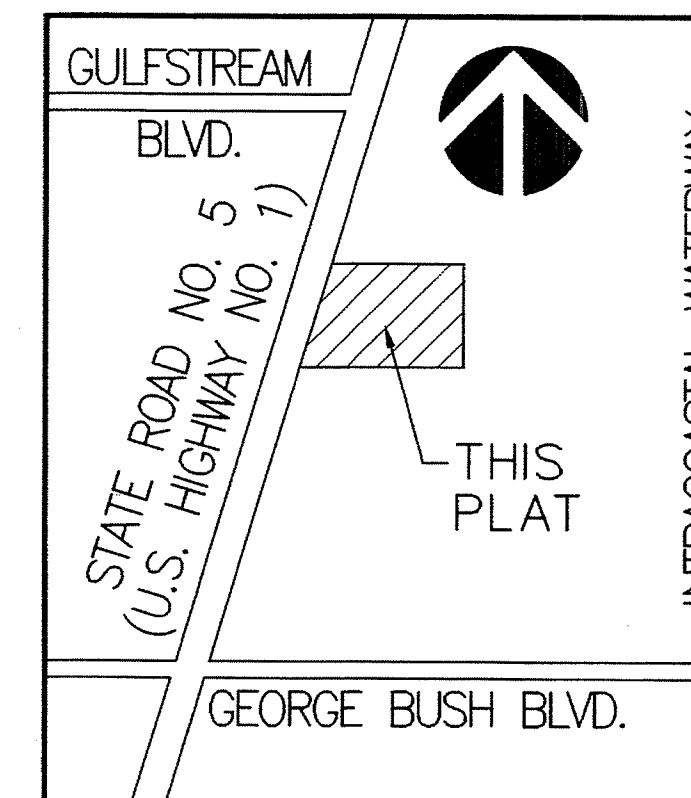


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PERIMETER SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
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DELRAY PRESERVE REPLAT
A REPLAT OF TRACT A, DELRAY PRESERVE,
(PLAT BOOK 119, PAGES 133 & 134, PALM BEACH COUNTY RECORDS),
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
JUNE 2015



125
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:39 A.M.
THIS 3 DAY OF September
2015, AND DULY RECORDED
IN PLAT BOOK 119 ON PAGES
135 THROUGH 136
SHARON R. BOCK, CLERK AND
COMPTROLLER
BY: Sharon R. Bock

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MCA DELRAY PRESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF TRACT A, DELRAY PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, DELRAY PRESERVE, AS RECORDED IN PLAT BOOK 119, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8,568 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "DELRAY PRESERVE REPLAT" AND FURTHER DEDICATES AS FOLLOWS:

- 1. 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.
2. TRACT R IS HEREBY DEDICATED TO MCA DELRAY PRESERVE OWNER LLC, AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY MCA DELRAY PRESERVE OWNER LLC, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY TO BE USED FOR THE PURPOSES OF ACCESS, MAINTENANCE, CONSTRUCTION, AND REPAIR OF THE PUBLIC UTILITIES PLACED THEREIN.
3. TRACTS Z-1 AND Z-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN FEE SIMPLE, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
4. 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.
5. THE UTILITY 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 AND SEWER MAINS.

IN WITNESS WHEREOF, THE ABOVE-NAMED MCA DELRAY PRESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF July, 2015.

MCA DELRAY PRESERVE OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: MCA DELRAY PRESERVE JV LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: ZOM DELRAY PRESERVE GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS OPERATING MEMBER

BY: ZF DEVELOPMENT II, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

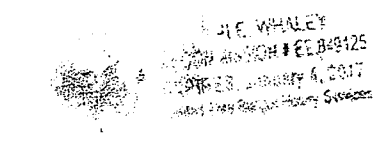
WITNESS: James E. Sauter
PRINT NAME: JAMES E. SAUTER
TITLE: EXECUTIVE VICE PRESIDENT

WITNESS: Kathryn E. Johnston
PRINT NAME: KATHRYN E. JOHNSTON
TITLE: EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF Orange }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 2015, BY SAMUEL C. STEPHENS, III, THE EXECUTIVE VICE PRESIDENT OF ZF DEVELOPMENT II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF ZOM DELRAY PRESERVE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPERATING MEMBER OF MCA DELRAY PRESERVE JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF MCA DELRAY PRESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANIES. HE (X) IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED A STATE OF DRIVER'S LICENSE AS IDENTIFICATION.

[NOTARIAL SEAL]



SIGN NAME: Tam E. Whaley
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Tam E. Whaley

MORTGAGEE'S CONSENT

STATE OF Florida } SS
COUNTY OF Orange }

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 HEREBY BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27599, AT PAGE 1658 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 ITS Corp. V. P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF July, 2015.

WITNESS:
NAME: DANBAE MALDONADO
TITLE: SUNTRUST BANK
A GEORGIA BANKING CORPORATION

WITNESS:
NAME: RANDALL MALDONADO
TITLE: Group Vice President

ACKNOWLEDGEMENT

STATE OF Florida }
COUNTY OF Orange }

BEFORE ME PERSONALLY APPEARED Randall Gilbert, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Group Vice Pres. OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

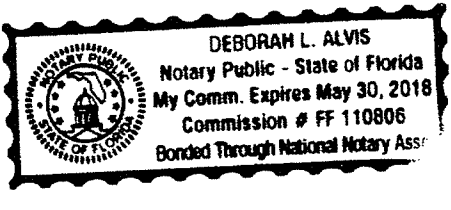
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF July, 2015

MY COMMISSION EXPIRES: 5/30/2018
Deborah L. Alvis
NOTARY PUBLIC

COMMISSION NUMBER: FF 110806
Deborah L. Alvis
PRINT NAME

TABULAR DATA

Table with 2 columns: Tract Name and Area (SF). Rows include Tract A (213,773 SF), Tract B (74,350 SF), Tract C (27,637 SF), Tract R (53,511 SF), Tract Z-1 (2,442 SF), Tract Z-2 (1,502 SF), and TOTAL (373,215 SF).



CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT OF "DELRAY PRESERVE REPLAT", AS APPROVED ON THE 15th DAY OF July, 2015 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature]
CITY CLERK: [Signature]

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Director of Planning & Zoning: [Signatures]
Chairperson of Planning & Zoning: [Signature]
Fire Marshal: [Signature]

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 7-27-15

DAVID PAUL LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, DAVID ITSKOVICH, ESQ., 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 MCA DELRAY PRESERVE OWNER 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 ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

DATE: 7-27-15
BY: [Signature]
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- 01. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST. SAID BASIS OF BEARING IS NORTH 01°44'10" WEST, ACCORDING TO BEARINGS AND STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. 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.
03. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY 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.
04. 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.
05. 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.
06. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
07. THE 30' FLORIDA INLAND NAVIGATION DISTRICT ACCESS EASEMENT RECORDED IN O.R.B. 9441, PG. 584, P.B.C.R. HAS BEEN AMENDED AND RESTATED PER O.R.B. 27599, PG. 1638, P.B.C.R. AND THE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN O.R.B. 2083, PG. 173, P.B.C.R. HAS BEEN ABANDONED PER O.R.B. 27403, PG. 547, P.B.C.
08. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS REGARDING THE PRIVATE DRAINAGE SYSTEM RECORDED IN O.R.B. 27619, PG. 232, P.B.C.R.

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; 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: 7-22-2015

[Signature]
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

