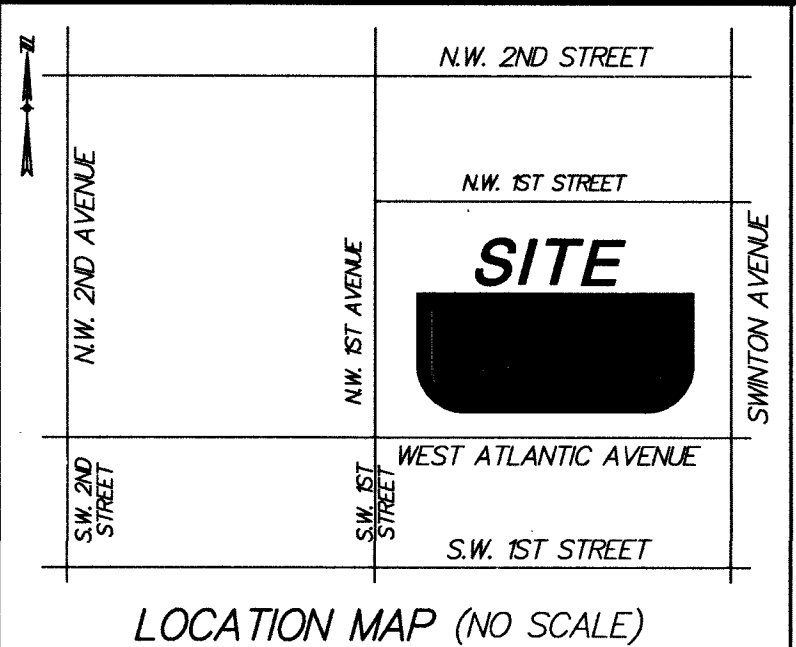


CITY CENTER DELRAY

BEING A REPLAT OF A PORTION OF LOTS 13-16, INCLUSIVE, BLOCK 60, TOWN OF LINTON (NOW DELRAY BEACH), PLAT BOOK 1, PAGE 3 (P.R.P.B.CO.), BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:57 P.M.
THIS 10 DAY OF
JUNE A.D. 2026
AND DULY RECORDED IN PLAT
BOOK 141 ON PAGES
72 THROUGH 75
MIKE CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MDG BANYAN DELRAY PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOTS 13-16, INCLUSIVE, BLOCK 60, TOWN OF LINTON (NOW DELRAY BEACH), PLAT BOOK 1, PAGE 3, (P.R.P.B.CO.), BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CITY CENTER DELRAY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 13 AND 14, BLOCK 60, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY WARRANTY DEED RECORDED IN O.R. BOOK 1253, PAGE 461 AND DESCRIBED AS FOLLOWS: THE SOUTH 20 FEET OF LOTS 13 AND 14, BLOCK 60, ACCORDING TO THE PLAT OF ORIGINAL TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND THAT PART OF SAID LOT 13 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC WHICH IS TANGENT TO A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 13 AND TANGENT TO THE WEST LINE OF SAID LOT 13.

PARCEL 2:

LOT 15, BLOCK 60, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY WARRANTY DEED RECORDED IN O.R. BOOK 1021, PAGE 470 AND DESCRIBED AS FOLLOWS: THE SOUTH 20 FEET OF LOT 15, BLOCK 60, ACCORDING TO THE PLAT OF ORIGINAL TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND THAT PART OF SAID LOT 15 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC WHICH IS TANGENT TO A LINE 20 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO THE EAST LINE OF SAID LOT 15.

PARCEL 3:

LOT 16, BLOCK 60, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY WARRANTY DEED RECORDED IN O.R. BOOK 1607, PAGE 471 AND DESCRIBED AS FOLLOWS: THE SOUTH 20 FEET OF LOT 16, BLOCK 60, ACCORDING TO THE PLAT OF ORIGINAL TOWN OF LINTON, AS RECORDED IN PLAT BOOK 1, PAGE 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AND THAT PART OF SAID LOT 16 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC WHICH IS TANGENT TO A LINE 20 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SAID LOT 16 AND TANGENT TO THE EAST LINE OF SAID LOT 16.

