

LOCATION MAP
(NOT TO SCALE)
SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS BC COMMERCE CENTER MUPD, BEING A REPLAT OF PORTIONS OF TRACTS 119, 120, 121 AND 122, ALL OF TRACTS 99, 100, 101 AND 102, BLOCK 50, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 102, BLOCK 50; THENCE ALONG THE NORTH LINE OF SAID TRACTS 99, 100, 101 AND 102, BLOCK 50, N89°02'57"E, A DISTANCE OF 1,650.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 99, BLOCK 50; THENCE ALONG THE EAST LINE OF SAID TRACTS 99 AND 122, BLOCK 50, S00°57'03"E, A DISTANCE OF 1,221.25 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804), AS DESCRIBED IN OFFICIAL RECORDS BOOK 6366, PAGE 721 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE S89°02'57"W, A DISTANCE OF 75.42 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,972.64 FEET, A CENTRAL ANGLE OF 04°23'55", AN ARC DISTANCE OF 688.82 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 7,579.44 FEET, A CENTRAL ANGLE OF 04°23'55", AN ARC DISTANCE OF 581.86 FEET TO A POINT OF TANGENCY; THENCE S89°02'57"W, A DISTANCE OF 253.39 FEET; THENCE N48°45'56"W, A DISTANCE OF 37.30 FEET; THENCE N00°57'03"W, A DISTANCE OF 98.00 FEET; THENCE S89°02'57"W, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 119, BLOCK 50; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SAID TRACT 102, BLOCK 50, N00°57'03"W, A DISTANCE OF 1,146.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,056,563 SQUARE FEET/47.2122 ACRES, MORE OR LESS.

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

PARCELS 1 AND 2

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS

TRACTS W1, W2, W3 AND W4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 35889, PAGE 1896 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LAKE MAINTENANCE EASEMENT

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

ADDITIONAL RIGHT-OF-WAY

TRACT RW1, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

TRACT RW2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

BC COMMERCE CENTER MUPD

BEING A REPLAT OF PORTIONS OF TRACTS 119, 120, 121 AND 122, ALL OF TRACTS 99, 100, 101 AND 102, BLOCK 50, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY

DAVID P. LINDLEY

OF

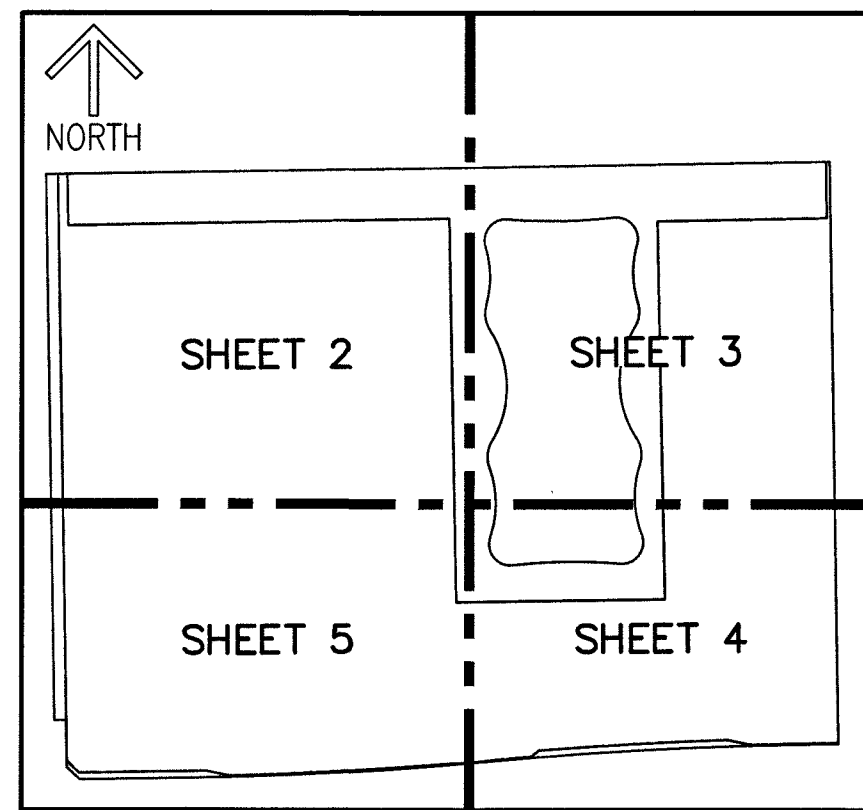
CAULFIELD & WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591



KEY MAP
(NOT TO SCALE)

DEDICATION AND RESERVATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, BC BOYNTON INDUSTRIAL HOLDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF January, 2025.

