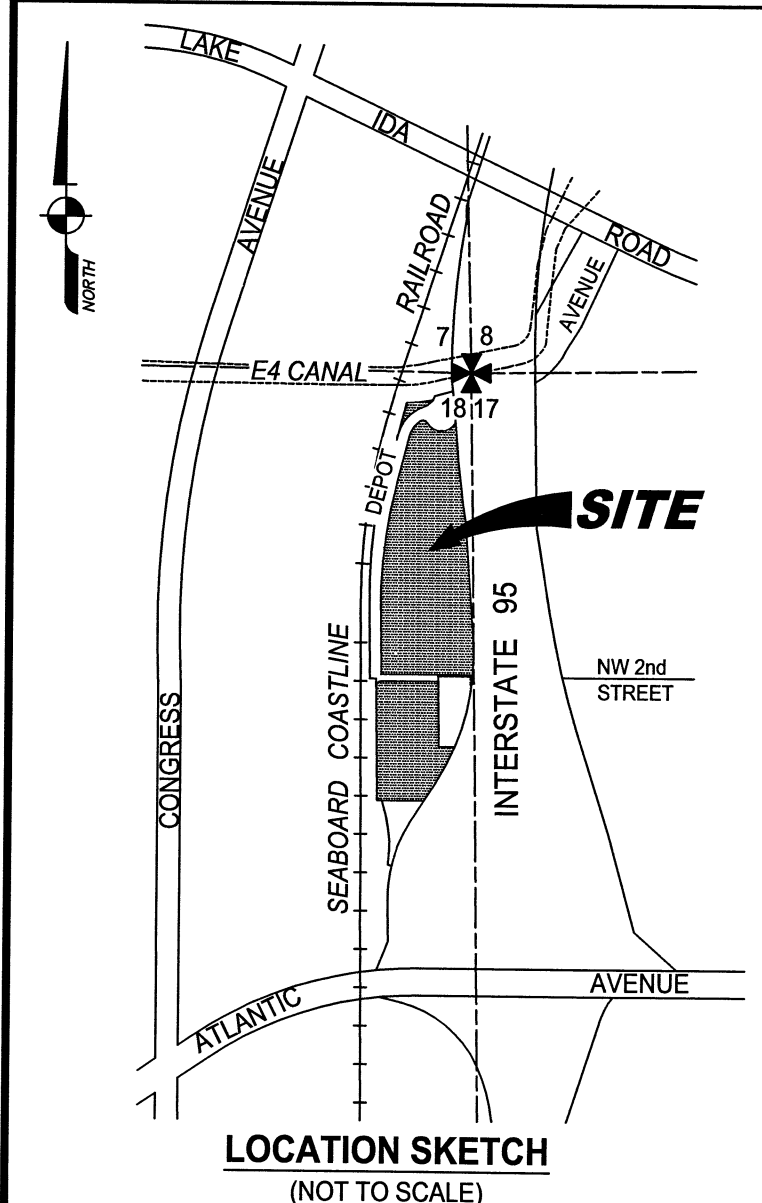
