



July 7, 2015

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To: City of Delray Beach, Department of Planning and Zoning

With the understanding that this Certificate of Title ("Certificate of Title") is furnished to the City of Delray Beach (the "City") Department of Planning and Zoning, to accompany a request for plat approval, the undersigned has reviewed the chain of title being that certain Fidelity National Title Insurance Company Title Insurance Commitment No. 4930641 (Rev. No. 6) (the "Title Evidence") with an Effective Date of May 13, 2015 at 8:00 A.M. (the "Effective Date") for the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property").

As of the Effective Date, the fee simple title to the above-described real property was vested in:

- As to Parcels I-VIII: CDS Delray Redevelopment, LLC
- As to Parcels IX and X: CDR Atlantic Plaza, Ltd.

The Property is comprised of the following Tax Parcels:

- Parcel/ID #12-43-46-16-M8-001-0010
- Parcel/ID #12-43-46-16-M8-001-0020
- Parcel/ID #12-43-46-16-M8-002-0000
- Parcel/ID #12-43-46-16-M8-003-0000
- Parcel/ID #12-43-46-16-M8-004-0000
- Parcel/ID #12-43-46-16-01-123-0020
- Parcel/ID #12-43-46-16-01-123-0030

The Property is subject to the following encumbrances, liens and other exceptions:

A. **RECORDED MORTGAGES:**

None.

B. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. Restrictions, conditions, reservations, easements, and other matters, as contained in the public record of the Public Records of Palm Beach County, Florida and as set forth on the Title Evidence.

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This Certificate of Title is prepared and issued based solely on the Title Evidence and provided to the City of Delray Beach, Department of Planning and Zoning for the purpose of obtaining and filing of the Atlantic Crossing Plat. The City of Delray Beach and the Department of Planning and Zoning shall be entitled to rely upon this Certificate of Title for the purpose of this plat approval. This Certificate of Title is not intended nor shall it be construed to create any rights of reliance, recourse or remedies to or on behalf of any third parties, directly or indirectly.

We, the undersigned, hereby certify the above and further certify that we are attorneys-at-law duly admitted to practice in the State of Florida and are members in good standing of the Florida Bar.

Respectfully submitted this 7th day of July, 2015.

PROSKAUER ROSE LLP

By: Stuart T. Kapp
Stuart T. Kapp, Esq.
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STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of July, 2015, by Stuart T. Kapp, who is personally known to me.

Kasey A. Quigley
Notary Public



Kasey A. Quigley

Print Name

My Commission Expires:



EXHIBIT "A"

The Property

PARCEL I:

PARCEL 1

LOTS 1, 2, 3 AND 4, LESS THE SOUTH 7.8 FEET THEREOF, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING TWO PARCELS, WHICH WERE DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 511, PAGE 516, FOR RIGHT OF WAY OF STATE ROAD NO. 5, TO WIT:

THE WEST 5 FEET OF LOTS 1, 2, 3 AND OF LOT 4, LESS THE SOUTH 7.8 FEET THEREOF, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS;

AND

A PARCEL OF LAND IN LOT 1, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), AS RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 5 FEET EAST OF THE NORTHWEST CORNER THEREOF, RUN EASTERLY ALONG SAID NORTH LINE FOR 15.22 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 15 FEET FOR 23.79 FEET THROUGH A CENTRAL ANGLE OF 90° 51' 00" TO A POINT ON A LINE PARALLEL TO AND 5 FEET EASTERLY OF THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 01° 08' 35" WEST ALONG SAID PARALLEL LINE FOR 15.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

THE SOUTH 7.8 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6, LESS THE WEST 5 FEET OF ALL THE FOREGOING, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



PARCEL II:

LOTS 7 AND 8, LESS THE WEST 5 FEET THEREOF FOR ROAD RIGHT-OF-WAY, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:

PARCEL 1

LOTS 9 & 10, LESS THE WEST 5 FEET, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2

LOTS 18 AND 19, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3

THE SOUTH 3 FEET OF LOT 17; ALL OF LOT 23, LESS THE WEST 40 FEET, AND LESS THE SOUTH 7 FEET FOR ROAD RIGHT OF WAY; ALL OF LOT 24, LESS THE SOUTH 7 FEET FOR ROAD RIGHT OF WAY; BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL IV:

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 116, OF THE CITY OF DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 3; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 65 FEET; THENCE SOUTHERLY TO A POINT ON THE NORTH LINE OF LOT 21 IN SAID BLOCK 116, 65 FEET EAST OF THE NORTHWEST CORNER OF LOT 20 IN SAID BLOCK 116; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOTS 21 AND 20 TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY TO THE POINT OF BEGINNING.

ALSO

PARCEL 2

A PARCEL OF LAND LOCATED IN BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), PLAT OF WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 116, AS SHOWN UPON THE AFOREMENTIONED PLAT, THENCE RUN WESTERLY ALONG THE SOUTH LINE OF LOTS 22 AND 21 A DISTANCE OF 70 FEET MORE OR LESS TO A POINT WHICH IS 65 FEET EASTERLY FROM THE SOUTHWEST CORNER OF BLOCK 116, THENCE RUN NORTHERLY ALONG A LINE WHICH IS 65 FEET EAST OF AND PARALLEL TO THE EAST LINE OF NORTHEAST 6TH AVENUE TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTH LINE OF LOT 11, BLOCK 116 AFORESAID PLAT; THENCE, EASTERLY ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 70 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 11 AND WHICH POINT IS ALSO IN THE WEST LINE OF SAID ALLEY, TO THE SOUTHEAST CORNER OF LOT 22, BEING THE POINT OF BEGINNING.

AND

PARCEL 3

ALL OF LOT 20 AND THE WEST 20 FEET OF LOT 21, IN BLOCK 116 OF DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), AS IN PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY, FLORIDA, ACCORDING

TO A PLAT OF DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA.

LESS

FROM THE SOUTHWEST CORNER OF SAID LOT 20, RUN NORTH 01 DEGREES 08 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK 116 FOR 172.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 11 FOR 5 FEET; THENCE RUN SOUTH 01 DEGREES 08 MINUTES 35 SECONDS EAST, PARALLEL TO AND 5 FEET EASTERLY FROM THE WEST LINE OF SAID BLOCK 116 FOR 150.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR 23.34 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 09 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 7 FEET NORTH OF THE SOUTH LINE OF SAID LOT 20; THENCE RUN EASTERLY ALONG SAID PARALLEL LINE FOR 45.22 FEET TO A POINT ON A LINE PARALLEL TO AND 20 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 21; THENCE RUN SOUTHERLY, PARALLEL TO AND 20 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 22 FOR 7 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF LOTS 21 AND 20 FOR 65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20.

AND LESS

SOUTH 7 FEET OF LOT 21, LESS THE WEST 20 FEET THEREOF, AND OF LOT 22, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL V:

PLATTED ALLEYWAY VACATED AND ABANDONED PURSUANT TO RESOLUTION NO. 08-09 RECORDED APRIL 8, 2009 IN OFFICIAL RECORDS BOOK 23166, PAGE 1366, LYING SOUTH OF NORTHEAST 1ST. STREET, NORTH OF ATLANTIC AVENUE, EAST OF LOTS 1 THROUGH 11, & LOT 22, AND WEST OF LOTS 12 THROUGH 19, & LOT 23, BLOCK 116, DELRAY BEACH (FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON, FLORIDA), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH, COUNTY.

A/K/A

ALL THAT PORTION OF THE NORTH-SOUTH 16 FOOT ALLEY RIGHT OF WAY LYING IN BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH),