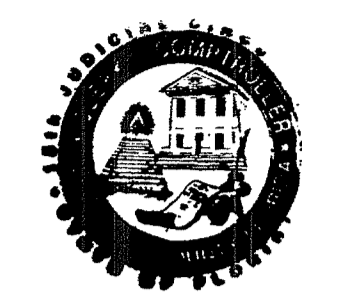


THIS INSTRUMENT WAS PREPARED BY: JOHN T. DOOGAN, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 MAY, 2015

FAIRWAY COMMONS BEING A REPLAT OF PARCELS "A", "B", "C" AND "D", ARVIDA PARK OF COMMERCE PLAT NO. 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH PARCEL "A", ARVIDA PARK OF COMMERCE PLAT NO. 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 151, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH } THIS PLAT WAS FILED FOR RECORD AT 12:19 P.M. THIS 29 DAY OF October A.D. 2015 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 161 THROUGH 163. SHARON R. BOCK CLERK AND COMPTROLLER BY: DEPUTY CLERK SHEET 1 OF 3 SHEETS

LAND DESCRIPTION:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS PARCELS "A", "B", "C" AND "D", ARVIDA PARK OF COMMERCE PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AND PARCELS "A", ARVIDA PARK OF COMMERCE PLAT NO. 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 151, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 1,118,014 SQUARE FEET, (25.666 ACRES) MORE OR LESS LESS LAND PER DEED, RECORDED AT OFFICIAL RECORDS BOOK PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (17,955 SQUARE FEET, 0.412 ACRES) 1,100,059 SQUARE FEET (25.254 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS KNOW ALL MEN BY THESE PRESENTS THAT FAIRWAY COMMONS ACQUISITION LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: 1. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH, AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO 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. 2. THE BUS SHELTER EASEMENT, IS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC, FOR THE NON-EXCLUSIVE PURPOSE OF BUS SHELTER, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FAIRWAY COMMONS ACQUISITION LLC., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. 3. THE AREA CONSISTING OF THE PRESERVATION EASEMENT SHALL BE THE PERPETUAL RESPONSIBILITY OF FAIRWAY COMMONS ACQUISITION LLC. AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON, FLORIDA. ACTIVITIES PROHIBITED IN THE PRESERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION; THE DEPOSITING OF SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND RELATED MAINTENANCE PRACTICES); EXCAVATION; DREDGING; REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; PLACEMENT OF ABOVE OR BELOW GROUND UTILITIES; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION; TRENCHING AND GRADE CHANGES; ALTERATION OF DRAINAGE WHICH WOULD ADVERSELY IMPACT THE EXISTING CONDITIONS OF THE SITE; DEPOSITION OR STORAGE OF FILL MATERIAL, CONSTRUCTION MATERIAL, CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN MATERIALS; STRUCTURES, SUCH AS SIGNS, PERMITS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF PROTECTIVE AND NON-DAMAGING NATURE, AFFIXED OR ATTACHED TO PROTECTED VEGETATION; HEAVY EQUIPMENT WHETHER DRIVEN, PARKED OR STORED (EXCEPT AS REQUIRED TO PERFORM MANAGEMENT PROCEDURES).

IN THOSE CASES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE.

IN WITNESS WHEREOF, THE ABOVE NAMED FAIRWAY COMMONS ACQUISITION LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS MEMBER, THIS 23rd DAY OF June, 2015

WITNESS: Dominique Guillard PRINT NAME: Dominique Guillard FAIRWAY COMMONS ACQUISITION LLC BY: Brian S. Schmier, Manager FAIRWAY RETAIL INVESTORS LLC, MEMBER BRIAN S. SCHMIER, MANAGER WITNESS: Linda H. Cooney PRINT NAME: Linda H. Cooney

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED BRIAN SCHMIER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF FAIRWAY RETAIL INVESTORS LLC, AS MANAGER OF FAIRWAY COMMONS ACQUISITION LLC., A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF CORPORATION, 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 23rd DAY OF June, 2015 MY COMMISSION EXPIRES: 4/16/2016 (DATE)

Dominique Guillard Notary Public, State of Florida Commission #EE 187849 My Commission Expires 4/9/2018 PRINT NAME: Dominique Guillard COMMISSION NUMBER: EE 187849

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } SS I, JEFFREY A DEUTCH, 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 FAIRWAY COMMONS ACQUISITION 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. DATE: JUNE 23, 2015 BY: Jeffrey A. Deutch, Attorney-at-Law in Florida, Florida Bar No. 0161449

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 FOLLOWING MORTGAGE; MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT AND FIXTURE FILING, RECORDED ON JANUARY 10, 2014, IN OFFICIAL RECORDS BOOK 26552, PAGE 243, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF June, 2015

