

DEDICATIONS AND RESERVATIONS

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

KNOW ALL MEN BY THESE PRESENTS THAT ASVRF SILVER BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS SILVER BEACH INDUSTRIAL, BEING A PORTION OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, WITH THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 88°29'41" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 845.77 FEET; THENCE SOUTH 01°22'57" WEST, A DISTANCE OF 29.99 FEET; THENCE SOUTH 88°29'35" EAST, A DISTANCE OF 3.34 FEET; THENCE SOUTH 01°18'43" WEST, A DISTANCE OF 1212.54 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN 73 FOOT RIGHT OF WAY (SILVER BEACH ROAD) AS RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 971, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°30'30" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 848.57 FEET; THENCE 87°18'48" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1.39 FEET TO A POINT ON THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 01°21'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1242.70 FEET TO THE POINT OF BEGINNING.

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

1.) TRACT A, (DEVELOPMENT TRACT), AS SHOWN HEREON IS HEREBY RESERVED BY ASVRF SILVER BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

2.) TRACT B, (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN LAKE PARK, PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. THE POND EXPANSION EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER WITHIN SAID EASEMENT, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT NOR THE TOWN OF LAKE PARK.

THE TOWN OF LAKE PARK SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS.

4.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LAKE PARK, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

6.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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 DAY OF September 29, 2021.

BY: ASVRF SILVER BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AMERICAN STRATEGIC VALUE REALTY FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER

BY: ASVRF MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

WITNESS: Chris Smith

PRINT NAME: Chris Smith

WITNESS: Stanley L. Iezman

PRINT NAME: Stanley L. Iezman

BY: AMERICAN REALTY ADVISORS, A CALIFORNIA CORPORATION, ITS MANAGER

BY: STANLEY L. IEZMAN, CHAIRMAN & CHIEF EXECUTIVE OFFICER

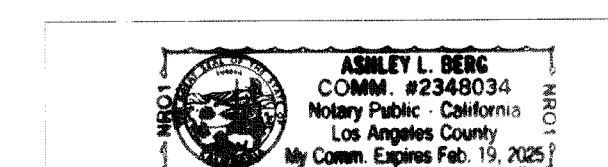
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 29th DAY OF September, 2021, BY STANLEY L. IEZMAN

IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A California drivers license (TYPE C IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Feb 19, 2025



NOTARY SEAL

NOTARY PUBLIC

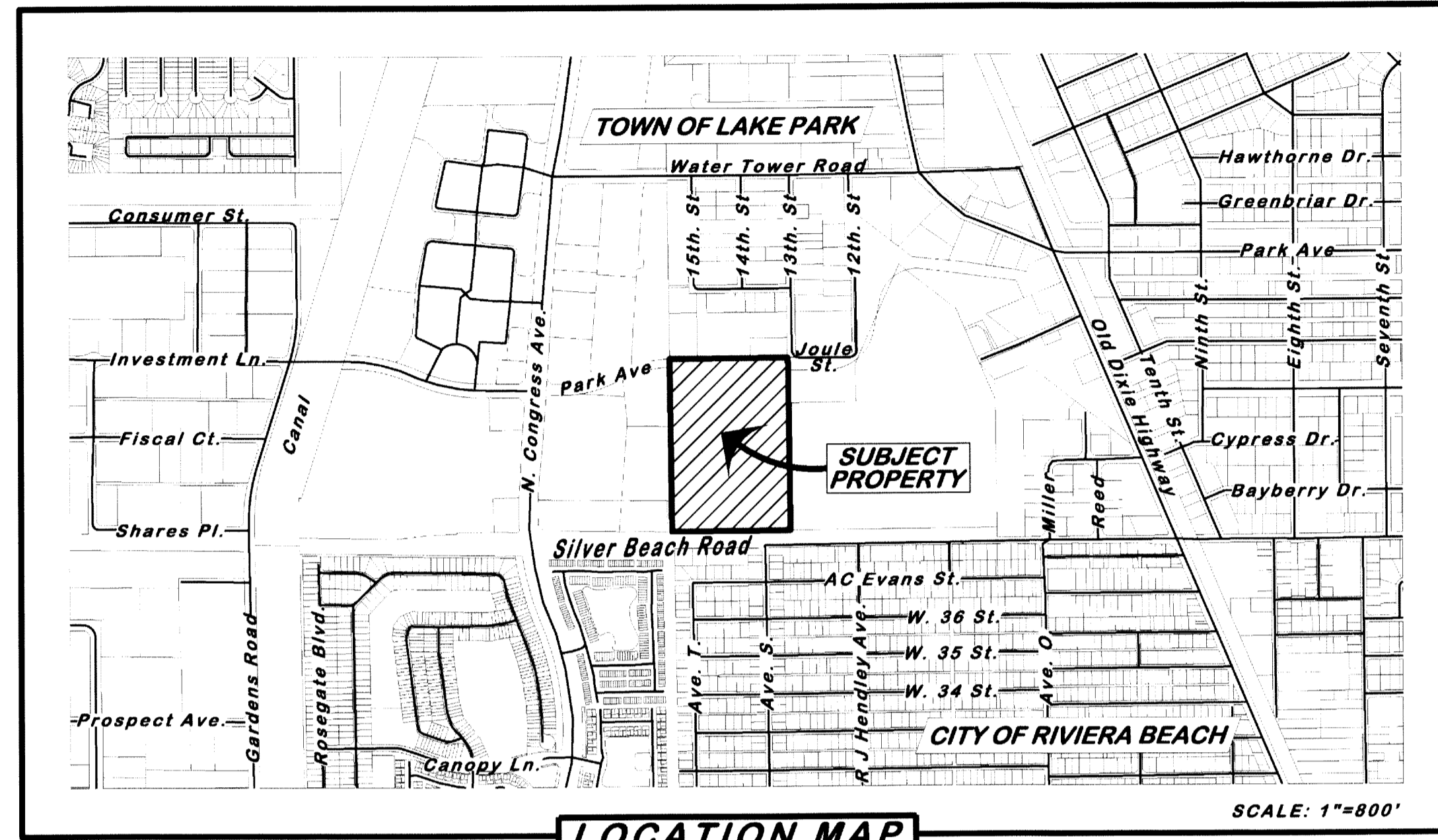
PRINT NAME: Ashley L. Berg

COMMISSION NUMBER: 2348034

SILVER BEACH INDUSTRIAL

A PORTION OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2021



LOCATION MAP

SCALE: 1"=800'