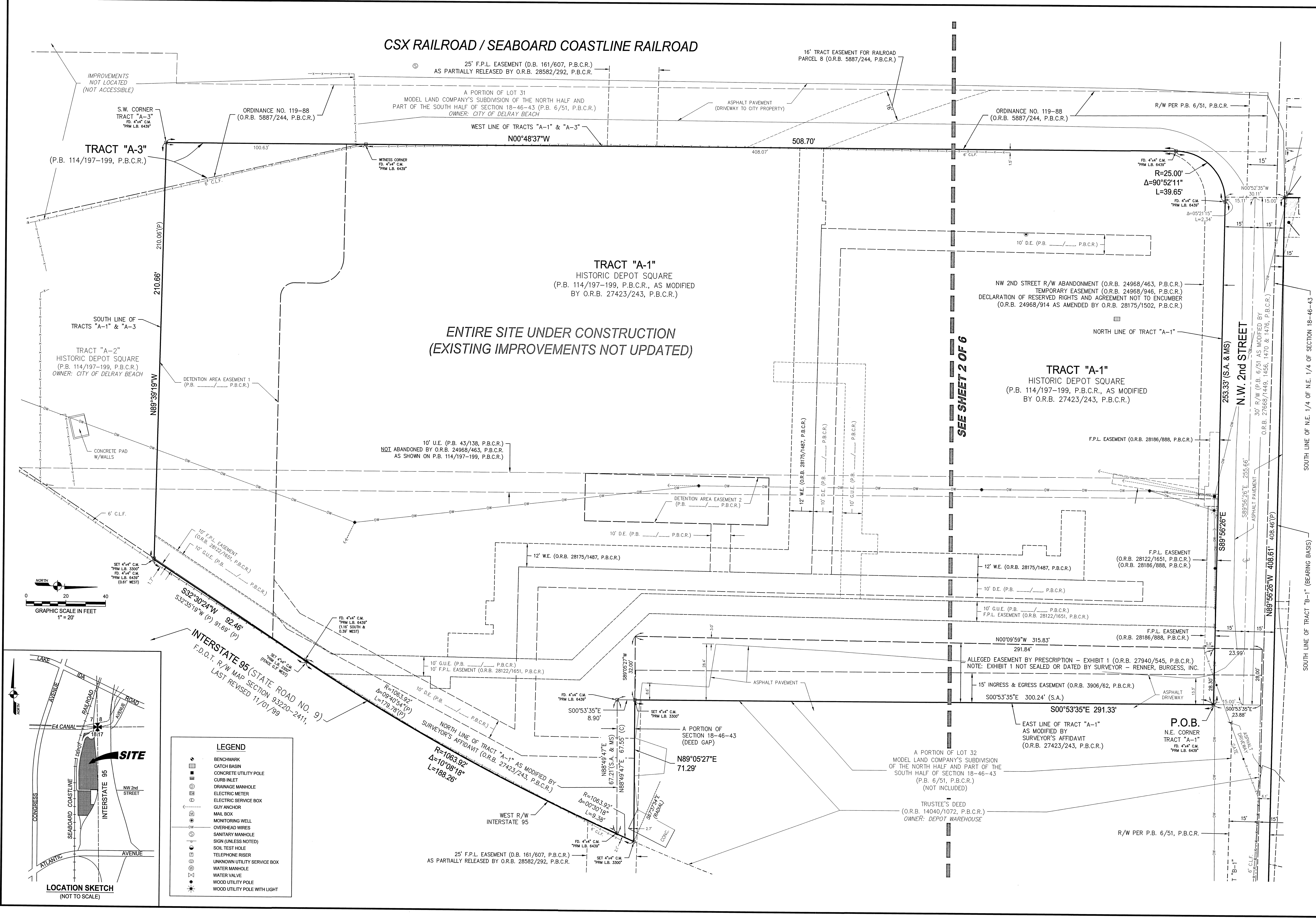


