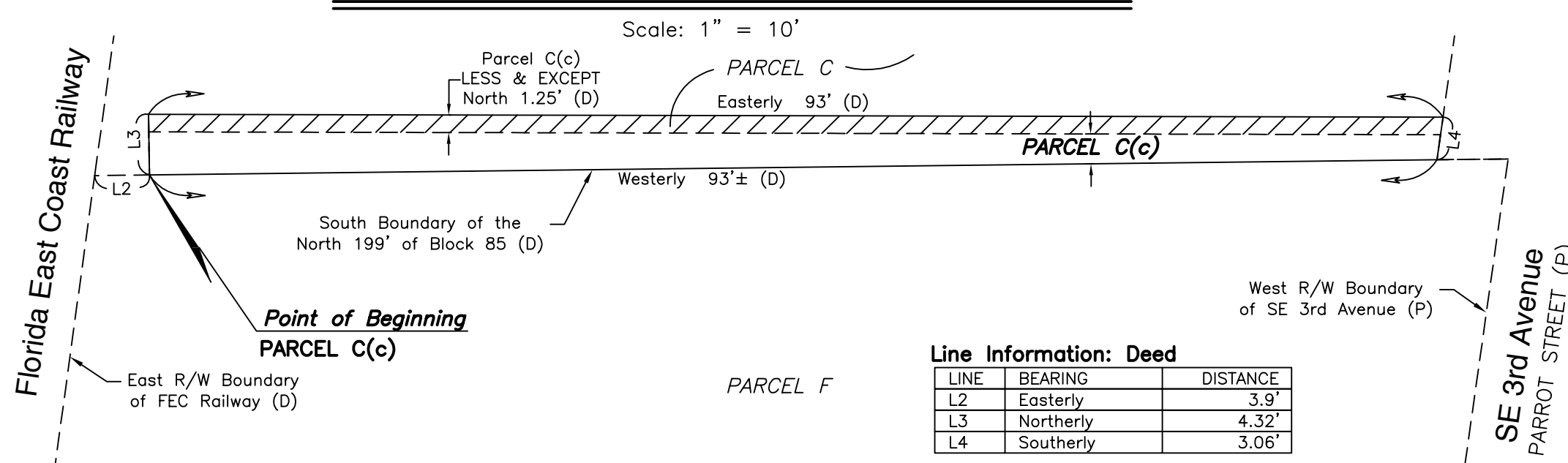


## Legend of Symbols &amp; Abbreviations

●	Found Nail & Disk	⚡	Water Valve
●	Found Iron Pipe or Rod	⚡	Irrigation Control Valve
No.	Number	⚡	Fire Hydrant
P.S.M.	Professional Surveyor and Mapper	⚡	Light Pole
id.	Identification	⚡	Utility Pole
LB	Licensed Business	⚡	Electric Pull Box
ORB	Official Records Book	⚡	Guy Wire
DB	Deed Book	⚡	Unknown Utility Box
PG	Page	⚡	Fiber Optic Cable Marker
R/W	Right-of-way	⚡	Unknown Vault
FEC	Florida East Coast Railroad	⚡	Number of Parking Spaces
(F)	Field Measurement	⚡	Property Corner Designation
(D)	Deed Reference	⚡	Fence
(P)	Plat Reference	⚡	Overhead Utility Line
⊕	Sign	⚡	Centerline Railroad Tracks
⊗	Miscellaneous Feature		
⊙	Round Post		
⊕	Mailbox		
⊕	Handicap Parking Space		
⊕	Square Post		
⊕	Sanitary Manhole		

## Deed Boundary Detail: Parcel C(c)



## Legal Description (Continued at Right)

NOTE: ONLY THAT LEGAL DESCRIPTION OF PARCEL C PER BELOW REFERENCED POLICY IS DEPICTED

## PARCEL C:

All of the North One Hundred Ninety-Nine feet (199') of Block 85, lying East of the Florida East Coast Railway Right-of-Way, in the City of Delray Beach, Florida, according to the a plat of the THE TOWN OF LINTON, now Delray Beach, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 1, Page 3, LESS:

## LESS PARCEL C(a)

(A) Lands conveyed to the City of Delray Beach, by Deed dated September 15, 1924 recorded in Deed Book 341, Page 241, of the Public Records of Palm Beach County, Florida;

## LESS PARCEL C(b)

(B) Lands conveyed to the City of Delray Beach, by Deed dated December 24, 1940 and recorded in Deed Book 621, Page 115, of the Public Records of Palm Beach County, Florida;

## LESS PARCEL C(c)

(C) Lands conveyed to Thelma A. Priest and O.D. Priest, her husband, by Deed dated October 26, 1940 and recorded in Deed Book 721, at Page 568, Palm Beach County Public Records, except the North 1.25 feet of said lands conveyed to Priest and Wife.

