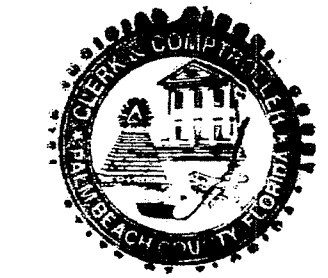


THIS INSTRUMENT WAS PREPARED BY: JOHN T. DOOGAN, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 JUNE, 2016

ALOFT HOTEL PLAT BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 103, ROEBUCK'S RESUBDIVISION OF BLOCK 103, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 15:03 P.M. THIS 2nd DAY OF March A.D. 2017 AND DULY RECORDED IN PLAT BOOK 123 ON PAGES 48 THROUGH 49 SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK SHEET 1 OF 2 SHEETS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SAMAR 202 FLORIDA, LLC A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, ALOFT HOTEL PLAT, BEING A RE-PLAT OF A PORTION OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 103, ROEBUCK'S RESUBDIVISION OF BLOCK 103, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 103, ROEBUCK'S RESUBDIVISION OF BLOCK 103, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 5 FEET OF LOTS 1, 3, 4, 5 AND 6 CONVEYED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY AND LESS THE PORTION OF LOT 1 CONVEYED TO THE STATE OF FLORIDA FOR STATE ROAD NO. 5 AS IN ROAD PLAT BOOK 2, PAGE 210, AS RECORDED IN SAID RECORDS TOGETHER WITH:

LOTS 7, 8, 9, 10, 11 & 12, LESS THE EAST 5 FEET OF SAID LOTS 7, 8, 9, 10 & 11, LESS THE PORTION OF LOT 11 CONVEYED TO THE STATE OF FLORIDA FOR STATE ROAD NO. 5 AS IN OFFICIAL RECORDS BOOK 459, PAGE 323, ALL IN ROEBUCK'S RE-SUBDIVISION OF BLOCK 103 DELRAY BEACH (FORMERLY LINTON), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 77,294 SQUARE FEET (1.7889 ACRES), MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE ALOFT HOTEL PLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO THE SAMAR 202 FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA. TRACTS B AND C AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC ROADWAY PURPOSES. TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

THE GENERAL UTILITY EASEMENT (G.U.E.), AS SHOWN HEREON, IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE MASS TRANSIT EASEMENT (M.T.E.) AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA.

DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID OWNER WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER EASEMENT IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, SAMAR 202 FLORIDA, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR MANAGING MEMBER THIS 6TH DAY OF SEPTEMBER, 2016.

WITNESS: [Signature] JOHN DOOGAN PRINT NAME: JOHN DOOGAN

SAMAR 202 FLORIDA, LLC A FLORIDA LIMITED COMPANY BY: [Signature] ALAN MINDEL TITLE: MANAGING MEMBER

WITNESS: [Signature] KEITH BEAL PRINT NAME: KEITH BEAL

ACKNOWLEDGMENT:

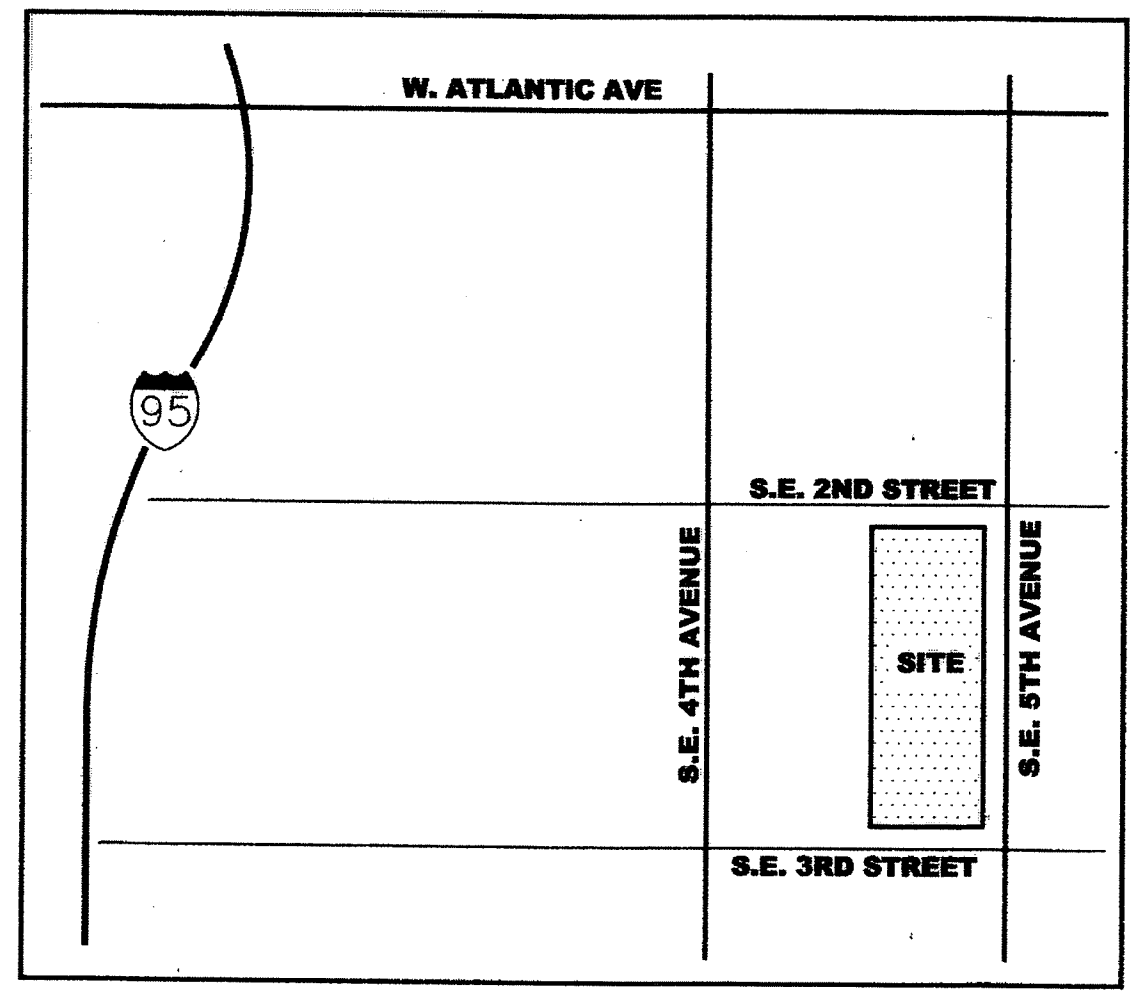
STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED ALAN MINDEL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAMAR 202 FLORIDA, LLC A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 6TH DAY OF SEPTEMBER, 2016.

