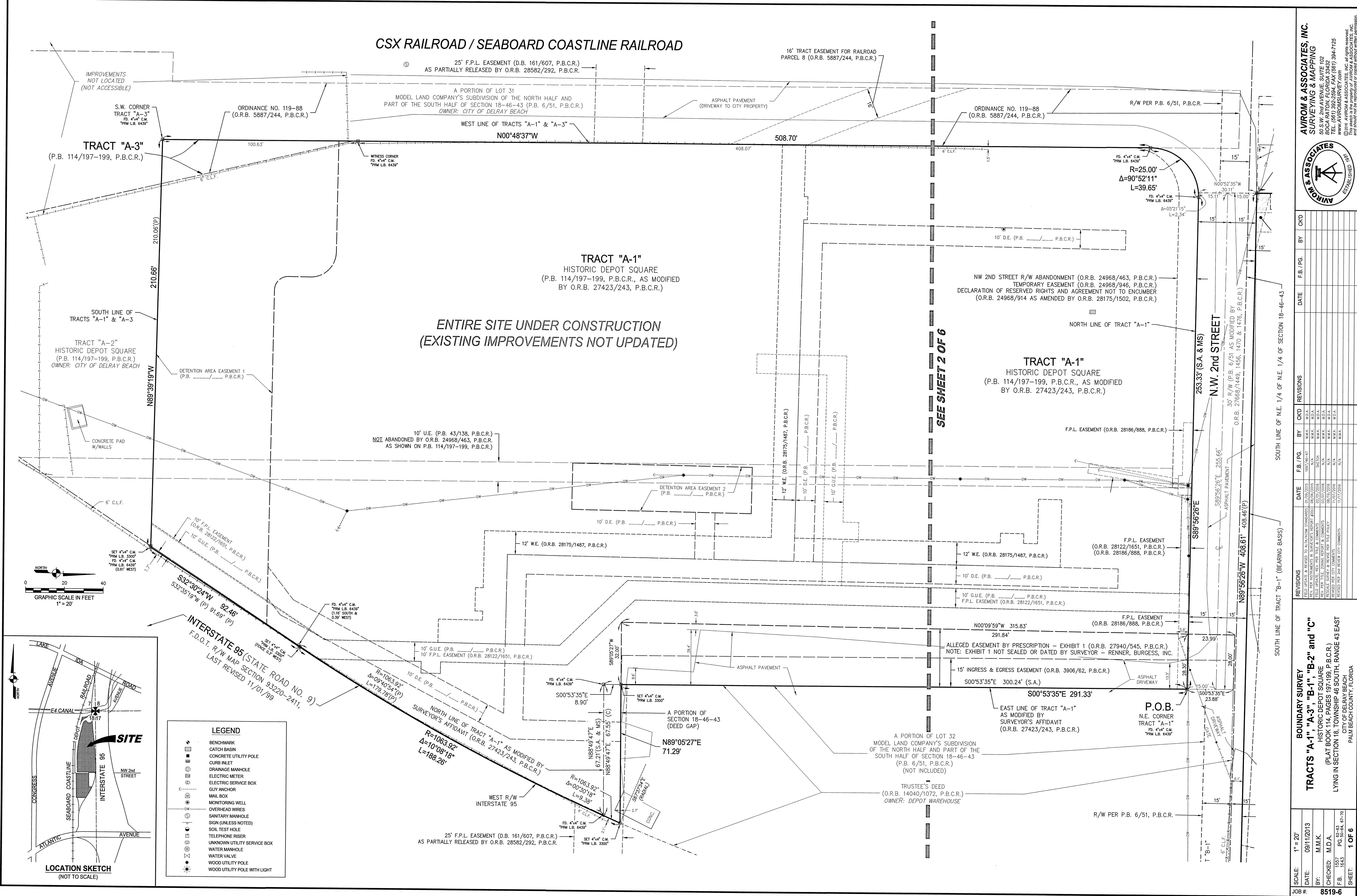
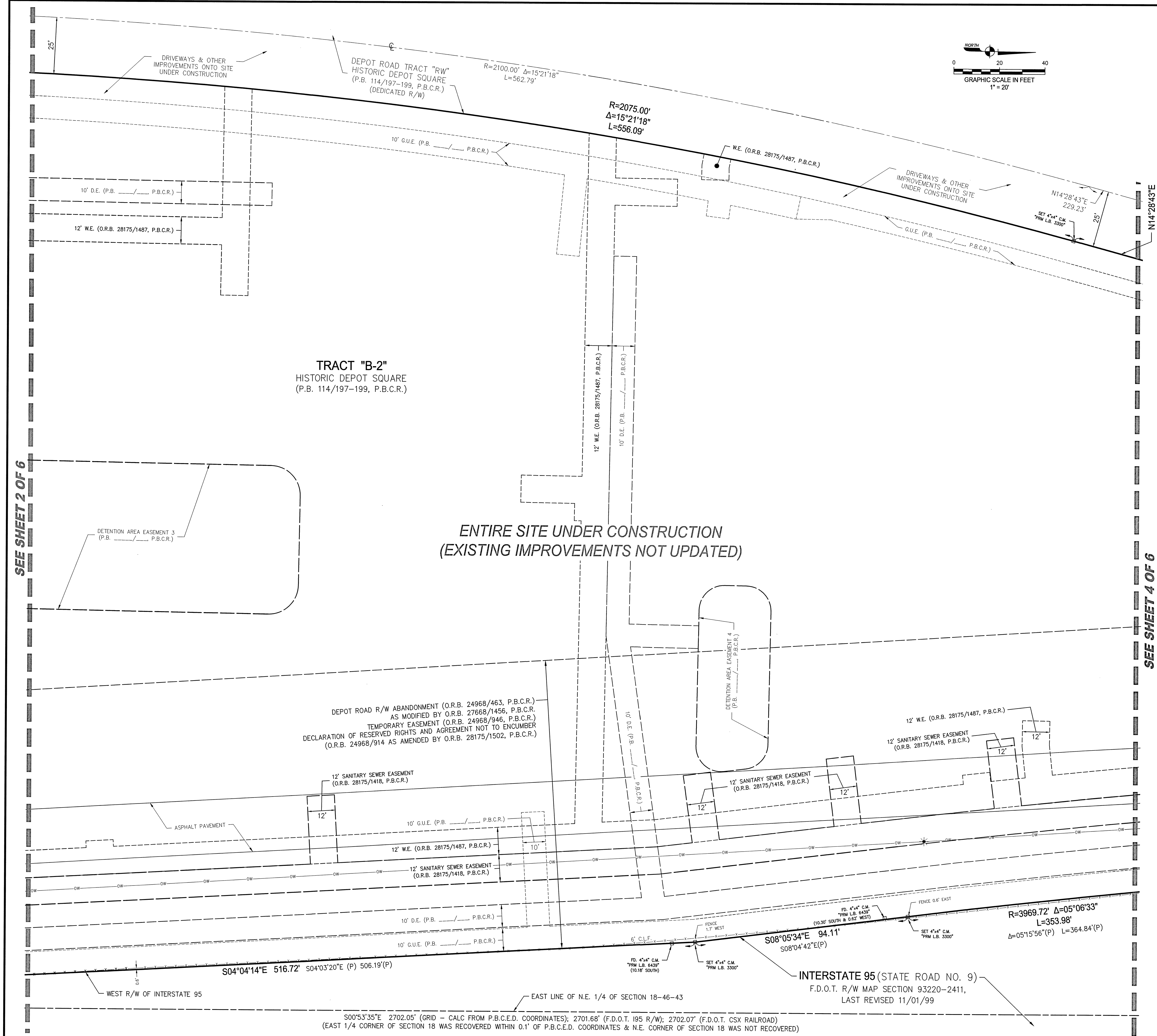






