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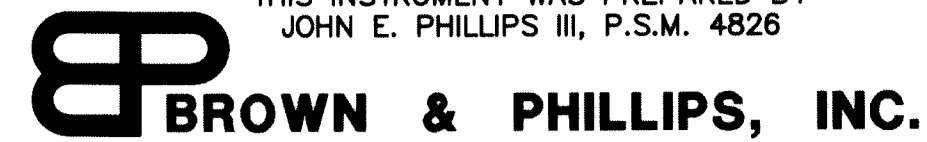
BLUE STORE

LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4), OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF TRACT B, PLAT OF MATHEWS MINI STORAGE, RECORDED IN PLAT BOOK 123, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

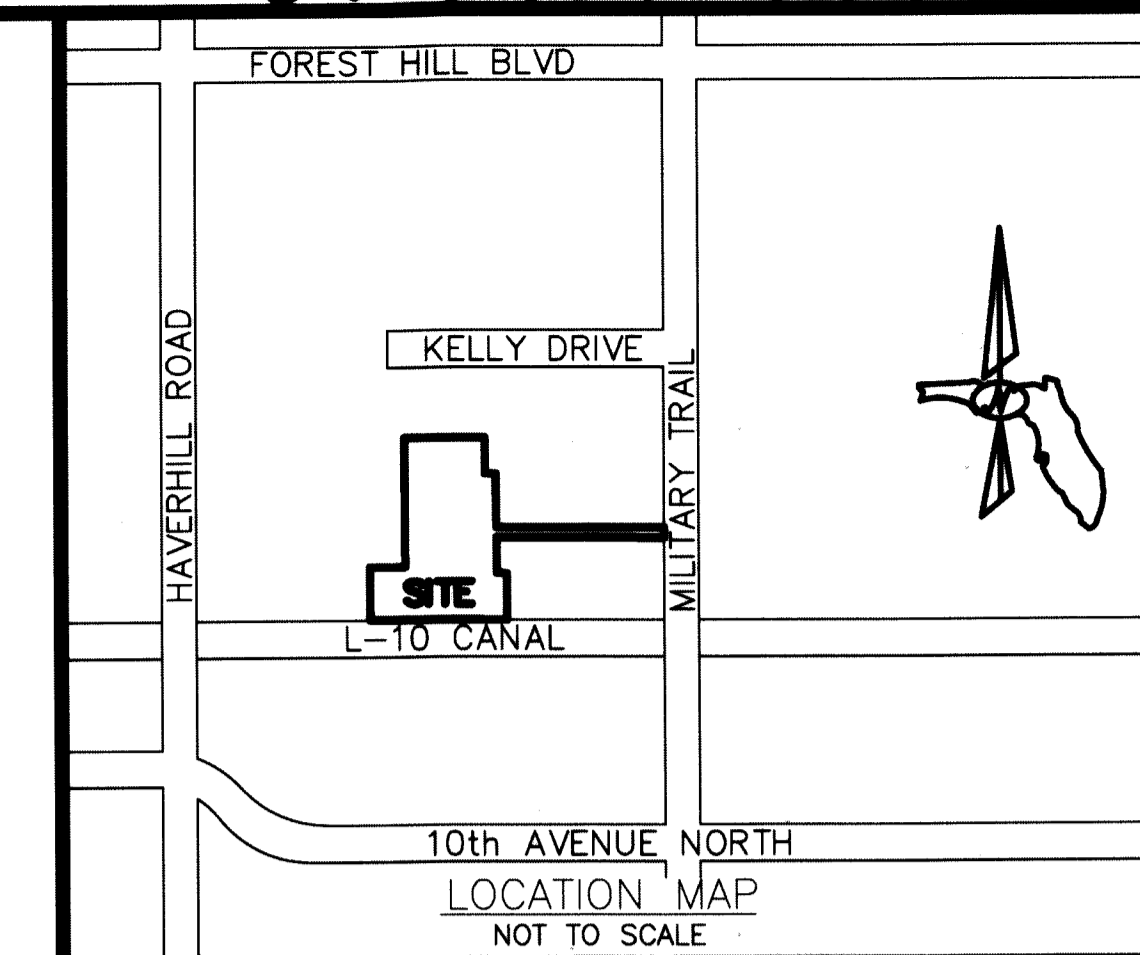
SHEET 1 OF 2

PREPARING SURVEYOR & MAPPER'S STATEMENT

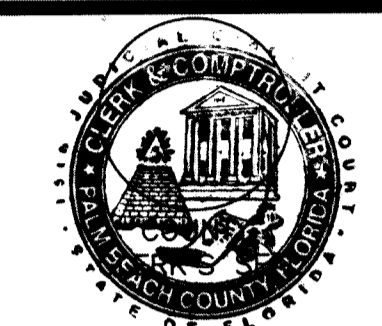
THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826



BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX



5
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:15 P.M. THIS 26 DAY OF March A.D. 2018, AND DULY RECORDED IN PLAT BOOK 123 ON PAGES 5 AND 6
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK



DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT STORAGE PROPERTY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND BLUEPRINT PROPERTIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS BLUE STORE, LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4), OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF TRACT B, PLAT OF MATHEWS MINI STORAGE, RECORDED IN PLAT BOOK 123, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF MATHEWS MINI STORAGE PLAT 2, RECORDED IN PLAT BOOK 124, PAGE 139 OF SAID PUBLIC RECORDS;
THENCE ALONG THE SOUTH BOUNDARY OF SAID PLAT, N87°55'23"W FOR 653.91 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WEST BOUNDARY OF SAID PLAT, AND THE NORTHERLY PROLONGATION THEREOF, N01°37'20"E FOR 318.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF THE SAID SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID NORTH LINE, N88°01'37"W FOR 293.65 FEET TO THE WEST LINE OF THE EAST HALF (E.1/2), OF THE SAID SOUTHWEST QUARTER (S.W.1/4), OF THE SOUTHEAST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID WEST LINE, S01°35'08"W FOR 475.03 FEET TO A LINE LYING 196.00 FEET NORTHERLY OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID PARALLEL LINE, N87°55'23"W FOR 130.00 FEET TO THE EAST RIGHT-OF-WAY OF 47th AVENUE SOUTH PER THE UNRECORDED PLAT OF KING ESTATES;
