

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 1742385, WITH AN EFFECTIVE DATE OF APRIL 23, 2026.

LEGAL DESCRIPTION
(AS DESCRIBED IN THE TITLE COMMITMENT)

Lots 14 and 15, Less the West 13 feet of Lot 15, Baskin Addition to Briny Breezes, according to the plat thereof as recorded in Plat Book 20, Page 91, Public Records of Palm Beach County, Florida.

NOTES CORRESPONDING TO SCHEDULE B

4. All matters contained on the Plat of Baskin Addition to Briny Breezes, as recorded in Plat Book 20, Page 91, Public Records of Palm Beach County, Florida.
Affects subject property; blanket in nature.
5. Terms and conditions of the Stipulation by the Palm Beach County Health Department contained in the Order Adopting Stipulation recorded in O.R. Book 3483, Page 1549, Public Records of Palm Beach County, Florida. (As to subject property)
Affects subject property; blanket in nature.
6. Palm Beach County Removal Agreement for Future Right of Way recorded in O.R. Book 6136, Page 1374, Public Records of Palm Beach County, Florida. (As to subject property)
Affects subject property; blanket in nature.

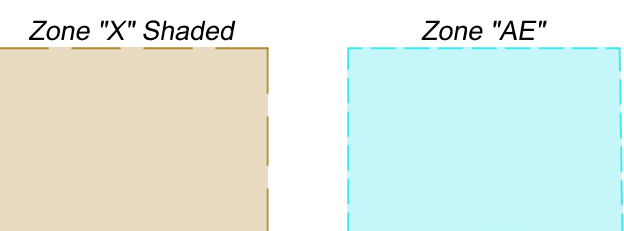
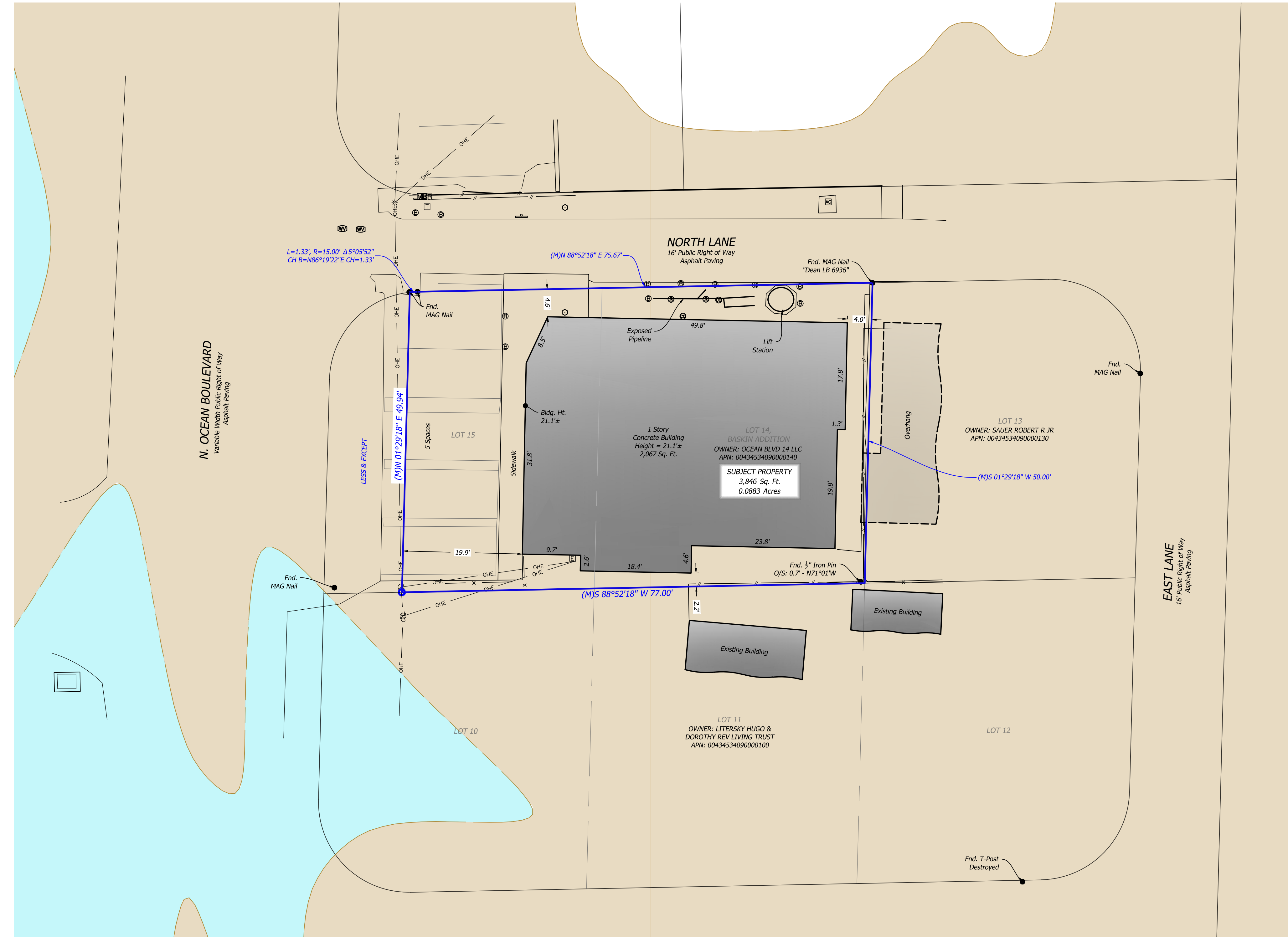
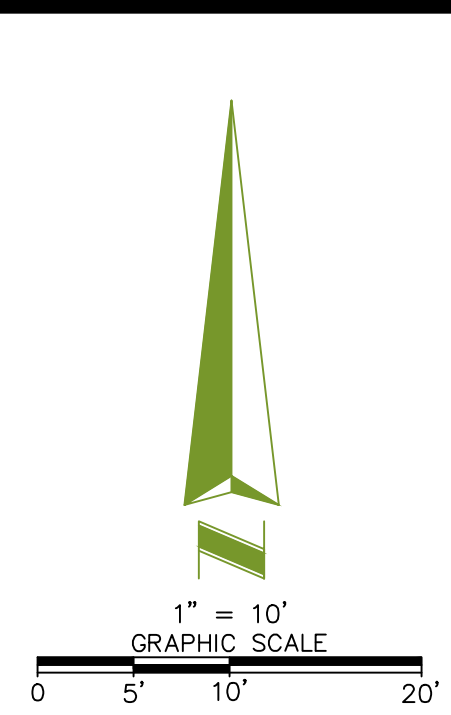
LEGEND

- POWER POLE
LIGHT POLE
GUY ANCHOR
ELECTRIC METER
ELECTRIC BOX
