

SCHEDULE B--2 EXCEPTIONS:

- Item No.
7. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3544, page 223. -LOCATED ON SUBJECT PROPERTY AND IS SHOWN HEREON.
 8. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 3544, page 227 (affects insured easements). -IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS SHOWN HEREON.
 9. Easement Agreement recorded in Official Records Book 3556, Page 83. -LOCATED ON SUBJECT PROPERTY AND IT IS A BLANKET EASEMENT.
 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 (As to Fee and Easement Parcels). -LOCATED ON SUBJECT PROPERTY AND IS SHOWN HEREON.
 11. Removal Agreement for Future Right of Way recorded in Official Records Book 3758, Page 1530. -IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
 12. Restrictive Covenants recorded in Official Records Book 6436, Page 1309. -LOCATED ON SUBJECT PROPERTY AND IS NOT SURVEY RELATED AND IS NOT SHOWN HEREON.
 13. Right-of-Way Easement recorded in Official Records Book 6436, Page 1313 (As to Fee and Easement Parcels). -IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
 14. Right-of-Way Easement recorded in Official Records Book 6436, Page 1322 (affects insured easements). -IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
 15. Reciprocal Easement Agreement recorded in Official Records Book 6436, Page 1360. -LOCATED ON SUBJECT PROPERTY AND IS A BLANKET EASEMENT AND IS NOT SHOWN HEREON. IT IS A SERVITUDE EASEMENT FOR INGRESS/EGRESS OF THE SUBJECT PROPERTY.
 16. Water, Sewer and Electric Easement Agreement recorded in Official Records Book 6436, Page 1371 (affects insured easements). -IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT SHOWN HEREON.
 17. Restrictive Covenant recorded in Official Records Book 6477, Page 120. -LOCATED ON SUBJECT PROPERTY AND IS SHOWN HEREON.
 18. Reciprocal Cross Ingress and Egress, Parking and Drainage Easement Agreement recorded in Official Records Book 11169, Page 1360. -LOCATED ON SUBJECT PROPERTY AND IS A BLANKET EASEMENT AND IS NOT SHOWN HEREON. IT IS A SERVITUDE EASEMENT FOR INGRESS/EGRESS OF THE SUBJECT PROPERTY.
 19. Sign Easement Agreement recorded in Official Records Book 11797, Page 1224. -LOCATED ON SUBJECT PROPERTY AND THE APPROXIMATE LOCATION IS SHOWN HEREON.

B-2 items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To Taco Bell of America, LLC, a Delaware limited liability company and its affiliates, Chicago Title Insurance Company:

This is to certify that this sketch of boundary, topographic, utility and specific purpose (tree) survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the standards of practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to Section 472.027, Florida Statutes.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6a, 6b, 7a, 7b1, 8, 9, 10a, 10b, 11, 13, 18, 19, 20 and 21 of Table A thereof. The field work was completed on March 29, 2017. Date of Plat or Map: February 16, 2017

The real property described as follows:

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.

Formerly described as:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, AND RUN THENCE SOUTH 88°56'18" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MILITARY TRAIL (STATE ROAD 809); THENCE CONTINUE SOUTH 88°56'18" WEST, ALONG THE AFOREMENTIONED SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 599.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 00°22'12" WEST ALONG THE WEST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 665.98 FEET TO AN INTERSECTION WITH A LINE THAT IS 60.00 FEET SOUTH OF AND PARALLEL WITH THE BASELINE OF SURVEY OF STATE ROAD 806 (DELRAY WEST ROAD), AS SHOWN ON ROAD PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°15'11" EAST, PARALLEL WITH SAID BASELINE OF SURVEY OF STATE ROAD 806, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUE ALONG THE AFOREDESCRIBED COURSE AND BEARING OF NORTH 89°15'11" EAST, A DISTANCE OF 145.89 FEET TO A POINT; THENCE SOUTH 87°15'07" EAST, A DISTANCE OF 106.71 FEET TO A POINT; THENCE SOUTH 01°58'19" EAST, A DISTANCE OF 204.87 FEET TO A POINT; THENCE SOUTH 89°39'59" WEST, A DISTANCE OF 171.16 FEET TO A POINT; THENCE NORTH 63°49'51" WEST, A DISTANCE OF 97.25 FEET TO A POINT; THENCE NORTH 00°22'12" WEST, ALONG A LINE LYING 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 166.06 FEET MORE OR LESS TO THE POINT OF BEGINNING.