SURVEYOR'S REPORT:

- 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

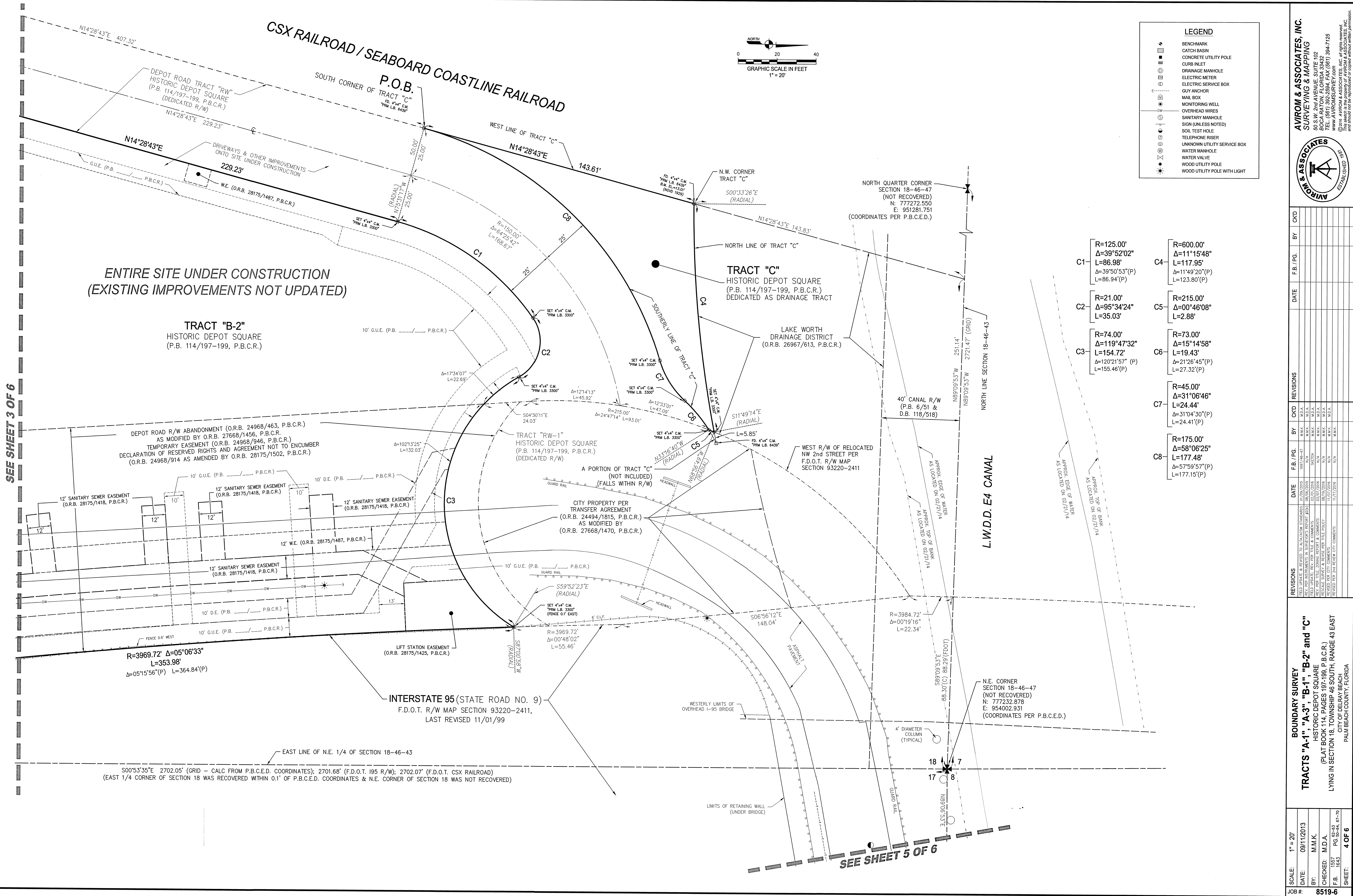
MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

