ESTATES (FLORIDA) FROM BURGER KING CORPORATION, A FLORIDA CORPORATION, TO BURGER KING COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED DECEMBER 29, 2022 IN OFFICIAL RECORDS [BOOK 34041, PAGE 965], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO PARCEL 1, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; AFFECT TRACT 1, APPROXIMATE LEASE LINE SHOWN.
21. LEASE AGREEMENT BY AND BETWEEN TOPVALCO, INC., AN OHIO CORPORATION, SUCCESSOR IN INTEREST TO LOT4070 LLC, LESSOR, AND TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, DATED MARCH 1, 2017, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED MAY 3, 2019, RECORDED IN OFFICIAL RECORDS [BOOK 30589, PAGE 186], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH CONTAINS A RIGHT OF FIRST REFUSAL IN FAVOR OF THE TENANT IF LEASES PREMISES AND CONTIGUOUS LANDS ARE NOT SOLD TOGETHER, AND AS AFFECTED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED OCTOBER 6, 2021 IN OFFICIAL RECORDS [BOOK 32925, PAGE 1407], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; DOES NOT AFFECT TRACT 1, AFFECT TRACT 2, LEASE LINE SHOWN.
22. TERMS AND CONDITIONS OF THE LEASE DATED APRIL 30, 2021 FROM AMHERST ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR TO SFM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, AS ASSIGNED TO KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY ASSIGNMENT DATED MAY 20, 2021, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED SEPTEMBER 8, 2021, RECORDED IN OFFICIAL RECORDS [BOOK 32851, PAGE 20], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND REFERENCED IN, AND AS AFFECTED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED OCTOBER 6, 2021 IN OFFICIAL RECORDS [BOOK 32925, PAGE 1399], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; AFFECT THE TRACT 1, NO PLOTTABLE ITEMS, CONTAINS USE AND HEIGHT RESTRICTIONS.
23. TERMS AND CONDITIONS OF THE LEASE DATED JANUARY 21, 2022 FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO FIFTH THIRD BANK, NATIONAL ASSOCIATION, LESSEE, AND REFERENCED IN SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT DATED JANUARY 2022 AND RECORDED APRIL 26, 2022 IN OFFICIAL RECORDS [BOOK 33594, PAGE 1130], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO PARCEL 2, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.
24. TERMS AND CONDITIONS OF THE LEASE FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO LIFT RT, FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, AND REFERENCED IN SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT DATED MARCH 20, 2023 AND RECORDED MARCH 22, 2023 IN OFFICIAL RECORDS [BOOK 34103, PAGE 1503], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.
25. RESOLUTION NO. 80-22 BY THE CITY OF DELRAY BEACH, FLORIDA, RECORDED JULY 26, 2022 IN OFFICIAL RECORDS [BOOK 33728, PAGE 977], OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO PARCEL 1; NOT A SURVEY MATTER.
26. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER THOSE CERTAIN UNRECORDED LEASES DESCRIBED ON THE RENT ROLL CERTIFIED AS OF THE DATE OF CLOSING AND ATTACHED HERETO AS EXHIBIT 'B' (NOTE: EXHIBIT 'B' TO BE PROVIDED BY AGENT TO THE COMPANY PRIOR TO ISSUANCE OF THE FINAL POLICIES). THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED ALL THE LEASES SELF-SUBORDINATE TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE SNDAS FOR THOSE LEASES THAT DO NOT SELF-SUBORDINATE; NO EXHIBIT B PROVIDED.
27. TERMS AND CONDITIONS OF THE LEASE FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO LUX DDS, LESSEE, AS THAT LEASE IS AFFECTED BY ANY LIEN OR CLAIM FOR SERVICES, LABOR OR MATERIALS RELATED TO THE NOTICE OF COMMENCEMENT RECORDED 9/15/2023 IN O.R. BOOK 34561, PAGE 1971, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.
28. TERMS AND CONDITIONS OF THE LEASE FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO GOODVETS, LESSEE, AS THAT LEASE IS AFFECTED BY ANY LIEN OR CLAIM FOR SERVICES, LABOR OR MATERIALS RELATED TO THE NOTICE OF COMMENCEMENT RECORDED 5/4/2023 IN O.R. BOOK 34292, PAGE 518, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.
29. TERMS AND CONDITIONS OF THE LEASE FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO THE JOINT, LESSEE, AS THAT LEASE IS AFFECTED BY ANY LIEN OR CLAIM FOR SERVICES, LABOR OR MATERIALS RELATED TO THE NOTICE OF COMMENCEMENT RECORDED 7/13/2023 IN O.R. BOOK 34428, PAGE 1847, AND RECORDED 11/7/2023 IN O.R. BOOK 33938, PAGE 1859, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.
30. TERMS AND CONDITIONS OF THE LEASE FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO MARCOV'S PIZZA, LESSEE, AS THAT LEASE IS AFFECTED BY ANY LIEN OR CLAIM FOR SERVICES, LABOR OR MATERIALS RELATED TO THE NOTICE OF COMMENCEMENT RECORDED 6/22/2023 IN O.R. BOOK 34389, PAGE 523, AND RECORDED 7/20/2023 IN O.R. BOOK 34444, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.
31. TERMS AND CONDITIONS OF THE LEASE FROM KP DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, TO SPROUTS FARMERS MARKET, LESSEE, AS THAT LEASE IS AFFECTED BY ANY LIEN OR CLAIM FOR SERVICES, LABOR OR MATERIALS RELATED TO THE NOTICE OF COMMENCEMENT RECORDED 11/16/2022 IN O.R. BOOK 33954, PAGE 1282 AND RECORDED 2/23/2023 IN O.R. BOOK 34137, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS SHALL BE AN EXCEPTION ON THE ISSUED OWNERS POLICY. THIS SHALL BE A SCHEDULE B PART II MATTER ON THE ISSUED LOAN POLICY PROVIDED THIS LEASE SELF-SUBORDINATES TO THE INSURED MORTGAGE OR THE PARTIES EXECUTE A NEW SDA; NOT A SURVEY MATTER.