## NOTE A\*:

Regarding Parcel C(a) per Deed Book 341, Page 241: Supplied document was handwritten and recorded in 1924 and is very hard to read. Based on what the Surveyor was able to decipher it is believed that the intention was to keep the width of the public right-of-way for SE 3rd Avenue a distance of 40.00 feet. Surveyor, also believes, that this document may have been recorded in conjunction with Deed Book 818, Page 22 (Parcel A-3, NOT DEPICTED HEREON) as part of a land swap agreement. Based on the fact that the document was illegible the location and dimension of said Parcel C(a), as depicted hereon, is approximate.

The above description (Parcel C) is the same as the one described per Title Policy File No. 3020-865138 issued by First American Title Insurance Company, bearing an effective date of November 13, 2017 at 3:32 PM.

## Surveyor's Notes

- Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on a NAD 1983 Florida State Plane - East Zone, bearing of N 89°19'23" E for the South Right-of-Way Boundary of East Atlantic Avenue, also being the North Boundary of Subject Parcel.
- The horizontal datum utilized for this project is NAD 1983 Florida East Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- No underground foundations or footers were excavated or located for this survey.
- Per Table A of the ALTA/NSPS requirements:
  - Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted hereon.
  - Item 11: All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
  - Item 16: there is no observable evidence of current earth moving work, building construction or building additions.
  - Item 17: there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or sidewalk construction or repairs.
- Parcel C has vehicular & pedestrian access to SE 3rd Avenue over and across Parcel F & Parcel C(c) per ORB 29463, PG 1774, and pedestrian access to East Atlantic Avenue, per said ORB 29463, PG 1774. Parcel F has direct access to SE 3rd Avenue (SE 3rd Avenue being a publicly dedicated right-of-way).

## Parcel Information

Parcel C  
Parcel Id. #12434616010850040  
PIERRE DELRAY TWO LLC  
2728 N. Harwood Street, 2nd Floor  
Dallas, TX 75201

Parcel F  
Parcel Id. # 12434616010850050  
PIERRE DELRAY TWO LLC  
2728 N. Harwood Street, 2nd Floor  
Dallas, TX 75201

Parcel C(c)  
No Id. # designated  
per Property Appraiser

Total Acreage  
24227.51 Square Feet  
0.556 Acres

## FLOOD NOTE:

By graphic plotting only, this property is in Flood Zone "X"  
Flood Insurance Rate Map: 12099C  
Panel No.: 0979 F  
Community Name/No.: City of Delray Beach/125102  
Effective Date: October 5, 2017

Subject Property IS NOT in a Special Flood Hazard Area.