MY COMMISSION EXPIRES:

LEONORA SLATTERY MY COMMISSION EXPIRES: 12/31/2018 EXP-RES December 31, 2018 NOTARY SEAL EE 281858 (PRINT NUMBER)

[Signature] Leonora Slattery NOTARY PUBLIC

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



MORTGAGEE'S CONSENT:

STATE OF NEW YORK COUNTY OF NEW YORK SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12033 AT PAGE 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V. PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF NOVEMBER, 2016

WITNESS: [Signature] JUV GAFNER PRINT NAME: JUV GAFNER

M&T BANK [Signature] Brennan Keating V.P.

ACKNOWLEDGMENT:

STATE OF NEW YORK COUNTY OF NEW YORK SS

BEFORE ME PERSONALLY APPEARED Brennan Keating WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF M&T BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID banking corporation AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE corporate SEAL OF SAID banking corporation AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR corporate AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID Vice President.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF November, 2016

MY COMMISSION EXPIRES:

[Notary Seal] 01816186391 (PRINT NUMBER)

[Signature] NOTARY PUBLIC

NOTES:

- 1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
4. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF LOT 12, BLOCK 103 HAVING A BEARING OF S89°18'26"W.
5. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENCE TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
8. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ABBREVIATION LEGEND: C = CENTERLINE; A = CENTRAL ANGLE; L = ARC LENGTH; L.B. = LICENSED BUSINESS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; R.P.B. = ROAD PLAT BOOK; R/W = RIGHT-OF-WAY.
10. □ - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300"
11. ○ - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL AND DISC STAMPED "PRM AVIROM L.B. #3300"

TITLE CERTIFICATION:

I, John C. Strickland, Jr. of Strickland & Law LLP, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN SAMAR 202 FLORIDA, LLC A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Sept. 27, 2016

BY: [Signature] John C. Strickland, Jr. ATTORNEY-AT-LAW IN FLORIDA Fl. Bar # 769339

CITY OF DELRAY BEACH:

THIS PLAT OF "ALOFT HOTEL PLAT", WAS APPROVED ON THE 23rd DAY OF August, A.D. 2016, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature]

ATTEST: [Signature] Kimberly Hynn CITY CLERK

AND REVIEWER, ACCEPTED, AND CERTIFIED BY:

BY: [Signature] DIRECTOR OF PLANNING AND ZONING

BY: [Signature] CHAIRPERSON, PLANNING AND ZONING BOARD

BY: [Signature] CITY ENGINEER

BY: [Signature] CITY OF DELRAY BEACH FIRE MARSHALL

BY: [Signature] DIRECTOR, ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "ALOFT HOTEL PLAT", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: 12-7-16

DAVID P. LINDLEY, P.L.S. FLORIDA REGISTRATION NO. 5005 CAULFIELD & WHEELER, INC. L.B. NO. 3591 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: 12/7/2016

[Signature] JOHN T. DOOGAN, P.L.S. FLORIDA REGISTRATION NO. 4409 AVIROM & ASSOCIATES, INC. L.B. NO. 3300

