

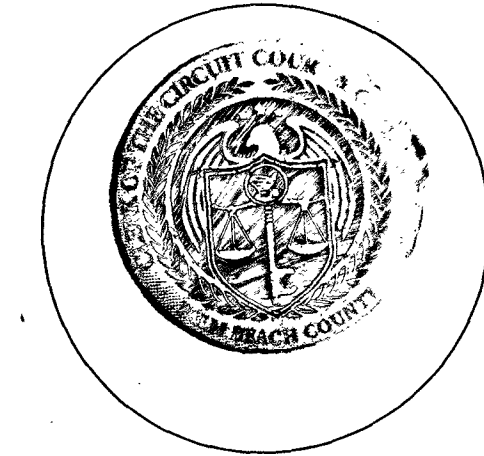
26

State of Florida
County of Palm Beach
This Plat was filed for record at 11:09 AM
this 25 day of September A.D. 2026,
and duly recorded in Plat Book 142,
on Pages 26 and 27.

SHANNON RAMSEY-CHESSMAN
Clerk of the Circuit Court and
Comptroller

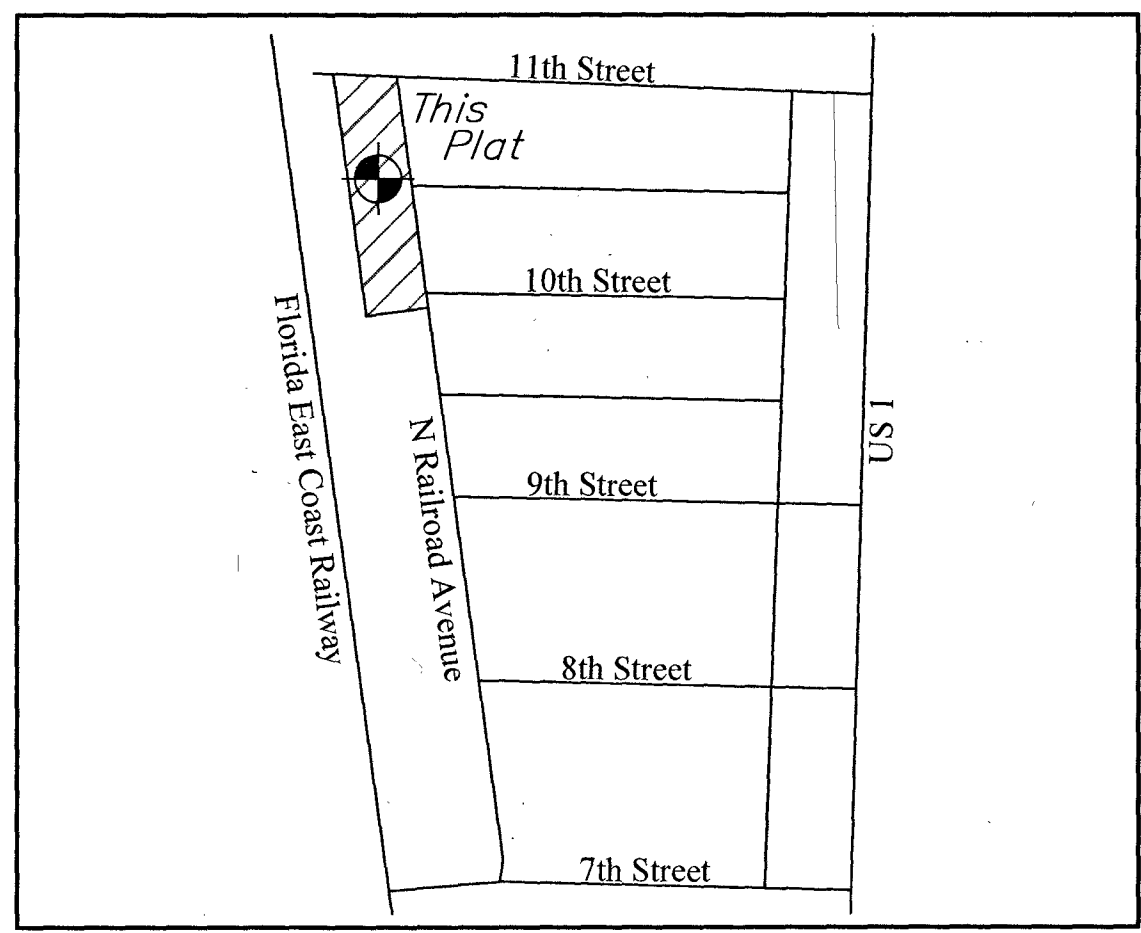
By:
Deputy Clerk

Clerk of the Circuit Court
and Comptroller

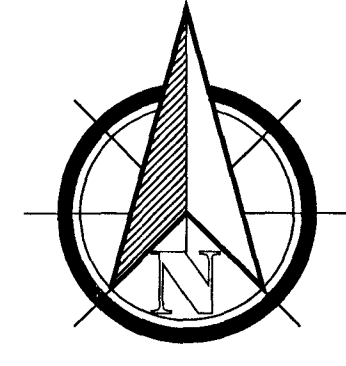


1135 North Railroad Avenue

A replat of a portion of Lots 1 through 9, Block 5, and the South one-half of vacated 11th Street a/k/a Ninth Avenue, **Brelsford Park**, according to the plat thereof, as recorded in Plat Book 8, Page 21, of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida



Location Map
Not to Scale



Sheet 1 of 2 Sheets

City of West Palm Beach Approval:

This plat as shown hereon has been approved for record by the City Commission of the City of West Palm Beach, Florida, and hereby accepts the dedication hereon.

This 4th day of September, 2026.

By:
Ana Maria Aponte, Development Services Director

Reviewing Surveyor:

This plat has been reviewed for conformity in accordance with Chapter 177.081 (1) of the Florida Statutes and the ordinances of the City of West Palm Beach. This review does not include verification of geometric data or the field verification of monuments at lot corners.

Dated: 9/4/26

By:
Vincent J. Noel, P.S.M.
Florida Certificate No. LS4169

Title Certification:

State of Florida SS
County of Palm Beach

I, Christopher Staller, 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 NORA Hotel Owner LLC, a Delaware limited liability company, authorized to do business in the State of 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; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: August 12, 2026

