

BOUNDARY SURVEY FOR:

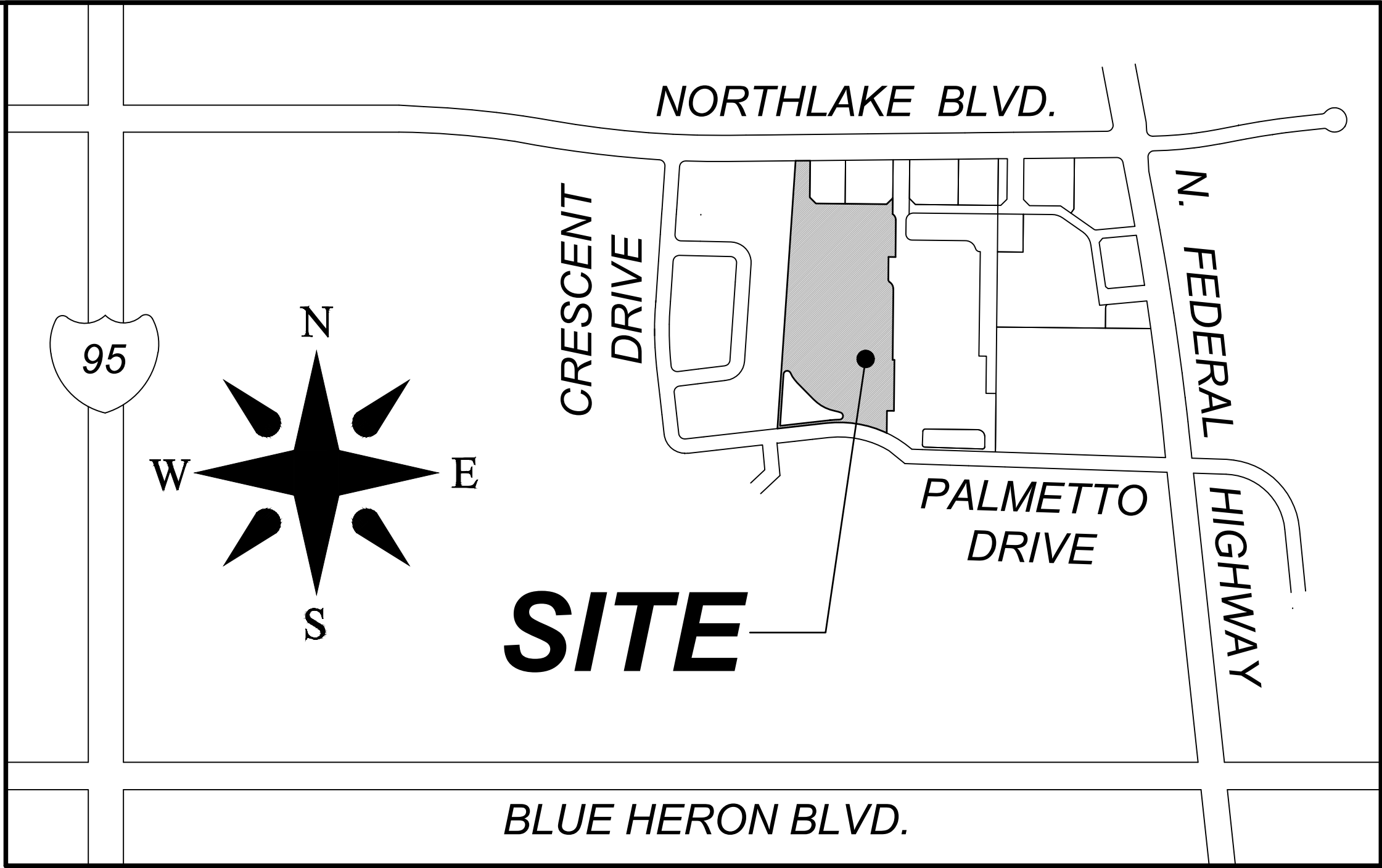
NORTHLAKE PROMENADE SHOPPES LLC,
A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a Unity of Title on the surveyed property.

