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DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ALTA CONGRESS OWNER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ALTA CONGRESS, BEING ALL OF TRACT A-1 AND PORTIONS OF TRACTS A, B, F AND E-2, CONGRESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, AT PAGES 194 AND 195 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST, A DISTANCE OF 735.97 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 75.56 FEET (THE LAST FOUR (4) CALLS BEING COINCIDENT WITH THE SOUTH LINE OF SAID PLAT); THENCE NORTH 00°42'04" WEST ALONG THE WEST LINE OF TRACT B OF SAID PLAT AND THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-4, A DISTANCE OF 404.79 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 65.86 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 47.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 80°00'00" EAST, A DISTANCE OF 38.00 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 71.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 38.00 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 190.66 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 21.21 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 115.27 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 46.36 FEET TO A POINT ON THE WEST LINE OF CONGRESS AVENUE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 529.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.7727 ACRES (425698 SQUARE FEET), MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AREA.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALTA CONGRESS OWNER L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ALTA CONGRESS OWNER L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALL GENERAL UTILITY EASEMENTS, SHOWN HEREON, ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE LAKE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO CONGRESS PARK OWNERS ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES; THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS PARK OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

THE BYPASS DRAINAGE AND FLOWAGE EASEMENTS (BDPE) AND DRAINAGE EASEMENTS (DE) AS SHOWN HEREON ARE HEREBY DEDICATED TO ALTA CONGRESS OWNER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PROPER DRAINAGE PURPOSES; THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE OBLIGATION OF ALTA CONGRESS OWNER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, CONGRESS PARK OWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE FACILITIES LOCATED WITHIN THE BYPASS DRAINAGE AND FLOWAGE EASEMENTS (BDPE).

THE NON-VEHICULAR ACCESS LINE (NVAL) AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN THE ADJUTING TRACT AND THE ADJACENT RIGHT-OF-WAY.

THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF LIFT STATION FACILITIES.

THE SANITARY SEWER EASEMENTS, STORM SEWER EASEMENTS, SEWER LIFT STATION SITE, THE FLOWRIGHTS EASEMENTS AND TRACT F AS REFERRED TO ON THAT PORTION OF THE ORIGINAL PLAT OF CONGRESS PARK RECORDED IN PLAT BOOK 44, PAGE 194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS INCLUDED IN THIS RE-PLAT ARE HEREBY TERMINATED AND EXTINGUISHED BY THIS RE-PLAT. SUCH EASEMENTS ARE HEREBY REPLACED WITH THE NEW GENERAL UTILITY EASEMENTS, WATER SEWER EASEMENTS, LIFT STATION EASEMENT AND THE BYPASS DRAINAGE AND FLOWAGE EASEMENTS WHICH ARE DEDICATED HEREBY.

TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

TRACT "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 22532, PAGE 1905, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO ALTA CONGRESS OWNER L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS ASSIGNS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES; THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONGRESS PARK OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALTA CONGRESS

BEING A REPLAT OF TRACT A-1 AND A PORTION OF TRACTS A, B, F AND E-2, CONGRESS PARK, AS RECORDED IN PLAT BOOK 44, PAGES 194 AND 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

0012-141

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT. THIS 12th DAY OF SEPTEMBER, 2011.

ALTA CONGRESS OWNER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY: ALTA CONGRESS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER BY: WOOD ALTA CONGRESS II, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER BY: WP SOUTH DEVELOPMENT ENTERPRISES, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER BY: WOOD REAL ESTATE INVESTORS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: BY: DAVID E. THOMPSON VICE PRESIDENT OF WOOD REAL ESTATE INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY PRINTED NAME: DAVID E. THOMPSON WITNESS: PRINTED NAME:

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID E. THOMPSON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WOOD REAL ESTATE INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF WP SOUTH DEVELOPMENT ENTERPRISES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF WOOD ALTA CONGRESS I, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF ALTA CONGRESS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF ALTA CONGRESS OWNER L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN SUCH CAPACITY ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF SEPTEMBER, 2011. MY COMMISSION EXPIRES: NOTARY PUBLIC COMMISSION NO. PRINTED NAME:

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT COUNTY OF HARTFORD

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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24343 AT PAGE 1013, WHICH WAS AMENDED AND RE-STATED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 24653, PAGE 581, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED THIS 12th DAY OF SEPTEMBER, 2011.

LENDER:

CONGRESS AVENUE APARTMENTS CAPITAL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: TPI REIT OPERATING PARTNERSHIP LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER BY: TPI REIT OPERATING PARTNERSHIP GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

WITNESS: BY: MICHAEL T. MISTRETTA, EXECUTIVE DIRECTOR PRINTED NAME: MICHAEL T. MISTRETTA WITNESS: PRINTED NAME:

MORTGAGEE ACKNOWLEDGMENT

STATE OF CONNECTICUT COUNTY OF HARTFORD

BEFORE ME PERSONALLY APPEARED MICHAEL T. MISTRETTA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF TPI REIT OPERATING PARTNERSHIP GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF TPI REIT OPERATING PARTNERSHIP LP, A DELAWARE LIMITED PARTNERSHIP, AS SOLE MEMBER OF CONGRESS AVENUE APARTMENTS CAPITAL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN SUCH CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF SEPTEMBER, 2011.

