

REVISIONS					DRAWN BY	CHECKED BY
REV	DATE	COMMENT	LJL	AS		
1	2019-08-23	CITY OF DELRAY BEACH COMMENTS	LJL	AS		
2	2019-09-10	SPRAB COMMENTS	LJL	AS		
3	2019-11-22	TEAM GFA COMMENTS	LJL	AS		
4	2019-11-22	SPRAB COMMENTS	LJL	AS		

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.:	FLB180120
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	2019-10-26
CAD I.D.:	FLB180120-SDP-2

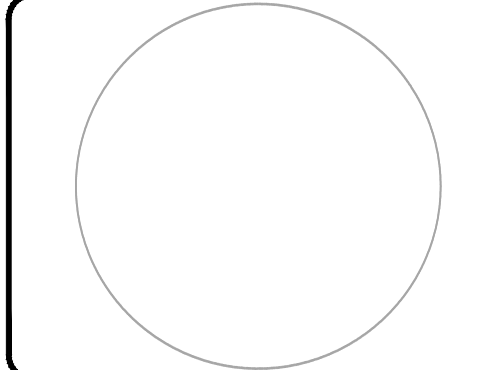
PROJECT:
PIERRE DELRAY PHASE 1 -
SPRAB SITE PLAN PACKAGE
(AKA SUNTRUST BUILDING)

CLIENT
ZYSCOVICH
ARCHITECTS

PROPOSED DEVELOPMENT
302 E ATLANTIC AVE
PALM BEACH COUNTY
DELRAY BEACH, FL

BOHLERTM
ENGINEERING

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20000591



SHEET TITLE:

DETAILS

SHEET NUMBER:

C-901

REVISION 4 - 2019-11-22

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT REPAIR DETAIL
DATE: 08-27-2014
GU 1.1

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL BACKFILL DETAIL
DATE: 08-26-08
GU 2.1

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL GATE VALVE DETAIL
4" THRU 12"
DATE: 06-27-14
PW 3.1

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

CAST IRON VALVE BOXES,
TWO PIECE
DATE: 02-28-08
PW 3.2

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL SERVICE CONNECTION
DATE: 01-18-2004
PW 9.1a

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL URBAN/REDEVELOPMENT
AREA SERVICE CONNECTION IN
DRIVEWAYS OR SIDEWALKS
DATE: 01-18-2004
PW 9.1b

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

DOUBLE DETECTOR CHECK VALVE
DATE: 01-18-2004
PW 10.1

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

REDUCED PRESSURE ZONE
BACKFLOW PREVENTER
DATE: 06-27-2014
PW 10.2

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER
DATE: 01-18-2004
PW 10.3

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL COMMERCIAL CLEANOUT
DATE: 06-27-2014
WW 5.2

PRESSURE PIPE NOTES:

- THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.
- DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 EPOXY LINED IN ACCORDANCE WITH AWWA C550.
- DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.5), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.
- C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN METAL TAPE ABOVE C-900
- ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND EPOXY LINING.
- WATER MAIN AND SEWAGE FORCE MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES LARGER THAN 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C515.
- ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND HEALTH DEPARTMENT STANDARDS.
- WATER AND FORCE MAINS SHALL BE PIGGED, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:
$$L = \frac{(S)(D)(P)}{148,000} \times L(50)$$

WHERE:
L = ALLOWABLE LEAKAGE (GALLONS PER HOUR)
S = PIPE LENGTH (FEET)
D = NOMINAL DIAMETER OF PIPE (INCHES)
P = AVERAGE TEST PRESSURE (PSI)
- RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP2.1
- PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED & PRIMED OR 1ST LIFT OF ASPHALT PLACED.
- PIG SIZE SHALL BE PIPE DIA. PLUS 2" OR NEXT LARGER DIA.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10'-FEET FROM ANY EXISTING OR PROPOSED WATER MAINS, OR FORCE MAINS.
- LINE STOPS SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGTHS FROM LOCATION OF PIPE REMOVED, OTHERWISE, PROVIDE NECESSARY JOINT RESTRAINTS.

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

PRESSURE PIPE NOTES
DATE: 06-27-2014
PP 1.1

MINIMUM LENGTHS OF PIPE (FT) TO BE RESTRAINED

FITTING TYPE	PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"		
90° HORIZ. BEND	14	20	25	30	35	45	54	62		
45° HORIZ. BEND	6	8	11	13	15	19	22	26		
22.5° HORIZ. BEND	3	4	5	6	7	9	11	12		
11.25° HORIZ. BEND	1	2	3	3	4	4	5	6		
90° VERT. OFFSET	UPPER BEND	55	79	103	125	147	189	228	266	
	LOWER BEND	22	38	49	59	69	88	106	123	
45° VERT. OFFSET	UPPER BEND	22	32	42	51	60	77	93	109	
	LOWER BEND	10	14	19	23	28	35	42	50	
22.5° VERT. OFFSET	UPPER BEND	7	12	17	21	26	34	42	49	
	LOWER BEND	2	4	6	8	10	14	17	21	
11.25° VERT. OFFSET	UPPER BEND	3	4	6	9	11	15	19	22	
	LOWER BEND	1	1	1	2	3	5	7	8	
PLUG (DEAD END)	INLINE VALVE	32	45	59	70	83	107	129	151	
		32	45	59	70	83	107	129	151	
TEE (BRANCH RESTRAINT)	4"x10"	23								
	6"x10"	21	35							
	8"x10"	18	34	47						
	10"x10"	16	32	46	58					
	12"x10"	13	30	44	57	69				
	16"x10"	7	26	41	57	67	90			
	20"x10"	1	21	38	52	65	88	109		
	24"x10"	1	16	34	49	62	86	108	129	
REDUCER (LARGER PIPE RESTRAINT)	6"x10"	23								
	8"x10"	38	25							
	10"x10"	57	43	24						
	12"x10"	72	60	44	41					
	16"x10"	99	90	78	75	45				
	20"x10"	123	116	107	105	81	45			
	24"x10"	146	140	132	131	111	82	45		
RESTRAIN PIPE ONE BELL PAST MINIMUM DISTANCE										

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

PIPE RESTRAINT TABLE
FOR PRESSURE PIPE
(SHEET 2 OF 2)
DATE: 06-27-2014
PP 2.1d

NOTES:

- THE DATA IN THE PREVIOUS TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
SOIL TYPESAND
TEST PRESSURE150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
DEPTH OF BURY
TRENCH TYPE
SAFETY FACTOR5
VERTICAL OFF-SET3
MINIMUM PIPE LENGTHS ALONG TEE RUN5'
- THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
- ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
- RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
- THE PREVIOUS TABLE SHALL SERVICE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
- SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2.
- RESTRAINT JOINTS SHALL EXTEND ONE JOINT BEYOND MIN. LENGTH REQUIRED.

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

PIPE RESTRAINT TABLE
FOR PRESSURE PIPE
(SHEET 2 OF 2)
DATE: 06-27-2014
PP 2.1b

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
404 SOUTH BENTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL 2" TERMINAL BLOW-OFF
FOR TEMPORARY DEAD ENDS
DATE: 06-27-2004
PW 6.1a

Florida East Coast Railroad

NE 3rd Avenue
RAILROAD STREET (P)

Parcel #:
12-43-46-16-01-092-0070
301 East Atlantic LLC
501 S Ocean Boulevard
Delray Beach, FL 33483

Parcel #:
12-43-46-16-01-092-0080
Rosebud Two LLC
101 SE 4th Avenue
Delray Beach, FL 33483

Parcel #:
12-43-46-16-01-092-0050
104 106 Delancy Realty LLC
C/O Carlyle Mgmt Corp
254 Katonah Ave
Katonah, NY FL 10536

Parcel #:
12-43-46-16-01-092-0022
Cook Delray Holdings LLC
2020 NW 4th Avenue
Delray Beach, FL 33444

Parcel #:
12-43-46-16-01-092-0021
Brewer Robert F & Snow Richard A
339 E Atlantic Avenue
Delray Beach, FL 33483

Parcel #:
12-43-46-16-01-092-0010
Ross Davis James TR
348 S Ocean Boulevard
Delray Beach, FL 33483