Northlake Promenade Shoppes LLC, a Florida limited liability company

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

TITLE COMMITMENT REVIEW						
CLIENT:	NORTHLAKE PROMENADE SHOPPES LLC	COMMITMENT NO. :	7895842	DATE: OCTOBER 3, 2019, REVISED OCTOBER 22, 2019		
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	16-1594.38			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT FEE PARCEL	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				•
6	PB 124, PGS 51-53	Plat of NORTHLAKE PROMENADE SHOPPES, A P.U.D., REPLAT NO. 1	•			
7a	DB 1145, PG 135	Water and Sewer agreement granted to North Palm Beach Utilities, Inc.				•
7b	ORB 87, PG 317	As amended				•
7c	ORB 5542, PG 1399	As assigned to the John D. and Catherine T. MacArthur Foundation				•
7d	ORB 6002, PG 62; ORB 6007, PG 1278	As assigned to Seacoast Utility Authority by Assignment and Assumption Agreements				•
8	ORB 13 PG 475	Dedication of Easement for Public Utilities	•			
9	ORB 90, PG 403	Unrecorded easement to Southern Bell Telephone and Telegraph Company over the Westerly 5 feet	•			
10a	ORB 89, PG 392	Dedication of Blanket Easement for Public Utilities		•		
10b	ORB 5542, PG 1399	As assigned to the John D. and Catherine T. MacArthur Foundation				•
10c	ORB 6002, PG 62; ORB 6007, PG 1278	As assigned to Seacoast Utility Authority by Assignment and Assumption Agreements				•
11	ORB 1267, PG 272	Easement granted to Florida Power & Light Company	•			
12a	ORB 2053, PG 706	Easement granted to Florida Power & Light Company	•			
12b	ORB 11923, PG 954	Partially released			•	
13	ORB 2867, PG 1584	Easement granted to Florida Power & Light Company			•	
14	ORB 6422, PG 239	Blanket Easement granted to Seacoast Utility Authority		•		
15	ORB 9111, PG 1836	Memorandum of Developer Agreement with Seacoast Utility Authority				•
16a	ORB 9565, PG 1344	Easement granted to Seacoast Utility Authority			•	
16b	ORB 11186, PG 331	As affected by Affidavit in Support or Re-recording			•	
17	ORB 9631, PG 136	Easement granted to BellSouth Telecommunications, Inc.	•			
18	ORB 9631, PG 140	Easement to BellSouth Telecommunications, Inc.	•			
19a	ORB 10794, PG 719	Lease dated October 7, 1998 by and between Twin Cities Investors, Inc., as lessor, and Publix Super Markets, Inc., as lessee				•
19b	ORB 21438, PG 1843	First Amendment to Memorandum of Lease				•
19c	ORB 28827, PG 1133	Subordination, Non-disturbance Agreement				•
20	ORB 11123, PG 105	Easement granted to Seacoast Utility Authority	•			
21	ORB 11439, PG 1177	Easement granted to Florida Power & Light Company	•			
22	ORB 11453, PG 1126	Easement granted to Florida Power & Light Company	•			
23	ORB 11542, PG 1406	Indemnity Agreement by and between Twin Cities Investors, Inc. and Seacoast Utility Authority				•
24	ORB 11563, PG 1192	Easement granted to BellSouth Telecommunications, Inc.	•			
25a	ORB 11820, PG 249	Easement granted to Seacoast Utility Authority	•			
25b	ORB 11864, PG 1954	Corrected	•			
26	ORB 11851, PG 1822	Easement granted to Florida Power & Light Company	•			
27a	ORB 11923, PG 861	Declaration of Restrictions, Covenants and Conditions and Grant of Blanket Easements		•		
		As amended				
27b	ORB 13154, PG 1892; ORB 17516, PG 1987; ORB 17595, PG 1791; ORB 21438, PG 1886			•		
27c	ORB 22831, PG 89	Re-recorded		•		
28	ORB 13545, PG 266	Declaration of Restrictions, and Covenants				•
29	ORB 17344, PG 1311	Declaration of Reciprocal Easements (blanket)		•		
30a	ORB 17852, PG 1417	Terms and Provisions contained in Declaration Regarding Surface Water Management System				•
30b	ORB 17914, PG 1352	Re-recorded				•
31	ORB 21438, PG 1917	Access, Parking and Landscape Easement			•	
32	ORB 22948, PG 1606	Easement in favor Florida Power & Light Company			•	
33	ORB 26779, PG 403	Notice of Interest by Seacoast Utility Authority				•
34	ORB 28793, PG 1566	Easement Agreement		•		
35	ORB 29235, PG 1501	Notice of Non-Responsibility of Landlord				•
36	ORB 29335, PG 579	Declaration of Restrictions, Covenants and Conditions and Grant of Easements		•		
37	N/A	Standard Exceptions				•



VICINITY SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

Parcels 9 and 10, **NORTHLAKE PROMENADE SHOPPES, A PUD, REPLAT No. 1**, according to the plat thereof, as recorded in Plat Book 124, Pages 51 through 53, inclusive, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE: This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0391 F, dated 10/05/2017.

NOTES:

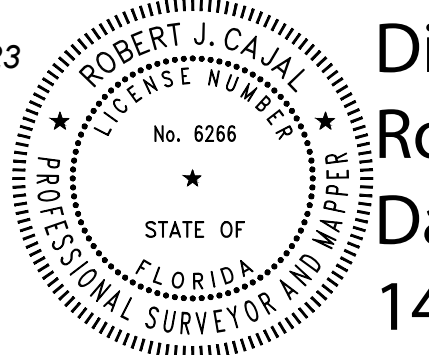
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from Commitment Number 7895842, issued by Fidelity National Title Insurance Company, dated 10/03/2019 and revised 10/22/2019. This office has made no search of the Public Records.
- Legal Description was provided by client.
- Unless presented in digital form with verifiable electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- Bearings shown hereon are grid (NAD 83/1990 Adjustment) and are based on the East line of the Northwest Quarter of Section 21, Township 42 South, Range 43 East, which bears North 01°37'50" East and all other bearings are relative thereto.
- Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of any violations thereof.
- The Northerly property line of Parcel 10 abuts, and therefor has direct vehicular and pedestrian access, to Northlake Boulevard, a public highway. Parcel 9 has indirect vehicular and pedestrian access to Northlake Boulevard by way of a reciprocal access easement recorded in Official Records Book 11923, Page 861, as amended, Palm Beach County Public Records.
- Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 8/18/2023

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266



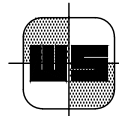
Digitally signed by
Robert J Cajal
Date: 2023.11.07
14:36:57 -05'00'

REVISIONS:

08/18/23 SVY/UD, TIE-IN/FIN, NP105/50, 54 & 79, J.P./R.C. 16--1594.44
04/06/23 SVY/UD, TIE-IN/UD, NP105/50, C.E./R.C. 16--1594.43
06/22/21, CHANGE "EAST" LINE OF THE NORTHEAST QUARTER OF SECTION 21" TO "EAST LINE OF THE NORTHWEST QUARTER OF SECTION 21" IN NOTE #14 AND IN DETAIL OF TIES TO SECTION LINES ON SHEET 2, R.C.

BOUNDARY SURVEY FOR:

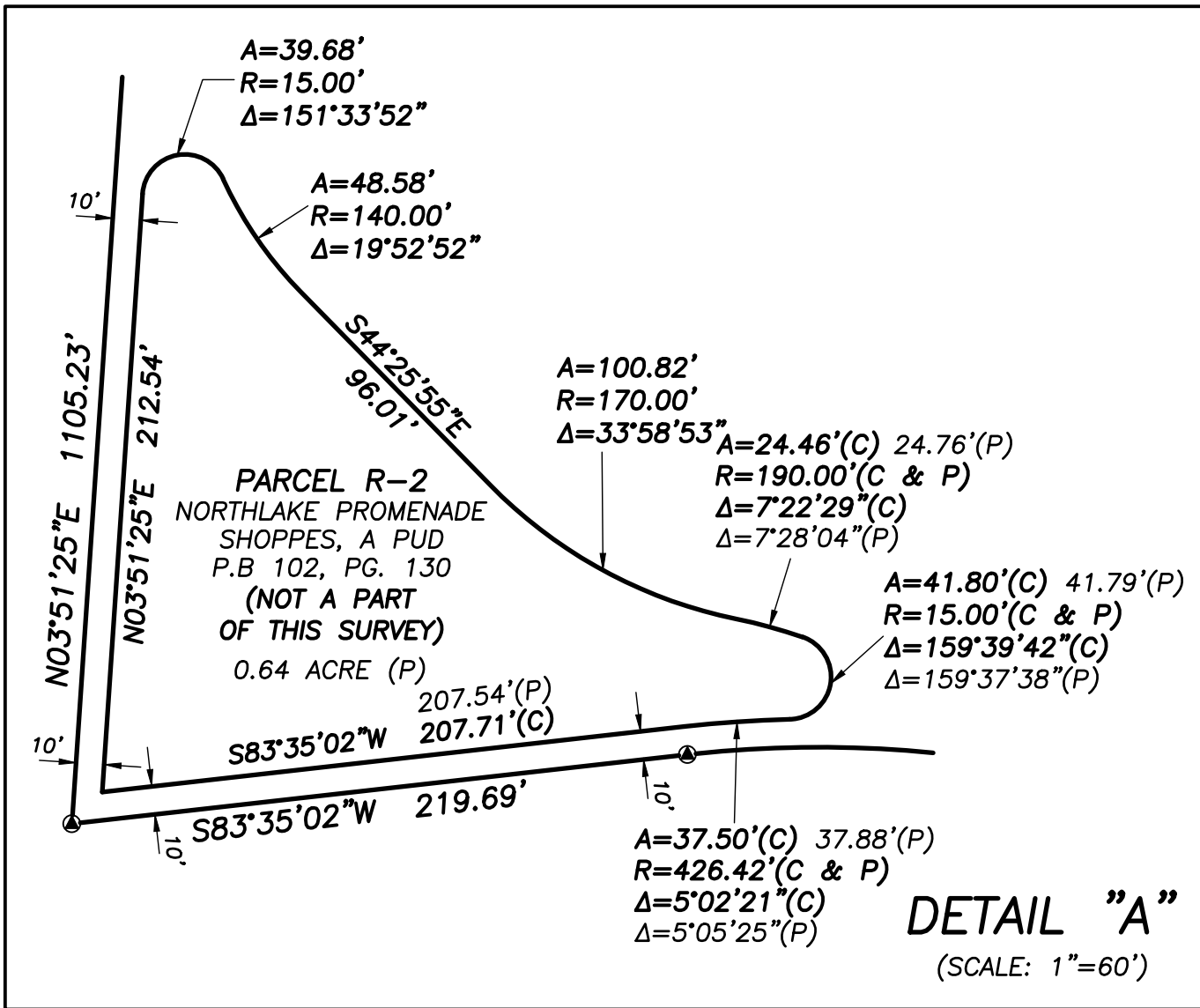
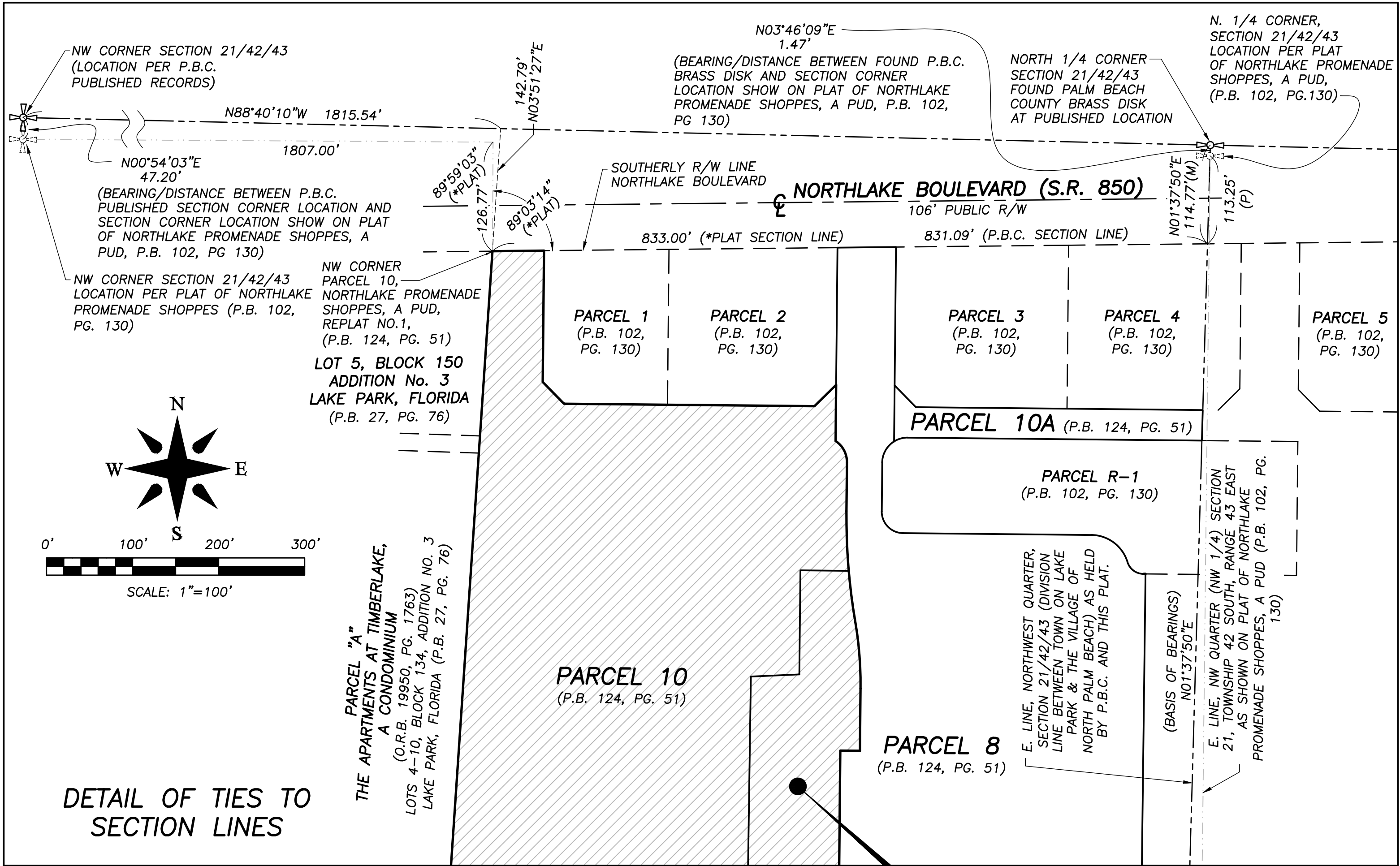
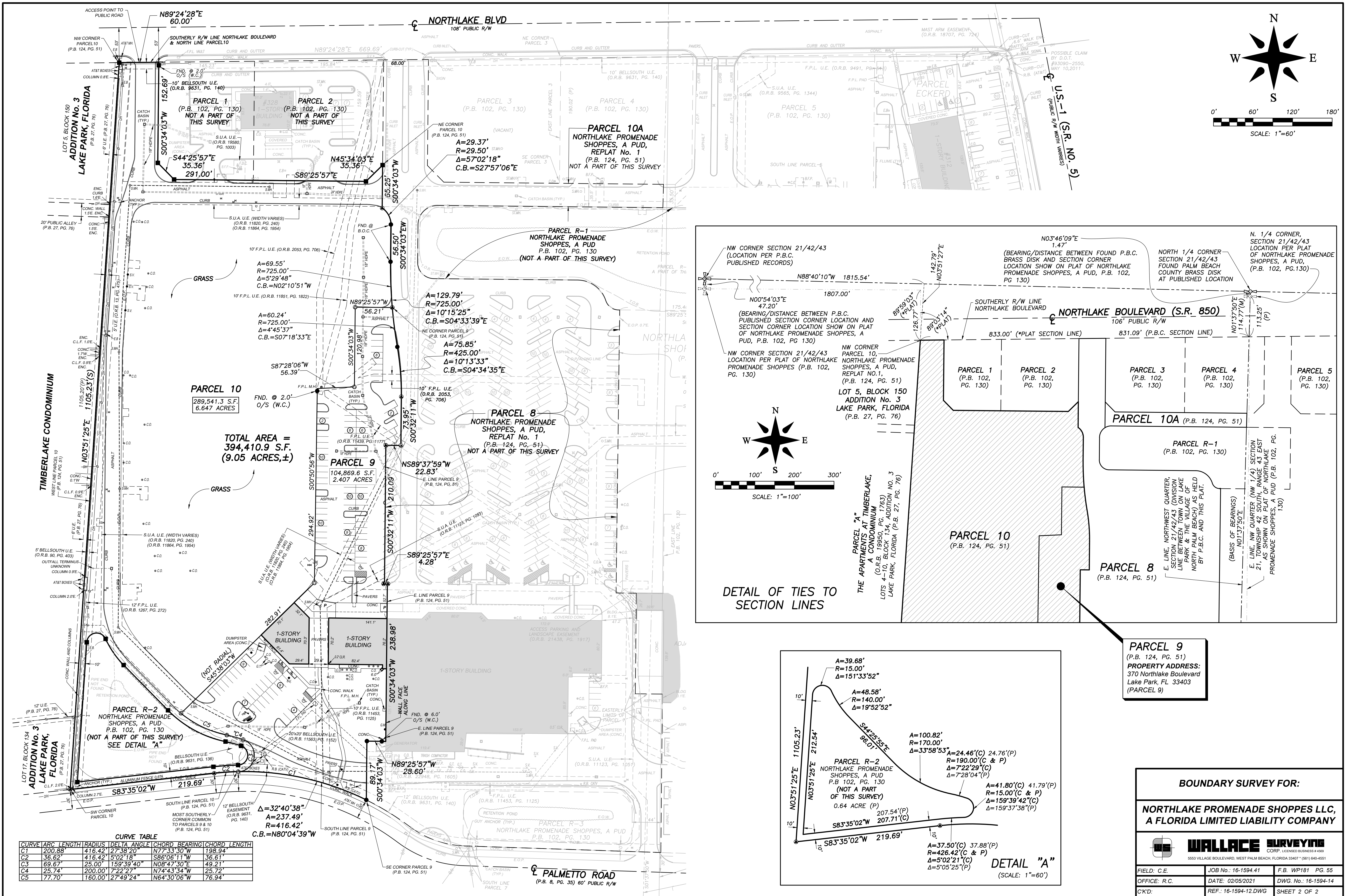
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A FLORIDA LIMITED LIABILITY COMPANY**