BC BOYNTON INDUSTRIAL LLC
A FLORIDA LIMITED LIABILITY COMPANY,

BY: BC BOYNTON INDUSTRIAL HOLDING LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: BUTTERS MANAGER LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: MALCOLM BUTTERS
MANAGER

BY: JSZ BOYNTON INDUSTRIAL LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: JON CHANNING
MANAGER

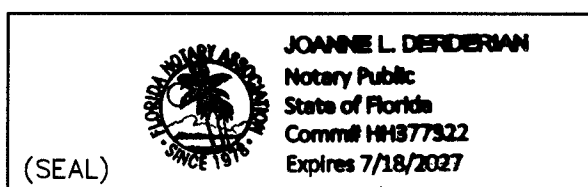
WITNESS: [Signature]
PRINT NAME Ren Smith
WITNESS: [Signature]
PRINT NAME Bence Watson

WITNESS: [Signature]
PRINT NAME Ren Smith
WITNESS: [Signature]
PRINT NAME Bence Watson

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 31st DAY OF January, 2025, BY MALCOLM BUTTERS, AS MANAGER FOR BUTTERS MANAGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF BC BOYNTON INDUSTRIAL HOLDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

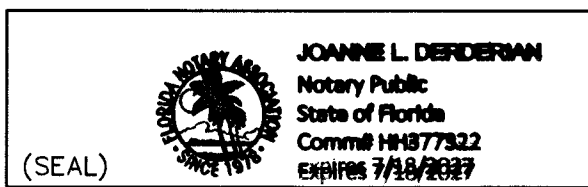


Joanne L. Denderian
NOTARY PUBLIC
Joanne L. Denderian
PRINT NAME
MY COMMISSION EXPIRES: 7/18/2027
COMMISSION NUMBER: HH377322

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 31st DAY OF January, 2025, BY JON CHANNING, AS MANAGER FOR JSZ BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF BC BOYNTON INDUSTRIAL HOLDING LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGER OF BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.



Joanne L. Denderian
NOTARY PUBLIC
Joanne L. Denderian
PRINT NAME
MY COMMISSION EXPIRES: 7/18/2027
COMMISSION NUMBER: HH377322

BUTTERS MANAGER LLC

JSZ BOYNTON INDUSTRIAL LLC



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LLOYD GRANET, 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 BC BOYNTON INDUSTRIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 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.

DATED: March 17, 2025

[Signature]
LLOYD GRANET
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N78°18'28"E, ALONG A LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "PBF 58" AND "TOMATO", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- WEST PENINSULAR TITLE COMPANY LAWSUIT: NOTE THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE CL-94-0011668-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER.

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21 DAY OF APRIL, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

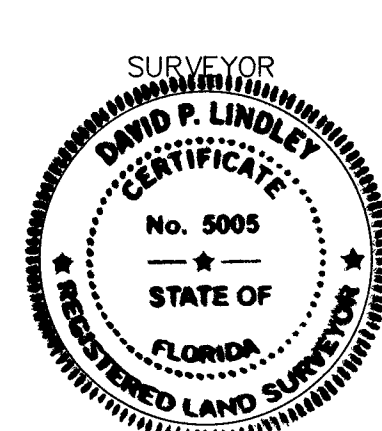
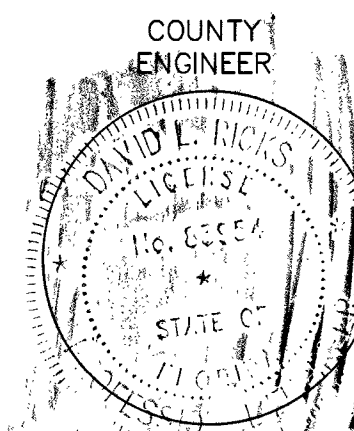
BY: [Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 3-18-2025

[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION LB #3591



SITE DATA
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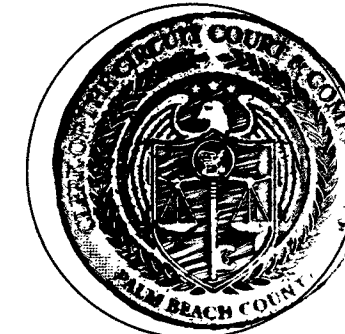
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:28 PM
THIS 21 DAY OF April
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 93 THROUGH 97

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 5