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.

James D. Stoner
Stoner & Associates, Inc.
4341 S.W. 62nd Avenue
Davie, FL 33314
Phone: 954-585-0997
Fax: 954-585-3927
E-mail: jstoner@stonersurveyors.com
Florida Professional Land Surveyor No. 4039
For and on behalf of Clark Land Surveying, Inc.

NOTES:

1. Any underground utilities shown have been located from field survey information, as-built drawings and/or utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
 2. Basis of bearings is Florida State Plane Coordinate System East Zone (2011 Adjusted).
 3. Elevations are based on NAVD 88 datum
 4. SITE BENCHMARK: 1. Nail & disc in asphalt, as shown, Elev: 19.31' (NAVD 88)
2. Nail & disc "LB 2102" flush with surface Elev: 17.29' (NAVD 88)
 5. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 1201920205B effective date 10/15/1982, indicates this parcel of land is located in Zone C (Area of minimal flooding).
 6. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Chicago Title Insurance Company, Commitment No. 5942792 with an effective date of February 23, 2017 at 8:00 AM.
 7. The lineal units used in this drawing are U.S. Survey Feet.
 8. The improvements shown hereon are as of the date of field work, March 29, 2017.
 9. No zoning information was provided at the time of the survey.
Parking provided: 58 regular spaces, 4 handicap spaces.
 10. This property contains a calculated area of 51,487 square feet (1.182 acres) more or less.
 11. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
 12. Access is obtained directly from West Atlantic Avenue and indirectly from a 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 (EXC. 15) and a 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 (EXC. 18). The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
 13. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
 14. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
 15. The subject property is commonly known as Delray Commons Shopping Center - Posted Address: 5070 West Atlantic Avenue, Delray Beach, Florida.
 16. There is no observable evidence of recent street or sidewalk construction or repairs.
 17. There is no evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
 18. Encroachment Statement: None.
 19. This sketch of boundary, topographic, specific purpose (tree) and utility survey was prepared in accordance with the standards of practice for surveying established by the Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Codes, pursuant to Section 472.027, Florida Statutes.
 20. Certain features shown on the map may be represented by a symbol or symbols. The symbols may have been enlarged for clarity and may not represent the actual size or shape of the feature they represent. The symbols are plotted at the approximate center of the feature based upon the field location.
 21. This sketch is intended to be displayed at a horizontal scale of 1 inch = 20 feet.
 22. The horizontal accuracy for well defined improvements depicted on this sketch is one-tenth (0.1' ±) of a foot, plus or minus. The vertical (elevations) accuracy for well defined improvements, features, and surfaces depicted on this survey is two-tenths (0.2' ±) of a foot, plus or minus.
 23. Irrigation features, such as sprinklers, are not shown hereon.
 24. Subsurface features are not shown hereon. This site could have underground installations that are not shown hereon. Before design, construction, or excavation contact 811 and/or the appropriate utility companies for field verification of utilities.
 25. The exterior building dimensions shown hereon represent the overall size of the building (footprint). Subsurface building footings and supports were not located. Certain architectural features may not be shown on the survey. Roof overhangs are not shown unless otherwise noted. Building dimensions and building setbacks are shown rounded to the nearest one-tenth (0.1') of a foot. Before design of improvements critical dimensions shown be confirmed.
 26. Area computations, when shown in acres, are rounded to the nearest one-hundredth of an acre, and when shown in square feet are rounded to the nearest square foot. The area figures shown hereon should not be utilized as the basis of purchase price for a real estate closing, without prior verification of the area figures, in writing from the signing surveyor.
 27. The flood zone information shown hereon is based upon the current published Flood Insurance Rate Map (FIRM) on the date this survey was prepared. The data contained in the FIRM map is subject to change without notice. The flood zone boundaries shown hereon are approximate, based on the National Flood Hazard Layer (FEMA) show as an overlay in Google Earth. For the latest flood zone information consult the Federal Emergency Management Agency (FEMA) or your local governmental building department.
- TREE SURVEY NOTES
1. This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species a qualified landscape architect or botanist should be consulted. Trees three (3") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Hedges and ground cover are not shown on the survey drawing. Exotic trees such as Melaleuca, Brazilian Pepper, and Australian Pine are not shown on the survey drawing.
 2. Each tree located has been tagged with a numbered tag that corresponds to the tree legend shown hereon.
 3. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group.
 4. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

LEGAL DESCRIPTION:

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.