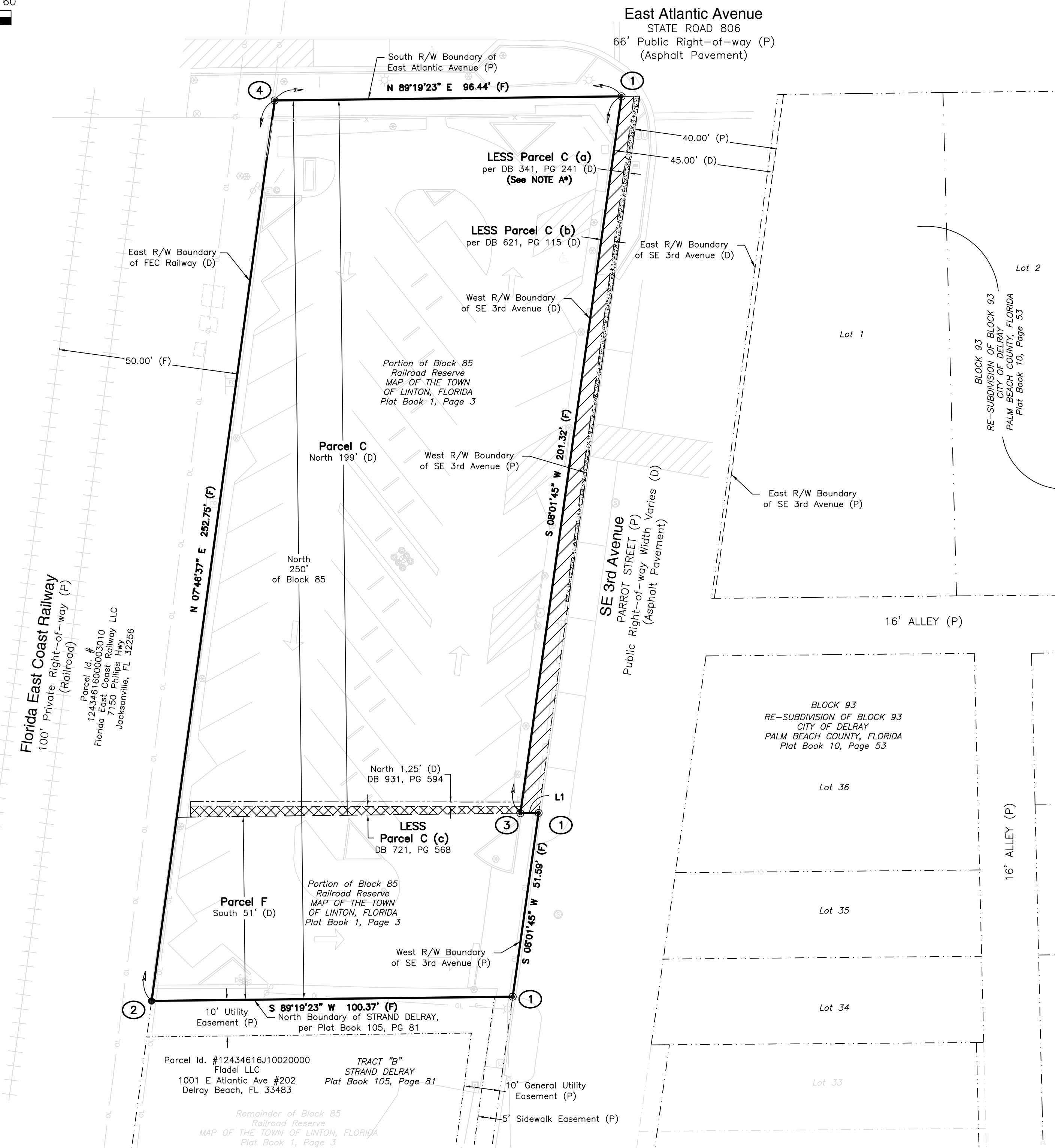
No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

# ALTA/NSPS Land Title Survey

## SunTrust Delray Parcel C, Parcel F & Parcel C(c)

### Section 16, Township 46 South, Range 43 East

### Palm Beach County, Florida



## Property Corner Designations

- Found Nail & Disk "LB7340"
- Found 5/8" Capped Iron Rod "LB7340"
- Found Nail & Disk "LB7340"  
Found Nail & Disk "LB6473"  
0.22' East  
0.12' North
- Found Nail & Disk "LB6473"

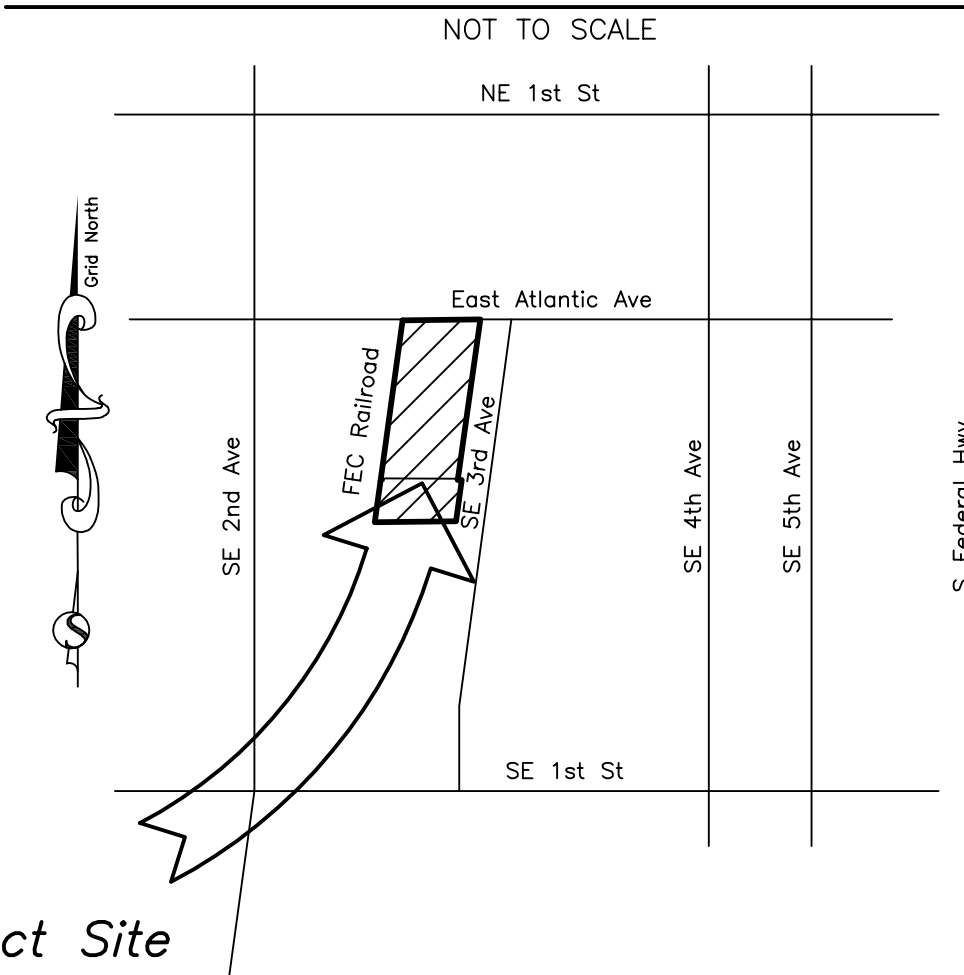
Benjamin F. Stinson  
Florida Professional Surveyor and Mapper No: 6924  
SurvTech Solutions, Inc.  
Florida Licensed Business No. 7340