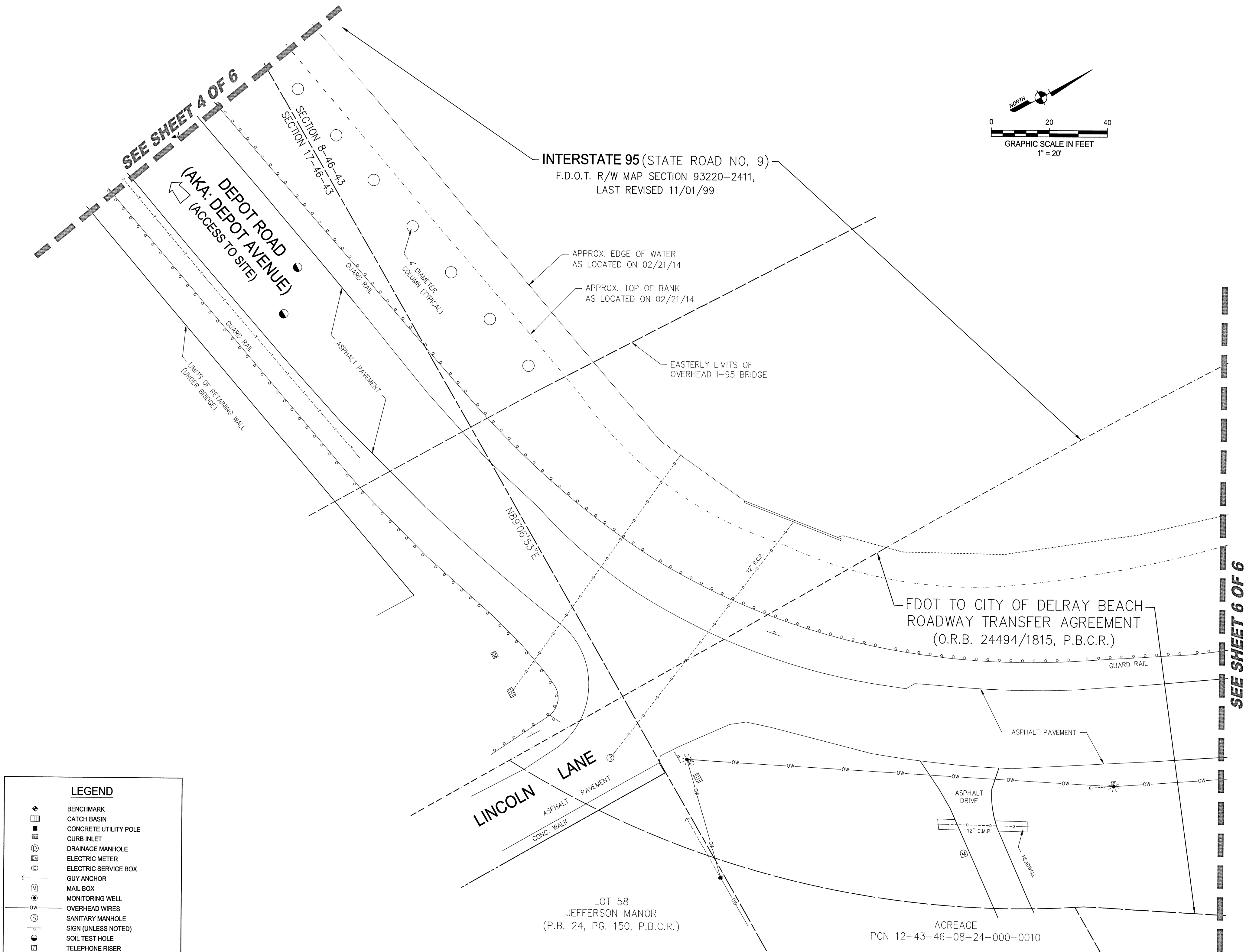
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AVIROM & ASSOCIATES
ESTABLISHED 1981

SCALE:	1" = 20'
DATE:	09/11/2013
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.:	1557 62-43 1643
SHEET:	3 OF 6
JOB #:	8519-6

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
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA





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

LAND DESCRIPTION:

Tracts "A-1", "A-3", "B-1", "B-2" and "C" of HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197-199, as modified by instruments recorded in Official Records Book 27668, Page 1449, Official Records Book 27668, Page 1456, Official Records Book 27668, Page 1470 and Official Records Book 27668, Page 1476, of the Public Records of Palm Beach County, Florida. The metes and bounds of Tracts "A-1", "A-3", "B-1", "B-2" and "C" are further described below.