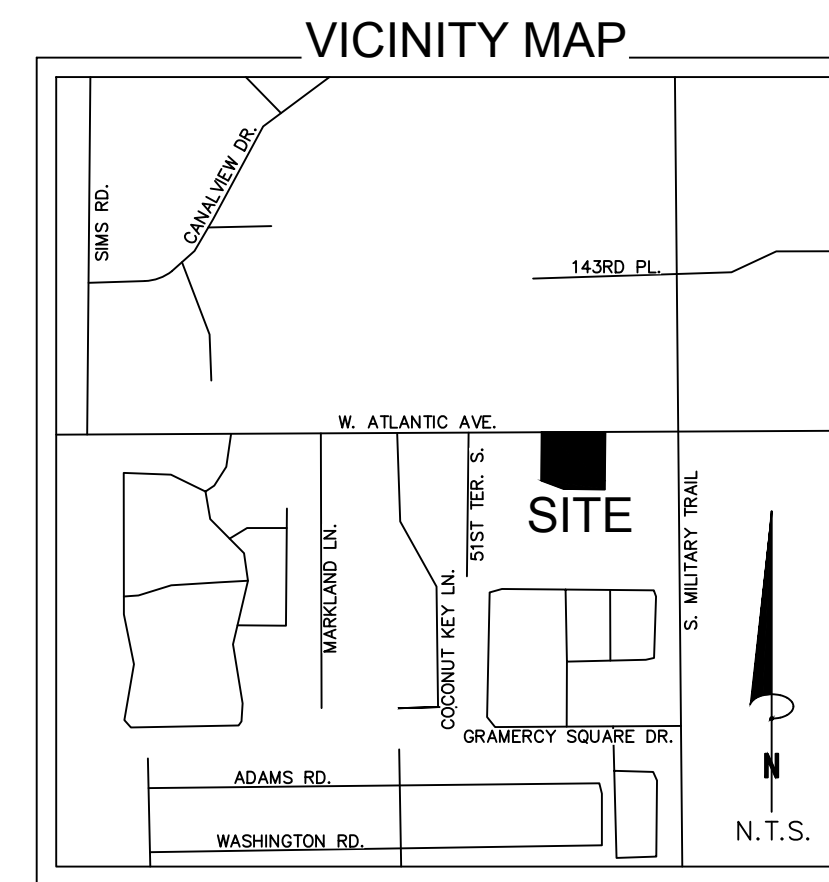
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Clark Land Surveying, Inc
177 S. Tiffany Drive, Unit 1
Pueblo West, Colorado 81007



Parcel Address: 5070 West Atlantic Ave.
Delray Beach, Florida 33484

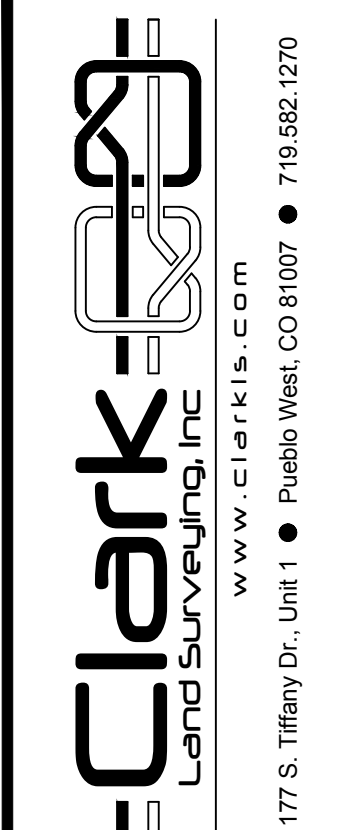
Parcel Area: 1.182 acres±
Entity No.: 440652
Site No.: 312032

Scale: 1" = 20'
Sheet: 1 of 2

Drawn by: JPN

Date: March 29, 2017
Checked By: James D. Stoner

Surveyor's Seal



Revisions	No.	Description	Date
1	ADD DRIVEWAY/FREE DATA	DWC	09/18/2017

ALTA/NSPS LAND TITLE SURVEY

TRACT 2
DELRAY COMMONS
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

Project No. 170160

Drawn By: JPN
Checked By: JDS

Date: 4/12/2017
Sheet 1 of 2