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: B. Stinson  
Date Drafted: 12/14/21  
Approved By: B. Stinson  
Date Approved: 12/21/21

Drawing Name: 20170157\_14A  
Phase: 14  
Last Field Date: 12/13/21  
Field Book/Page: FP 21-04/50

## Vicinity Map



## Legal Description (Continued from Left)

## Parcel C (c), also known as the "silver" parcel:

A parcel of land in Section 16, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the South line of the North 199 feet of Block 85, Delray Beach (formerly Linton), Florida, according to the Plat of Linton recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida, at a distance of 3.9 feet Easterly, measured along said South line, from its intersection with the Easterly right of way line of the Florida East Coast Railway; thence Northerly at right angles to said South line of the North 199 feet of said Block 85, a distance of 4.32 feet to a point; thence Easterly a distance of 93 feet to a point 3.06 feet Northerly from the South line of said North 199 feet of Block 85; thence Southerly parallel to the West line of Southeast Third Avenue (formerly Parrot Street), a distance of 3.06 feet to a point in the South line of the North 199 feet of said Block 85; thence Westerly along said South line a distance of 93 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT from the above the North 1.25 feet thereof conveyed by Quit Claim Deed in Deed Book 931, Page 594, of the Public Records of Palm Beach County, Florida.

The above description (Parcel C(c)) is the same as the one described per Title Policy File No. 4120000747S issued by Commonwealth Land Title Insurance Company, bearing an effective date of October 29, 2021 at 13:45:35.

## Parcel F:

The South 51 feet of the North 250 feet of Block 85 lying East of the Florida East Coast Railroad Right-of-Way in the City of Delray Beach, Florida, according to the Plat of the Map of Town of Linton (now Delray Beach), as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

The above description (Parcel F) is the same as the one described per Title Policy File No. 4121001447S issued by Commonwealth Land Title Insurance Company, bearing an effective date of July 28, 2021 at 11:52:24 AM.

## CONTIGUITY NOTES:

The North boundary of Parcel F is contiguous, without gap, gore, hiatus or overlap to the South boundary of Parcel C. The South boundary of Parcel C is contiguous, without gap, gore, hiatus or overlap to the North boundary of Parcel F.

The North boundary of Parcel F is contiguous, without gap, gore, hiatus or overlap to the South boundary of Parcel C(c). The South boundary of Parcel C(c) is contiguous, without gap, gore, hiatus or overlap to the North boundary of Parcel F.

The North & West boundaries of Parcel C(c) are contiguous, without gap, gore, hiatus or overlap to the South & East boundaries of Parcel C. The South & East boundaries of Parcel C are contiguous, without gap, gore, hiatus or overlap to the North & West boundaries of Parcel C(c).