Together with easements provided in the Signage and Landscaping Easement recorded in Official Records Book 28175, Page 1394, of the Public Records of Palm Beach County, Florida.

Together with easements rights reserved to developer in the Declaration of Reserved Rights and Agreement not to Encumber recorded in Official Records Book 24968, Page 914, of the Public Records of Palm Beach County, Florida.

Together with the easement and real property rights reserved to "owner" in the Agreement to Replat Easement recorded in Official Records Book 28175, Page 1430, of the Public Records of Palm Beach County, Florida.

TRACTS "A-1" AND "A-3"

Tracts "A-1" and "A-3", HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, said plat as modified by Surveyor's Affidavit recorded in Official Records Book 27423, Page 243 of the Public Records of Palm Beach County, Florida; together with a parcel of land lying in Section 18, Township 46 South, Range 43 East, City of Delray Beach, Palm Beach County, Florida, described as follows:

BEGIN at the northeast corner of said Tract "A-1" as modified by said Surveyor's Affidavit; thence S00°53'35"E, along the modified east line of Tract "A-1", a distance of 291.33 feet; thence N89°05'27"E, 71.29 feet to the west right-of-way of Interstate 95 and a point on a non-tangent curve concave to the northwest, a radial line to said point bears S67°37'54"E; thence southwesterly along said west right-of-way line and along the arc of said curve, having a radius of 1063.92 feet and a central angle of 10°08'18", an arc distance of 188.26 feet to a point of tangency; thence S32°30'24"W, along the west right-of-way of Interstate 95, a distance of 92.46 feet to the south line of Tract "A-1"; thence N89°39'19"W, along the south line of said Tracts "A-1" and "A-3", a distance of 210.66 feet to the southwest corner of Tract "A-3"; thence N00°48'37"W, along the west line of Tracts "A-1" and "A-3", a distance of 508.70 feet to a point of curvature of a curve concave to the southeast; thence easterly along said tract line and along the arc of said curve, having a radius of 25.00 feet and a central angle of 90°52'11", an arc distance of 39.65 feet; thence S89°56'26"E, along the north line of Tract "A-1", a distance of 253.33 feet to the POINT OF BEGINNING.

TRACTS "B-1" AND "B-2"

Tracts "B-1" and "B-2", HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, said plat as modified by surveyor's affidavit recorded in Official Records Book 27423, Page 243 of the Public Records of Palm Beach County, Florida, described as follows:

BEGIN at the southwest corner of said Tract "B-1"; thence N00°52'35"W, along the west line of said Tract "B-1" and "B-2", a distance of 284.61 feet to a point of curvature of a curve concave to the east; thence northeasterly along the arc of said curve, having a radius of 2075.00 feet and a central angle of 15°21'18", an arc distance of 556.09 feet; thence N14°28'43"E, 229.23 feet to a point of curvature of a curve concave to the southeast; thence northerly along the arc of said curve, having a radius of 125.00 feet and a central angle of 39°52'02", an arc distance of 86.98 feet to a point of compound curvature of a curve concave to the south; thence southeasterly along the arc of said curve, having a radius of 21.00 feet and a central angle of 95°34'24", an arc distance of 35.03 feet to a point of reverse curvature of a curve concave to the north; thence northeasterly along the arc of said curve, having a radius of 74.00 feet and a central angle of 119°47'32", an arc distance of 154.72 feet to the west right-of-way of Interstate 95 and a point on a non-tangent curve concave to the east, a radial line to said point bears S87°00'58"W, (the preceding six courses and distances being coincident with the westerly and northerly line of said Tract "B-2"); thence southerly along the west right-of-way of Interstate 95 and along the arc of said curve, having a radius of 3969.72 feet and a central angle of 05°06'33", an arc distance of 353.98 feet; thence S08°05'34"E, 94.11 feet; thence S04°04'14"E, 516.72 feet to a point of curvature of a curve concave to the west, thence southerly along the arc of said curve, having a radius of 1063.92 feet and a central angle of 08°38'47", an arc distance of 160.56 feet to the south line of said Tract "B-1", the preceding four (4) courses and distances being coincident with the west right-of-way of Interstate 95; thence N89°56'26"W, along the south line of said Tract "B-1", a distance of 408.61 feet to the POINT OF BEGINNING.

