

- LEGEND**
- FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
P.B. - PLAT BOOK
PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
R/W - RIGHT-OF-WAY
NO ID - ON IDENTIFICATION
CONC - CONCRETE
PBC - PALM BEACH COUNTY
OVRD - OVERHEAD UTILITY LINES
• - SET 5/8" IRON ROD WITH LB 3591 CAP
- ANCHOR
- CABLE BOX
- CATCH BASIN
- CLEANOUTS
- DRAINAGE MANHOLE
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- FIRE HYDRANT
- HANDICAP PARKING
- LIGHT POLE
- POWER POLE
- CONCRETE LIGHT POLE
- SIGN
- VALVE
- WATER METER
- STREET LIGHTING VAULT

TITLE EXCEPTIONS

PARCEL 1

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

2. MATTERS AS SET FORTH ON THE PLAT OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 1 AND 2) (DOES NOT AFFECT - NO EASEMENTS SHOWN ON PLAT)

3. RESTRICTIONS, LIMITATIONS, RESERVATIONS, AND EASEMENTS IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 2) (DOES AFFECT - PLOTTED)

4. PARKING COMPLIANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 27848, PAGE 767, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 1 AND 2) (AFFECTS NOT PLOTTED - BLANKET IN NATURE)

5. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 29463, PAGE 1800, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 29463, PAGE 1738, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 1 AND 2) (AFFECTS NOT PLOTTED - BLANKET IN NATURE)

6. MEMORANDUM OF RIGHT OF FIRST OFFER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29463, PAGE 1768, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 1 AND 2) (AFFECTS NOT PLOTTED - BLANKET IN NATURE)

7. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 29463, PAGE 1774, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 30405, PAGE 867, AS FURTHER AMENDED BY SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 30671, PAGE 1012, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 1) (AFFECTS NOT PLOTTED - BLANKET IN NATURE)

8. LIMITED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 29463, PAGE 1800, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 30405, PAGE 881, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO PARCEL 1 AND 2) (AFFECTS NOT PLOTTED - BLANKET IN NATURE)

9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S) OR SUBLEASE(S).

PARCEL 2

11. GROUND LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 7, 2022 AT OFFICIAL RECORDS BOOK 33458 PAGE 455 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER - NOT PLOTTED)

12. MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, AND SECURITY AGREEMENT FROM 25 SE 3RD AVENUE LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BANK OZK, AN ARKANSAS BANKING CORPORATION, DATED MARCH 29, 2022 AND RECORDED APRIL 7, 2022 AT OFFICIAL RECORDS BOOK 33458 PAGE 418 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2,275,000.00. (NOT A SURVEY MATTER - NOT PLOTTED)

13. UCC-1 FINANCING STATEMENT BY AND BETWEEN 25 SE 3RD AVENUE LLC, TO BANK OZK FILED FOR RECORD ON MARCH 29, 2022 AND RECORDED APRIL 7, 2022 AT OFFICIAL RECORDS BOOK 33458 PAGE 460 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER - NOT PLOTTED)

PARCEL 1:

LOT 36, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

ALL OF LOT 8 AND THE WEST 10 FEET OF LOT 7, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 34 AND 35, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 15,129 SQUARE FEET OR 0.347 ACRES, MORE OR LESS.

- NOTES**
- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER 21167722, DATE OF POLICY APRIL 22, 2022 AT 2:47 PM AND UPDATED THROUGH DECEMBER 5, 2023 AT 11:00 PM, BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER 23131888. ALL LOCATABLE EASEMENTS CONTAINED THEREIN HAVE BEEN SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS HAVING A BEARING OF THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
 - UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - FLOOD ZONE: "X" & AE(14.5); FLOOD INSURANCE RATE MAP NO. 12099C 0566 F; COMMUNITY NO. 120192; DATE OCTOBER 5, 2017.
 - PROPERTY ADDRESS: 25 SE 3RD AVENUE (PARCEL) SE 4TH AVENUE (PARCEL 2) AND 27 SE 3RD AVENUE, DELRAY BEACH, FLORIDA 33483.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 15, 2023. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEETS 2 AND 3 ARE 1"=10'
SHEET 4 IS 1"=20'