CSX RAILROAD / SEABOARD COASTLINE RAILROAD



LEGEND	
	BENCHMARK
	CATCH BASIN
	CONCRETE UTILITY POLE
	CURB INLET
	DRAINAGE MANHOLE
	ELECTRIC METER
	ELECTRIC SERVICE BOX
	GUY ANCHOR
	MAIL BOX
	MONITORING WELL
	OVERHEAD WIRES
	SANITARY MANHOLE
	SIGN (UNLESS NOTED)
	SOIL TEST HOLE
	TELEPHONE RISER
	UNKNOWN UTILITY SERVICE BOX
	WATER MANHOLE
	WATER VALVE
	WOOD UTILITY POLE
	WOOD UTILITY POLE WITH LIGHT

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
60 SW 2nd AVENUE, SUITE 102
CORONA, FLORIDA 33435
TEL: 561.926.7555 FAX: 561.384.7125
WWW.AVIROMSURVEY.COM
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REVISIONS	DATE	BY	DATE	BY	DATE	BY	DATE	BY
FIELD UPDATE & REVISIONS TO ALTA/ASPM STANDARDS	01/09/2015	M.D.A.	09/17/2015	M.D.A.	09/17/2015	M.D.A.	09/17/2015	M.D.A.
FIELD UPDATE, REVISIONS PER TITLE & COMMENTS	02/07/2016	M.D.A.	02/07/2016	M.D.A.	02/07/2016	M.D.A.	02/07/2016	M.D.A.
REV. FOR TITLE, ZONING REPORT & COMMENTS	03/07/2016	N/A	03/07/2016	N/A	03/07/2016	N/A	03/07/2016	N/A
REVISIONS PER 2014 REVIEW CITY COMMENTS	05/19/2016	N/A	05/19/2016	N/A	05/19/2016	N/A	05/19/2016	N/A
REVISIONS PER 2014 REVIEW CITY COMMENTS	11/17/2016	N/A	11/17/2016	N/A	11/17/2016	N/A	11/17/2016	N/A

SCALE: 1" = 20'

DATE: 09/11/2013

BY: M.M.K.

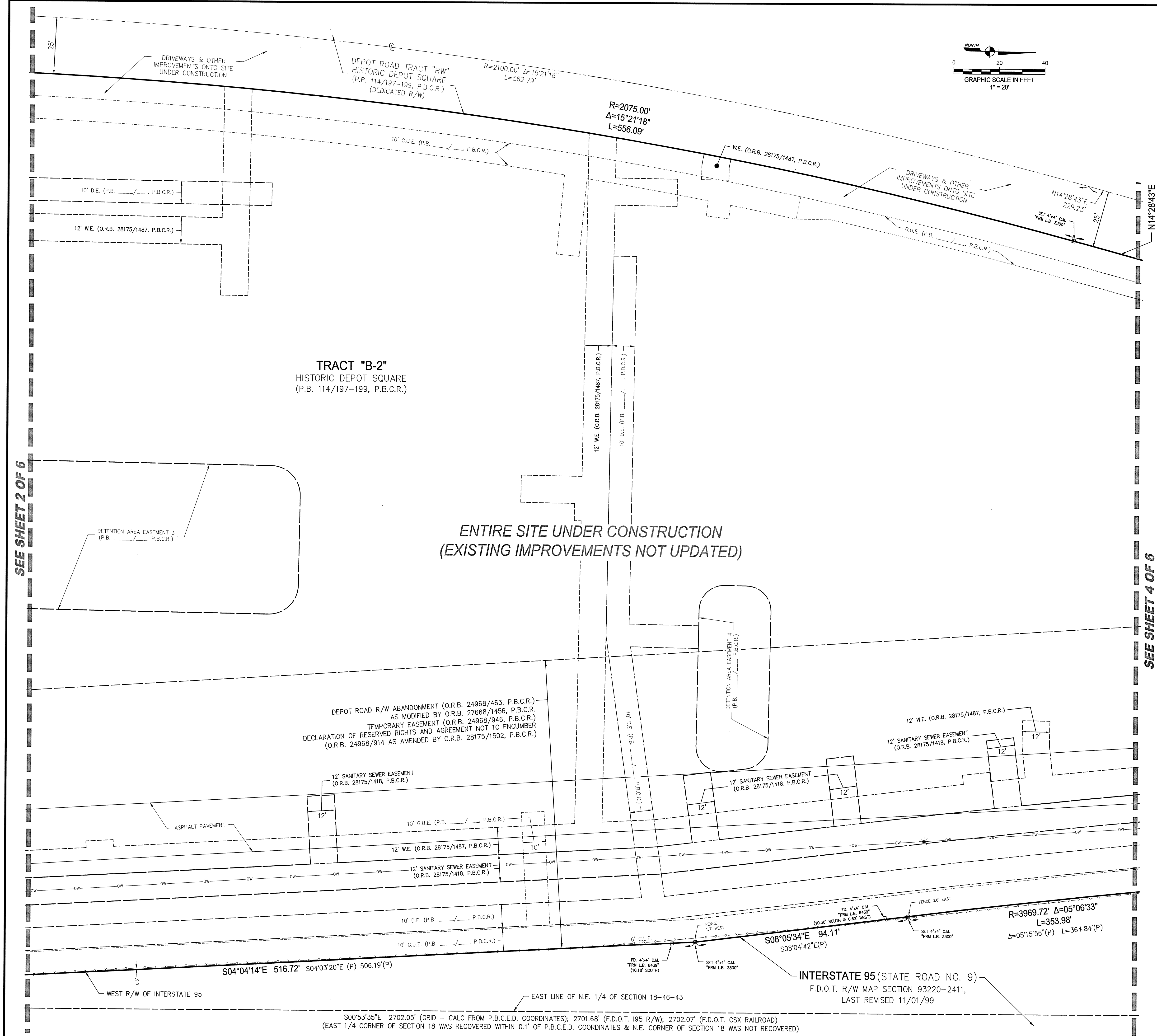
CHECKED: M.D.A.