By:
Print Name: Christopher Staller

Surveyor's Notes:

- 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 Palm Beach County.
- The building setback lines shall be as required by current City of West Palm Beach Zoning Regulations.
- The bearings shown hereon are relative to the centerline of North Railroad Avenue. Said line bears South 08°03'19" East.
- All instruments of record shown hereon are recorded in the Public Records of Palm Beach County, Florida, unless otherwise shown.

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 Chapter 177.091(7) F.S., and that Monuments will be set in accordance with Chapter 177.091(9) F.S.; and further that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

Dated: 8/6/26

By:
Dennis J. Gabriele, P.S.M.
License No. LS5709
State of Florida



1230 SW 6th Street Pompano Beach, Florida 33069
PHONE: 954-202-9226 EMAIL: admin@tierraconsulting.com
www.tierraconsulting.com

This instrument was prepared by
Dennis Gabriele
of
Tierra Group
1230 SW 6th Street
Pompano Beach, Florida 33069
(954) 202-9226
Certificate of Authorization No. LB8391

Dedication and Reservation:

KNOW ALL MEN BY THESE PRESENTS that NORA Hotel Owner LLC, a Delaware Limited Liability Company, authorized to do business in the State of Florida, the owner of the land shown hereon as **1135 North Railroad Avenue**, being a replat of a portion of Lots 1 through 9, Block 5, and the South one-half of vacated 11th Street a/k/a Ninth Avenue, **Brelsford Park**, according to the plat thereof, as recorded in Plat Book 8, Page 21, of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

