

**PERIMETER**  
 SURVEYING & MAPPING  
 Prepared by: Jeff S. Hodapp, P.S.M.  
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# FRANKLIN AT DELRAY BEACH

**ALL OF LOTS 4 AND 5, TOGETHER WITH A PORTION OF LOTS 1, 2, 3 AND 6, "LAMBERT TRAILER COURT", (P.B. 22, PG. 41, P.B.C.R.), TOGETHER WITH ALL OF "PROFESSIONAL OFFICE PLAZA FOR ACQUILANO", (P.B. 44, PG. 147, P.B.C.R.) TOGETHER WITH A PORTION OF THE NORTH 15 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA**

**FEBRUARY, 2012**

**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT BEHRINGER HARVARD DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS OWNERS OF THE LAND AS SHOWN ON THIS PLAT, BEING ALL OF LOTS 4 AND 5, TOGETHER WITH A PORTION OF LOTS 1, 2, 3, AND 6, "PLAT OF LAMBERT TRAILER COURT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF "PROFESSIONAL OFFICE PLAZA FOR ACQUILANO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44 AT PAGE 147 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 15.00 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID "PROFESSIONAL OFFICE PLAZA FOR ACQUILANO"; THENCE NORTH 89°35'54" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 289.45 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 84°47'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EASTERLY LINE AND SOUTHERLY EXTENSION OF SAID PLAT AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9301-206, HAVING A RADIUS OF 2836.93 FEET AND A CENTRAL ANGLE OF 13°43'55", A DISTANCE OF 679.92 FEET; THENCE SOUTH 89°36'57" WEST, ALONG A NON-RADIAL LINE, ALSO BEING THE SOUTH LINE OF SAID LOT 2 OF "PLAT OF LAMBERT TRAILER COURT", A DISTANCE OF 147.20 FEET; THENCE SOUTH 00°01'52" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°18'38" WEST, ALONG A LINE 15.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 663.94 FEET; THENCE NORTH 00°00'49" WEST, ALONG THE WEST LINE OF LOTS 4, 5 AND 6 OF SAID "PLAT OF LAMBERT TRAILER COURT" AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 346.94 FEET; THENCE NORTH 89°23'07" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 250.54 FEET; THENCE SOUTH 00°01'16" EAST, ALONG A LINE 320.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 133.50 FEET; THENCE NORTH 89°23'07" EAST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°01'16" WEST, ALONG A LINE 120.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 133.50 FEET; THENCE NORTH 89°23'07" EAST, ALONG THE NORTH LINE OF SAID LOTS 6 AND 1, A DISTANCE OF 212.37 FEET; THENCE NORTH 00°01'52" WEST, ALONG THE WEST LINE OF SAID "PROFESSIONAL OFFICE PLAZA FOR ACQUILANO", A DISTANCE OF 331.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 8.191 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "FRANKLIN AT DELRAY BEACH" AND FURTHER DEDICATES AS FOLLOWS:

- TRACTS A, B AND C, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- TRACTS D AND F, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- TRACT E, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.
- THE SEWER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.
- THE GENERAL UTILITY EASEMENTS (G.U.E.S.) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE OR 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR OPERATION ACTIVITIES AS A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA. THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF EASEMENT AND BUS SHELTER SHALL BE WITH BEHRINGER HARVARD DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO BEHRINGER HARVARD DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED BEHRINGER HARVARD DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9th DAY OF March, 2012.

BEHRINGER HARVARD DELRAY, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: [Signature] PRINT NAME Derrick Connor  
 BY: [Signature] Robert T. Popster Senior Vice President  
 WITNESS: [Signature] PRINT NAME Larry Seaw

**ACKNOWLEDGEMENT**

STATE OF TEXAS )  
 COUNTY OF Dallas ) SS  
 BEFORE ME PERSONALLY APPEARED Robert Popster, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BEHRINGER HARVARD DELRAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS March 14th DAY OF March, 2012.

MY COMMISSION EXPIRES 10-20-15 NOTARY PUBLIC

[Signature] Shannon L. Rehe  
 PRINT NAME: Shannon L. Rehe

**MORTGAGEE'S CONSENT:**

STATE OF TEXAS )  
 COUNTY OF Dallas ) SS  
 THIS 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 RECORDS BOOK 25012, AT PAGE 595 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED ITS March 14th AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF March, 2012.