(SIGNATURE OF NOTARY PUBLIC) PRINTED NAME OF NOTARY PUBLIC) NOTARY PUBLIC, STATE OF COMMISSION NO. MY COMMISSION EXPIRES:

CITY APPROVALS

THIS PLAT OF ALTA CONGRESS AS APPROVED ON THE 12th DAY OF SEPTEMBER, 2011, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: MAYOR AND REVIEWED, ACCEPTED, AND CERTIFIED BY: DIRECTOR OF PLANNING AND ZONING CITY ENGINEER DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTACT WITH THE CITY OF DELRAY BEACH FLORIDA, HAS REVIEWED THE PLAT OF ALTA CONGRESS 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.

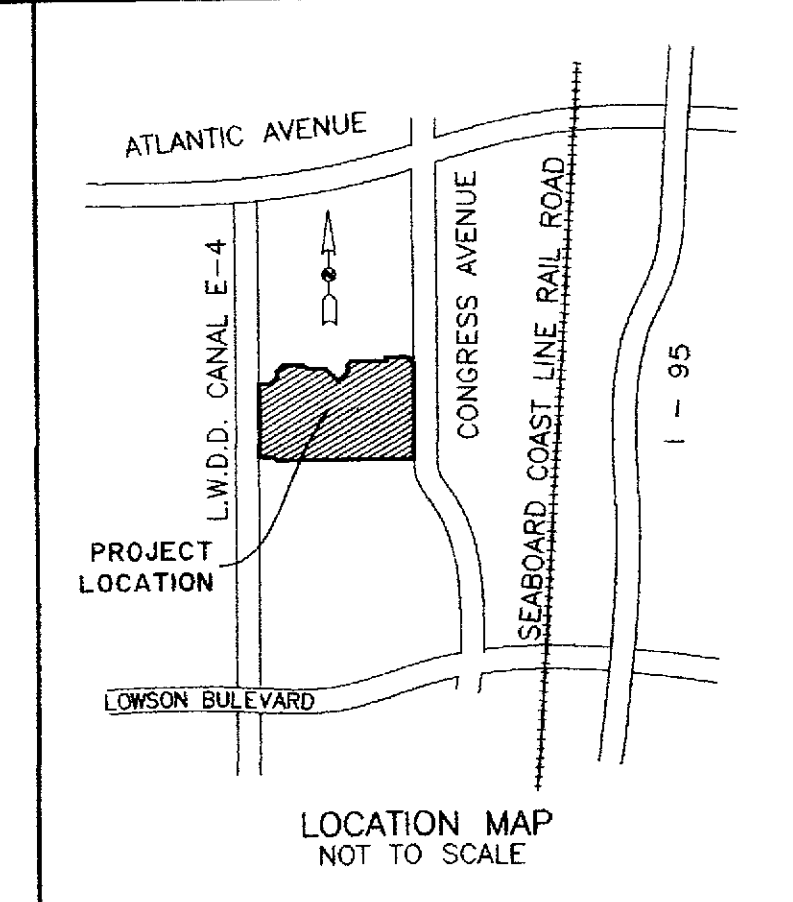
DATE: PAUL D. ENGLE SURVEYOR AND MAPPER NO. 5708 O'BRIEN SUITER & O'BRIEN, INC. 955 NW 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 CERTIFICATE OF AUTHORIZATION NO. 353

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, RICHARD B. MACFARLAND, ESQ., 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 TO ALTA CONGRESS OWNER L.L.C., 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.

DATED: RICHARD B. MACFARLAND, ESQ.



LEGEND

- FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. HWA 5061 SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. L.B. 2438 WATER AND SEWER EASEMENT LIFT STATION EASEMENT GENERAL UTILITY EASEMENT MASS TRANSIT EASEMENT PERMANENT REFERENCE MONUMENT FOUND CENTERLINE DRAINAGE EASEMENT FLORIDA POWER AND LIGHT POINT OF BEGINNING POINT OF COMMENCEMENT PLAT BOOK OFFICIAL RECORD BOOK PAGE LAKE WORTH DRAINAGE DISTRICT NON-VEHICULAR ACCESS LINE RIGHT-OF-WAY LANDSCAPE BUFFER EASEMENT BYPASS DRAINAGE AND FLOW EASEMENT

SURVEYOR'S NOTES

- 1. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF CONGRESS PARK, AS RECORDED IN PLAT BOOK 44, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A PLATTED BEARING OF NORTH 90°00'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS. 3. NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS. 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME 5. BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, FLORIDA 6. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