Approximate North R/W Boundary of
East Atlantic Avenue (P)

East Atlantic Avenue
STATE ROAD 806

SE 4th Avenue
AITKEN STREET (P)

South R/W Boundary of
East Atlantic Avenue (P)

Approximate South R/W Boundary of
East Atlantic Avenue (P)

SE 3rd Avenue
PARROT STREET (P)

Parcel #:
12-43-46-16-01-085-0040
Pierre Delray Two LLC
2000 Avenue of The Stars FL 11
Los Angeles, CA 90067

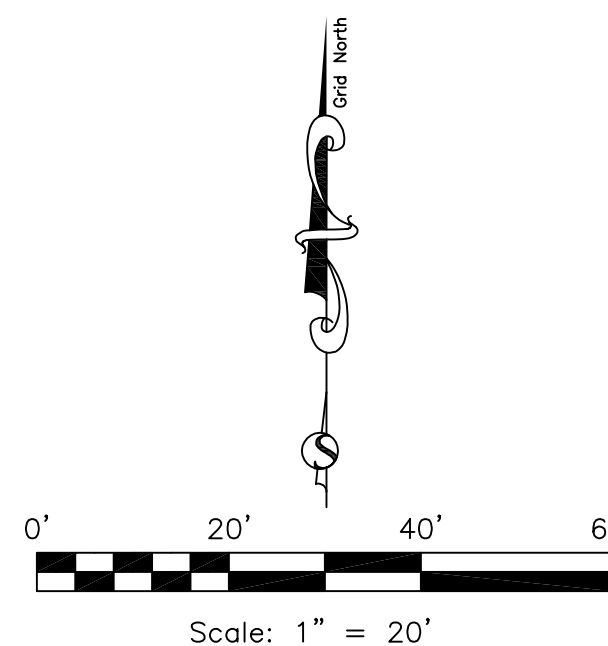
Parcel #:
12-43-46-16-01-093-0010
Pierre Delray One LLC
2000 Avenue of The Stars FL 11
Los Angeles, CA 90067

Parcel #:
12-43-46-16-01-093-0022
UO Rosebud Two LLC
101 SE 4th Avenue
Delray Beach, FL 33483

Parcel #:
12-43-46-16-01-093-0021
Love Company Trust LLC &
Roberta L Kendall
5648 Kendall Drive
Nashville, TN 37209

Parcel #:
12-43-46-16-01-093-0030
Rosebud George West One LLC
101 SE 4th Avenue
Delray Beach, FL 33483

TBM #2



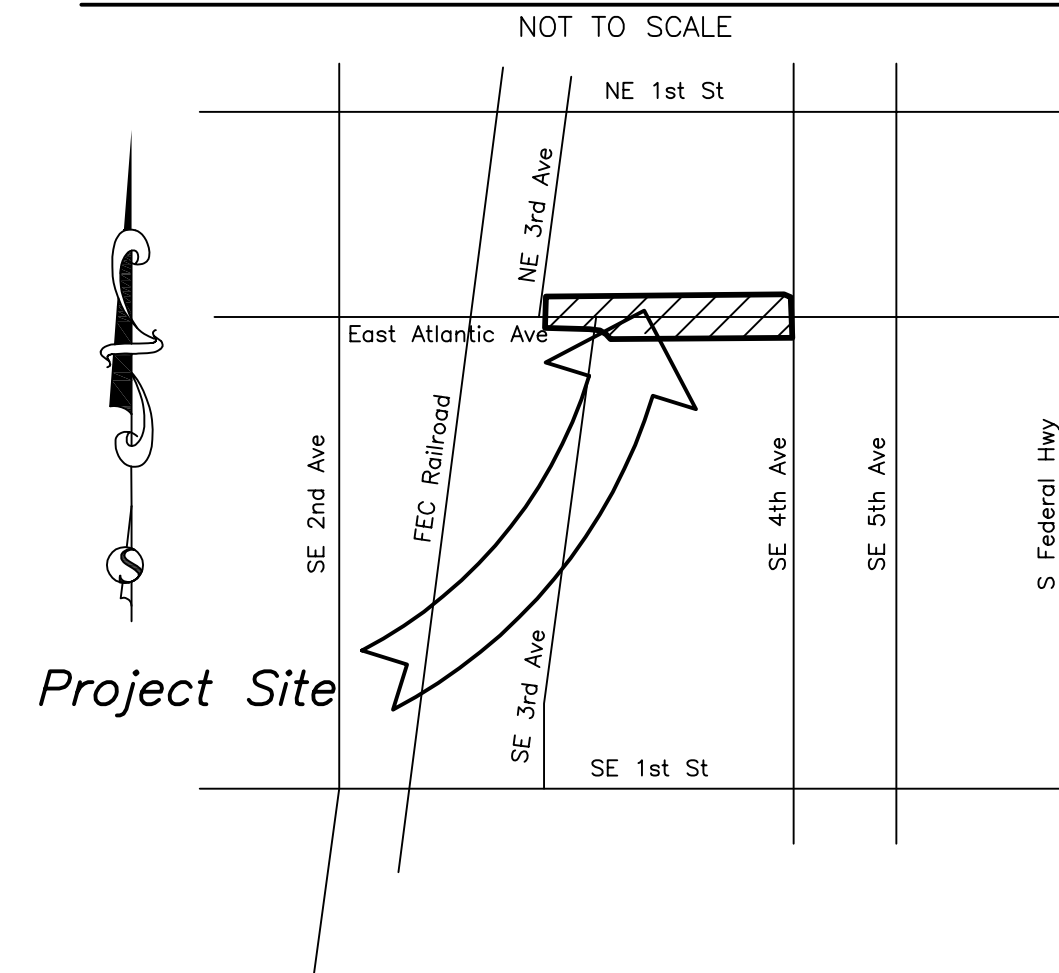
Surveyor's Notes

- 1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2.) 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).
- 3.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- 4.) No underground foundations or footers were excavated or located for this survey.
- 5.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was NGS (National Geodetic Survey) Control Station "14.33" with an elevation of 12.78 feet.
- 6.) Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted. The trees shown hereon were located utilizing methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.
- 7.) Every effort has been made to obtain underground drainage pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
- 8.) The purpose of this survey is to depict elevations and features from approximate Right-of-way boundary to approximate Right-of-way boundary along East Atlantic Avenue as depicted hereon.
- 9.) Said approximate Right-of-way boundaries depicted hereon per Platted information found within the Public Records of Palm Beach County, Florida.

Legend & Abbreviations

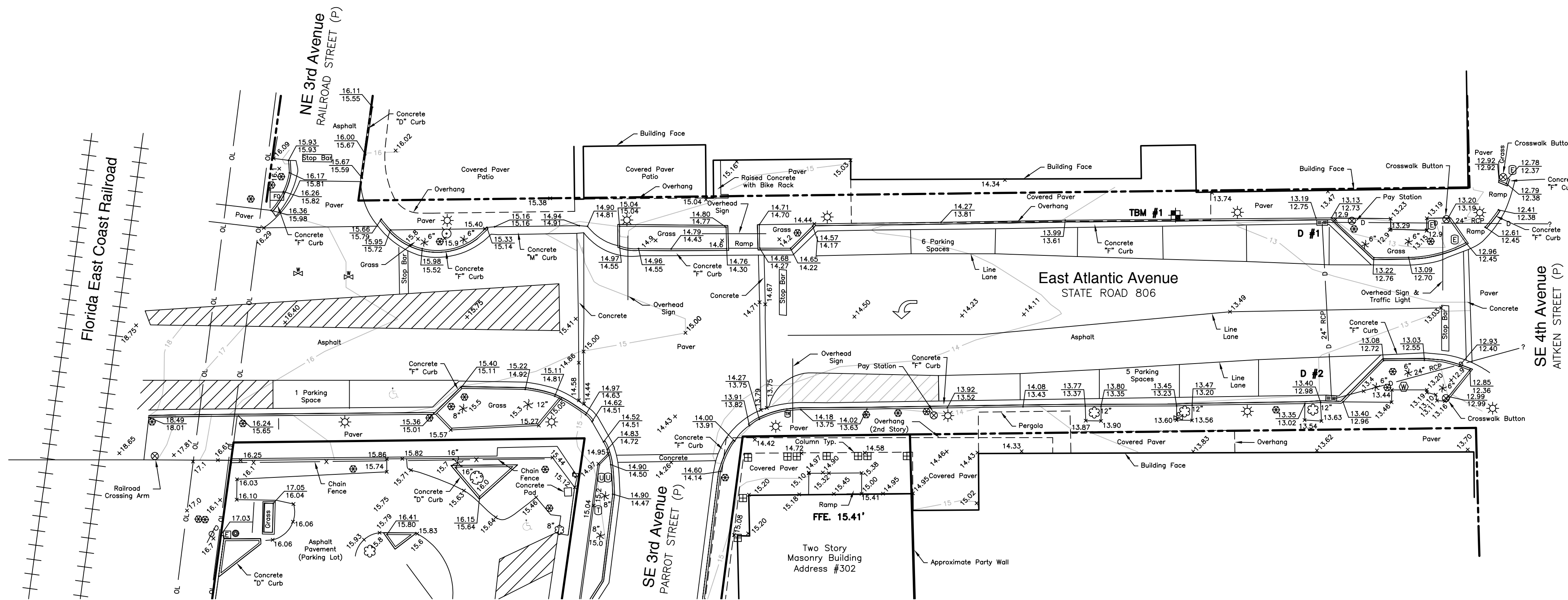
P.S.M.	Professional Surveyor and Mapper	Handicap Parking Space
Id	Identification	Sign
LB	Licensed Business	Miscellaneous Feature
RCP	Reinforced Concrete Pipe	Round Post
MB	Temporary Benchmark	Mailbox
TBM	Temporary Benchmark	Palm
R/W	Right-of-way	Oak
FEC	Florida East Coast Railroad	Unknown Tree
D #1	Drainage Manhole	Water Meter
IE	Invert Elevation	Water Valve
39.42	Back of Curb Elevation	Fire Hydrant
38.92	Edge of Pavement Elevation	Irrigation Control Valve
xxx	Spot Elevation	Light Pole
xxx	Spot Elevation on Hard Surface	Utility Pole
(P)	Plat Reference	Traffic Signal Box
TYP.	Typical	Electric Pull Box
No.	Number	Electric Vault
FFE.	Finished Floor Elevation	Grate Inlet
—D—D—	Drainage Pipe	Telephone Vault
—OL—OL—	Overhead Utility Line	Fiber Optic Line Marker
—X—X—	Fence	Column
—+—+—	Centerline Railroad Tracks	
—	Verified Right-of-way or Property Boundary	
---	Approximate Right-of-way Boundary	

Vicinity Map



Topographic Survey Section 16, Township 46 South, Range 43 East Palm Beach County, Florida

Certifications:
Butters Construction



Benchmark Information: NAVD 1988

TBM #1
Elevation = 13.66'
Set PK Nail & Disk "SurvTech Trav Pl" in pavers on the North side of East Atlantic Avenue; 17'± West of a light pole; 96'± East of a light pole.

TBM #2
Elevation = 16.44'
Found PK Nail & Disk "SurvTech Trav Pl" in hatched area within parking lot; 30'± West of a sanitary manhole; 12'± West of a 14" oak.

Drainage Information:

Structure	Top EL. (ft.)	Pipe Size, Material	IE. (ft.)	Direction
D #1	12.89	24" RCP	6.79	South
D #2	13.04	24" RCP	6.84	North
		24" RCP	7.24	East

Top elevations are for the grate inlet at edge of pavement.

Benjamin F. Stinson P.S.M. No. 6924
SurvTech Solutions, Inc. LB No. 7340

Project Name: Topographic Survey Near 302 East Atlantic Avenue
Address: East Atlantic Avenue
City: Delray Beach
State: Florida
Project No.: 20170157

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: H. Aguilar
Date Drafted: 10/1/19
Approved By: B. Stinson
Date Approved: 10/08/19

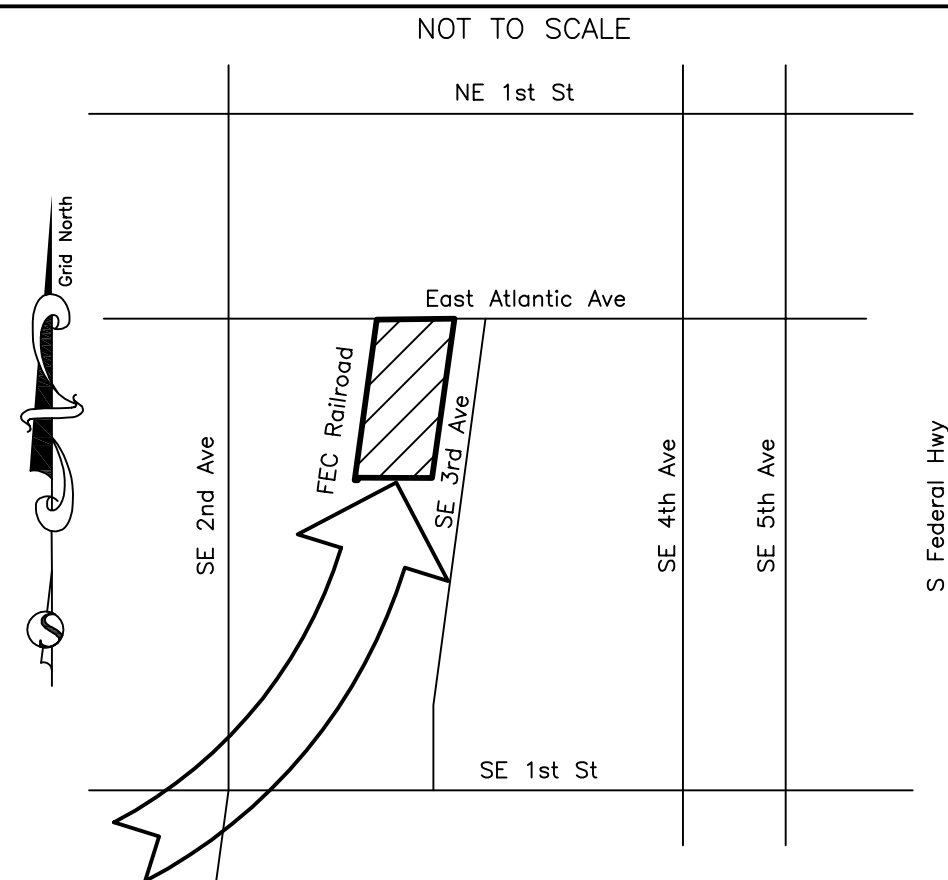
Drawing Name: 20170157_10T
Phase: 10
Last Field Date: 10/03/19
Field Book/Page: 19-07FP/28

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

Legend of Symbols & Abbreviations

●	Found P.K. Nail & Disk	⊗	Water Meter
No.	Number	⊕	Water Valve
P.S.M.	Professional Surveyor and Mapper	⊖	Backflow Preventer
LB	Licensed Business	⊗	Irrigation Control Valve
ORB	Official Records Book	⊗	Fire Hydrant
DB	Deed Book	⊗	Light Pole
PG	Page	⊗	Utility Pole
R/W	Right-of-way	⊗	Electric Pull Box
FEC	Florida East Coast Railroad	⊗	Guy Wire
(F)	Field Measurement	⊗	Unknown Utility Box
(D)	Deed Reference	⊗	Telephone Manhole
(P)	Plat Reference	⊗	Traffic Signal Box
No.	Number	⊗	Fiber Optic Cable Marker
⊗	Sign	⊗	Unknown Vault
⊗	Miscellaneous Feature	⊗	Number of Parking Spaces
⊗	Round Post	⊗	Property Corner Designation
⊗	Mailbox	⊗	Spot Elevation
⊗	Handicap Parking Space	⊗	Spot Elevation on Hard Surface
⊗	Square Post	⊗	Back of Curb/Top of Wall Elevation
⊗	Sanitary Manhole	⊗	Edge of Pavement Elevation
CLAY	Clay Pipe	⊗	Sanitary Sewer Pipe
S #1	Sanitary Manhole	⊗	Fence
IE.	Invert Elevation	⊗	Overhead Utility Line
EL.	Elevation	⊗	Feet
ft.	Feet	⊗	Centerline Railroad Tracks
⊗	Temporary Benchmark	⊗	Gate
TBM	Temporary Benchmark		
⊗	Oak		
⊗	Palm		
⊗	Unknown Tree		

Vicinity Map



Project Site

Surveyor's Notes

- Not valid without the signature and original raised seal 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).
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- Per Table A of the ALTA/NSPS requirements:
 - 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.
 - Item 18: there were no observed wetland delineation markers at the time of field survey.
- Subject property (Parcel C) has vehicular & pedestrian access to SE 3rd Avenue over and across Adjoiner Parcel (Adjoiner Parcel being "Ground Leased Property") per ORB 29463, PG 1774, and pedestrian access to East Atlantic Avenue, per said ORB 29463, PG 1774.
- Parking spaces depicted hereon are shown only for reference.
- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was NOS (National Geodetic Survey) Control Station "14.33" with an elevation of 12.78 feet.
- Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted. The trees shown hereon were located utilizing methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.
- Every effort has been made to obtain underground sanitary pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.

Property Corner Designations

① Found PK Nail & Disk "LB7340"

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.

Line Information: Field

LINE	BEARING	DISTANCE
L1	S 00°59'35" E	3.07'
L2	S 89°19'23" W	3.90'

REVISION

DATE

INITIALS

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: B. Stinson
Date Drafted: 7/26/19
Approved By: S. Brown
Date Approved: 7/30/19

Drawing Name: 20170157_9A
Phase: 9
Last Field Date: 6/14/19
Field Book/Page: 19-09/09



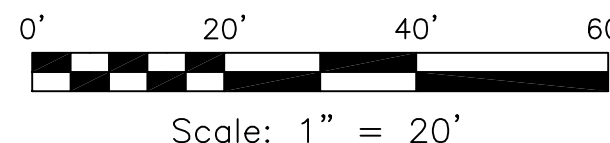
SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

ALTA/NSPS Land Title Survey

SunTrust Delray Parcel C

Section 16, Township 46 South, Range 43 East

Palm Beach County, Florida



Legal Description

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 Plat of the MAP OF 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 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 Right-of-Way Deed 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 OD, Priest, her husband, by Deed recorded in Deed Book 721, Page 568, excepting therefrom, the North 1.25 feet conveyed in Deed Book 931, Page 594, both of the Public Records of Palm Beach County, Florida.

The above description for **Parcel C** is the same as the one described per Property Information Report Order No. 7685250-REVISION A, revised June 12, 2019, issued by Commonwealth Land Title Insurance Company AND per Title Certificate by Dunay, Miskel and Backman LLP, signed on June 26th, 2019.

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.

Parcel C Total Acreage
18880.02 Square Feet
0.433 Acres

Parcel Ownership Information

Parcel C
Parcel Control #12-43-46-16-01-085-0040
PIERRE DELRAY TWO LLC
2000 AVENUE OF THE STARS FL 11
LOS ANGELES, CA 90067 4732

Adjoiner Parcel
Parcel Control #12-43-46-16-01-085-0050
ROSEBUD 3RD AVENUE LLC
101 SE 4TH AVE
DELRAY BEACH, FL 33483 4515

ALTA/NSPS Land Title Survey

Parcel 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, 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 2016, and includes Items 1-5, 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.

****Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper****

Stacy L. Brown
Florida Professional Surveyor and Mapper No: 6516
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340

Liens, Encumbrances & Zoning Information Detail

Parcel C Liens & Encumbrances

per Property Information Report Order No. 7685250-REVISION A, revised June 12, 2019, issued by Commonwealth Land Title Insurance Company AND per Title Certificate by Dunay, Miskel and Backman LLP, signed on June 26th, 2019. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- (C1) Dedications contained on the Plat of MAP OF 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.
- (C2) Contract of Use of Wall, dated July 15, 1940, by and between W. Seward Webb and Thelma A. Priest, joined by her husband O.D. Priest, recorded in Deed Book 611, Page 125, 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. Affects subject property as depicted hereon.
- (C3) Subject to an Unrecorded Agreement dated September 6, 1940, by and between W. Seward Webb and American Telephone & Telegraph Company, a New York corporation, as referenced in Warranty Deeds recorded in Deed Book 931, Page 597 and Deed Book 931, Page 603. Deed Book 931, Page 597 does not affect subject property. Deed Book 931, Page 603, document describes a piece of machinery. Surveyor does not believe affects subject property however unable to determine.
- (C4) Terms and conditions of that certain 99 year Lease dated December 20, 1963, by and between O.D. Priest Sr. and Thelma A. Priest, his wife, as Lessors, and Atlantic Realty Company of Delray Beach, Inc., as Lessee, recorded December 30, 1963, in Official Records Book 956, Page 338; further assigned to First National Bank of Delray Beach (n/k/a SunTrust Bank), recorded in Official Records Book 1402, Page 115; assignment of Lessor's Interest to O.D. Priest, Jr., Felice P. Ledbetter and William P. Priest, as Assignees, by virtue of Assignment of Interest under Lease recorded in Official Records Book 1851, Page 758; as affected by Assignment of Lease Rights by Sheri Rock, as Personal Representative of the Estate of William P. Priest, deceased, to Sheri Rock, as Assignee, recorded in Official Records 27275, Page 821; further assigned by Coren M. Kilpatrick, Melissa L. Merritt and Adria L. Merritt, as Co-Trustees of the Priest Family Irrevocable Trust Agreement dated December 22, 1988, Sheri Priest Rock; David C. Ledbetter, Monteal J. Johnson, George P. Johnson, Christian A. Johnson and Tyler J. Johnson, as Co-Trustees of the David C. Ledbetter Trust dated July 21, 1999; and David C. Ledbetter, Monteal J. Johnson, George P. Johnson, Christian A. Johnson and Tyler J. Johnson, as Co-Trustees of the Felice P. Ledbetter Trust dated July 21, 1999, and as Co-Trustees of the Residuary Trust - Trust B under the Felice P. Ledbetter Trust dated the 21st day of July, 1999 ("Assignors"), to The Metropolitan at Delray LLC, a Florida limited liability company, ("Assignee"), by virtue of Assignment of Lease recorded August 27, 2015, in Official Records Book 27767, Page 25; Ground Lease Assignment and Assumption Agreement 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 1762; further assigned by Ground Lease Assignment and Assumption Agreement by and between Pierre Delray One LLC, a Delaware limited liability company, and Pierre Delray Two LLC, a Delaware limited liability company, recorded November 16, 2017, in Official Records Book 29472, Page 1159; still further assigned by Ground Lease Assignment and Assumption Agreement by and between The Metropolitan At Delray, LLC, a Florida limited liability company, and Rosebud 3rd Avenue, LLC, a Florida limited liability company, recorded December 11, 2017, in Official Records Book 29520, Page 1333. Affects/benefits subject property blanket in nature over Parcel C and Adjoiner Parcel.
- (C5) Terms, conditions, provisions and obligations of that certain Parking Compliance Agreement, by and among the City of Delray Beach, Florida, The Metropolitan At Delray, LLC, a Florida limited liability company, and SunTrust Bank, a Georgia banking corporation, recorded October 6, 2015, in Official Records Book 27848, Page 767. Affects subject property, however unable to plot; information based on proposed site plans and other recitals. *See Zoning Information Note 1*
- (C6) 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; and in allied instruments referred to in said restrictions, as may be subsequently amended. Affects subject property however unable to plot, due to nature of document.
- (C7) Terms, conditions, provisions and obligations set forth in Parking Lot Construction Agreement by and between The Metropolitan at Delray, LLC, a Florida limited liability company, and SunTrust Bank, a Georgia banking corporation, recorded October 6, 2015, in Official Records Book 27848, Page 808. Benefits subject property as depicted hereon.
- (C8) 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; as amended by First Amendment recorded February 7, 2019, in Official Records Book 30405, Page 867; as amended by Second Amendment recorded June 10, 2019, in Official Records Book 30671, Page 1012 (not verified); and as may be further amended. Affects subject property however not a matter of survey, therefore not plotted.
- (C9) Terms, covenants, conditions, easements, restrictions, reservations and other provisions, according to that certain Limited Declaration of Easements, Covenants, Conditions and Restrictions recorded November 13, 2017, in Official Records Book 29463, Page 1800; and as may be further amended. Affects subject property as depicted hereon.