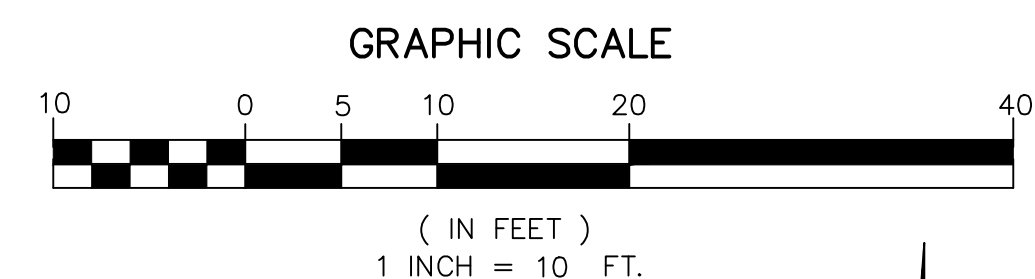
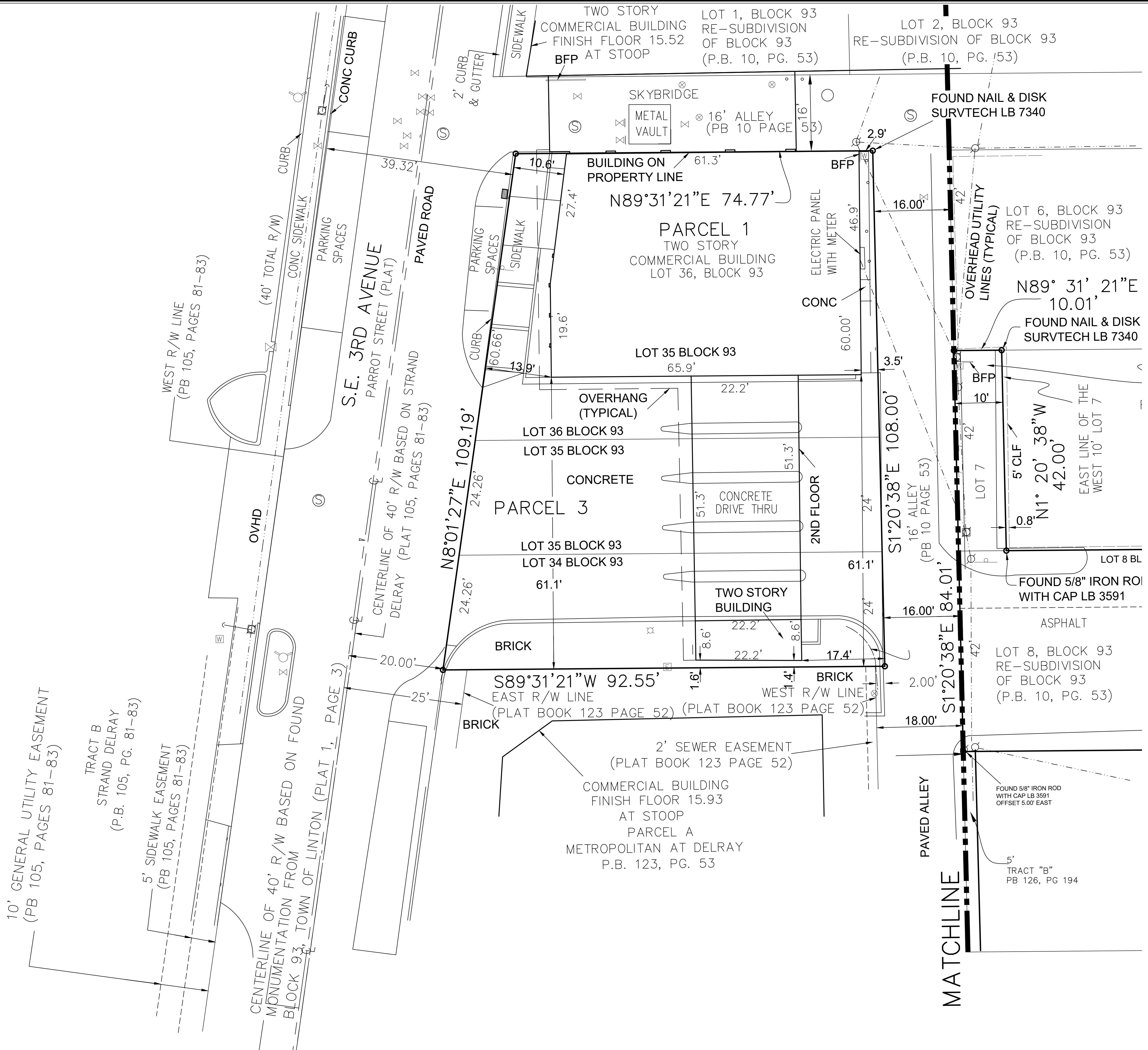
DAVID P. LINDLEY, PLS
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
25 AND 27 SE 3RD AVENUE
DELRAY BEACH, FL