LOCATION MAP SCALE: 1"=2000

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TO: BRETT G. MARCUS, ESQUIRE; KP DELRAY, LLC.; & PEBB ENTERPRISES: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 9, 11(A), & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2023. COLLIN WOODYARD License Number LS7423 STATE OF FLORIDA Professional Surveyor Seal

ALTA/NSPS LAND TITLE SURVEY KP DELRAY, LLC 5028-5066, 5070, & 5080 WEST ATLANTIC AVENUE CITY OF DELRAY BEACH PALM BEACH COUNTY, FLORIDA FILE NO. FLB210001 DATE 1/03/2024 FIELD DATE 11/27/2023 CREW CHIEF J.V. DRAWN A.S. REVIEWED C.W. APPROVED C.W. SCALE 1"=40' DWG. NO. 2 OF 2 BOHLER 1900 CORPORATE BLVD. NW, SUITE 616 BOCA RATON, FLORIDA 33431 561.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION: LB8895 BOHLER ENGINEERING AND SURVEYING PROGRAM MANAGER PLANNING LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN

N 773.150
E 942.500

NORTHEAST CORNER OF SECTION 14,
TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY CERTIFIED CORNER RECORD
NOT FOUND
DOCUMENT NAME "TWO ROWN"
Y (NORTHING): 77243.6470
X (EASTING): 943227.7020
FLORIDA STATE PLANE COORDINATES ZONE: FL EAST

- NOTES:**
COORDINATES, BEARINGS AND DISTANCES
- COORDINATES SHOWN ARE GRID
 - DATUM = NAD 83 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = US SURVEY FEET
 - COORDINATE SYSTEM 1983 STATE PLANE
 - TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
 - SCALE FACTOR = 1.00005685
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - BEARINGS SHOWN HEREON ARE BOTH THE SAME AS THOSE SHOWN FOR TRACT 2 ON PLAT BOOK 85 PAGE 183.