THENCE ALONG SAID EAST RIGHT-OF-WAY, S01°35'08"W FOR 196.01 FEET TO THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID SOUTH LINE, S87°55'23"E FOR 463.24 FEET TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4), OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID EAST LINE, N01°37'20"E FOR 6.80 FEET TO THE NORTH LINE OF A LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 6485, PAGE 761, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH LINE, S87°55'23"E FOR 36.46 FEET TO A LINE LYING 630.00 FEET WEST OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE EAST LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 165.40 FEET;
THENCE PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13, N87°55'23"W FOR 36.67 FEET TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID EAST LINE, N01°37'20"E FOR 131.56 FEET TO A LINE LYING 303.55 FEET NORTHERLY OF, MEASURED PERPENDICULAR, AND PARALLEL WITH, THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF SECTION 13;
THENCE ALONG SAID PARALLEL LINE, S87°55'23"E FOR 613.85 FEET TO THE WEST RIGHT-OF-WAY OF MILITARY TRAIL, RECORDED IN OFFICIAL RECORD BOOK 1049, PAGE 403, AND OFFICIAL RECORD BOOK 1015, PAGE 135, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID WEST RIGHT-OF-WAY, N01°41'42"E FOR 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.28 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT C:

TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR STORAGE PROPERTY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND BLUEPRINT PROPERTIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID STORAGE PROPERTY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND BLUEPRINT PROPERTIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT C IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 30018, PAGE 1193 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF SEPTEMBER 2018.

STORAGE PROPERTY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: TRICO CAPITAL INVESTMENTS, INC., A DELAWARE CORPORATION,
ITS MANAGER

WITNESS: Cindy Schriver
CINDY SCHRIVER
(PRINT NAME)

BY: Michael Rolfes
MIKE W. ROLFES, PRESIDENT

WITNESS: Niviv Hamden
NIVIV HAMDEN
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FL
COUNTY OF PALM BEACH

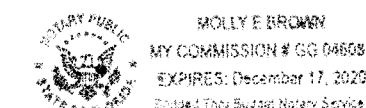
BEFORE ME PERSONALLY APPEARED MIKE W. ROLFES, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRICO CAPITAL INVESTMENTS, INC., A DELAWARE CORPORATION, MANGER OF STORAGE PROPERTY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF September 2018.