CONTAINING 33,232 SQUARE FEET OR 0.7629 ACRE MORE OR LESS.

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

LOT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

TRACT "C" IS HEREBY RESERVED FOR MDG BANYAN DELRAY PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR FUTURE ROAD RIGHT OF WAY AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY UNTIL SUCH TIME AS SAID TRACT IS DEDICATED FOR ROAD RIGHT OF WAY, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, 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 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE LIMITED ACCESS EASEMENTS ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE INGRESS-EGRESS EASEMENT IS MADE TO THE CITY OF DELRAY BEACH FOR INGRESS-EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

THE PEDESTRIAN CLEAR ZONES AND ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE CITY OF DELRAY BEACH FOR INGRESS-EGRESS FOR PEDESTRIAN TRAFFIC.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF April, 2026.

WITNESS: *[Signature]*
PRINT NAME: Chris Torrey
227 W. Monroe St.
Chicago, IL 60606
WITNESS: *[Signature]*
PRINT NAME: Jacob Levy
227 W. Monroe St.
Chicago, IL 60606
BY: *[Signature]*
JOHN MURPHY
MANAGER
MDG BANYAN DELRAY PARTNERS LLC
A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF IL
COUNTY OF Cook
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF April, 2026, BY JOHN MURPHY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MDG BANYAN DELRAY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES: 10/18/27
[Signature]
NOTARY PUBLIC
NAME: Rachel Elizabeth Paige
COMMISSION NO.: 979723

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 RECORD BOOK 36334 AT PAGE 140 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 Authorized Signatory (OFFICER) AND ITS SAID CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF May, 2026.

WITNESS: *[Signature]*
PRINT NAME: MARTA H. RUSSO
301 W. Atlantic Ave
Delray Beach, FL 33444
WITNESS: *[Signature]*
PRINT NAME: Corliss H. Bonilla
301 W. Atlantic Ave
Delray Beach, FL 33444
BY: *[Signature]*
JOHN HOHOS
AUTHORIZED SIGNATORY
DELRAY ATLANTIC MORTGAGE, LLC
A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12th DAY OF May, 2026, BY JOHN HOHOS AS AUTHORIZED SIGNATORY OF DELRAY ATLANTIC MORTGAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

MY COMMISSION EXPIRES:
6/27/2027
[Signature]
NOTARY PUBLIC
NAME: MARK L. KRALL
COMMISSION NO.: HH412301

CITY APPROVAL:

THIS PLAT OF "CITY CENTER DELRAY" AS APPROVED ON THE 9th DAY OF June, A.D. 2026 BY THE CITY OF DELRAY BEACH.

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature]
DEVELOPMENT SERVICES DIRECTOR
[Signature]
CITY ENGINEER
[Signature]
FIRE MARSHAL

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MARK L. KRALL, 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 MDG BANYAN DELRAY PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR OTHERWISE TERMINATED ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: April 17, 2026
[Signature]
NAME: MARK L. KRALL
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 351172

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 AND THAT MONUMENTS WILL BE PLACED UNDER GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: MAY 7, 2026
[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
ENGLE LAND SURVEYING LLC
8033 STIRRUP CAY COURT
BOYNTON BEACH, FL. 33436
CERTIFICATE OF AUTHORIZATION NO. 8447

REVIEWING SURVEYOR'S STATEMENT:

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 "CITY CENTER DELRAY", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 5-7-2026
[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LICENSE BUSINESS NO. LB. 3591

CFN 2026021125 PL BK 141 PG 72

Seals and stamps including: CITY OF DELRAY BEACH, MDG BANYAN DELRAY PARTNERS, LLC (NO SEAL), NOTARY SEAL, DELRAY ATLANTIC MORTGAGE, LLC (NO SEAL), SURVEYORS SEAL, REVIEWING SURVEYOR'S STATE OF FLORIDA, and a final statement: THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF ENGLE LAND SURVEYING LLC, 8033 STIRRUP CAY COURT, BOYNTON BEACH, FLORIDA 33436 (861) 441-4938.