F.B. 1557 PG. 35-44, 47-70

SHEET: 1 OF 6

BOUNDARY SURVEY
TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
HISTORIC DEPOT SQUARE
(PLAT BOOK 114, PAGES 197-199, P.B.C.R.)
LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

JOB #: 8519-6



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- The property shown hereon is subject to agreements, covenants, easements, restrictions, and other matters contained in the Title Policy issued by First American Title Insurance Company, Policy Number 5011412-780943, dated March 23, 2016. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are relative to the plat, HISTORIC DEPOT SQUARE, based on the south line of Tract "B-1" having a bearing of N89°56'26"W.
- The property described hereon lies within Flood Zones X & AE (EL 12), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125102 0004 D, dated 01/05/1989.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: A closed loop between Palm Beach County Engineering Department Benchmarks "GUBER" (Elevation = 15.796 feet, NGVD 1929) and "GUDEL" (Elevation = 17.163 feet, NGVD 1929). To convert NGVD 1929 elevations to North American Vertical Datum of 1988 (NAVD 1988) for this property, the model value of (-) 1.535 must be added algebraically to the NGVD 1929 height. This model value was derived from the two county benchmarks by subtracting their given NGVD 1929 elevations from their NAVD 1988 elevations. The county's NAVD 1988 Elevation for "GUBER" is 14.261 feet and that of "GUDEL" is 15.631 feet.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
- Access to the subject property is via Depot Road.
- Abbreviation Legend: ALTA = American Land Title Association; APPROX. = Approximate; B.M. = Benchmark; Δ = Central Angle; C = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chain link Fence; C.M. = Concrete Monument; C.M.P. = Corrugated Metal Pipe; CONC. = Concrete; D.B. = Deed Book; D.E. = Drainage Easement; D.I.P. = Ductile Iron Pipe; EL. = Elevation; F.B. = Field Book; FD. = Found; F.D.O.T. = Florida Department of Transportation; G.U.E. = General Utility Easement; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; N/TT = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.E.D. = Palm Beach County Engineering Department; P.B.C.R. = Palm Beach County Records; PGS. = Page; PK = Parker-Kalon; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; R = Radius; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.E. = Sanitary Easement; S.A. = Per Surveyor's Affidavit; S.F. = Square Feet; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap; W.E. = Water Easement.

SUMMARY TABLE FOR:	
SCHEDULE B EXCEPTIONS	
TITLE POLICY NO. 5011412-780943 (SEE SURVEYOR'S REPORT #2)	
EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN
No. 8 P.B. 114/197-199 O.R.B. 27423/243	As shown (also see EXHIBIT "B")
No. 9 D.B. 161/607	As shown
No. 10 D.B. 667/345	As shown
No. 11 O.R.B. 3906/62	As shown
No. 12 O.R.B. 5887/244	As shown
No. 13 O.R.B. 24968/914 O.R.B. 28175/1502	As shown Not plottable
No. 14 O.R.B. 24968/946	As shown
No. 15 O.R.B. 24968/965	All of HISTORIC DEPOT SQUARE plat
No. 16 O.R.B. 25095/1705	All of HISTORIC DEPOT SQUARE
No. 17 O.R.B. 26822/195	All tracts of subject property
No. 18 O.R.B. 27502/1100	All tracts of subject property
No. 19 O.R.B. 28122/1651	As shown
No. 20 O.R.B. 28175/1394	As shown where plottable (offsite)
No. 21 O.R.B. 28175/1418	As shown
No. 22 O.R.B. 28175/1425	As shown
No. 23 O.R.B. 28175/1430	All tracts of subject property
No. 24 O.R.B. 28175/1394	As shown where plottable (offsite)
No. 25 O.R.B. 28175/1487	As shown
No. 26 O.R.B. 28179/4	All tracts of subject property
No. 27 O.R.B. 27940/545	As shown