WITNESS: [Signature] BEHRINGER HARVARD DELRAY FINANCE, LLC,  
 NAME: Derrick Connor A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: [Signature] By: [Signature]  
 NAME: Larry Seaw Name: Robert T. Popster  
 Title: Senior Vice President

**ACKNOWLEDGEMENT:**

STATE OF TEXAS )  
 COUNTY OF Dallas ) SS  
 BEFORE ME PERSONALLY APPEARED Robert Popster, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Manager OF BEHRINGER HARVARD DELRAY FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 2012

MY COMMISSION EXPIRES 10-20-15 NOTARY PUBLIC

[Signature] Shannon L. Rehe  
 PRINT NAME: Shannon L. Rehe

**CITY OF DELRAY BEACH APPROVAL OF PLAT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 THIS PLAT OF "FRANKLIN AT DELRAY BEACH", AS APPROVED ON THE 5th DAY OF July, 2011 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA

[Signature] ATTEST: [Signature]  
 MAYOR CITY CLERK

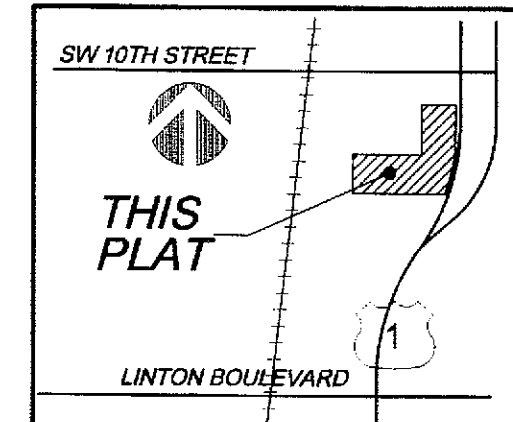
AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
[Signature] [Signature]  
 DIRECTOR OF PLANNING & ZONING CHAIRPERSON PLANNING & ZONING BOARD  
[Signature] [Signature]  
 CITY ENGINEER FIRE MARSHAL  
[Signature]  
 DIRECTOR OF ENVIRONMENTAL SERVICES

**REVIEWING SURVEYOR'S STATEMENT**

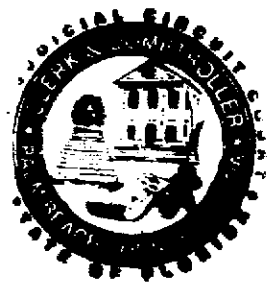
STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177, F.S., FLORIDA STATUTES.

DATE: March 9, 2012  
[Signature]  
 DANIEL C. LAKE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NO. LS 5118  
 STATE OF FLORIDA

00012 - 146



LOCATION MAP  
 NOT TO SCALE



SHEET 1 OF 4

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 I, RICHARD S. WEINER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO BEHRINGER HARVARD DELRAY, 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 NO ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION SHOWN ON THIS PLAT.  
 DATE: 3/12/12 BY: [Signature] ATTORNEY AT LAW  
 MEMBER OF THE FLORIDA BAR

**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 00°01'52" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21-46-43, ACCORDING TO PALM BEACH COUNTY CONTROL MONUMENTS, "DIXIE LAMATRA" AND "MC CARTHY". 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 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.
- 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.
- 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.
- THE TEMPORARY ACCESS EASEMENT SHOWN HEREON IS IN EXISTENCE AT THE TIME OF THE EXECUTION OF THE TITLE CERTIFICATE BUT ITS DEPICTION ON THE PLAT DOES NOT MODIFY, CHANGE OR AFFECT ITS TEMPORARY NATURE AND IT SHALL EXPIRE IN ACCORDANCE WITH THE TERMS OF THE APPROPRIATE GOVERNING DOCUMENTS.

**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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: March 9, 2012  
[Signature]  
 JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

BEHRINGER HARVARD DELRAY FINANCE, LLC	BEHRINGER HARVARD DELRAY, LLC	REVIEWING SURVEYOR CITY OF DELRAY BEACH	SURVEYOR