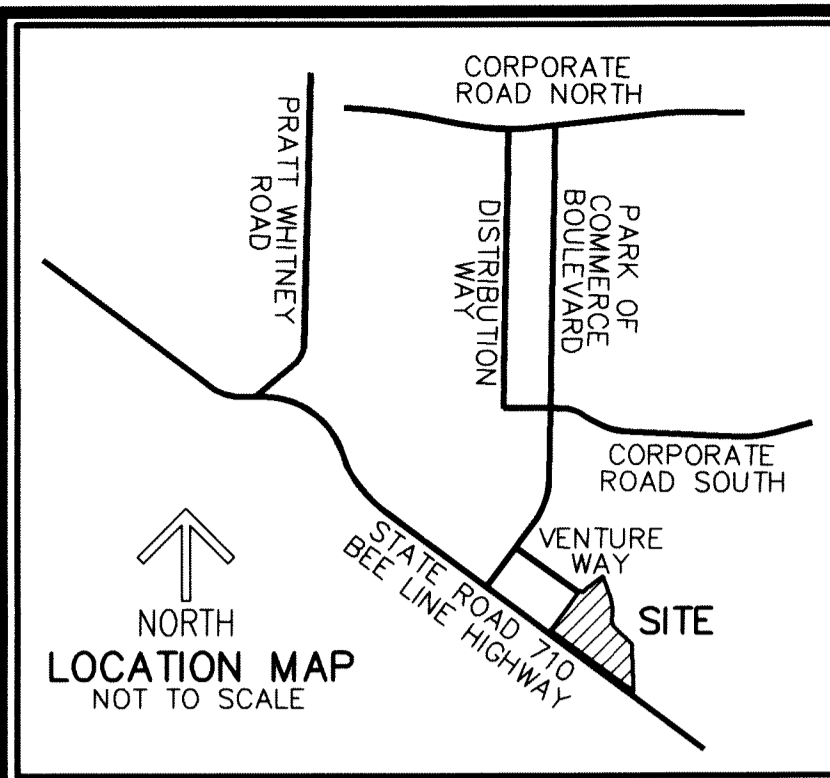


60

PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 23

BEING A REPLAT OF A PORTION OF CALBUT GENPAR TRACT A,
AS RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST,
LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



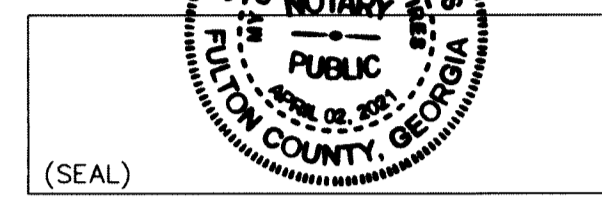
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

ACKNOWLEDGEMENT:

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF January, 2020, BY J. BRADFORD SMITH AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY SEAL THIS 15 DAY OF January, 2020.



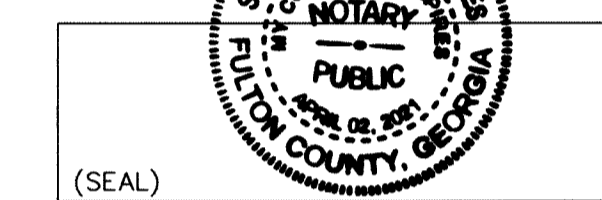
Stephanie Stobbe Graves
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: April 02, 2021
COMMISSION NUMBER: NA

ACKNOWLEDGEMENT:

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF January, 2020, BY J. BRADFORD SMITH AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY SEAL THIS 15 DAY OF January, 2020.



Stephanie Stobbe Graves
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: April 02, 2021
COMMISSION NUMBER: NA

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF GEORGIA
COUNTY OF Cobb

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 27224, AT PAGE 1 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF January, 2020.

WITNESS: Connie B. Cavanagh
PRINT NAME: Connie B. Cavanagh
ATLANTIC CAPITAL BANK
A GEORGIA STATE BANK
AUTHORIZED TO DO BUSINESS IN FLORIDA

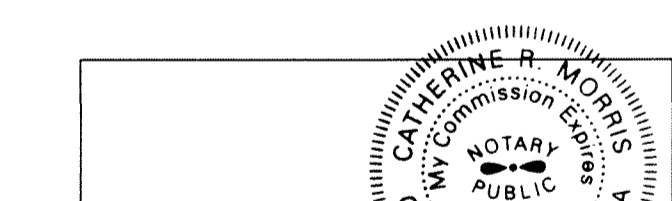
WITNESS: Nancy G. Lewis
PRINT NAME: Nancy G. Lewis
BY: Robert Sipe
NAME: Robert Sipe
TITLE: Senior Vice President

ACKNOWLEDGEMENT:

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Cobb County

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 31st DAY OF January, 2020, BY Robert Sipe AS Senior Vice President OF ATLANTIC CAPITAL BANK, A GEORGIA STATE BANK, ON BEHALF OF THE GEORGIA STATE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF January, 2020.