NOTE:
SEE ATTACHED EXHIBIT "A" AND EXHIBIT "B" FOR ADDITIONAL INFORMATION REGARDING THE LEGAL DESCRIPTION DEPICTED IN THE TITLE POLICY AND PLATTED EASEMENTS THAT ARE NOT DEPICTED HEREON.

CERTIFICATION:

This survey is certified to: First American Title Insurance Company, WP South Acquisitions, L.L.C., a Georgia limited liability company; NXT Capital, LLC, a Delaware limited liability company, its successors and/or assigns as their interest may appear; Alta Delray Station, LLC, a Delaware limited liability company; Texas Capital Bank, National Association, its successors and assigns.

I HEREBY CERTIFY that the attached Boundary Survey of the herein described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 11/17/16

MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.997.1561 FAX: 561.997.1125
WWW.AVIROMSURVEY.COM
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AVIROM & ASSOCIATES

ESTABLISHED 1981

REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD
FILED, UPDATE & REPEATED TO ALTA/NSPS STANDARDS	07/07/2015		M.M.K.						
REV. PER INSTRUMENTS IN SURVEYOR'S REPORT #2(S)	09/07/2015		M.M.K.						
REV. PER TITLE, ZONING REPORT & COMMENTS	03/07/2016		M.M.K.						
RESUBMIT SHARED & REVISE PER TITLE POLICY	08/10/2016		M.M.K.						
REVISED CITY COMMENTS	11/07/2016		M.M.K.						
REVISED PER CIVIL ENGINEER CITY COMMENTS	11/17/2016		M.M.K.						

BOUNDARY SURVEY
TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
HISTORIC DEPOT SQUARE
(PLAT BOOK 114, PAGES 197-199, P.B.C.R.)
LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 20'

DATE: 09/11/2013

BY: M.M.K.

CHECKED: M.D.A.