AREA TABULATION

TRACT "A": 9.373 ACRES TRACT "W": 0.3997 ACRES

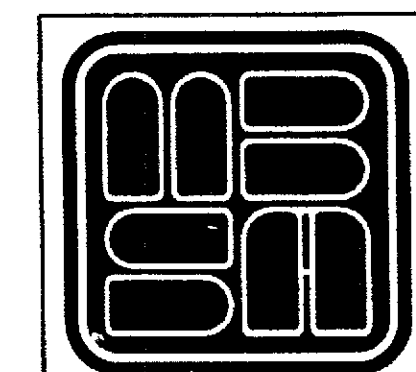
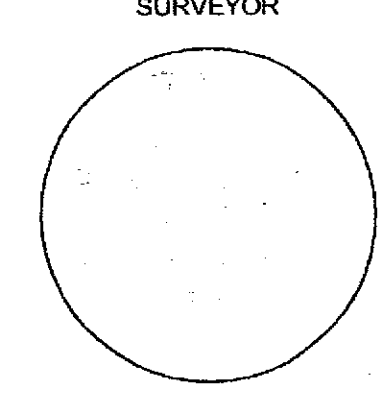
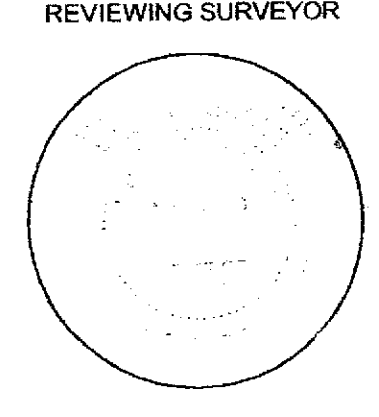
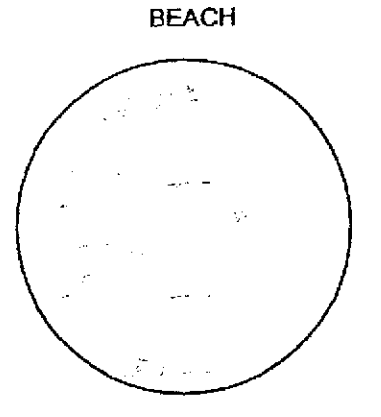
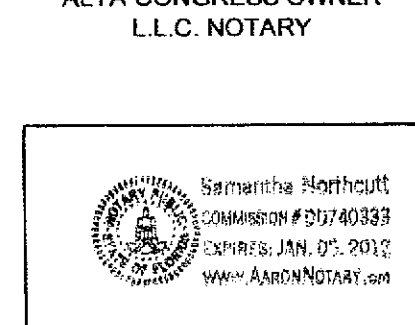
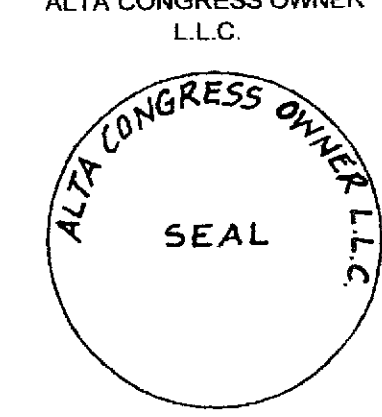
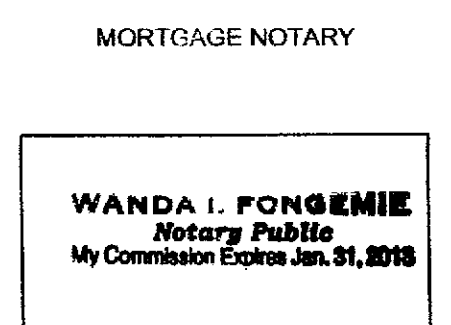
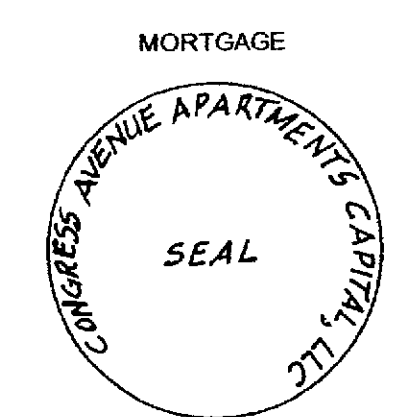
SURVEYOR & MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

JONATHAN T. GILBERT DATE: PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE #5604 MICHAEL B. SCHORAH AND ASSOCIATES, INC. 1850 FOREST HILL BLVD. SUITE 200 WEST PALM BEACH, FLORIDA 33406 CERTIFICATE OF AUTHORIZATION L.B. # 2438

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.

THIS INSTRUMENT WAS PREPARED BY MICHAEL D. VERNON UNDER THE SUPERVISION OF JONATHAN T. GILBERT, P.S.M. IN THE OFFICE OF MICHAEL B. SCHORAH AND ASSOCIATES, INC.



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438