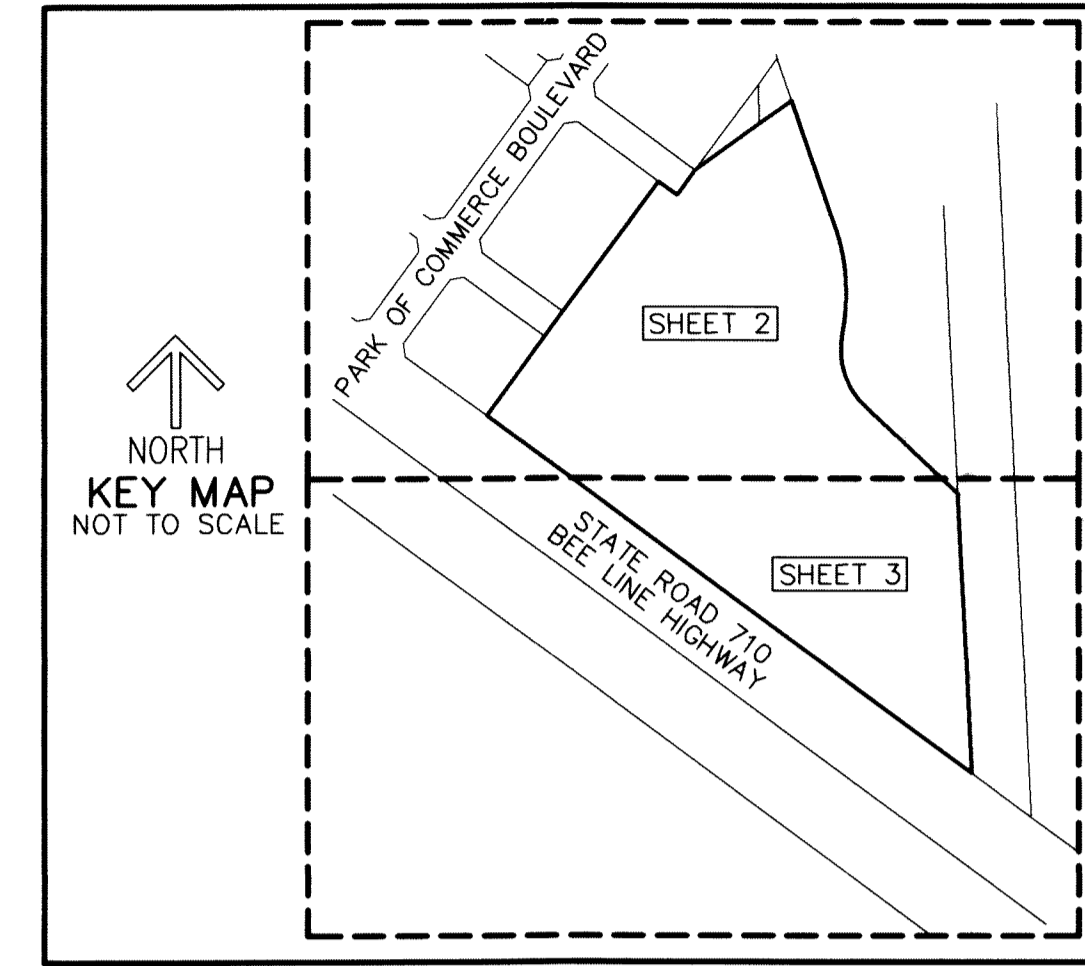
Catherine R. Morris
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 8/8/2023
COMMISSION NUMBER: N/A

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RACHEL HERLACHE, 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 IN YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN 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; 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 THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/12/2020
RACHEL HERLACHE
ATTORNEY AT LAW



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:50 PM
THIS 13th DAY OF April,
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 130 ON
PAGES 60 THROUGH 62
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK



SHEET 1 OF 3

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT YTG PALM BEACH IL NR, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND YTG PALM BEACH GC, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT 23, BEING A REPLAT OF A PORTION OF CALBUT GENPAR TRACT A, AS RECORDED IN PLAT BOOK 45, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13C, PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.54°07'11"E. ALONG THE SOUTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORD BOOK 30233, PAGE 1838 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.48 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF WETLANDS PRESERVATION TRACT 13, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE ALONG THE WEST LINE OF SAID WETLANDS PRESERVATION TRACT 13, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: S.18°59'45"E., A DISTANCE OF 349.48 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 30°30'08"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 282.15 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 58°30'07"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 204.21 FEET; THENCE S.46°59'44"E., A DISTANCE OF 329.38 FEET; THENCE S.02°48'45"E. ALONG THE WEST LINE OF CANAL TRACT 8, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 728.08 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 (BEE LINE HIGHWAY), AS RECORDED IN ROAD PLAT BOOK 7, PAGES 58 THROUGH 62 OF SAID PUBLIC RECORDS; THENCE N.53°39'52"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,566.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.36°20'08"E. ALONG THE EASTERLY LINES OF LOT 4C, COMMERCIAL CIRCLE AND LOT 9C, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 755.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF VENTURE WAY, AS SHOWN ON SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE S.53°39'52"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE N.36°20'08"E. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VENTURE WAY, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,007,636 SQUARE FEET/23.1321 ACRES MORE OR LESS.

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

DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. BRADFORD SMITH, AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF January, 2020.

YTG PALM BEACH IL NR, LP
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: YTG FLORIDA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER

BY: YTG VENTURES, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS MANAGER

WITNESS: [Signature]
PRINT NAME: Sander Kojenary

WITNESS: [Signature]
PRINT NAME: David Diaz

BY: YTG INVESTORS, LLC,
A GEORGIA LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER

BY: J. BRADFORD SMITH
MANAGER

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. BRADFORD SMITH, AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF January, 2020.

YTG PALM BEACH GC, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: YTG FLORIDA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER

BY: YTG VENTURES, LP,
A DELAWARE LIMITED PARTNERSHIP,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS MANAGER

WITNESS: [Signature]
PRINT NAME: Sander Kojenary

WITNESS: [Signature]
PRINT NAME: David Diaz

BY: YTG INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS GENERAL PARTNER

BY: J. BRADFORD SMITH
MANAGER

YTG INVESTORS, LLC



MORTGAGEE