TRACT "C"

Tract "C", HISTORIC DEPOT SQUARE, according to the plat thereof as recorded in Plat Book 114, Pages 197 through 199 of the Public Records of Palm Beach County, Florida, said plat as modified by surveyor's affidavit recorded in Official Records Book 27423, Page 243 of the Public Records of Palm Beach County, Florida, described as follows:

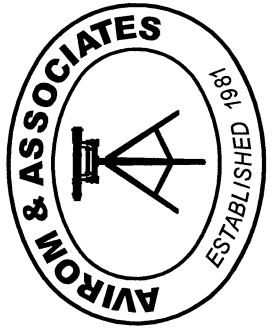
BEGIN at the south corner of said Tract "C"; thence N14°28'43"E, along the west line of Tract "C", 143.61 feet to the northwest corner of Tract "C", said point being a point on the arc of a non-tangent curve concave to the north, a radial line to said point bears S00°33'26"E; thence easterly along the arc of said curve, having a radius of 600.00 feet and a central angle of 11°15'48", an arc distance of 117.95 feet to a point on the west right-of-way line of relocated NW 2nd Street (also known as Depot Road) as shown on the Florida Department of Transportation Right-of-Way Map for State Road No. 9 (I-95), Section No. 93220-2411, Sheet 22 of 27, said point being on a non-tangent curve concave to the east, a radial line to said point bears N68°56'49"W; thence southwesterly along said west right-of-way and along the arc of said curve, having a radius of 215.00 feet and a central angle of 00°46'08", an arc distance of 2.88 feet to a point on the southerly line of said Tract "C", said point being on the arc of a non-tangent curve concave to the southeast, a radial line to said point bears N33°16'40"W; thence southwesterly along said southerly line of Tract "C" and along the arc of said curve, having a radius of 73.00 feet and a central angle of 15°14'58", an arc distance of 19.43 feet to a point of reverse curvature of a curve concave to the north; thence southwesterly along the arc of said curve, having a radius of 45.00 feet and a central angle of 31°06'46", an arc distance of 24.44 feet to a point of reverse curvature of a curve concave to the southeast; thence southerly along the arc of said curve, having a radius of 175.00 feet and a central angle of 58°06'25", an arc distance of 177.48 feet to the POINT OF BEGINNING.

Said lands situate and being in the City of Delray Beach, Palm Beach County, Florida, containing 536,673 square feet (12,320 acres) more or less.

NOTE:

SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL INFORMATION REGARDING THE LEGAL DESCRIPTION DEPICTED IN THE TITLE POLICY THAT ARE NOT DEPICTED HEREON.