Zoning Information

(Parcel C) Parcel Control #12434616010850040
ZONING: CF: Community Facilities
Land Use: Parking Lot
Per zoning verification letter, no setback other zoning information supplied, except that per zoning verification letter, dated 10-24-17, Parcel Control #12434616010850040 (Parcel C) and #12434616010850050 (Adjoiner Parcel) are not required to provide parking for 302 E. Atlantic Avenue.

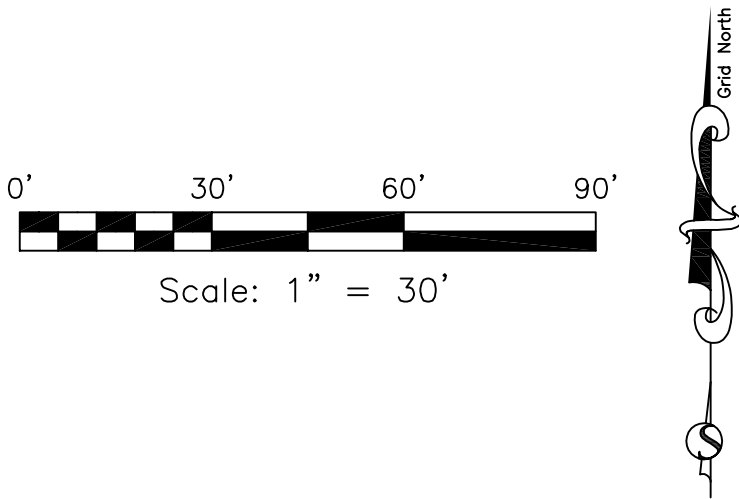
Note: Zoning information is depicted hereon for informational purposes only. Surveyor makes no guarantees to accuracy or interpretation of the zoning regulations.

Note: Zoning information is depicted per Zoning Verification Letters provided by: Timothy Stillings, AICP, Planning, Zoning and Building Director, Phone: 561-243-7040, dated 10-10-17 and 10-24-17.

Zoning Contact: City of Delray Beach Zoning Department, 101 NW 1st Avenue, Delray Beach, FL 33444
Phone: 561-243-7000

Note 1*: Per zoning verification letter, dated 10-24-17, the Parking Compliance Agreement, as recorded in Official Records 27848, Page 767, was terminated, October 17, 2017, per "Termination Agreement and Mutual Release", as recorded in Official Records Book 29431, Page 1837.

NOTE: Offsite Plat information depicted hereon for informational purposes.



Tree & Topographic Detail

Benchmark Information: NAVD 1988

TBM #1
Elevation = 14.90'
Found PK Nail & Disk "LB7340" marking the Northeast corner of subject property near the Southwest corner of the intersection of East Atlantic Avenue & SE 3rd Avenue; 10'± Southeast of a light pole; 13'± Northwest of unknown vaults.

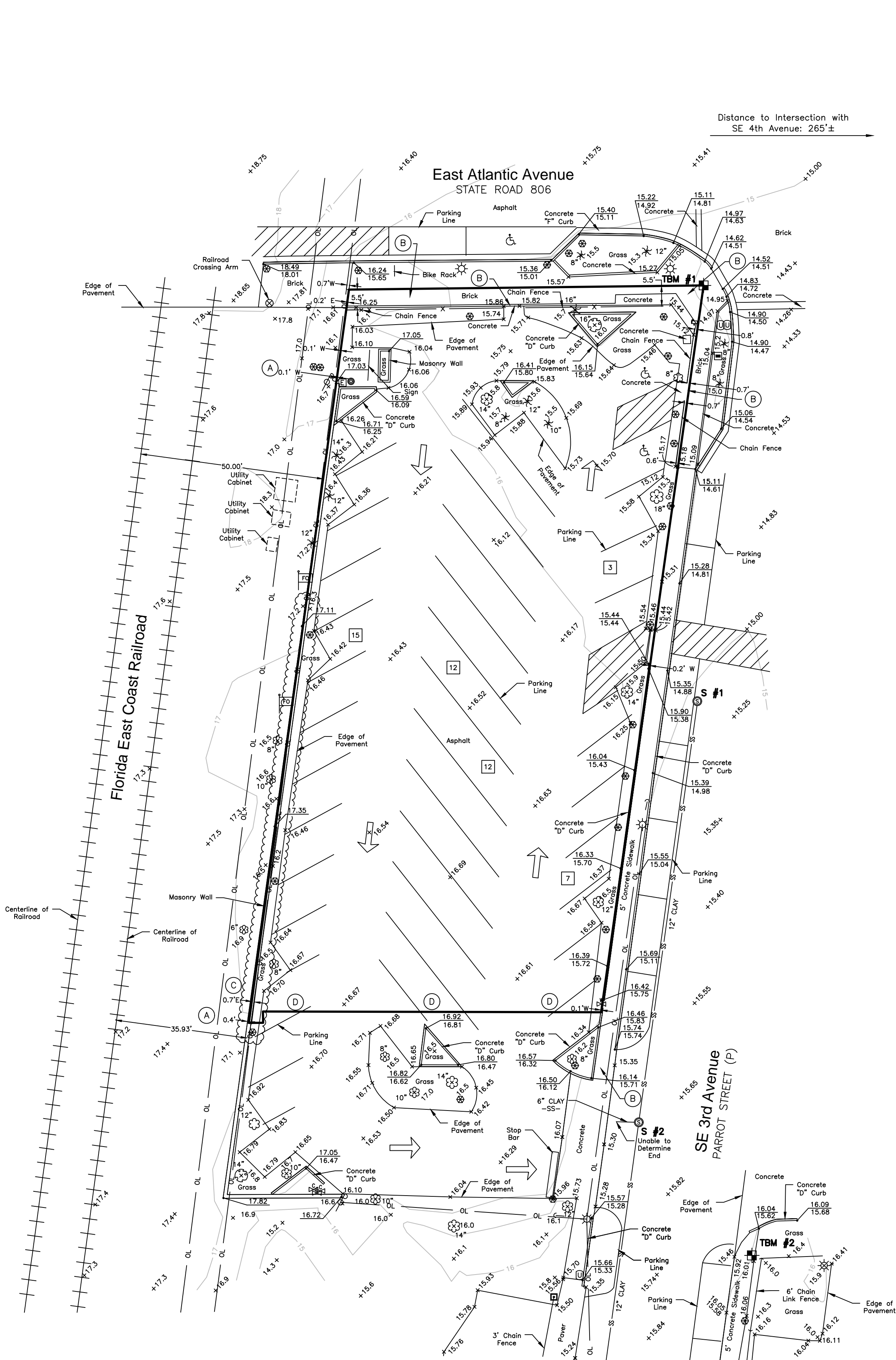
TBM #2
Elevation = 16.08'
Found PK Nail & Disk "LB3591" on the East side of SE 3rd Avenue, 260'± South of the intersection of East Atlantic Avenue & SE 3rd Avenue; 48'± Southeast of a sanitary manhole; 46'± Easterly of a light pole.

