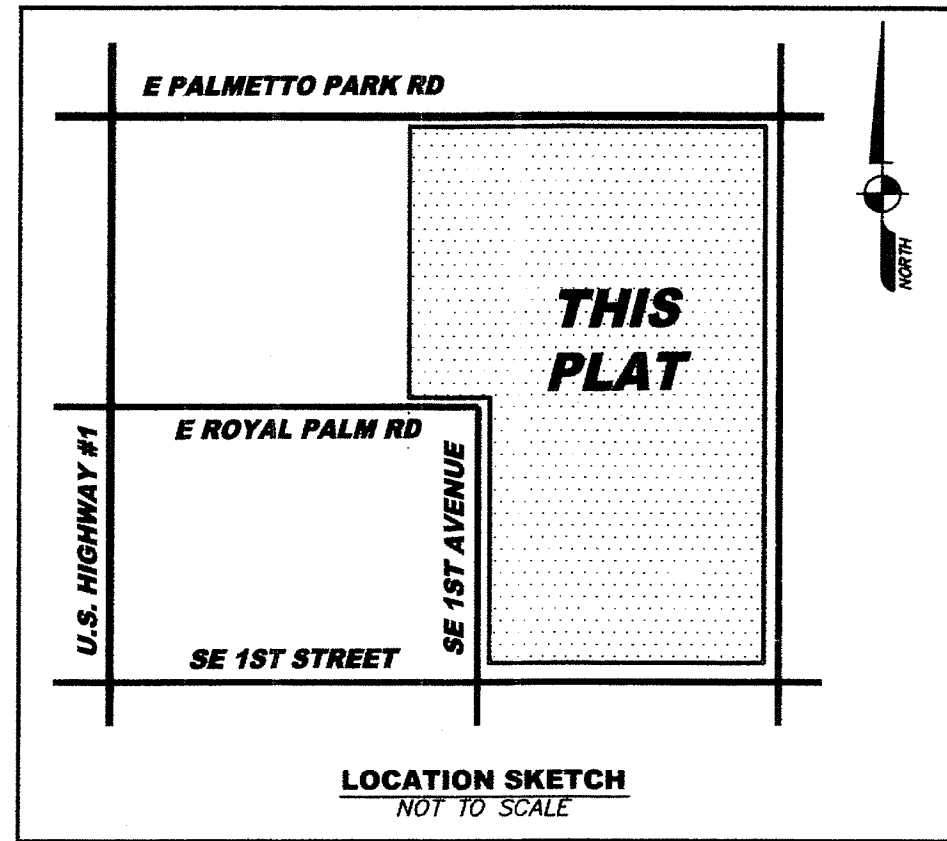


THIS INSTRUMENT WAS PREPARED BY: JOHN T DOOGAN, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594

JULY 29, 2015

CITYSCAPE BEING A REPLAT OF A PORTION OF PARCEL "C", PALMETTO PARK PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 200 AND 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:40 P.M. THIS 15 DAY OF Sept. A.D. 2015 AND DULY RECORDED

IN PLAT BOOK 120 ON PAGES 135 THROUGH 136

SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK



SHEET 1 OF 2 SHEETS

ACKNOWLEDGMENT:

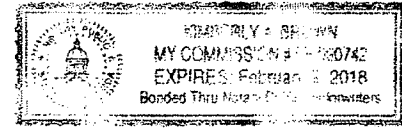
STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August 2015, BY KEITH L. CUMMINGS, AS MANAGER OF RAM REALTY ASSOCIATES II LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS THE MANAGER OF PALMETTO PARK AT FEDERAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 3rd DAY OF August 2015.

NOTARY STAMP

[Signature] NOTARY PUBLIC - STATE OF FLORIDA PRINTED NAME: Kimberly A. Brown MY COMMISSION EXPIRES: Feb. 9, 2018



TITLE CERTIFICATION:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

I, J. MICHAEL MARSHALL, 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 PROPERTY IS VESTED IN PALMETTO PARK AT FEDERAL, LLC, A DELAWARE 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.

DATE: 8-4-15

[Signature] J. MICHAEL MARSHALL ATTORNEY-AT-LAW IN FLORIDA FLORIDA BAR NO. 495638

MORTGAGEE'S CONSENT:

STATE OF FLORIDA ) COUNTY OF BROWARD ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 THE AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING, WHICH IS ATTACHED TO AND FORMS A PART OF THAT CERTAIN MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT RECORDED IN O.R. BOOK 26257, PAGE 1609 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SENIOR VICE PRESIDENT THIS 4th DAY OF AUGUST, 2015.

WITNESS: [Signature] PRINT NAME: Kimberly Brown

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

WITNESS: [Signature] PRINT NAME: Scott Primeau

BY: [Signature] SCOTT PRIMEAU, SENIOR VICE PRESIDENT

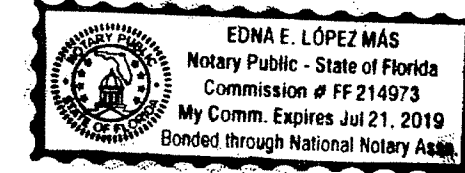
ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF BROWARD ) SS

BEFORE ME PERSONALLY APPEARED SCOTT PRIMEAU WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF AUGUST, 2015.