## ALTA/NSPS Land Title Survey

## Parcel C, F & C(c) – Parking Lot

### E Atlantic Ave & SE 3rd Ave

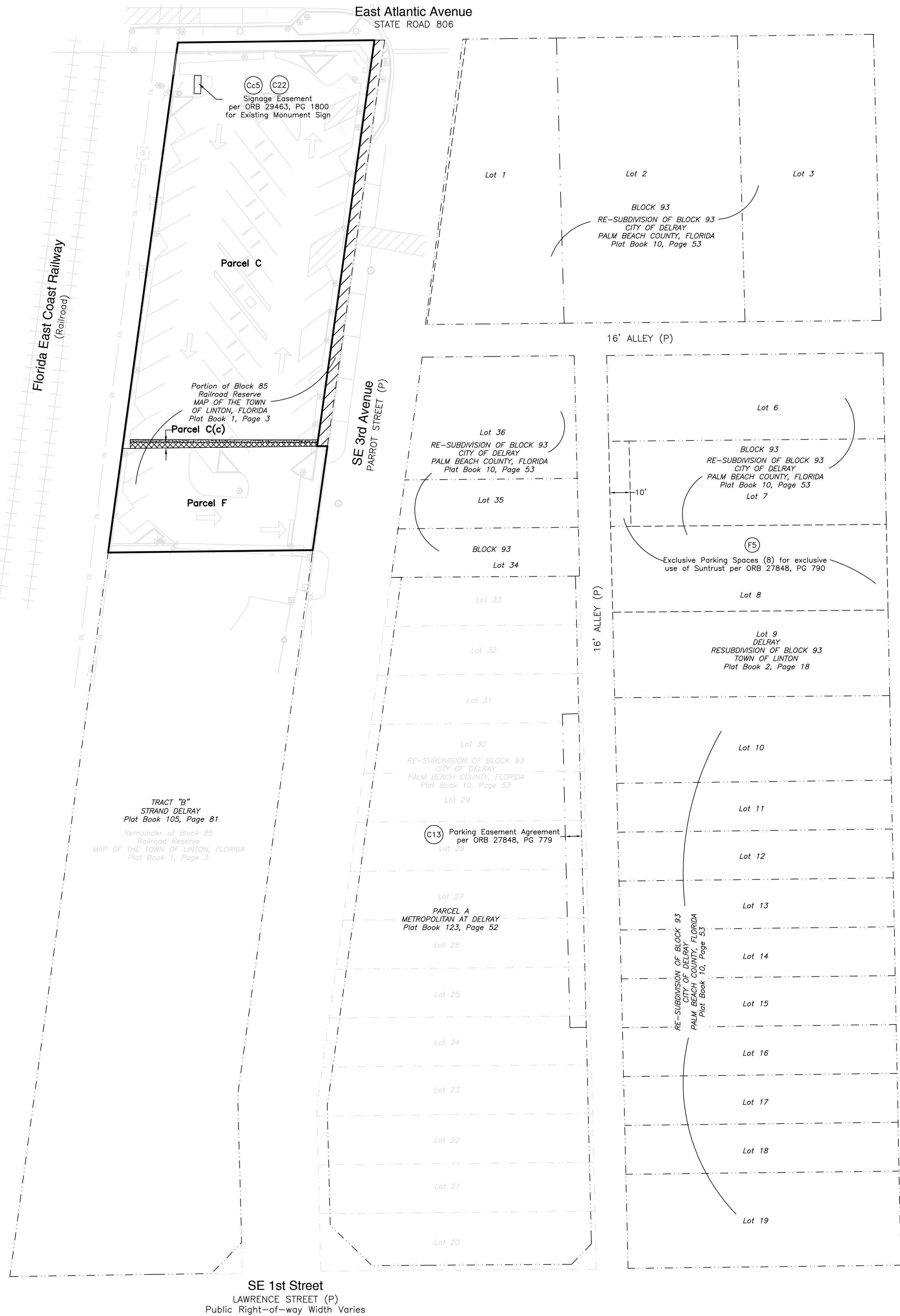
### Delray Beach, Florida 33483

## Surveyor's Certification:

This is to certify to: Pierre Delray Two LLC, a Delaware limited liability company, its affiliates, successors and/or assigns, First American Title Insurance Company, Commonwealth Land Title Insurance Company and Dunay, Miskel and Backman LLP, that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 7(c), 8-9, 11, 13, 14 and 16-19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



Schedule B Exceptions Detail



Parcel C Exceptions

per Title Policy File No. 3020-865138 issued by First American Title Insurance Company, bearing an effective date of November 13, 2017 at 3:32 PM.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

NOTE: REGARDING PARCEL A & PARCEL F MENTIONED WITH ABOVE POLICY: PARCEL A NOT A PART OF THIS SURVEY; PARCEL F HAS A SEPARATE POLICY