All of Lots 1 through 8, Block 5, and the North 21.40 feet of Lot 9, Block 5, all less the West 16.0 feet of Block 5, **Brelsford Park**, according to the plat thereof, as recorded in Plat Book 8, Page 21, of the Public Records of Palm Beach County, Florida;

Together With:

The South one-half of vacated 11th Street a/k/a Ninth Avenue, lying and being adjacent to Lot 1, less the Westerly 16.0 feet thereof, Block 5, **Brelsford Park**, according to the plat thereof, as recorded in Plat Book 8, Page 21, of the Public Records of Palm Beach County, Florida;

Said lands lying and being in the City of West Palm Beach, Palm Beach County, Florida, and containing 49660.02 square feet (1.140 acres) more or less.

Subject to easements, restrictions, reservations, covenants and rights of way of record.

have caused the same to be surveyed and platted, as shown hereon as **1135 North Railroad Avenue**, and does hereby make the following dedications and reservations:

1. UTILITY EASEMENT

The utility easement shown hereon is hereby dedicated in perpetuity to the City of West Palm Beach for the installation, construction, reconstruction, operation, maintenance and repair of water, sewer and other facilities of the City, and shall also be an easement 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.

IN WITNESS WHEREOF, the above named Delaware Limited Liability Company, authorized to do business in the State of Florida, has caused these presents to be signed by the Managing Member indicated below in accordance with its limited liability company authority this 10 day of August, 2026.

NORA Hotel Owner LLC
A Delaware Limited Liability Company
Authorized to do business in Florida

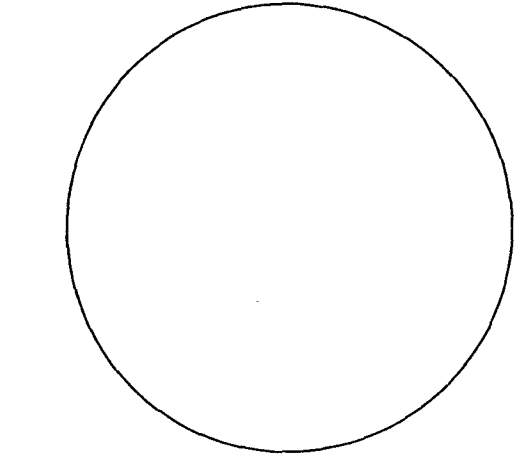
Witness:
Print Name: Betsy Aliyeva

By:
Print Name: DAMIEN BARR

Witness:
Print Name: DILLON JORDAN

Title: AUTHORIZED SIGNATORY

NORA Hotel Owner, LLC

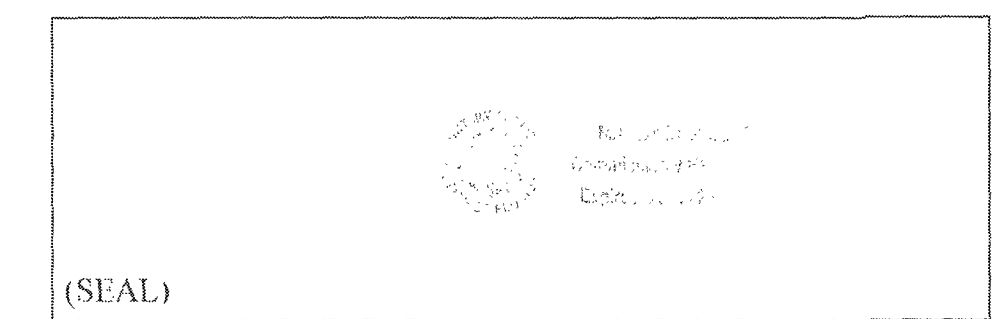


Acknowledgment (NORA Hotel Owner, LLC):

State of Florida SS
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 10 day of August, 2026, by Damien Barr, as authorized signatory for NORA Hotel Owner LLC, on behalf of the limited liability company, who is ☒ personally known to me or has produced as identification.