DATE 11/15/2023
DRAWN BY tms
F.B./ PG. ELEC.
SCALE n/d

JOB # 10344
SHT.NO. 1
OF 4 SHEETS



LEGEND

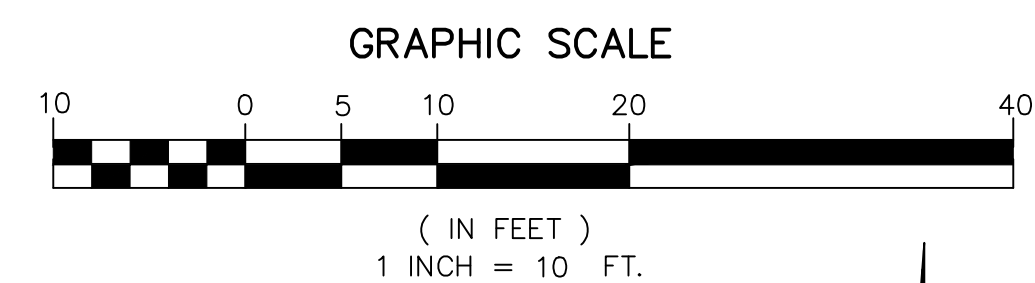
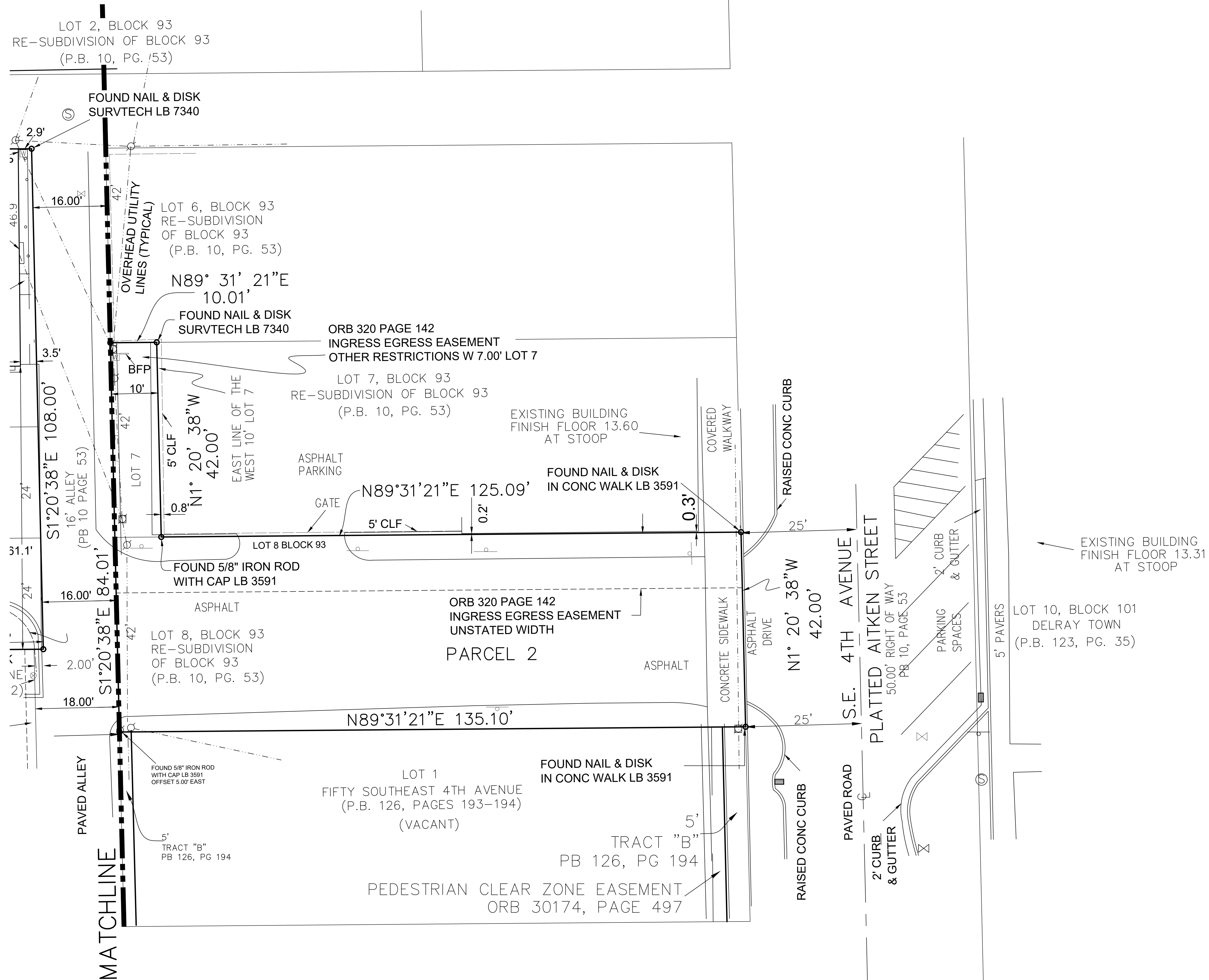
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25 AND 27 SE 3RD AVENUE
DELRAY BEACH, FL