- C13 Parking Easement Agreement by and between The Metropolitan at Delray, LLC, a Florida limited liability company and SunTrust Bank, a Georgia banking corporation recorded in Official Records 27848, Page 779 (As to Parcels A and C) Benefits Parcel C as depicted hereon.
- C16 Easements, covenants and restrictions contained in Party Wall Agreement, by and between UO Rosebud Two, LLC, a Florida limited liability company, and SunTrust Bank, a Georgia banking corporation recorded in Records Book 29038, Page 679, together with rights of the owner of property adjoining the land to the party wall located partly on insured land and partly on adjoining property to as much of the insured land as is required for lateral support of the wall and the building attached to it. )As to Parcel A) Parcel A not a part of this survey. Does not affect subject property parcel.
- C17 Terms, covenants, conditions, provisions, rights, duties and obligations contained in that certain unrecorded Lease by and between O.D. Priest, Sr. and Thelma A. Priest, his wife, as Lessors, and Atlantic Realty Company of Delray Beach, Inc., a Florida corporation, as Lessee, dated December 30, 1963, recorded December 30, 1963, in Official Records Book 956, Page 338; said Lease having been assigned as to the Lessee's interest to First National Bank of Delray Beach, a national banking association, by Assignment of Lease recorded July 19, 1966, in Official Records Book 1402, Page 115; said Lease having been assigned as to the Lessor's interest to O.D. Priest, Jr., Felice P. Ledbetter and William P. Priest, by Assignment of Interest Under Lease, recorded in Official Records Book 1851, Page 758; said Lease having been assigned as to a portion of the Lessor's interest to Sheri Rock, a single person, by Assignment of Lease Rights recorded January 14, 2015, in Official Records Book 27275, Page 821; and as further assigned as to the Lessor's interest to The Metropolitan at Delray, LLC, a Florida limited liability company, by Assignment of Leases recorded in Official Records Book 27767, Page 25. (As to Parcel F) Affects/benefits subject property: blanket in nature over Parcel G, Parcel F & Parcel C(c). See NOTE B\* Below
- C22 Easements, covenants, conditions and restrictions contained in Limited Declaration of Easements, Covenants and Restrictions by and between SunTrust Bank, a Georgia banking corporation and Pierre Delray One LLC, a Delaware limited liability company, recorded at Book 29463, Page 1800 (as to Parcels A and C). Parcel A not a part of this survey. Affects subject property Parcel C as depicted hereon.
- C23 Easements, covenants, conditions and restrictions contained in Declaration of Easements, Covenants, Conditions and Restrictions by and between SunTrust Bank, a Georgia banking corporation and Pierre Delray One LLC, a Delaware limited liability company, recorded at Book 29463, Page 1774 (as to Parcels A, C and F) Parcel A not a part of this survey. Affects subject property Parcel C, Parcel F & Parcel C(c), however not a matter of survey, therefore not plotted.

NOTE B\*: The lease referenced in C17 has been terminated per Termination of Ground Lease, recorded in Official Records Book 32729, Page 974, of the Public Records of Palm Beach County, Florida.

Parcel C(c) Exceptions

per Title Policy File No. 412000074TS issued by Commonwealth Land Title Insurance Company, bearing an effective date of October 29, 2021 at 13:45:35.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Cc3 Terms, conditions, provisions and obligations set forth in Party Wall Agreement, by and between UO Rosebud Two, LLC, a Florida limited liability company, and SunTrust Bank, a Georgia banking corporation, recorded April 24, 2017 in Official Records Book 29038, Page 679, together with rights of the owner of property adjoining the land to the party wall located partly on insured land and partly on adjoining property to as much of the insured land as is required for lateral support of the wall and the building attached to it. Does not affect subject property.
- Cc4 Terms, covenants, conditions, easements, restrictions, reservations and other provisions, according to that certain Declaration of Easements, Covenants, Conditions and Restrictions by and between SunTrust Bank, a Georgia banking corporation, and Pierre Delray One LLC, a Delaware limited liability company, recorded November 13, 2017 in Official Records Book 29463, Page 1774, and as may be further amended. Affects subject property however not a matter of survey, therefore not plotted.
- Cc5 Terms, conditions, restrictions, covenants, conditions and burdened easements as set forth in Limited Declaration of Easements, Covenants, Conditions and Restrictions recorded November 13, 2017 in Official Records Book 30405, Page 881, as may be subsequently amended. Benefits subject property as depicted hereon.
- Cc6 Terms, conditions, provisions and burdened easements as set forth in Parking Easement Agreement by and between Pierre Delray Two, LLC, a Delaware limited liability company and SunTrust Bank, a Georgia banking corporation recorded February 11, 2020 in Official Records Book 31217, Page 1480. Affects subject property, however, blanket in nature.
- Cc7 Resolution No. 82-20, recorded October 19, 2020, in Official Records Book 31829, Page 1457. Affects subject property however not a matter of survey, therefore not plotted.
- Cc8 Resolution No. 83-20, recorded October 19, 2020, in Official Records Book 31829, Page 1468. Affects subject property however not a matter of survey, therefore not plotted.
- Cc9 Resolution No. 84-20, recorded October 19, 2020, in **Official Records Book 31829, Page 1457. \*Typographical Error: amended per Endorsement:** Resolution No. 84-20, recorded October 19, 2020, in Official Records Book 31829, Page 1480. Affects subject property however not a matter of survey, therefore not plotted.
- Cc11 Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Map of The Town of Linton (now Delray Beach), recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida. Affects subject property, however no easements depicted on said plat which affect subject property.