WITNESS my hand and official seal this 10 day of August, 2026.



By:
Notary Public

Print Name

My Commission Expires: 3-21-27

Commission Number: HH334533

Legend:

P.B. = Plat Book
Pg. = Page

○ PRM = Set 4" x 4" x 24" concrete Permanent Reference Monument with brass cap marked LB 8391

⊙ = Centerline

Mortgagee's Joinder and Consent:

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 Records Book 35342, at Page 1686, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its First Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 31 day of August, 2026.

Metropolitan Commercial Bank, a New York State chartered bank

Witness:
Print Name: Alex Rosen

By:
Print Name: DENNIS GRAHAM

Witness:
Print Name: Alex Stefkovich

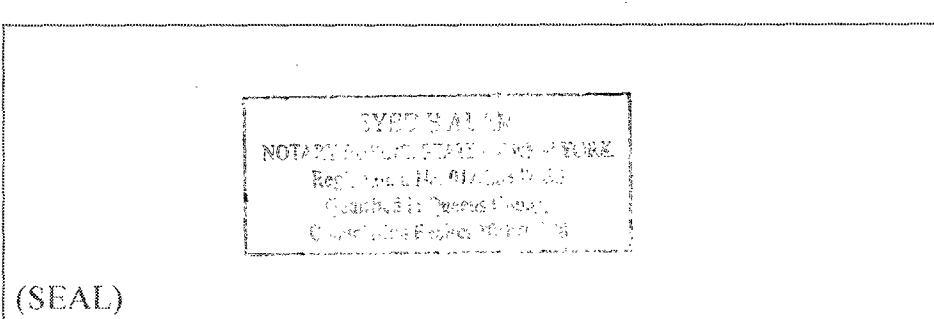
Title: First Vice President

Acknowledgment (Mortgagee's Joinder and Consent):

State of Florida SS
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 31 day of August, 2026, by Dennis Graham, as FVP of Metropolitan Commercial Bank, who is ☒ personally known to me or has produced as identification.

WITNESS my hand and official seal this 31 day of August, 2026.



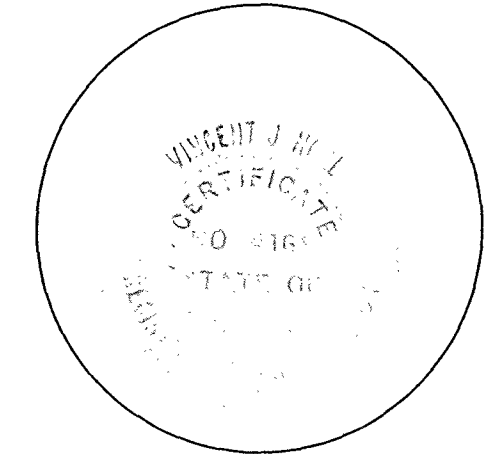
By:
Notary Public

Print Name

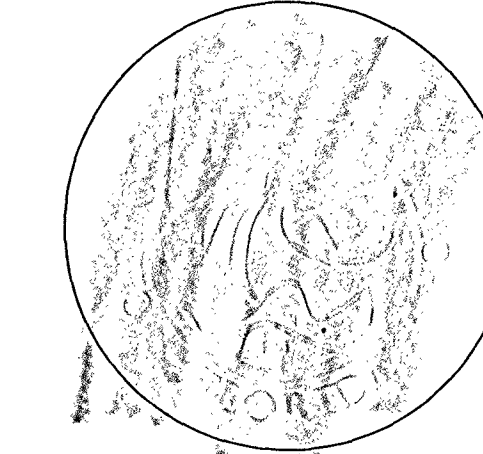
My Commission Expires: 10/17/2028

Commission Number: 01A6349468

City of West Palm Beach Surveyor



City of West Palm Beach Clerk



Surveyor