DATE 11/15/2023
 DRAWN BY tms
 F.B./ PG. ELEC.
 SCALE 1"=10'

JOB # 10344
 SHT.NO. 2
 OF 4 SHEETS



LEGEND

- | | | | |
|-----------|---|---|------------------------|
| FND. | — FOUND | ▲ | — ANCHOR |
| F.P.L. | — FLORIDA POWER & LIGHT | ■ | — CABLE BOX |
| F.P. | — FLAT BOAT | ■ | — CATCH BASIN |
| PG. | — PAGE | ■ | — CLEANOUTS |
| O.R.B. | — OFFICIAL RECORDS BOOK | ■ | — DRAINAGE MANHOLE |
| R.W. | — RIGHT-OF-WAY | ■ | — ELECTRIC BOX |
| NO ID | — NO IDENTIFICATION | ■ | — FIRE HYDRANT |
| CONC | — CONCRETE | ■ | — HANDICAP PARKING |
| PAWK BLDG | — PALM BEACH COUNTY | ■ | — LIGHT POLE |
| OVHD | — OVERHEAD UTILITY LINES | ■ | — POWER POLE |
| ● | — SET 5/8" IRON ROD
WITH LB 3591 CAP | ■ | — CONCRETE LIGHT POLE |
| | | ■ | — SIGN |
| | | ■ | — VALVE |
| | | ■ | — WATER METER |
| | | ■ | — STREET LIGHTING WALK |