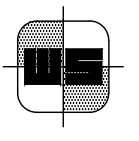
WALLACE SURVEYING
CORP. LICENSED BUSINESS #4998

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: C.E.	JOB No.: 16-1594.41	F.B. WP181 PG. 55
OFFICE: R.C.	DATE: 02/05/2021	DWG. No.: 16-1594-14
C/K'D:	REF.: 16-1594-12.DWG	SHEET 1 OF 2



PARCEL 9
(P.B. 124, PG. 51)
PROPERTY ADDRESS:
370 Northlake Boulevard
Lake Park, FL 33403
(PARCEL 9)

BOUNDARY SURVEY FOR:			
NORTHLAKE PROMENADE SHOPPES LLC, A FLORIDA LIMITED LIABILITY COMPANY			
 WALLACE SURVEYING CORP. LICENSED BUSINESS # 4999 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551			
FIELD: C.E.	JOB No.: 16-1594.41	F.B. WP181	PG. 55
OFFICE: R.C.	DATE: 02/05/2021	DWG. No.: 16-1594-14	
C'K'D:	REF.: 16-1594-12.DWG	SHEET 2 OF 2	

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	200.88'	416.42'	177°33'50"W		199.94'	
C2	36.62'	416.42'	5°02'18"	S86°06'11"W	36.61'	
C3	69.67'	25.00'	159°39'40"	N08°47'30"E	49.21'	
C4	25.74'	200.00'	7°22'27"	N74°43'34"W	25.72'	
C5	77.70'	160.00'	27°49'24"	N64°30'06"W	76.94'	