Parcel F Exceptions

per Title Policy File No. 412100144TS issued by Commonwealth Land Title Insurance Company, bearing an effective date of July 28, 2021 at 11:52:24 AM.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- F3 Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Map of The Town of Linton (now Delray Beach), recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida. Affects subject property, however no easements depicted on said plat which affect subject property.
- F4 Terms, covenants, conditions, easements, restrictions, reservations and other provisions, according to that certain Declaration of Easements, Covenants, Conditions and Restrictions, by and between SunTrust Bank, a Georgia banking corporation, and Pierre Delray One LLC, a Delaware limited liability company, recorded November 13, 2017, in Official Records Book 29463, Page 1774, and as may be further amended. Affects subject property however not a matter of survey, therefore not plotted.
- F5 Covenants, restrictions, conditions, reservations, easements, liens for assessments and other provisions set forth in Declaration of Easements, Covenants, Conditions and Restrictions by the Metropolitan at Delray, LLC, a Florida limited liability company, and SunTrust Bank, a Georgia banking corporation, as recorded October 6, 2015, in Official Records Book 27848, Page 790; as amended in Official Records Book 29463, Page 1738; and in allied instruments referred to in said restrictions, as may be subsequently amended. Benefits subject property as depicted hereon.
- F6 Parking Easement Agreement recorded in Official Records Book 31217, Page 1480. Affects subject property, however, blanket in nature.

NOTE: Offsite Plat information depicted hereon for informational purposes.

ALTA/NPS Land Title Survey  
SunTrust Delray Parcel C, Parcel F & Parcel C(c)

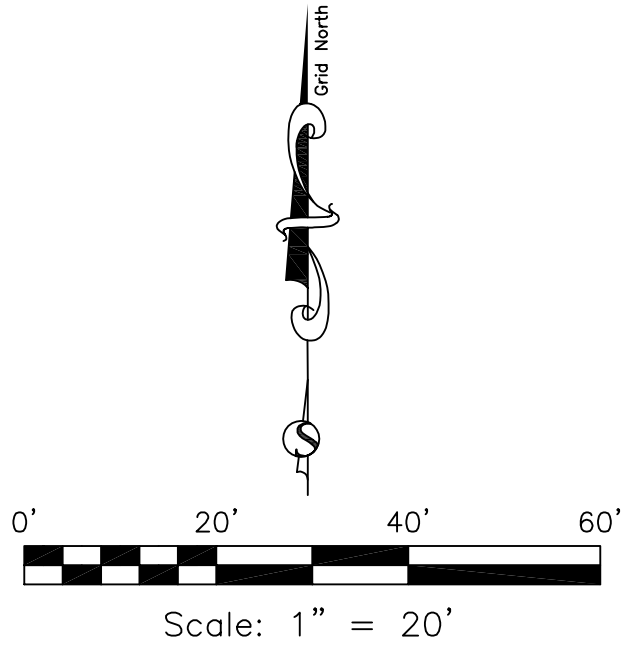
SURVTECH SOLUTIONS, INC.  
10220 U.S. Highway 92 East  
Tampa, FL 33610  
Licensed Business #7340  
phone: (813)-621-4929  
fax: (813)-521-7194  
email: bs@survtechsolutions.com  
http://www.survtechsolutions.com

