

NOTES:

1. THE SUBJECT PARCELS ARE TRACT 1 & TRACT 2 OF "DELRAY COMMONS" AS RECORDED IN PLAT BOOK 32526 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 142-42-46-14-24-001-0000 AND 142-42-46-14-24-002-0000 PER THE DEPARTMENT OF ASSESSMENTS.
2. AREA: TRACT 1: 312,999 SQUARE FEET OR 7.185 ACRES (MEASURED) 7.18 ACRES (RECORDED) TRACT 2: 51,502 SQUARE FEET OR 1.182 ACRES (MEASURED) 1.18 ACRES (RECORDED)
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 MARCH 23, 2021 AND MARCH 28, 2022 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 O 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. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS 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.
8. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. 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.
10. TREES 6 INCHES DBH AND LARGER SHOWN HEREON WERE MARKED BY BOHLER AND FIELD LOCATED BY BOHLER ON MARCH 23, 2021 AND MARCH 28, 2022.
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. THE SUBJECT PROPERTIES HAVE ACCESS ALONG ATLANTIC AVENUE - STATE ROAD 806 AND MILITARY TRAIL - STATE ROAD 809. SEE LOCATIONS LABELED "ACCESS".
13. PARKING: 278 STANDARD 11 ADA 289 TOTAL SPACES

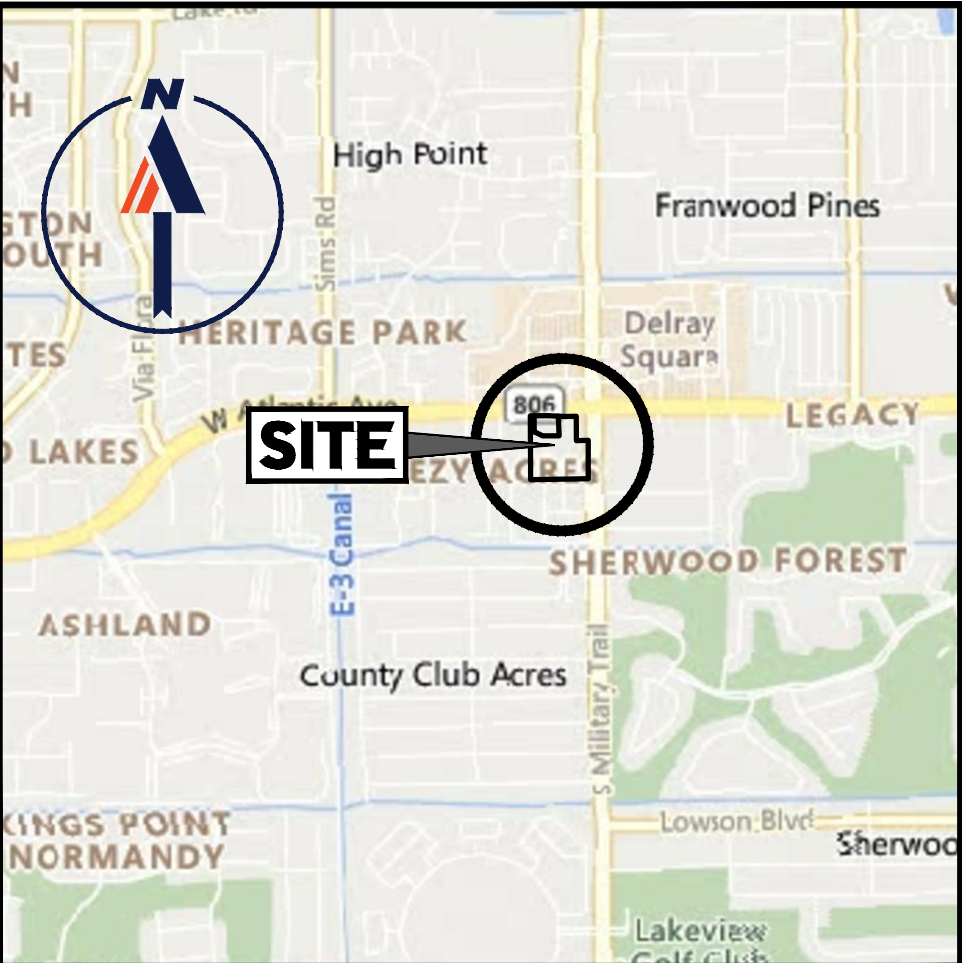
TITLE NOTES:

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO 0741615, WITH AN EFFECTIVE DATE OF JULY 20, 2021. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:
- ⑤ 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 THE SUBJECT PROPERTIES, DOCUMENT CREATES THE SUBJECT PROPERTIES, EASEMENTS SHOWN.
- ⑥ EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3544, PAGE 223, AFFECTS THE SUBJECT PROPERTIES, EASEMENTS SHOWN.
- ⑦ EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3544, PAGE 227 (AFFECTS INSURED EASEMENTS); AFFECTS TITLE PARCEL 1, EASEMENTS SHOWN.
- ⑧ 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 (AS TO FEE AND EASEMENT PARCELS); AFFECTS THE SUBJECT PROPERTIES, EASEMENT SHOWN.
- ⑨ REMOVAL AGREEMENT FOR FUTURE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3758, PAGE 1530; AFFECTS THE SUBJECT PROPERTIES, NOT PLOTTABLE, BLANKET IN NATURE.
- ⑩ RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1313 (AS TO FEE AND EASEMENT PARCELS); BENEFITS TITLE PARCEL 1, EASEMENT SHOWN.
- ⑪ RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1322 (AFFECTS INSURED EASEMENTS); BENEFITS TITLE PARCEL 1, EASEMENT SHOWN.
- ⑫ RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1360; AFFECTS TITLE PARCEL ONE, EASEMENT SHOWN.
- ⑬ WATER, SEWER AND ELECTRIC EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1371 (AFFECTS INSURED EASEMENTS); AFFECTS TITLE PARCEL 1, EASEMENTS SHOWN.
- ⑭ RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 6477, PAGE 120; AFFECTS TITLE PARCEL 1, RESTRICTIVE COVENANT SHOWN.

- ⑮ TERMS AND CONDITIONS OF RECIPROCAL CROSS INGRESS AND EGRESS, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11169, 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; AFFECTS THE SUBJECT PROPERTIES, EASEMENT SHOWN.
- ⑯ RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 30589, PAGE 171, AS MAY BE SUBSEQUENTLY AMENDED; AFFECTS TITLE PARCEL 2, LEASE LINE SHOWN, DOCUMENT ALSO CONTAINS USE RESTRICTIONS.
- ⑰ TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN SIGN EASEMENT AGREEMENT RECORDED MAY 24, 2000 IN OFFICIAL RECORDS BOOK 11797, PAGE 1224; AFFECTS THE SUBJECT PROPERTIES, EASEMENT SHOWN.
- ⑱ 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 3488, PAGE 1647, AND AS AFFECTED BY SUBORDINATION, NONDISTURBANCE, AND ATTORNEYMENT AGREEMENT RECORDED OCTOBER 29, 2003 IN OFFICIAL RECORDS BOOK 16102, PAGE 1782, AS TO PARCEL 1; AFFECTS TITLE PARCEL ONE, APPROXIMATE LEASE LINE SHOWN, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT REGARDING INGRESS/EGRESS EASEMENT.
- ⑲ NOTICE OF PROHIBITION OF CONSTRUCTION LIENS PURSUANT TO FLORIDA STATUTE 713.10, RECORDED APRIL 29, 2010 IN OFFICIAL RECORDS BOOK 23821, PAGE 596, AS TO PARCEL 1; AFFECTS TITLE PARCEL 1, NOT A SURVEY MATTER.
- ⑳ 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 MAY 1, 2019, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED MAY 3, 2019, IN OFFICIAL RECORDS BOOK 30589, PAGE 166, WHICH CONTAINS A RIGHT OF FIRST REFUSAL IN FAVOR OF THE TENANT IF LEASES PREMISES AND CONTIGUOUS LANDS ARE NOT SOLD TOGETHER; AFFECTS TITLE PARCEL 2, APPROXIMATE LEASE LINE SHOWN.

REFERENCES:

1. ALTA/NSPS LAND TITLE SURVEY OF "DELRAY COMMONS TRACT 1 & 2" BY CAULFIELD & WHEELER, INC. DATED JULY 2018.



LOCATION MAP

SCALE: 1"=2000'

TITLE DESCRIPTION

PARCEL 1:  
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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:  
TRACT 2, DELRAY COMMONS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 183, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE APPURTENANT EASEMENTS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6436, PAGE 1360, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE APPURTENANT EASEMENTS CREATED BY THAT CERTAIN RECIPROCAL CROSS INGRESS AND EGRESS, PARKING AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11169, PAGE 1360, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