MY COMMISSION EXPIRES: 12-17-2020
GG 046089

Molly E. Brown (SIGNATURE)
Molly E. Brown (PRINTED NAME)
NOTARY PUBLIC

(SEAL)



IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF September 2018.

WITNESS: [Signature]
(PRINT NAME)

WITNESS: [Signature]
KARINA VIKKE
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF New Jersey
COUNTY OF Bergen

BEFORE ME PERSONALLY APPEARED ANDREE FINKLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BLUEPRINT PROPERTIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF September 2018.

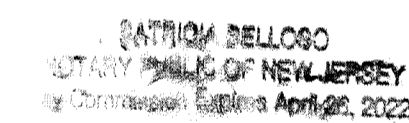
MY COMMISSION EXPIRES:

April 26, 2022

BLUEPRINT PROPERTIES, INC., A DELAWARE CORPORATION,
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: [Signature]
ANDREE FINKLE, PRESIDENT

[Signature] (SIGNATURE)
PATRICIA BELLOSO (PRINTED NAME)
NOTARY PUBLIC

(SEAL)



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, JOSEPH D. ORT, P.L., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN STORAGE PROPERTY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND BLUEPRINT PROPERTIES, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 01/19/19

JOSEPH D. ORT, P.L.
[Signature]
D. BRADLEY HESTER, ESQ., FOR THE FIRM
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR & MAPPER'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 PALM BEACH COUNTY, FLORIDA.

[Signature]
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

1/22/19
DATE

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13 DAY OF September 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S01°41'42"W GRID, NAD 83-1990 ADJUSTMENT ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13/44/42.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE
H. SCALE FACTOR - 1.000037454
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 PALM BEACH COUNTY.

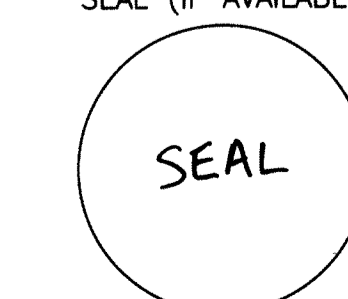
LEGEND:

- ABBREVIATIONS:**
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.B. - PLAT BOOK
NO. - NUMBER
R/PB - ROAD PLAT BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
FPL - FLORIDA POWER & LIGHT
LLC - LIMITED LIABILITY COMPANY
- U.E. - UTILITY EASEMENT**
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
PBCo or PBC - PALM BEACH COUNTY
LWDD - LAKE WORTH DRAINAGE DISTRICT
C - CENTERLINE
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
(D) - DEED DIMENSION
(C) - CALCULATED DIMENSION
(G) - GROUND DIMENSION
(P) - DIMENSIONS PER PLAT BOOK 123 PAGE 6 AND PLAT BOOK 124 PAGE 139

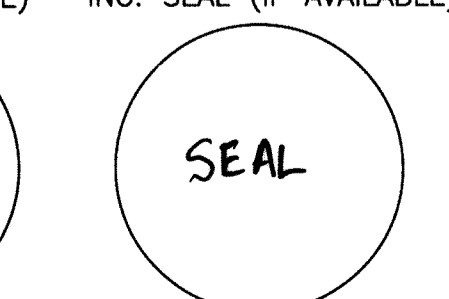
SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
- PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE

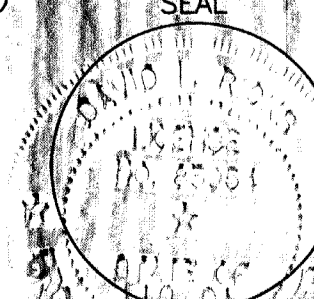
TRICO CAPITAL INVESTMENTS, INC. SEAL (IF AVAILABLE)



BLUEPRINT PROPERTIES, INC. SEAL (IF AVAILABLE)



COUNTY ENGINEER'S SEAL



SURVEYOR'S SEAL

