SCHEDULE "B" ITEMS

(8) — PROVISIONS OF THE PLAT OF BLOCK 89, DELRAY, RECORDED IN PLAT BOOK 4, PAGE 55 AND BLOCK 89 RESUBDIVISION OF THE WEST PORTION DELRAY, RECORDED INPLAT BOOK 13, PAGE 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)

(9) — RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED RECORDED MAY 23, 1946 IN DEED BOOK 766, PAGE 34. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO 5270.11, F.S.
(AFFECTS, AGREEMENT, NOPTHING TO PLOT)

(10) — EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED MARCH 20, 1973 IN BOOK 2134, PAGE 1109.
(DOES NOT AFFECT)

(11) — DECLARATION OF UNITY OF TITLE AS SET FORTH IN INSTRUMENT RECORDED MARCH 13, 1978 IN BOOK 2824, PAGE 1184.
(AFFECTS, AGREEMENT, NOTHING TO PLOT)

(12) — DISCLAIMER AS SET FORTH IN INSTRUMENT RECORDED AUGUST 30, 1979 IN BOOK 3127, PAGE 800. (AFFECTS, AGREEMENT, NOTHING TO PLOT)

(13) — AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION AS SET FORTH IN INSTRUMENT RECORDED JANUARY 18, 2013 IN BOOK 25732, PAGE 649, TOGETHER WITH AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED JUNE 20, 2013 IN BOOK 26118, PAGE 688, AND EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED OCTOBER 22, 2013 IN BOOK 26401, PAGE 1156. (AFFECTS, AGREEMENT, NOTHING TO PLOT)

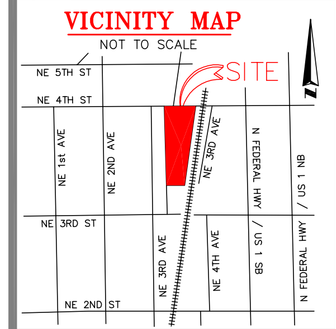
BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF ARTISTS ALLEY AS BEING N01°51'23"W, ASSUMED.

SITE PICTURE

VICINITY MAP

NOT TO SCALE



LAND AREA

±83,839 SQUARE FEET
±1.925 ACRES

PARKING STALLS

REGULAR= 17 HANDICAP= 3
TOTAL= 20

STATEMENT OF ENCROACHMENTS

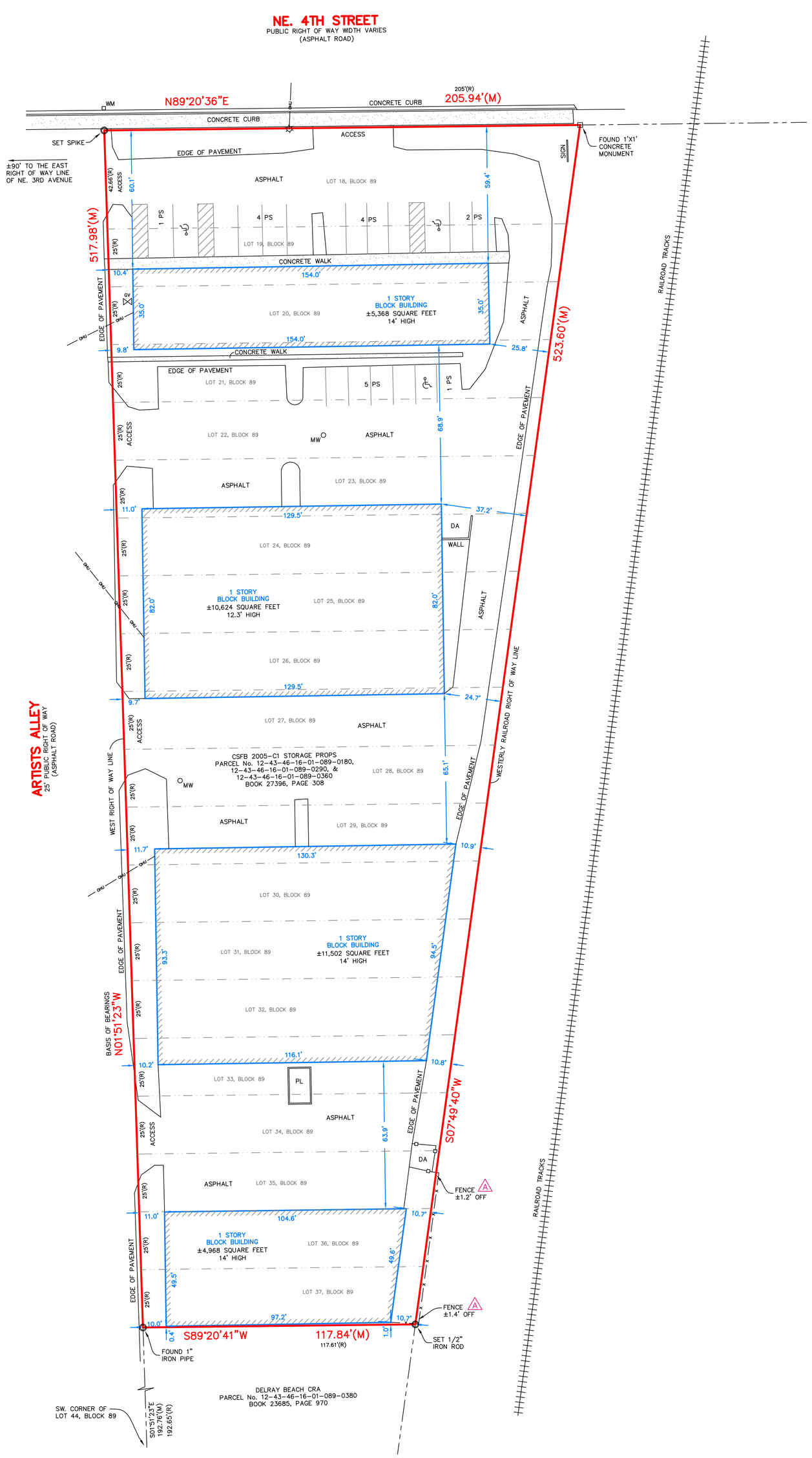
(A) METAL FENCE CROSSES PROPERTY LINE BY NO MORE THAN 1.4'.

