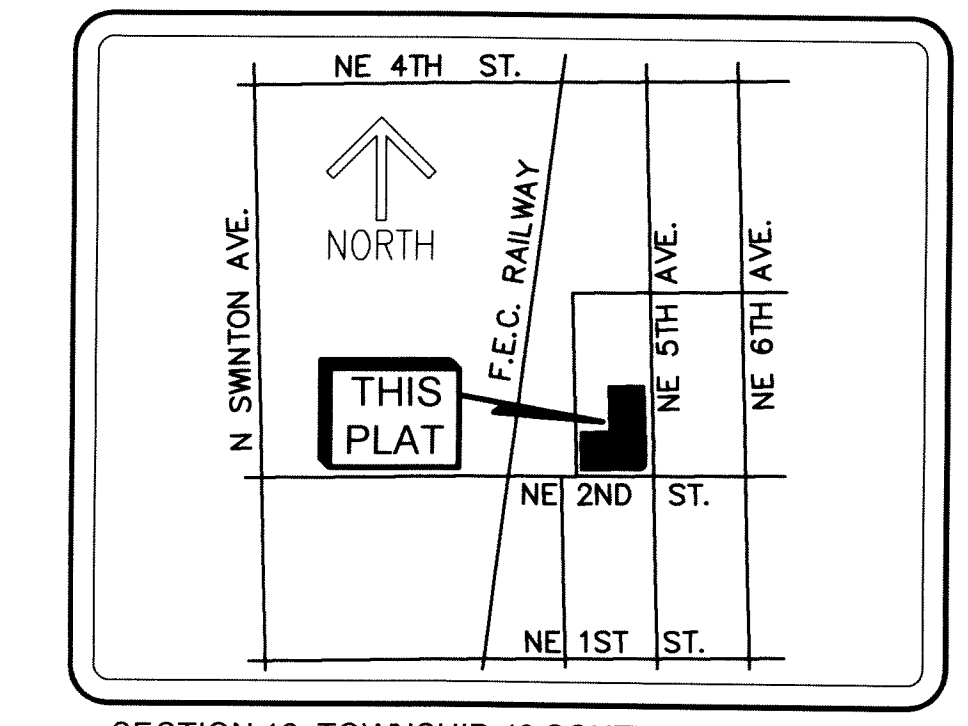


"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

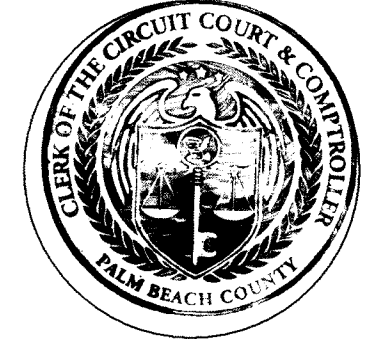
THIS INSTRUMENT WAS PREPARED BY DAVID E. ROHAL, P.L.S. OF CAULFIELD & WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

PHG DELRAY BEING A REPLAT OF A PORTION OF BLOCK 98, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA) RECORDED IN PLAT BOOK 1, PAGE 3, AND A REPLAT OF ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 30, 31, 32 AND 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 18, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:33 P.M. THIS 21st DAY OF January A.D. 2022 AND DULY RECORDED IN PLAT BOOK 182 ON PAGES 11 THRU 12 BY JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER DEPUTY CLERK



SHEET 1 OF 2 CLERK OF THE CIRCUIT COURT & COMPTROLLER



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF PHG DELRAY, BEING A REPLAT OF A PORTION OF BLOCK 98, CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON, FLORIDA) RECORDED IN PLAT BOOK 1, PAGE 3, AND A REPLAT OF ALL OF LOTS 22 AND 23 AND PORTIONS OF LOTS 30, 31, 32 AND 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 18, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 30, 31, AND 32, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET THEREOF CONVEYED TO THE STATE OF FLORIDA. TOGETHER WITH THAT PORTION OF PARCEL 1 AND PARCEL 2 WHICH ARE FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 98 OF THE CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON), FLORIDA; THENCE RUN NORTH 100 FEET PARALLEL WITH BOYNTON STREET; THENCE WEST AND PARALLEL WITH THOMAS AVENUE 135 FEET; THENCE SOUTH 100 FEET; THENCE EAST AND PARALLEL WITH THOMAS AVENUE 135 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

ALL OF LOT 33, BLOCK 98 OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE LANDS CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED DATED MARCH 4, 1960 RECORDED IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE EAST 10 FEET OF THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, FORMERLY LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS THE EAST 10 FEET OF LOT 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION OF PART OF BLOCKS 98 AND 90, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS A PARCEL OF LAND IN THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID BLOCK 98, LOCATED 10 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 98, RUN WESTERLY ALONG SAID SOUTH LINE FOR 15.16 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 37 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID BLOCK 98; THENCE RUN SOUTH 01 DEGREE 08 MINUTES 35 SECONDS EAST, ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 22 AND 23, BLOCK 98, OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, AND PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

SAID LANDS SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PHG DELRAY AND FURTHER DEDICATES AS FOLLOWS:

PARCELS AND TRACTS:

PARCEL "A" IS HEREBY RESERVED BY PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "R-1" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR STREET, PEDESTRIAN ACCESS AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THE 6-FOOT SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL "A", ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN PERPETUITY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL "A", ITS SUCCESSORS AND/OR ASSIGNS.

THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) EASEMENT SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN PERPETUITY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR SIGNALIZATION AND TRAFFIC CONTROL PURPOSES. THE SIDEWALK CONSTRUCTED IN SAID EASEMENT IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL A, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS 29th DAY OF October, 2021.