MY COMMISSION EXPIRES: 7/21/2019 (DATE)



[Signature] NOTARY PUBLIC PRINT NAME: Edna E. Lopez COMMISSION NUMBER: FF214973

NOTARY STAMP

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

KNOWN ALL MEN BY THESE PRESENTS THAT PALMETTO PARK AT FEDERAL, LLC, OWNER OF THE LANDS SHOWN HEREON AS "CITYSCAPE," BEING A REPLAT OF A PORTION OF PARCEL "C," "PALMETTO PARK PLAT," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 200 AND 201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "C", PALMETTO PARK PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGES 200 AND 201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE S01°02'39"E, ALONG THE EAST LINE OF SAID PARCEL "C", 594.85 FEET; THENCE S88°55'52"W, ALONG THE SOUTH LINE OF SAID PARCEL "C", 207.79 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°01'29" THENCE NORTHWESTERLY AN ARC DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY; THENCE N01°02'39"W, ALONG A WEST LINE OF SAID PARCEL "C", 304.84 FEET; THENCE S88°55'52"W, 46.85 FEET; THENCE N00°58'18"W, 265.00 FEET; THENCE N88°55'52"E, ALONG THE NORTH LINE OF SAID PARCEL "C", 279.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 150,716 SQUARE FEET (3.4600 ACRES) MORE OR LESS.

DOES HEREBY DEDICATE AS FOLLOWS:

- 1. PARCELS A-1 AND B-1 AS SHOWN HEREON ARE HEREBY RESERVED BY PALMETTO PARK AT FEDERAL, LLC, ITS HEIRS, SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES CONSISTENT WITH THE LAND USE AND ZONING REGULATIONS OF THE CITY OF BOCA RATON, FLORIDA. 2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED PALMETTO PARK AT FEDERAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS MANAGER, THIS 3rd DAY OF August 2015.

PALMETTO PARK AT FEDERAL, LLC BY: RAM REALTY ASSOCIATES II LLC, ITS MANAGER

WITNESS: [Signature] PRINT NAME: KAREN D. GELLER

BY: [Signature] KEITH L. CUMMINGS, MANAGER

WITNESS: [Signature] PRINT NAME: Heidi Hughes

WELLS FARGO BANK NATIONAL ASSOCIATION CORPORATE SEAL RAM REALTY ASSOCIATES II, LLC CITY CLERK ATTORNEY'S SEAL SURVEYOR'S SEAL

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS DAY OF 2015.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

- BY: [Signature] SUSAN HAYNIE, MAYOR BY: [Signature] GEORGE S. BROWN, DEPUTY CITY MANAGER BY: [Signature] SUSAN S. SAXTON, CITY CLERK BY: [Signature] MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

SURVEYOR'S NOTES:

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF SECTION 29-47-43 HAVING A BEARING OF S88°55'52"W. 3. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES. 4. 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. 5. ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; FPL = FLORIDA POWER & LIGHT; L.B. = LICENSED BUSINESS; L = ARC LENGTH; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S). = PAGES(S); P.L.S. = PROFESSIONAL LAND SURVEYOR; R = RADIUS. 6. □ - INDICATES SET PERMANENT REFERENCE MONUMENT, A 5/8"x18" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PRM AVIROM LB 3300" 7. ○ - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL AND DISC STAMPED "PRM AVIROM L.B. #3300" 8. ALL LAND WITHIN THE DEVELOPMENT, INCLUDING, WITHOUT LIMITATION, PLATTED LOTS, IS SUBJECT TO THE PROVISIONS OF ARTICLE III OF CHAPTER 27 OF THE BOCA RATON CODE OF ORDINANCES AND SUBJECT TO DESIGNATION FOR PRESERVATION OR MITIGATION UNTIL SUCH LAND IS RELEASED PURSUANT TO CODE 27-104. 9. THE PROPERTY SHOWN HEREON IS ENCUMBERED BY A PERPETUAL, NON-EXCLUSIVE INGRESS, EGRESS AND ACCESS EASEMENT, ALLOWING FOR VEHICLE AND PEDESTRIAN ACCESS PER O.R.B. 27408, PAGE 1026, P.B.C.R.

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 SECTION 177.091(9), FLORIDA STATUTES, 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 PALM BEACH COUNTY, FLORIDA.

DATE: AUG 3, 2015

[Signature] JOHN T. DOOGAN, P.L.S. FLORIDA REGISTRATION NO. 4409 50 SW 2ND AVENUE, BOCA RATON, FL. 33432 CERTIFICATE OF AUTHORIZATION NUMBER 3300



AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL: (561) 392-2594; FAX: (561) 394-7125 www.AVIROM-SURVEY.com