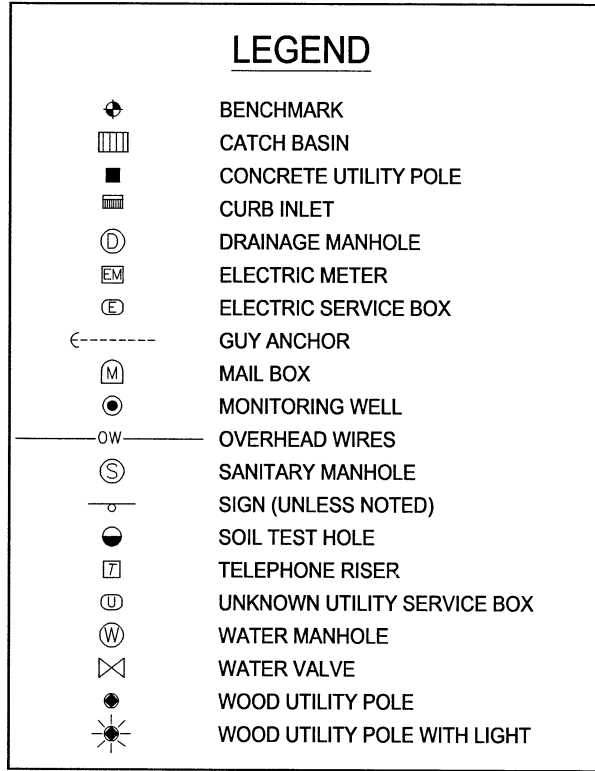
DATE: 10/27/2013

PG. 50-54, 67-70

3 OF 6

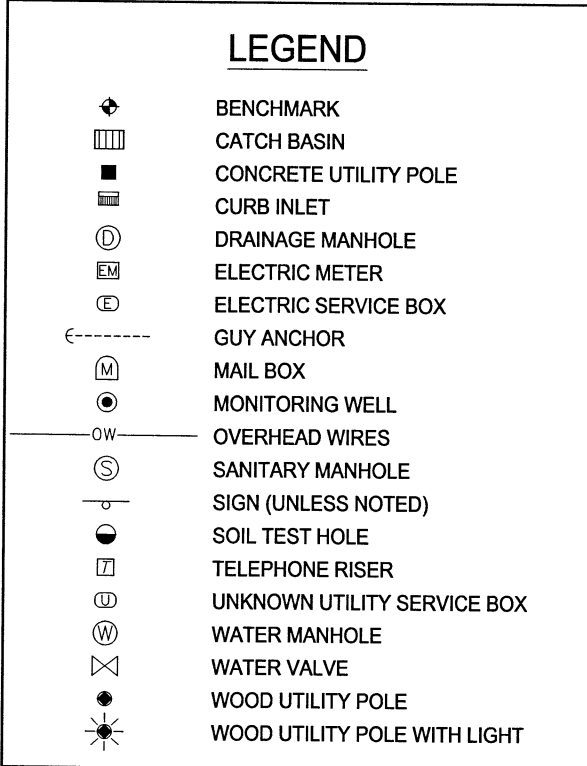
JOB #:

8519-6



TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
BOUNDARY SURVEY
 HISTORIC DEPOT SQUARE
 (PLAT BOOK 114, PAGES 197-199, P.B.C.R.)
 LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA

SCALE:	1" = 20'	
DATE:	09/11/2013	
BY:	M.M.K.	
CHECKED:	M.D.A.	
F.B.	1557 1643	62-63 PG. 50-64, 67-70
SHEET:	4 OF 6	



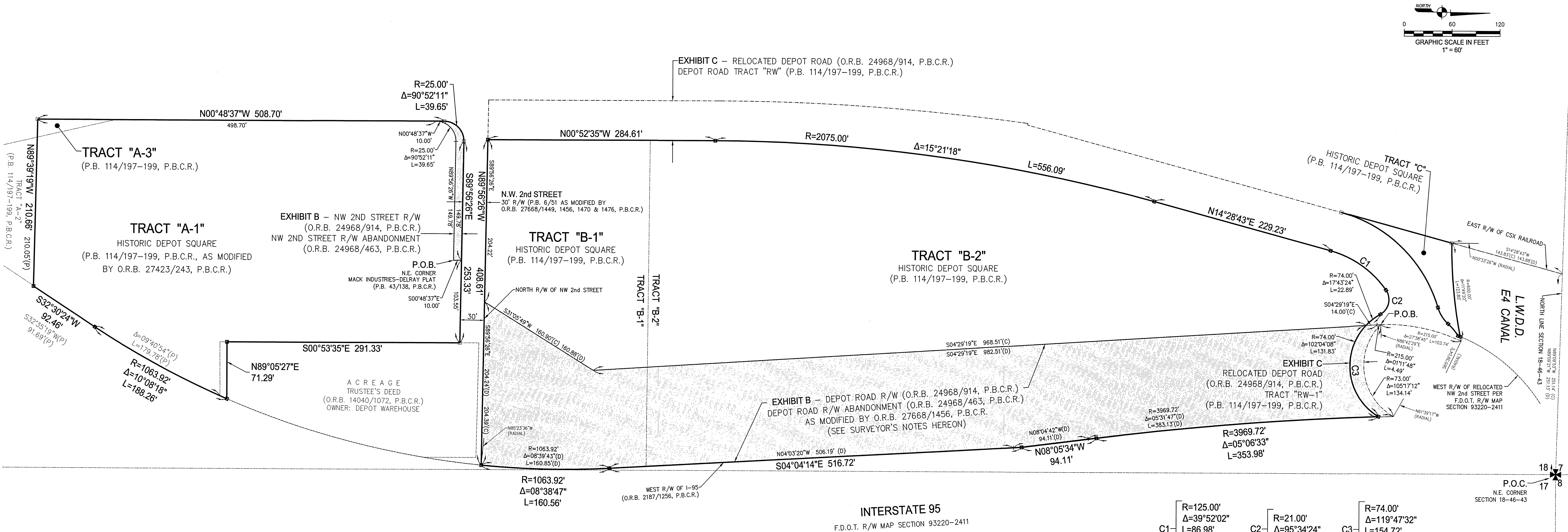
land lands situate and being in the City of Delray Beach, Palm Beach County, Florida, containing 36,673 square feet (12.320 acres) more or less.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
WWW.AVIROMSURVEY.COM