Statement of Potential Encroachments

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

Sanitary Information: NAVD 1988

Structure	Top EL. (ft.)	Pipe Size, Material	IE. (ft.)	Direction
S #1	15.18	12" CLAY	11.10	South
S #2	15.65	12" CLAY	10.61	North
		12" CLAY	10.55	South
		6" CLAY	11.45	West



Parking Space Count (within Parcel C and Adjoiner Parcel)

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	49
HANDICAP	2
TOTAL	51

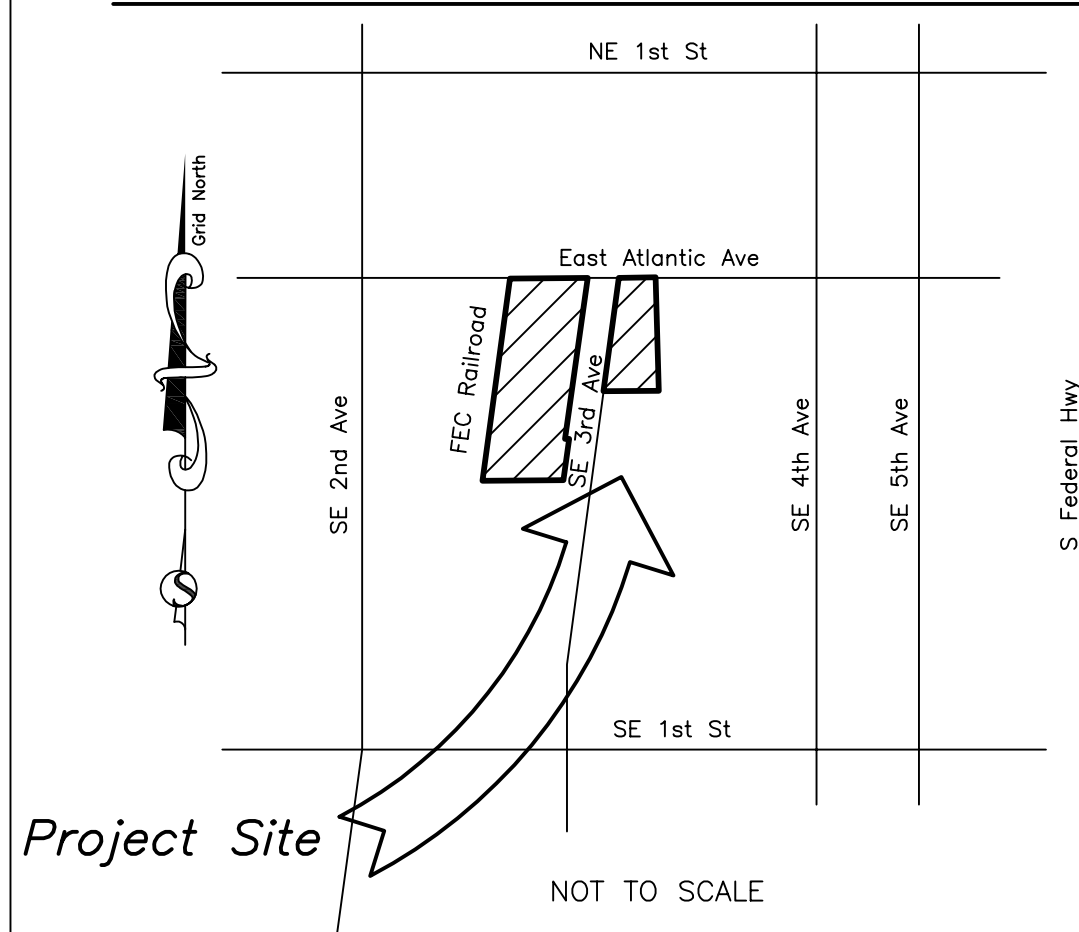
Parking space count depicted above does not include parking within the public right-of-way adjacent to subject property parcels, or offsite properties which may be parking areas for subject property parcels via easements

At time of field survey, all parking spots within Parcel C and Adjoiner Parcel, contain curb stops painted "SUNTRUST PARKING ONLY"

Legend of Symbols & Abbreviations

●	Found P.K. Nail & Disk	⊗	Water Meter
○	Set 5/8" Capped Iron Rod	⊕	Water Valve
○	Set P.K. Nail & Disk	⊖	Backflow Preventer
P.S.M.	Professional Surveyor and Mapper	⊗	Irrigation Control Valve
Id.	Identification	⊕	Light Pole
LB	Licensed Business	⊖	Utility Pole
ORB	Official Records Book	⊗	Electric Pull Box
DB	Deed Book	⊕	Guy Wire
PG	Page	⊖	Utility Control Box
R/W	Right-of-way	⊗	Telephone Manhole
FEC	Florida East Coast Railroad	⊕	Traffic Signal Box
(F)	Field Measurement	⊖	Telephone Vault
(D)	Deed Reference	⊗	Column
(P)	Plat Reference	⊕	Sign
⊗	Miscellaneous Feature	⊖	Fence
⊕	Round Post	⊗	Overhead Utility Line
⊖	Mailbox	⊕	Centerline Railroad Tracks
⊗	Handicap Parking Space	⊖	Number of Parking Spaces
⊕	Sanitary Manhole	⊗	Property Corner Designation

Vicinity Map



Parcels A-1, A-2, A-3 & A-4 Legal Description Note

Parcels A-1, A-2, A-3 & A-4, as described per Title Commitment File No. 3020-865138 issued by First American Title Insurance Company, bearing an effective date of August 8, 2017 at 8:00 AM, are one and the same as the following description:

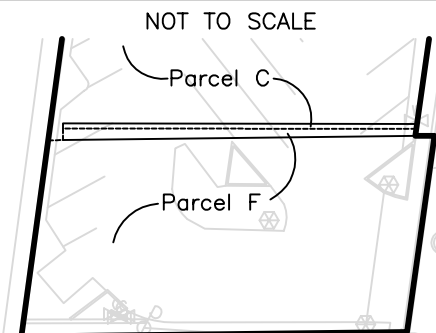
Parcel A:
Lot 1, Block 93, of Re-Subdivision of Block 93, City of Delray, according to the Plat thereof, as recorded in Plat Book 10, Page 53, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH a strip of land lying Westerly of and adjacent to Lot 1, being more particularly described as follows:

A strip of land extending from the South line of Atlantic Avenue to the North line of the East and West alley running through Block 93, of the City of Delray Beach (formerly the Town of Linton), Florida, according to the Plat thereof, as recorded in Plat Book 10, Page 53, of the Public Records of Palm Beach County, Florida, and more particularly described as follows:

BEGINNING at the Northwest corner of Block ***9**, as aforesaid, and running thence West on the South line of Atlantic Avenue of said City a distance of 1.61 feet; thence South in Parrot Street a distance of 141.55 feet to a point on the North line of said ****alley produce** East along the North line of said alley ****produced** a distance of .75 of a foot to the Southeast corner of said strip, being the Southwest corner of Lot 1, Block 93, of said City; thence North along the West boundary of said Block 93 a distance of 141.55 feet to the POINT OF BEGINNING.

***SurvTech believes this is a typographical error and should read "93"**
****SurvTech believes this is a typographical error and potentially read: "alley protruding West; thence"**
*****SurvTech believes this is a typographical error and potentially read: "protruding West,"**

Parcel C & Parcel F
Approximate Boundary Line Detail

Surveyor's Notes

- Not valid without the signature and original raised seal 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 Property Parcel A & Parcel C.
- 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).
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- Per Table A of the ALTA/NSPS requirements:
 - Item 11: Design Ticket Number 212705825 was obtained by contacting Florida Sunshine One Call. Utilities depicted hereon as "per Plan", if any, have been plotted as accurately as possible from the information provided on said plans. SurvTech makes no guarantees to the accuracy of said utilities.
 - 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.
 - Item 18: there were no observed wetland delineation markers at the time of field survey.
- Subject property has direct vehicular access to SE 3rd Avenue (Parcel C & Parcel F) and indirect/pedestrian access to East Atlantic Avenue, SE 3rd Avenue and public Alleys, all being publicly dedicated Rights-of-way.
- Parking spaces depicted hereon are shown only for reference.

Property Corner Designations

- | | | | |
|-----|---|-----|---|
| ① | Found PK Nail & Disk "LB #7143" | ②-2 | Set PK Nail & Disk "LB #7340" Found PK Nail & Disk "LB #26" 0.25' East 0.24' South |
| ② | Set PK Nail & Disk "LB #7340" | ②-3 | Set PK Nail & Disk "LB #7340" Found PK Nail & Disk "LB #26" 0.53' East 0.28' South |
| ②-1 | Set PK Nail & Disk "LB #7340" Found PK Nail & Disk "LB #26" 0.70' E Found PK Nail (No Id.) 4.51' West 1.16' South | ③ | Set 5/8" Capped Iron Rod "LB #7340" Found 5/8" Capped Iron Rod (Illegible) 0.57' South 0.05' East |

Line Information: Field		
LINE	BEARING	DISTANCE
L3	N 89°19'23" E	5.06'

Line Information: Deed		
LINE	BEARING	DISTANCE
L1	West	1.61'
L2	East	0.75'

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	49
HANDICAP	2
TOTAL	51

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

FLOOD NOTE:

By graphic plotting only, this property is in Flood Zone "X" Flood Insurance Rate Map: Not Applicable
Panel No.: 0004-D
Community Name/No.: City of Delray Beach/125102
Effective Date: January 5, 1989

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.