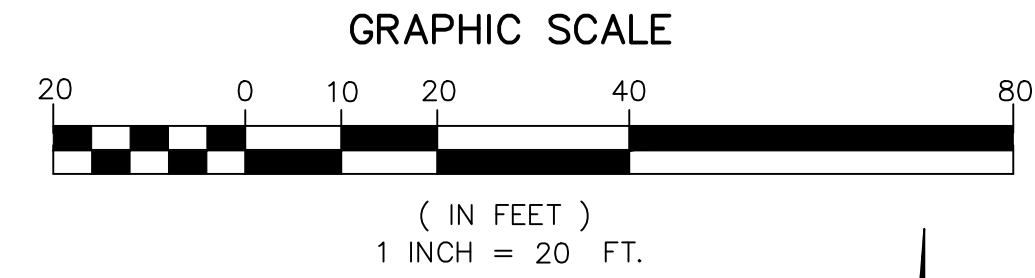
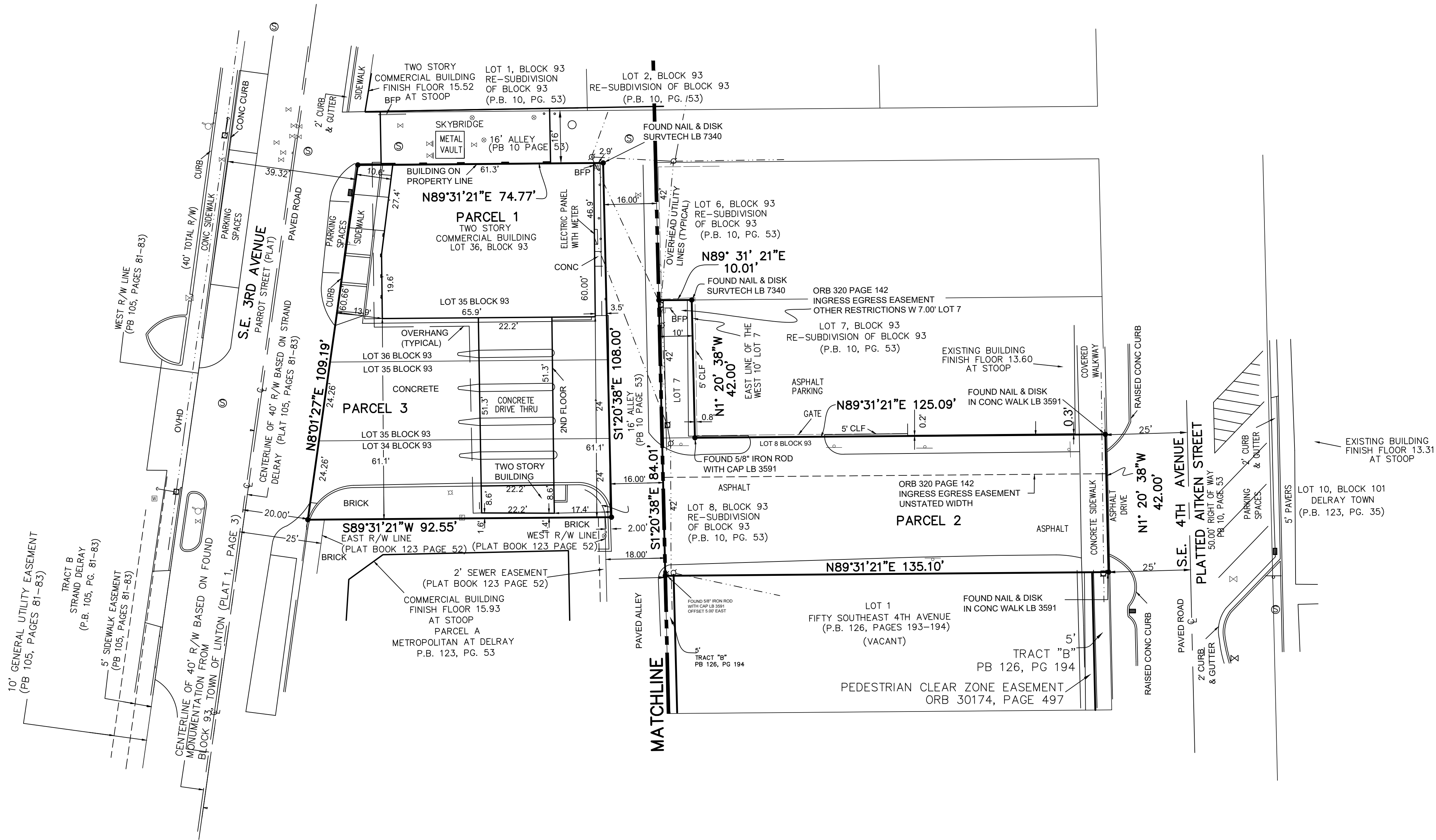
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25 AND 27 SE 3RD AVENUE
DELRAY BEACH, FL

DATE	11/15/2023
DRAWN BY	tms
F.B./ PG.	ELEC
SCALE	1"=10'

JOB # 10344
SHT.NO. 3
OF 4 SHEETS

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[illegible]



LEGEND

FND.	- FOUND	ANCHOR
F.P.L.	- FLORIDA POWER & LIGHT	CABLE BOX
P.B.	- PLAT BOOK	CATCH BASIN
P.G.	- PAGE	CLEANOUTS
O.R.B.	- OFFICIAL RECORDS BOOK	DRAINAGE MANHOLE
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CONC	- CONCRETE	HANDICAP PARKING
P.C.	- PALM BEACH COUNTY	LIGHT POLE
OVHD	- OVERHEAD UTILITY LINES	POWER POLE
		CONCRETE LIGHT POLE
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