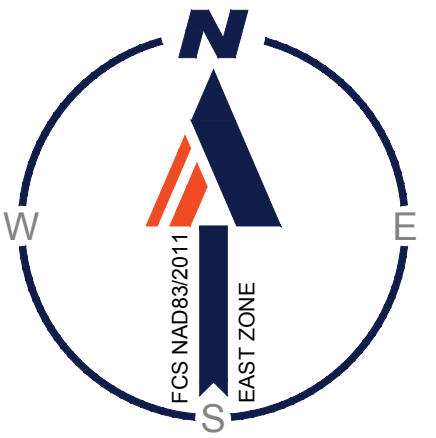
#	TREE SURVEY
1289	22" LIVE OAK
1290	24" LIVE OAK
1322	24" LIVE OAK
1323	30" LIVE OAK
1473	10" PALM
1484	10" PALM
1485	10" PALM
1486	10" PALM
1523	10" PALM
1531	10" PALM
1533	10" PALM
1534	10" PALM
1537	12" LIVE OAK
1555	12" LIVE OAK
1556	12" LIVE OAK
1557	12" PALM
1613	12" PALM
1614	12" PALM
1678	12" PALM
1679	12" PALM
1680	12" PALM
1715	12" PALM
1717	12" PALM
1754	12" PALM
1755	12" PALM
1758	12" PALM
1766	12" PALM
1771	12" PALM
1812	12" PALM
1813	14" LIVE OAK
1861	14" LIVE OAK
1862	14" LIVE OAK
1898	14" LIVE OAK
1899	14" LIVE OAK
1900	14" LIVE OAK
1921	14" LIVE OAK
1922	14" LIVE OAK
1974	14" PALM
1975	14" PALM

1976	14" PALM
2042	14" PALM
2047	14" PALM
2048	14" PALM
2138	14" PALM
2139	14" PALM
2565	18" LIVE OAK
2566	18" LIVE OAK
2567	18" LIVE OAK
2568	18" LIVE OAK
2569	18" LIVE OAK
2570	18" LIVE OAK
2583	18" PALM
2865	18" PALM
2975	18" PALM
2976	18" PALM
2977	18" PALM
2978	18" PALM
2980	18" PALM
2981	18" PALM
2982	20" LIVE OAK
2983	20" LIVE OAK
2984	20" LIVE OAK
2985	20" LIVE OAK
2986	20" PALM
2987	20" PALM
2988	20" PALM
2989	20" PALM
2990	20" PALM
2991	22" PALM
2992	24" LIVE OAK
2993	24" LIVE OAK
2994	24" LIVE OAK
2995	24" LIVE OAK
2996	24" LIVE OAK
2997	24" LIVE OAK
2998	24" LIVE OAK
2999	24" LIVE OAK
3000	24" LIVE OAK
3001	24" LIVE OAK

3002	24" LIVE OAK
3003	24" LIVE OAK
3004	24" LIVE OAK
3005	28" LIVE OAK
3006	28" LIVE OAK
3007	30" LIVE OAK
3008	30" LIVE OAK
3014	32" LIVE OAK
3023	36" LIVE OAK
3024	8" LIVE OAK
3025	8" LIVE OAK
3256	6" LIVE OAK
3259	7" LIVE OAK
3260	7" LIVE OAK
3261	10" PALM
3262	10" PALM
3263	12" PALM
3267	14" PALM
3268	10" PALM
3269	8" PALM
3270	8" PALM
3275	8" LIVE OAK
3276	8" LIVE OAK
3278	8" LIVE OAK
3280	8" LIVE OAK
3281	8" LIVE OAK
3282	8" LIVE OAK
3284	6" LIVE OAK
3300	8" LIVE OAK
3323	8" LIVE OAK
3325	10" LIVE OAK
3342	8" LIVE OAK
3359	14" LIVE OAK
3360	22" LIVE OAK
3370	12" LIVE OAK
3371	18" LIVE OAK
3458	24" LIVE OAK
3488	8" PALM
3493	10" PALM
3494	8" LIVE OAK

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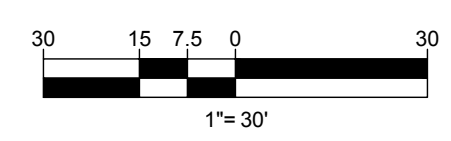
# LEGEND

- 123- EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXIST. TOP OF CURB ELEVATION
- X G 122.95 EXIST. GUTTER ELEVATION
- HYDRANT
- WATER VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
- UTILITY POLE
- TRAFFIC SIGNAL
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC BOX
- TRANSFORMER
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GAS METER
- SIGN
- BOLLARD
- FENCE
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- GUY WIRE
- UTILITY POLE/LIGHT POLE
- TREE (SIZE AS NOTED)
- PROP. CORNER TO BE SET
- MEASURED
- RECORD
- TOTAL