REVISION	DATE	INITIALS
1 Added Parcel C & Parcel F Boundary Detail	9/19/17	B.S.
2 Miscellaneous revisions	9/20/17	B.S.
3 Miscellaneous revisions	9/22/17	B.S.
4 Revised commitment and miscellaneous revisions	10/16/17	B.S.
5 Added certification parties & zoning letter info	10/30/17	B.S.

Legal Description

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

PARCEL A-1:

A PORTION OF LOT 1, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH 71.24 FEET TO A POINT; THENCE WEST AND PARALLEL TO ATLANTIC AVENUE A DISTANCE OF 32.77 FEET TO THE WEST PROPERTY LINE OF SAID BLOCK 93; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF SAID BLOCK 93, 72.05 FEET TO THE POINT OF BEGINNING.

PARCEL A-2:

A PORTION OF LOT 1, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 93, 46.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 93; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 93 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 1, BLOCK 93 TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY: (LESS PARCEL A-1)

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH 71.24 FEET TO A POINT; THENCE WEST AND PARALLEL TO ATLANTIC AVENUE A DISTANCE OF 32.77 FEET TO THE WEST PROPERTY LINE OF SAID BLOCK 93; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF BLOCK 93, A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING.

PARCEL A-3:

A STRIP OF LAND EXTENDING FROM THE SOUTH LINE OF ATLANTIC AVENUE TO THE NORTH LINE OF THE EAST AND WEST ALLEY RUNNING THROUGH BLOCK 93, OF THE CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON), FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93, AS AFORESAID, AND RUNNING THENCE WEST ON THE SOUTH LINE OF ATLANTIC AVENUE OF SAID CITY A DISTANCE OF 1.61 FEET; THENCE SOUTH IN PARROT STREET A DISTANCE OF 141.55 FEET TO A POINT ON THE NORTH LINE OF SAID ALLEY ***PRODUCE EAST ALONG THE NORTH LINE OF SAID ALLEY PRODUCED** A DISTANCE OF .75 OF A FOOT TO THE SOUTHEAST CORNER OF SAID STRIP, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 93, OF SAID CITY; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID BLOCK 93 A DISTANCE OF 141.55 FEET TO THE POINT OF BEGINNING.

PARCEL A-4:

LOT 1, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT; BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY: (LESS PARCELS A-1 AND A-2)

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93 OF THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 93, 46.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 93; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 93 TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 93; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 1, BLOCK 93 TO THE POINT OF BEGINNING.

PARCEL C:

ALL OF THE NORTH ONE HUNDRED NINETY-NINE FEET (199') OF BLOCK 85, LYING EAST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, IN THE CITY OF DELRAY, FLORIDA, ACCORDING TO A PLAT OF 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, PAGE 568, PALM BEACH COUNTY PUBLIC RECORDS, EXCEPT THE NORTH 1.25 FEET OF SAID LANDS CONVEYED TO PRIEST AND WIFE.

PARCEL F:

ALL 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 TOWN OF LINTON (NOW DELRAY BEACH), AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS HOWEVER, THAT PORTION OF BLOCK 85 DESCRIBED IN THAT CERTAIN DEED FROM DELRAY PROPERTIES, INC., A FLORIDA CORPORATION TO PARCO, INC., A FLORIDA CORPORATION, DATED APRIL 2, 1957, AND RECORDED APRIL 2, 1957, IN OFFICIAL RECORDS BOOK 38, PAGE 240, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

***SurvTech believes this is a typographical error and potentially read: "protruding West; thence East, along the North line of said alley protruding West,"**

The above description is the same as the one described per Title Commitment File No. 3020-865138 issued by First American Title Insurance Company, bearing an effective date of August 8, 2017 at 8:00 AM, amended September 25, 2017.

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) 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.

CONTIGUITY NOTES:

Parcels A-1, A-2, A-3 & A-4

The limits of Parcel A-1, A-2, A-3 & A-4 as depicted hereon are contiguous, without gap, gore, hiatus or overlaps.

PARCEL C & PARCEL F

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.

ALTA/NSPS Land Title Survey

SunTrust Bank
302 E Atlantic Ave
Delray Beach, Florida 33483

Surveyor's Certification:

This is to certify to: Pierre Holdeco I LLC, a Delaware limited liability company; Bryce Real Estate Development LLC, a Delaware limited liability company; First American Title Insurance Company; Pierre Delray One LLC, a Delaware limited liability company, its affiliates, successors and/or assigns, Pierre Delray Two LLC, a Delaware limited liability company, its affiliates, successors and/or assigns and Akerman 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 2016, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 7(c), 8-9, 11, 13, 14 and 16-20 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.



Stacy L. Brown
Florida Professional Surveyor and Mapper No: 6516
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340

****Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper****

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

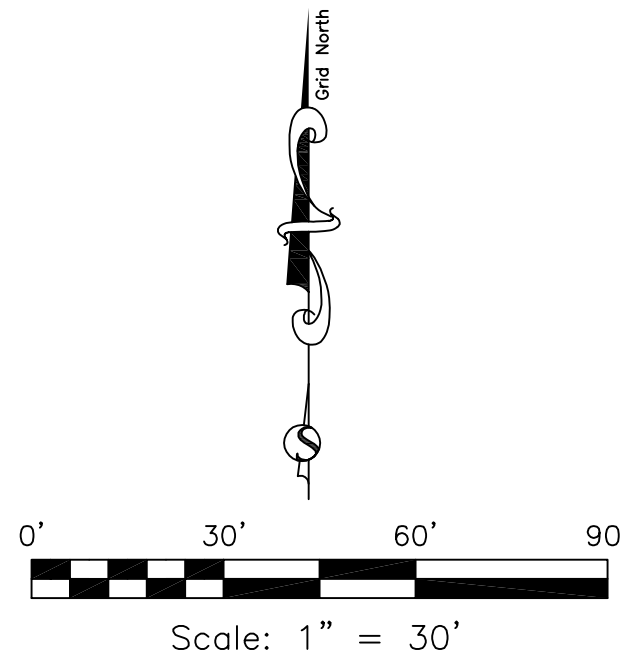
Drafted By: B. Stinson
Date Drafted: 9/07/17
Approved By: S. Brown
Date Approved: 9/13/17

Drawing Name: 20170157_3A
Phase: 3
Last Field Date: 8/23/17
Field Book/Page: In House/Varies



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fax: (813)-621-7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Schedule B-2 Exceptions & Zoning Information
Detail Sheet



Schedule B-2 Exceptions

per Title Commitment File No. 3020-865138 issued by First American Title Insurance Company, bearing an effective date of August 8, 2017 at 8:00 AM, amended September 25, 2017.

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

12 Parking Compliance Agreement by and among the City of Delray Beach, Florida; The Metropolitan at Delray, LLC, a Florida limited liability company; and SunTrust Bank, a Georgia banking corporation recorded in Official Records 27848, Page 767. (As to Parcels A, C and F) *Affects subject property, however unable to plot; information based on proposed site plans and other recitals. *See Zoning Information Note 1**

13 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 subject property as depicted hereon.*

14 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 recorded in Official Records 27848, Page 790. (As to Parcels A, C and F) *Affects subject property however unable to plot, due to nature of document.*

15 Parking Lot Construction 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 808. (As to Parcel A, C and F) *Benefits subject property as depicted hereon.*

16 Party Wall Agreement by and between UO Rosebud Two, LLC, a Florida limited liability company and SunTrust Bank, a Georgia Banking corporation recorded in Book 29038, Page 679, together with the rights of the owner of the 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 building attached. (As to Parcel A) *Affects subject property as depicted hereon.*

17 Interest of Lessee(s) together with the terms, covenants, conditions, restrictions, provisions, burdened easements, rights, duties, obligations and other matters 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 20, 1963, recorded December 20, 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, and rights of parties claiming by, through or under the Lessee. (As to Parcel F) *Affects/benefits subject property, blanket in nature over Parcel C and Parcel E.*

Documents affecting subject property, which are not mentioned in title commitment:

Plat recorded in Plat Book 10, Page 53. *Affects subject property, however no easements depicted on said plat which affect subject property.*

Plat recorded in Plat Book 2, Page 18. *Affects subject property, however no easements depicted on said plat which affect subject property.*

Plat recorded in Plat Book 1, Page 3. *Affects subject property, however no easements depicted on said plat which affect subject property.*

NOTE: Plat information depicted hereon for informational purposes. Plat information may not reflect current Plats per Public Records of Palm Beach County, specifically on adjoining properties to Parcels depicted hereon.