ELEC. TRANSFORMER
ELEC. MANHOLE
ELEC. PEDESTAL
ELEC. PULL BOX
SPOT LIGHT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE
TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE MARKER
TELEPHONE PULL BOX
FIBER OPTIC MARKER
FIBER OPTIC PULL BOX
CABLE TV PEDESTAL
CABLE MARKER
CABLE TV PULL BOX
IRRIGATION CONTROL VALVE
SPRINKLER HEAD
BOLLARD
FIRE DEPARTMENT CONNECT
PROPANE TANK
- GAS METER
GAS VALVE
GAS MARKER
OIL PIPELINE MARKER
MAIL BOX
SIGN
FLAG POLE
FIRE HYDRANT
WATER MANHOLE
WATER VALVE
WATER METER
DOWN SPOUT
AIR CONDITIONER
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL PULL BOX
PEDESTRIAN CROSSING SIGNAL
GREASE TRAP
KEY PAD
COLUMN
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
RIGHT OF WAY MARKER
YARD HYDRANT/SPOCKET
BENCHMARK
- WATER LINE
GAS LINE
SANITARY SEWER LINE
TELEPHONE LINE
ELECTRIC LINE
OVERHEAD POWERLINE
BARBED WIRE FENCE
CHAIN LINK FENCE
WOOD PANEL FENCE
MASONRY FENCE
IRON FENCE
FIBER OPTIC LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE
- S.I.P. - SET IRON PIN
I.P. - IRON PIN
COMP - CORRUGATED METAL
P.B.G./L - BUILDING LIMIT LINE
F.P.P. - FOUND IRON PIN
W/C - HANDICAPED-REINFORCED CONCRETE
U.W.E. - UTILITY EASEMENT
NOTE: ALL MONUMENTS SET ARE CAPPED 12" IRON PINS OR MAG NAILS
WITH WASHERS BOTH BEING STAMPED "SEE L57629" UNLESS NOTED OTHERWISE

STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT COINCIDE WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

NONE



VICINITY MAP
NOT TO SCALE
MAP DATA © 2022, GOOGLE

SHEET 1 OF 1

LAND AREA
3,846 SQUARE FEET
0.0883 ACRES

PARKING
REGULAR= 5
HANDICAP= 0
TOTAL= 0

FLOOD INFORMATION
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.MC.FEMA.GOV
DETERMINATION METHOD: GRAPHICAL PLOTTING ONLY.
MAP NUMBER: 12099C0793G
EFFECTIVE DATE: 12/20/2024
ZONE "X-SHADED": MODERATE RISK, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THE 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON NORTH PROPERTY LINE WHICH BEARS NORTH 88°52'18" EAST.

GENERAL NOTES
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. UNLESS PROMINENTLY NOTED HEREON, ALL STATEMENTS AND OR CERTIFICATIONS RELATING TO IMPROVEMENT STRUCTURES OF ANY TYPE, UTILITIES, OR NON-RECORD USE ARE BASED SOLELY ON OBSERVABLE ABOVE GROUND EVIDENCE.
3. THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO N. OCEAN BOULEVARD, AND NORTH LANE, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS. THIS STATEMENT IS BASED ENTIRELY ON FIELD OBSERVATIONS AT THE TIME OF SURVEY. THE LOCAL GOVERNING AUTHORITY SHOULD BE CONSULTED FOR ANY QUESTIONS CONCERNING THE VALIDITY OR RIGHTS OF THIS USE.
4. BASED ON LIMITED AND RUDDIMENTARY SURFACE OBSERVATIONS, THERE DOES NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFIRMATION.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS BASED ON THE FOOTPRINT.
8. NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
11. ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
12. IN REGARDS TO OPTIONAL TABLE A ITEM 8 AND BY SURFACE OBSERVATIONS MADE BY NON-QUALIFIED PERSONNEL ONLY, THERE DOES NOT APPEAR TO BE ANY OBSERVABLE REFUSE AREAS OR DUMPSITES AT TIME OF SURVEY.
13. ALL IRON PINS ARE 0.2' BELOW THE SURFACE IF NOT NOTED ON THE SURVEY.

ALTA/NSPS LAND TITLE SURVEY
AEI JOB 528734 - Task 2
4635 N OCEAN BLVD, BOYNTON BEACH, FL
4635 N. OCEAN BOULEVARD
BOYNTON BEACH, FL 33435
PALM BEACH COUNTY



COORDINATED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 261749
			SCALE: 1" = 10'
			DRAWN BY: BT
			APPROVED BY: TD

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/08/2026. DATE OF PLAT OR MAP: May 28, 2026.

PRELIMINARY

REGISTERED SURVEYOR: TROY DEE
PROFESSIONAL LAND SURVEYOR NO.: 7629
DATED May 28, 2026
STATE OF FLORIDA