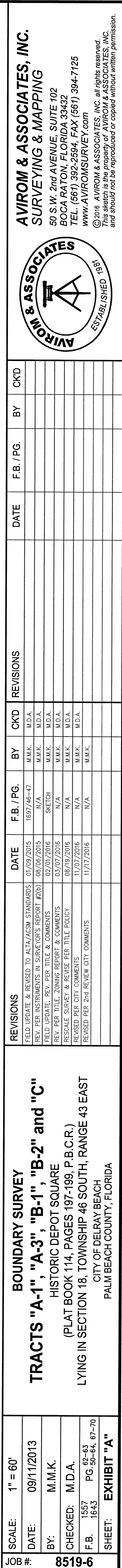
AVIROM & ASSOCIATES, INC.
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TEL. (561) 392-2554, FAX (561) 394-7125
WWW.AVIROMSURVEY.COM
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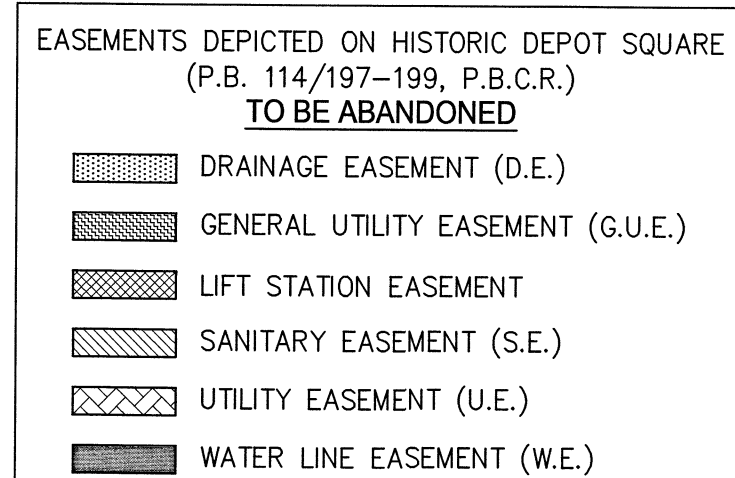
SCALE:	1" = 20'						
DATE:	09/11/2013						
BY:	M.M.K.						
CHECKED:	M.D.A.						
F.B.:	1557						
PG.:	50-54, 67-70						
SHEET:	5 OF 6						
REVISIONS	DATE	BY	CKD	REVISIONS	DATE	BY	CKD
FIELD UPDATE & REVISION TO ALTA/ACSM STANDARDS	07/09/2015	M.M.K.	M.D.A.				
REV. PER INSTRUMENTS IN SURVEYOR'S REPORT (20)	08/06/2015	N/A	M.D.A.				
REV. PER TITLE ZONING REPORT & COMMENTS	03/07/2016	M.M.K.	M.D.A.				
REV. PER TITLE ZONING REPORT & COMMENTS	03/07/2016	N/A	M.D.A.				
REV. PER CITY COMMENTS	11/07/2016	M.M.K.	M.D.A.				
REVISED FOR CITY REVIEW	11/17/2016	M.M.K.	M.D.A.				

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

JOB #: 8519-6



GRAPHIC SCALE IN FEET
1" = 60'



JOB #		SCALE: 1" = 60'	BOUNDARY SURVEY									
DATE:		09/11/2013	TRACTS "A-1", "B-1", "B-2" and "C"									
BY:		M.M.K.	HISTORIC DEPOT SQUARE									
CHECKED:		M.D.A.	(PLAT BOOK 114, PAGES 197-199, P.B.C.R.)									
F.B.:		1557	LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST									
SHEET:		1643	CITY OF DELRAY BEACH									
			PALM BEACH COUNTY, FLORIDA									
REVISIONS			DATE	F.B. / P.G.	BY	CKD	REVISIONS	DATE	F.B. / P.G.	BY	CKD	
1. ALL CORNER STAKES TO BE REPERCUSSOR TO 1/1/2014.			05/07/2016	1557/447	M.M.K.							
2. SEE PER INCREASE IN SURVEY REPORT P.253.			06/02/2016		M.M.K.							
3. FIELD JOURNAL REV. FOR TITLE & COMMENTS.			06/07/2016		M.M.K.							
4. RESUME SURVEY & REUSE FOR TITLE POLICY.			06/07/2016		M.M.K.							
5. REUSE FOR TITLE POLICY.			11/17/2016	N/A	M.M.K.							
6. REUSE FOR 2ND REVIEW CITY COMMENTS.			11/17/2016	N/A	M.M.K.							

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