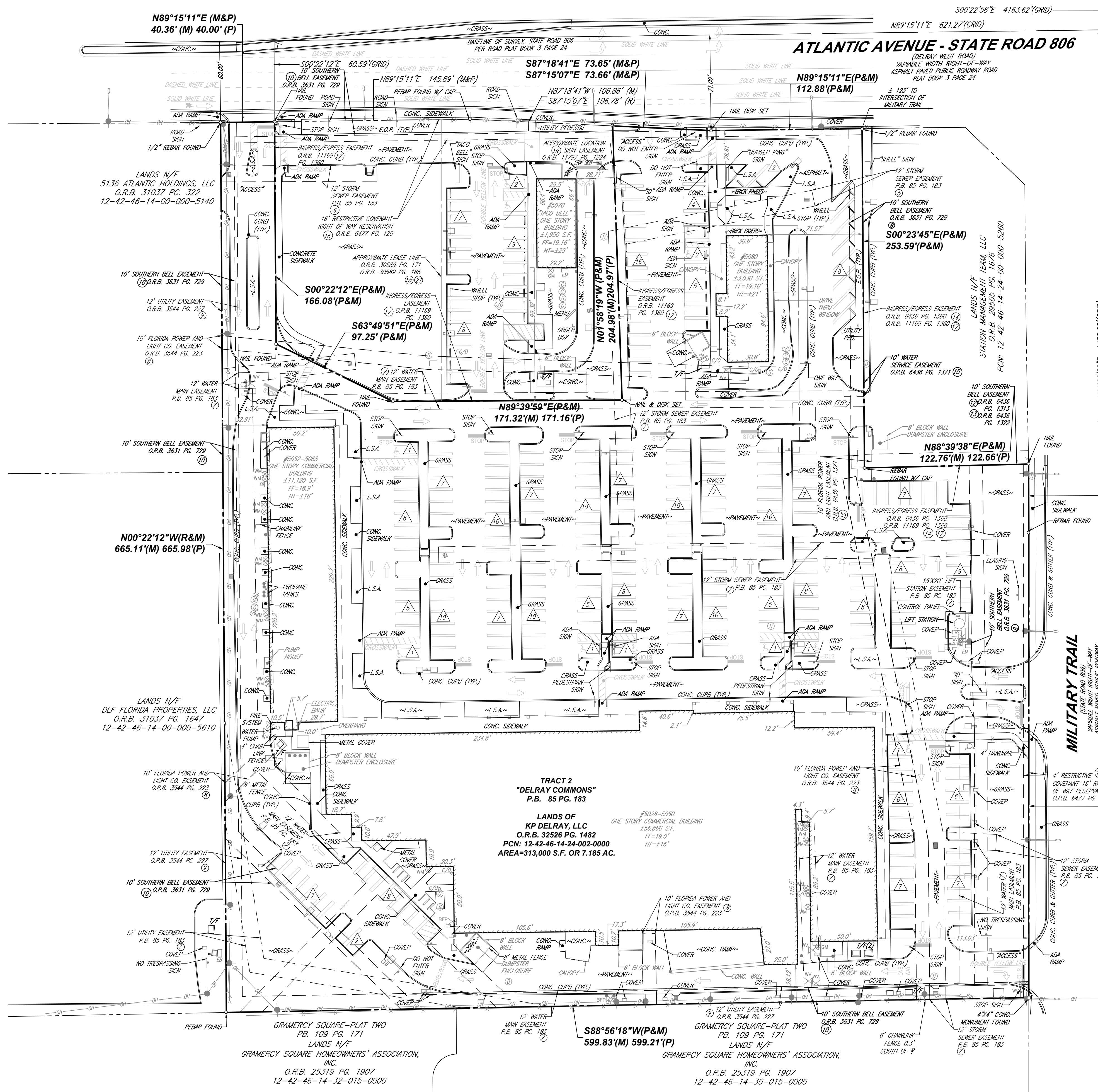


LEGEND

- 123 EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXISTING TOP OF CURB ELEVATION
- X G 122.95 EXISTING GUTTER ELEVATION
- X TW 123.45 EXISTING TOP OF WALL ELEVATION
- X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
- X TI 123.45 EXISTING TOP OF ISLAND ELEVATION
- X BI 122.95 EXISTING BOTTOM OF ISLAND ELEVATION
- HYDRANT
- WATER VALVE
- BACK FLOW PREVENTER
- WATER METER
- GAS METER
- CLEAN OUT
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- GREASE TRAP
- UTILITY POLE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC BOX
- TRANSFORMER
- SIGN
- BOLLARD
- BIKE RACK
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- FENCE
- FIRE DEPARTMENT CONNECTION
- DENOTES PARKING SPACE COUNT
- PLSS CORNER
- GRATE INLET
- OFFICIAL RECORD BOOK
- PAGE
- P.B. PLAT BOOK
- (TYP.) TYPICAL
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- L.S.A. LANDSCAPED AREA
- ± PLUS OR MINUS
- ADA AMERICANS WITH DISABILITIES ACT
- MH MANHOLE
- FCS FLORIDA COORDINATE SYSTEM
- NAD NORTH AMERICAN DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGS NATIONAL GEODETIC SURVEY
- R RADIUS
- Δ DELTA
- L LENGTH
- CHB CHORD LENGTH BEARING
- CHD CHORD LENGTH DISTANCE
- PL.D. PROPERTY IDENTIFICATION
- HT HEIGHT
- (M) MEASURED
- (P) PLAT

R=11399.20'(P&M)
Δ=000°15'21"(M) 0°15'34"(P)
L=50.92'(M) 51.62'(P)
CHB=500°08'30"(E) (M)
CHD=50.92'(M)

S00°00'02"W(P&M)
347.77'(P&M)



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ALTA/NSPS LAND TITLE SURVEY
KP DELRAY, LLC
5028-5066, 5070, & 5080 WEST ATLANTIC AVENUE
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

FILE NO. FLB210001	DATE 1/03/2024	FIELD DATE 11/27/2023	CREW CHIEF J.V.	DRAWN A.S.	REVIEWED C.W.	APPROVED C.W.	SCALE 1"=40'	DWG. NO. 2 OF 2
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BOHLER ENGINEERING, INC. 1900 CORPORATE BLVD. NW, SUITE 916, BOCA RATON, FLORIDA 33431
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www.bohlereng.com
CERT. OF AUTHORIZATION: LB8898