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)

I, THEODORE J. KLEIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ASVRF SILVER BEACH ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: September 29, 2021

BY: THEODORE J. KLEIN, FLORIDA BAR NO. 498904

ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT No. 49

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 29th DAY OF September, 2021.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT No. 49

ATTESTED BY: O'NEAL BARDIN, JR., EXECUTIVE DIRECTOR

BY: MATTHEW J. BOYKIN, PRESIDENT, BOARD OF SUPERVISORS

TOWN OF LAKE PARK APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS DAY OF September 29, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: MICHAEL O'ROURKE, MAYOR

BY: THOMAS J. BAIRD, ESQ., FLORIDA BAR NO. 475114, TOWN ATTORNEY

BY: ADAM C. SWANEY, PE, FLORIDA LICENSE NO. 72235, TOWN CONSULTING ENGINEER

BY: VIVIAN MENDEZ, MMC, TOWN CLERK

TOWN OF LAKE PARK REVIEWING SURVEYOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE METRIC DATA.

DATE: OCT 14, 2021

BY: GARY M. PRAYMAN, FLORIDA CERTIFICATE NO. LS2633, PROFESSIONAL SURVEYOR AND MAPPER

AREA TABULATION table with columns: DESCRIPTION, SQUARE FEET, ACREAGE. Rows: TRACT A (1,004,800 sq ft, 23.067 acres), TRACT B (50,846 sq ft, 1.167 acres), TOTAL (1,055,646 sq ft, 24.234 acres).

PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN = STATE PLANE GRID COORDINATES
DATUM = NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90)
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES = GROUND DISTANCES (UNLESS OTHERWISE NOTED)
PROJECT SCALE FACTOR = 1.000043896
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ABBREVIATIONS:

- (C) = CALCULATED
(D) = AS SHOWN ON DEED
(P) = AS SHOWN ON PLAT
C.B. = CURVE'S CHORD BEARING
D = CURVE'S DELTA ANGLE
D.B. = DEED BOOK
FND. = FOUND
L = CURVE'S ARC LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
LB = LICENSED SURVEY BUSINESS
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES
PRM = PERMANENT REFERENCE MONUMENT
R = CURVE'S RADIUS
R/W = RIGHT OF WAY
S.U.A. = SEACOAST UTILITY AUTHORITY
W/ = WITH

SURVEYOR & MAPPER'S NOTES:

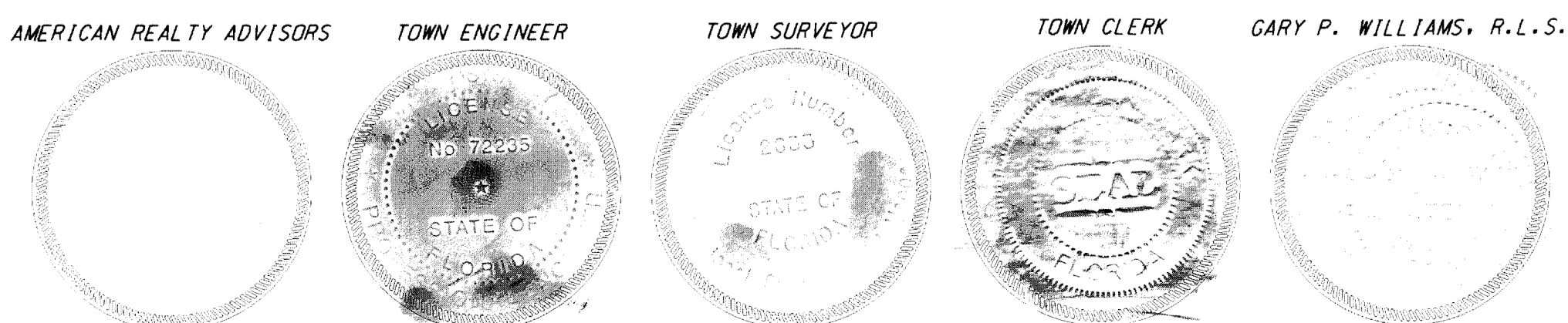
- 1.) BEARINGS AND COORDINATES, AS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND COORDINATES AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90) AND ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, UTILIZING PALM BEACH COUNTY PUBLISHED POSITIONS. SAID LINE BEARS NORTH 01°21'10" EAST AND ALL OTHERS BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
3.) 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.
4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
5.) THIS INSTRUMENT WAS PREPARED BY GARY P. WILLIAMS, R.L.S. IN AND WITH THE OFFICES OF F.R.S. AND ASSOCIATES, INC., 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA, 33411, PHONE (561) 478-7178.

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") 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 AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA.

DATE: 9-23-2021

BY: GARY P. WILLIAMS, R.L.S., FLORIDA CERTIFICATE NO. 4817 FOR THE FIRM



F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND LAND PLANNERS. CERTIFICATE OF AUTHORIZATION NO. LB 4241. 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411. PHONE (561) 478-7178. Web Site: www.frssurvey.com