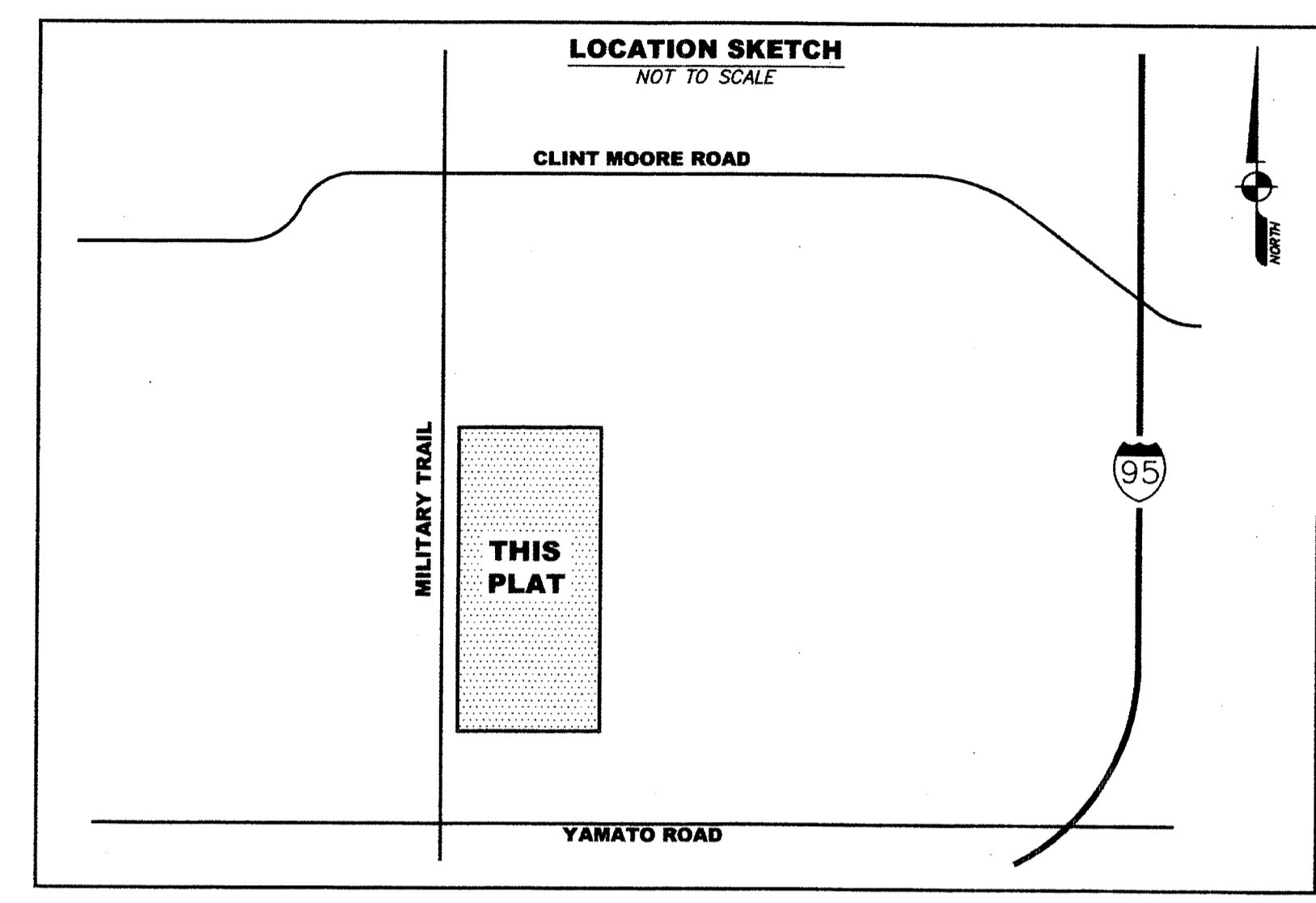
WITNESS: Holly Schmier PRINT NAME: Holly Schmier FLORIDA COMMUNITY BANK, N.A. A NATIONAL BANKING ASSOCIATION BY: Peter G. Lapham, Senior Vice President, Florida Community Bank, N.A.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF Broward } SS BEFORE ME PERSONALLY APPEARED PETER G. LAPHAM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK 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 CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June, 2015 MY COMMISSION EXPIRES: 4/16/2016 (DATE)

Dominique Guillard Notary Public, State of Florida Commission #EE 187849 My Commission Expires 4/9/2018 PRINT NAME: Dominique Guillard COMMISSION NUMBER: EE 187849

Seals for Florida Community Bank, N.A., Corporate Seal Fairway Retail Investors, LLC, City Clerk, Attorney's Seal, and 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 9th DAY OF SEPTEMBER, 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. APPROVED BY: Susan Haynie, Mayor; George S. Brown, Deputy City Manager; Susan S. Saxton, City Clerk; 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 WEST LINE OF SECTION 1-47-42 HAVING A BEARING OF N00°00'35"E. 3. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE. 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; L.B. = LICENSED BUSINESS; L = ARC LENGTH; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S). = PAGE(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. 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.

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: JUNE 22, 2015

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