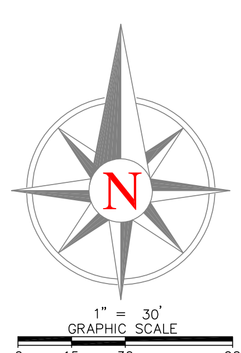
FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12510200002D, WHICH BEARS AN EFFECTIVE DATE OF 01/05/1989 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

	CONCRETE SURFACE	PS	PARKING SPACE(S)
	NO PARKING AREA	MW	MONITORING WELL
—X—	METAL FENCE	DA	DUMPSTER AREA
—O—	WOOD FENCE	PL	PLANTER
—OHU—	OVERHEAD UTILITY LINES	WM	WATER METER
☼	LIGHT POLE	(R)	PER RECORD
GV	GAS VALVE	(M)	MEASURED
♿	HANDICAP PARKING SPACE		





LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 89, SUBDIVISION OF BLOCK 89, DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PERMANENT EASEMENT TO INSTALL AND MAINTAIN A SEWER PIPE OVER THE SOUTH 5 FEET OF LOT 8, BLOCK 89, SUBDIVISION OF BLOCK 89, DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGE 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA..

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 7263FL, WITH AN EFFECTIVE DATE OF 3/17/15.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NE. 4TH STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION HISTORY	DATE

ALTA/ACSM LAND TITLE SURVEY

PROJECT NAME

330–358 N.E. 4TH STREET

PALM BEACH COUNTY DELRAY BEACH, FL

SURVEYOR'S CERTIFICATE

TO: CSFB 2005-C1 STORAGE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVARE NATIONAL SETTLEMENT SERVICE; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(a)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 21, 23 AND 24 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/27/15. DATE OF PLAT OR MAP: 3/29/15.

REGISTERED SURVEYOR: MICHAEL W. SOLITRO — 4/29/15 DATE
PROFESSIONAL LAND SURVEYOR NO.: 4458
CERTIFICATE OF AUTHORIZATION: LB 6300
STATE OF FLORIDA

MICHAEL W. SOLITRO CERTIFICATE NO. 4458 - STATE OF FLORIDA REGISTERED LAND SURVEYOR

JOB NUMBER:	150374 -330
SCALE:	1" = 30'
DRAWN BY:	KFQ
APPROVED BY:	MWS

SURVEYED BY:

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
INQUIRIES@REPUBLICNATIONAL.NET
PHONE: (407) 862-4200 FAX: (407) 862-6229

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

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480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779 | SURVEYS@GRS-REPUBLICNATIONAL.COM | PHONE 407.862.4200 FAX 407.862.6229