Zoning Information

(Parcels A1, A2 & A4) Parcel Control #12-43-46-16-01-093-0010
ZONING: CBD: Central Business District within CC (Central Core) Sub-district
Land Use: Bank
Per zoning verification letter, no setback other zoning information supplied, except that per zoning verification letter, dated 10-24-17, Parcel Control #12-43-46-16-01-093-0010 has no required off-street parking requirements, unless property used as a restaurant or lounge.

(Parcel C) Parcel Control #12-43-46-16-01-085-0040
(Parcel F) Parcel Control #12-43-46-16-01-085-0050
ZONING: CF: Community Facilities
Land Use: Parking Lots
Per zoning verification letter, no setback other zoning information supplied, except that per zoning verification letter, dated 10-24-17, Parcel Control #12-43-46-16-01-085-0040 and #12-43-46-16-01-085-0050 are not required to provide parking for 302 E. Atlantic Avenue.

Note: Zoning information is depicted hereon for informational purposes only. Surveyor makes no guarantees to accuracy or interpretation of the zoning regulations.

Note: Zoning information is depicted per Zoning Verification Letters provided by: Timothy Stillings, AICP, Planning, Zoning and Building Director, Phone: 561-243-7040, dated 10-10-17 and 10-24-17.

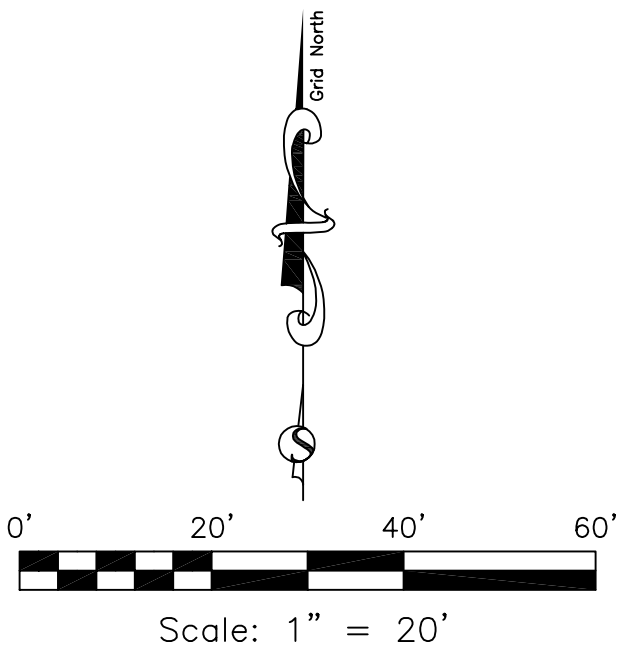
Zoning Contact: City of Delray Beach Zoning Department, 101 NW 1st Avenue, Delray Beach, FL 33444
Phone: 561-243-7000

Note 1*: Per zoning verification letter, dated 10-24-17, the Parking Compliance Agreement, as recorded in Official Records 27848, Page 767, was terminated, October 17, 2017, per "Termination Agreement and Mutual Release", as recorded in Official Records Book 29431, Page 1837.

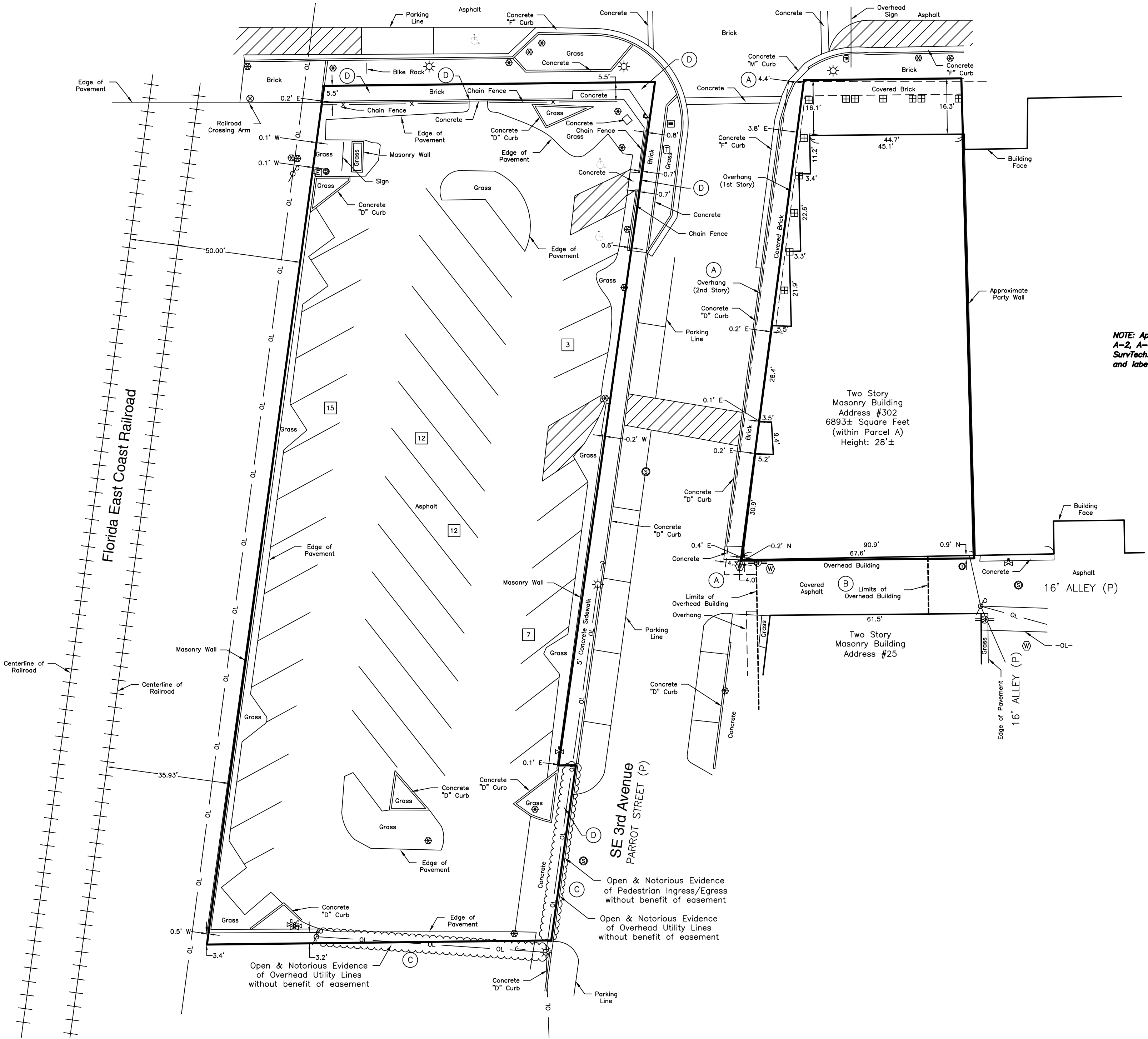
ALTA/NSPS Land Title Survey
SunTrust Delray Parcels A-1, A-2, A-3, A-4, C & F

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

Planimetric Detail Sheet



Distance to Intersection with
SE 4th Avenue: 225'±
East Atlantic Avenue
STATE ROAD 806



Statement of Potential Encroachments

- (A) Overhang (2nd Story) falls outside of property boundary within airspace of public right-of-way of SE 3rd Avenue and 16' alley.
- (B) Overhead building falls within the airspace of public right-of-way of 16' alley.
- (C) Open & Notorious Evidence of Overhead Utility Lines without benefit of easement.
- (D) Open & Notorious Evidence of Pedestrian Ingress/Egress without benefit of easement.