MILITARY TRAIL - STATE ROAD 809  
VARIABLE WIDTH RIGHT-OF-WAY  
AS SHOWN ON PLAT BOOK 85 PAGE 183

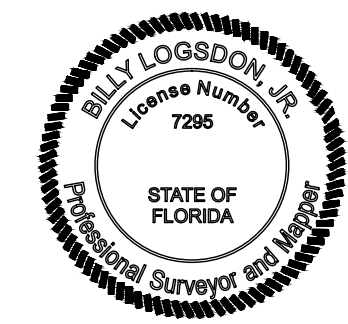
R=11399.20'(R&M)  
Δ=000°15'21"(M) 0°15'34"(R)  
L=50.92'(M) 51.62'(R)  
CHB=S00°08'30"E(M)  
CHD=50.92'(M)

MATCHLINE SHEET 3



BILLY LOGSDON, JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7295

DATE



6	REVISED PER SITE VISIT	GS	04/14/2022
5	ADDRESS CLIENT COMMENTS	AS	09/09/2021
4	REVISED PER UPDATED TITLE COMMITMENT	AS	08/25/2021
3	REVISED PER UPDATED TITLE COMMITMENT & ATTORNEY COMMENTS	CRW	05/20/2021
2	REVISED PER UPDATED TITLE COMMITMENT	CRW	05/19/2021
1	REVISED PER UPDATED TITLE COMMITMENT AND SITE VISIT	CRW	05/18/2021
No.	DESCRIPTION OF REVISION	BY:	DATE
<b>ALTANSPS LAND TITLE SURVEY</b>			
<b>KP DELRAY, LLC</b>			
5028-5066, 5070, & 5080 WEST ATLANTIC AVENUE CITY OF DELRAY BEACH PALM BEACH COUNTY, FLORIDA			
FILE NO.	FSB210001	<b>BOHLER</b>	
DATE	04/08/2021	1900 CORPORATE BLVD. NW, SUITE 1010 BOCA RATON, FLORIDA 33431 561.571.0280 www.bohlerengineering.com CERT. OF AUTHORIZATION: L188959	
FIELD DATE	03/28/2022 03/23/2021	CREW CHIEF	B.L.
		DRAWN	C.R.W.
		REVIEWED	B.L.
		APPROVED	B.L.
		SCALE	1" = 30'
		DWG. NO.	2 OF 3