WITNESS: John Bealle PRINT NAME: JOHN BEALLE

WITNESS: Ankit Patel PRINT NAME: ANKIT PATEL

WITNESS: John Bealle PRINT NAME: JOHN BEALLE

WITNESS: Megan Preston PRINT NAME: MEGAN PRESTON

WITNESS: John Bealle PRINT NAME: JOHN BEALLE

WITNESS: Megan Preston PRINT NAME: MEGAN PRESTON

PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: Ankit Patel A GEORGIA LIMITED LIABILITY COMPANY ITS MANAGER

BY: Gregory M. Friedman, MANAGER

BY: Mitul K. Patel, MANAGER

BY: Jatin Desai, MANAGER

OWNER

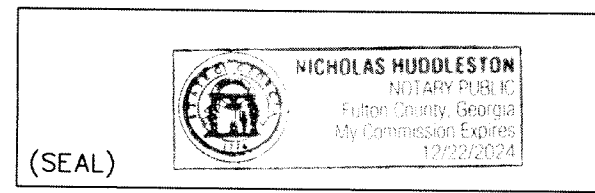


ACKNOWLEDGEMENT:

STATE OF Georgia COUNTY OF Fulton } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF October, 2021, BY GREGORY M. FRIEDMAN, A MANAGER OF PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF October, 2021.



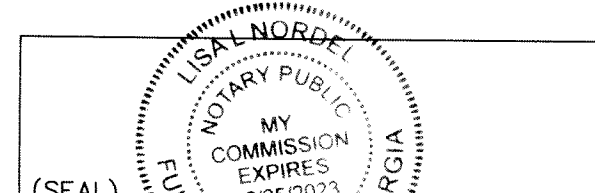
Nicholas Huddleston NOTARY PUBLIC NICHOLAS HUDDLESTON PRINT NAME MY COMMISSION EXPIRES: 12/22/2024 COMMISSION NUMBER: N/A

ACKNOWLEDGEMENT:

STATE OF Georgia COUNTY OF Fulton } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF October, 2021, BY MITUL K. PATEL, A MANAGER OF PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF October, 2021.



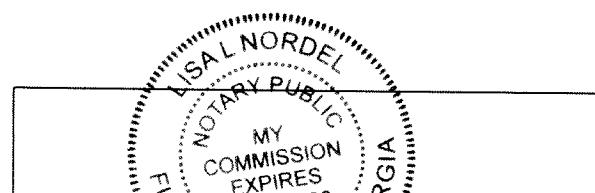
Lisa L. Nordel NOTARY PUBLIC Lisa L. Nordel PRINT NAME MY COMMISSION EXPIRES: 12/25/2023 COMMISSION NUMBER:

ACKNOWLEDGEMENT:

STATE OF Georgia COUNTY OF Fulton } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF October, 2021, BY JATIN DESAI, A MANAGER OF PEACHTREE HOTEL GROUP II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF October, 2021.



Lisa L. Nordel NOTARY PUBLIC Lisa L. Nordel PRINT NAME MY COMMISSION EXPIRES: 12/25/2023 COMMISSION NUMBER:

MORTGAGEE'S CONSENT:

STATE OF GEORGIA COUNTY OF FULTON } S.S.

THE UNDERSIGNED, BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 30930, AT PAGE 368 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 2021.

WITNESS: John Bealle PRINT NAME: JOHN BEALLE

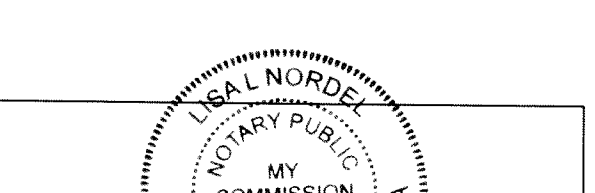
WITNESS: Megan Preston PRINT NAME: MEGAN PRESTON

ACKNOWLEDGEMENT:

STATE OF Georgia COUNTY OF Fulton } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1st DAY OF November, 2021, BY Seth Finckel, AS SVP FOR BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED GA drivers license AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF November, 2021.



Lisa L. Nordel NOTARY PUBLIC Lisa L. Nordel PRINT NAME MY COMMISSION EXPIRES: 12/25/2023 COMMISSION NUMBER:

BRANCH BANKING AND TRUST COMPANY A NORTH CAROLINA BANKING CORPORATION

BY: Seth Finckel PRINT NAME: Seth Finckel TITLE: SVP

CITY APPROVALS:

THIS PLAT OF PHG DELRAY WAS APPROVED ON THE 4th DAY OF January, A.D. 2022 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Mayor: [Signature] Attest: Katani Johnson City Clerk

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Patrick A. Fiquelha City Engineer, Fire Marshal, and Development Services Director.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF ORANGE } S.S.

I, Joaquin E. Martinez, ESQ., 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 TO PHG DELRAY BEACH, LLC, A GEORGIA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE 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: 11-2-2021 [Signature] PRINT NAME: JOAQUIN E. MARTINEZ ATTORNEY AT LAW LICENSED IN FLORIDA

REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF PHG DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATE: 11/3/2021 [Signature] JOHN T. DOOGAN, P.L.S. PROFESSIONAL LAND SURVEYOR, REGISTRATION #4409 STATE OF FLORIDA AVIROM & ASSOCIATES, INC. LB #3300 50 SW 2ND AVENUE, SUITE 102 BOCA RATON, FL 33432

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, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 10-28-2021 [Signature] DAVID E. ROHAL, P.L.S. PROFESSIONAL LAND SURVEYOR NUMBER LS4315 STATE OF FLORIDA CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 CERTIFICATE OF AUTHORIZATION NUMBER LB3591 561-392-1991