BOUNDARY SURVEY	TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
HISTORIC DEPOT SQUARE	(PLAT BOOK 14-1, PAGES 197-198, P.B.C.R.)
LYING IN SECTION 18, TOWNSHIP 46 NORTH, RANGE 43 EAST	LYING IN SECTION 18, TOWNSHIP 46 NORTH, RANGE 43 EAST
OF BELLEVILLE BEACH	OF BELLEVILLE BEACH
PALM BEACH COUNTY, FLORIDA	PALM BEACH COUNTY, FLORIDA
SCALE: 1" = 20'	
DATE: 09/11/2013	
BY: M.M.K.	
CHECKED: M.D.A.	
F.B. 1557	P.G. 92-43
1563	92-43
SHEET: 5 OF 6	67-76
8519-6	

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EXHIBIT OF DECLARATION OF RIGHTS AND AGREEMENT NOT TO ENCUMBER (O.R.B. 24968/914, P.B.C.R.)



LAND DESCRIPTION:

(LESS OUT - LENDERS)

LESS AND EXCEPT the following land from the above description (LENDER POLICY)

LEGAL DESCRIPTIONS PER EXHIBIT B - O.R.B. 24968/914

ABANDONED DEPOT ROAD RIGHT OF WAY

A parcel of land lying in Section 18, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida, said parcel being more particularly described as follows:

COMMENCE at the NE corner of said Section 18; thence N89°09'21"W, along the north line of said Section 18, a distance of 251.13 feet; thence S14°28'43"W, along the east right of way line of the CSX Railroad, a distance of 143.88 feet to a point on a curve concave northerly having a radius of 600.00 feet and a delta angle of 11°49'20"; radial bearing through said point bears N00°33'26"W, thence easterly, an arc distance of 123.80 feet to a point on a curve concave easterly having a radius of 215.00 feet and a delta angle of 27°38'45"; radial bearing through said point bears S65°39'04"E, thence southerly along said curve on an arc length of 103.74 feet to the POINT OF BEGINNING, said point having a radial bearing of N86°42'29"E and being a point of compound curvature, having a radius of 215.00 feet; thence southerly along said curve, concave easterly and having a delta angle of 01°11'48", an arc distance of 4.49 feet to a point of tangency; thence S04°29'19"E, a distance of 982.51 feet, thence S31°05'49"W, a distance of 160.88 feet to a point on the north right of way line of N.W. 2nd Street; thence S89°56'26"E a distance of 204.24 feet to a point on the west right of way line of Interstate I-95 as recorded in Official Records 2187, Page 1256; said point being on a curve concave westerly, having a radius of 1063.92 feet, whose radius bears N85°23'36"W; thence northerly along said curve having a delta angle of 8°39'43" on an arc length of 160.85 feet; to a point of tangency; thence N04°03'20"W along said west right of way line of I-95, a distance of 506.19 feet; thence N08°04'42"W along said west right of way line of I-95 a distance of 94.11 feet to a point on a curve; said curve concave easterly having a radius of 3969.72 feet; thence northerly along said curve (being on the west right of way line of I-95) having a delta angle of 5°31'47" on an arc distance of 383.13 feet to a point on a curve concave northerly having a radius of 73.00 feet whose radius bears N61°39'17"W, thence westerly along said curve, having a delta angle of 105°17'12", an arc distance of 134.14 feet to the POINT OF BEGINNING.