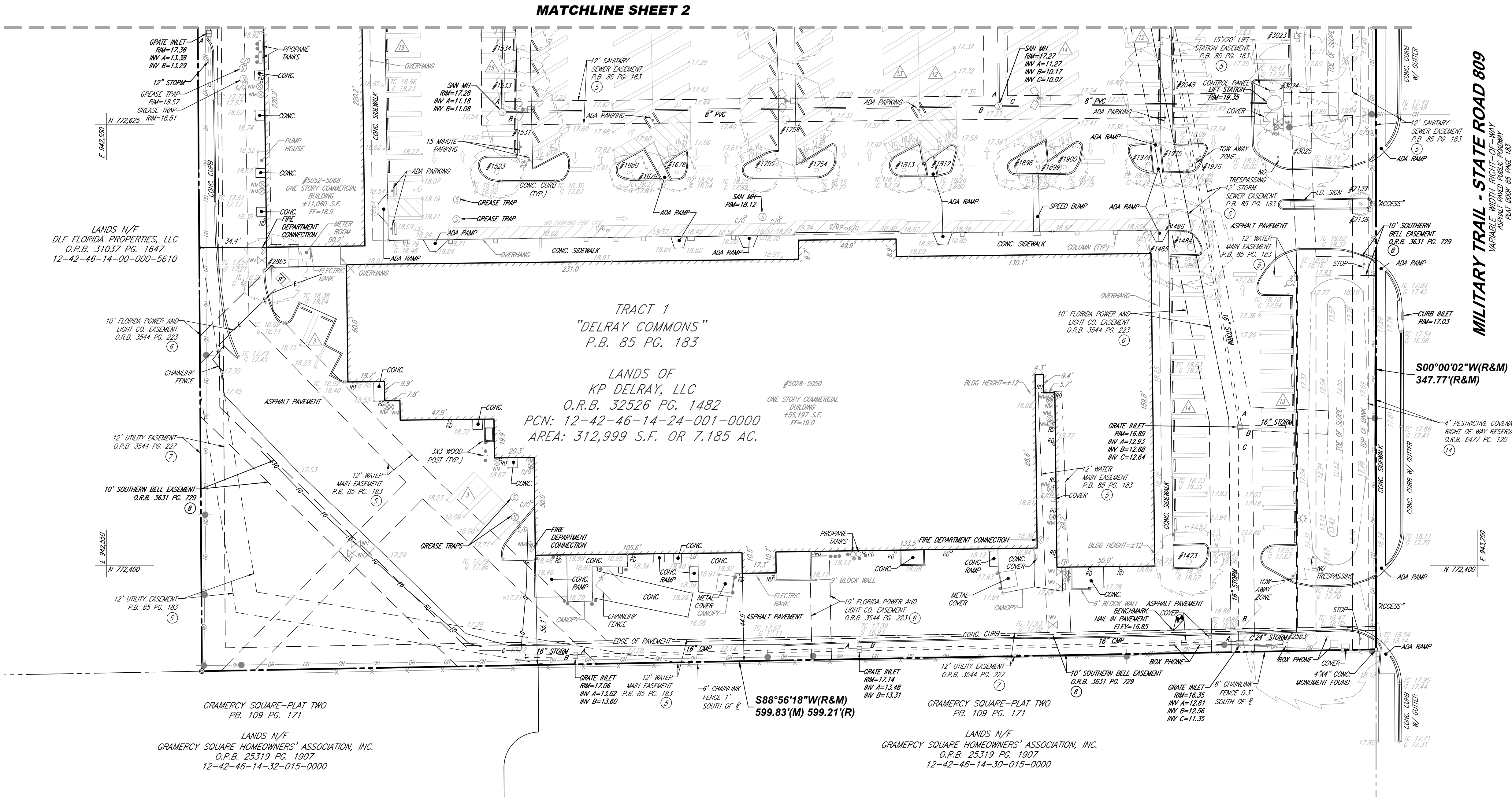
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## LEGEND

- 12.3' EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXIST. TOP OF CURB ELEVATION
- X G 122.95 EXIST. GUTTER ELEVATION
- HYDRANT
- WATER VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
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- SIGN
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- FENCE
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- GUY WIRE
- UTILITY POLE/LIGHT POLE
- TREE (SIZE AS NOTED)
- PROP. CORNER TO BE SET
- (M) MEASURED
- (R) RECORD
- (T) TOTAL



MILITARY TRAIL - STATE ROAD 809

IMPACTS AND UTILITIES FOR TRACT 1  
ASPHALT PAVED PUBLIC ROADWAY  
PLAN BOOK 85 PAGE 183

S00°00'02\"/>

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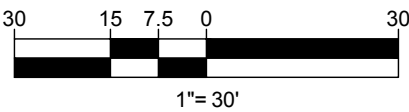
E 942.550

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BILLY LOGSDON, JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7295

DATE

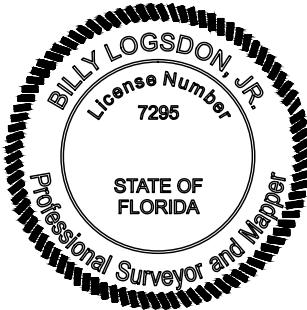
6	REVISED PER SITE VISIT	GS	04/14/2022
5	ADDRESS CLIENT COMMENTS	AS	09/09/2021
4	REVISED PER UPDATED TITLE COMMITMENT	AS	08/25/2021
3	REVISED PER UPDATED TITLE COMMITMENT & ATTORNEY COMMENTS	CRW	05/20/2021
2	REVISED PER UPDATED TITLE COMMITMENT	CRW	05/19/2021
1	REVISED PER UPDATED TITLE COMMITMENT AND SITE VISIT	CRW	05/18/2021
No.	DESCRIPTION OF REVISION	BY:	DATE

### ALTAINSPS LAND TITLE SURVEY

KP DELRAY, LLC

5028-5066, 5070, & 5080 WEST ATLANTIC AVENUE  
CITY OF DELRAY BEACH  
PALM BEACH COUNTY, FLORIDA

FILE NO.	FSB210001	DATE	04/08/2021	FIELD DATE	03/28/2022 03/23/2021	CREW CHIEF	B.L.	DRAWN	C.R.W.	REVIEWED	B.L.	APPROVED	B.L.	SCALE	1" = 30'	DWG. NO.	3 OF 3
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