Drawing Name: 20170157\_14A

SHEET: 2 OF 3

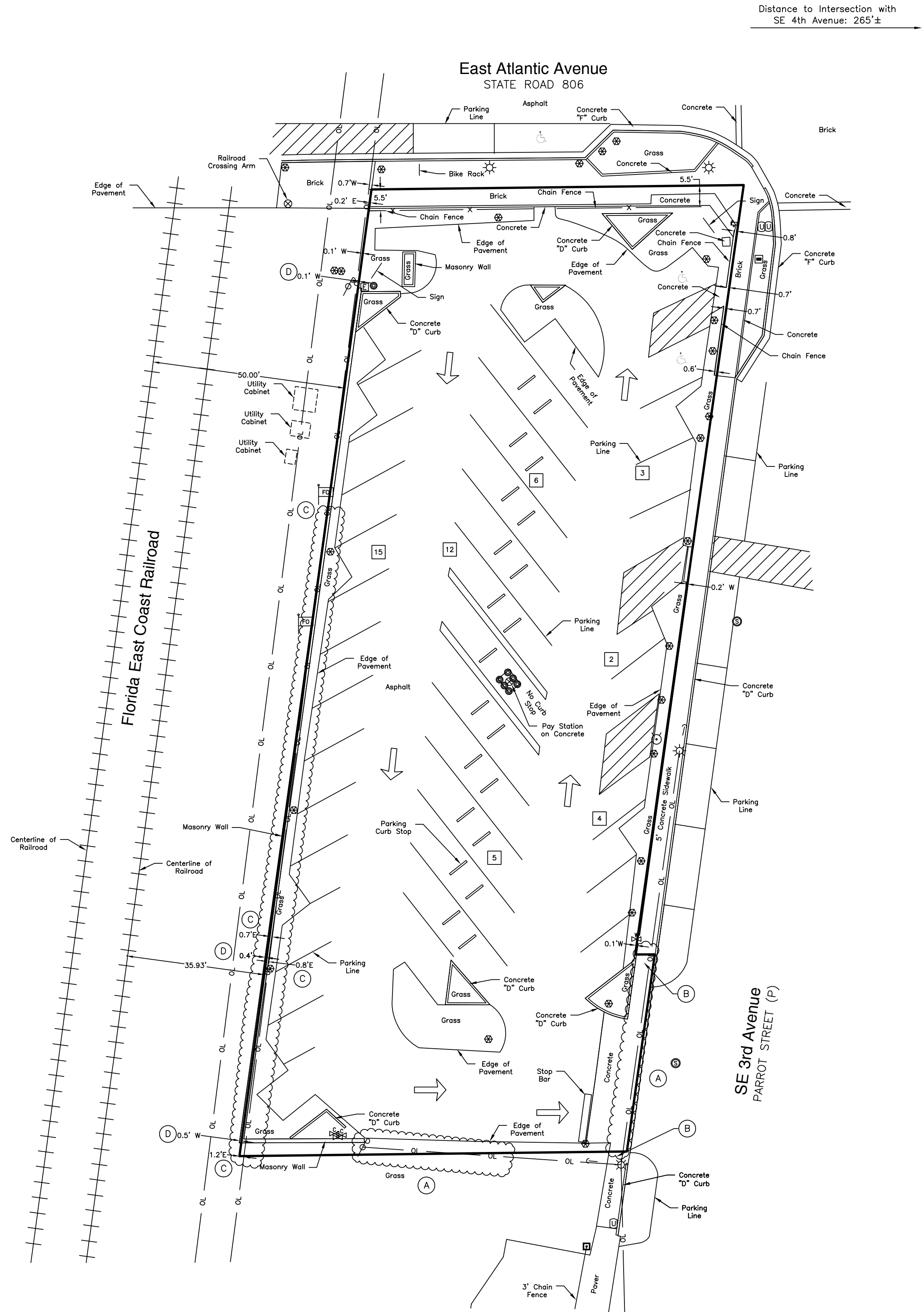


Planimetric Detail



Statement of Potential Encroachments

- (A) Open & Notorious Evidence of Overhead Utility Lines without benefit of easement. (As to Parcel F)
- (B) Open & Notorious Evidence of Pedestrian Ingress/Egress without benefit of easement (along East boundary of subject property). (As to Parcel F)
- (C) Overhead utility lines (attached to East side of Pole) potentially fall within the airspace of subject property West boundary. (As to Parcel F & Parcel C)
- (D) Masonry wall falls West of subject property West boundary. (As to Parcel F & Parcel C)



Parking Space Count

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	47
HANDICAP	2
TOTAL	49

Parking space count depicted above does not include parking within the public right-of-way adjacent to subject property parcels, or offsite properties which may be parking areas for subject property parcels via easements.

Parking Curb Stops depicted hereon for informational purposes only