TOGETHER WITH:

NW 2ND STREET RIGHT OF WAY

A portion of MACK INDUSTRIES-DELRAY, as recorded in Plat Book 43, Page 138 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the NE corner of said MACK INDUSTRIES-DELRAY plot (P.O.B.); thence N89°56'26"W, a distance of 149.78 feet to a point of curvature; said curve concave southeasterly, having a radius of 25.00 feet and a delta angle of 90°52'11", thence southwesterly along said curve, an arc distance of 39.65 feet; thence N00°48'37"W, a distance of 10.00 feet; to a point of curvature concave southeasterly, having a radius of 25 feet and a delta angle of 90°52'11"; thence northeasterly along said curve for an arc distance of 39.65 feet to a point of tangency; thence S89°56'26"E, a distance of 149.78 feet; thence S00°48'37"E, a distance of 10.00 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:

- (1) (D) As shown hereon, denotes dimensions from O.R.B. 24968/914, P.B.C.R.
- (2) The legal description recorded in O.R.B. 27668/1456, P.B.C.R. modifies the dimensions in the legal description recorded in O.R.B. 24968/914, P.B.C.R. and O.R.B. 24968/463, P.B.C.R. These modified dimensions are not depicted hereon for clarity. The purpose of this modification was to correct scrivener's errors so that the described figure mathematically fits the recorded plat of HISTORIC DEPOT SQUARE.

ABBREVIATION LEGEND:

(C)	CALCULATED
Δ	CENTRAL ANGLE
(D)	PER DEED
D.B.	DEED BOOK
F.B.	FIELD BOOK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
L	ARC LENGTH
L.W.D.D.	LAKEWORTH DRAINAGE DISTRICT
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER RECORD PLAT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PGS.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
R/W	RIGHT-OF- WAY

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: (561) 991-1111 FAX: (561) 991-7125
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ESTABLISHED 1978

BOUNDARY SURVEY
TRACTS "A-1", "A-3", "B-1", "B-2" and "C"
HISTORIC DEPOT SQUARE
(PLAT BOOK 114, PAGES 197-199, P.B.C.R.)
LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA

SCALE:	1" = 60'
DATE:	09/11/2013
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	1557 PG 50-84, 87-70 1643
SHEET:	EXHIBIT "A"
JOB #:	8519-6

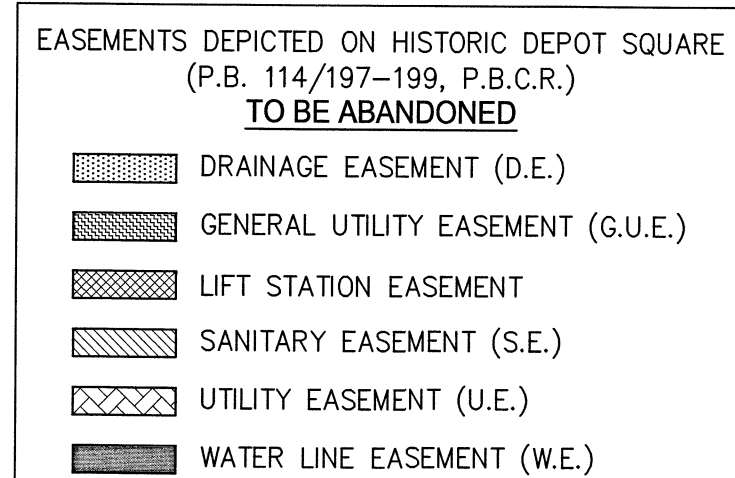
REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD
FIELD UPDATE & REVISED TO ALTA/ACSM STANDARDS	02/02/2015		M.M.K.	M.D.A.					
REV. PER INSTRUMENTS IN SURVEYOR'S REPORT (201)	08/02/2015	N/A	M.M.K.	M.D.A.					
REV. PER TITLE, ZONING DEPT. & COMMENTS	03/07/2016	N/A	M.M.K.	M.D.A.					
REVISED PER CITY COMMENTS	11/07/2016	N/A	M.M.K.	M.D.A.					
REVISED PER 2ND REVIEW CITY COMMENTS	11/17/2016	N/A	M.M.K.	M.D.A.					

GRAPHIC SCALE IN FEET
1" = 60'

NORTH

0 60 120

GRAPHIC SCALE IN FEET
1" = 60'

[illegible]