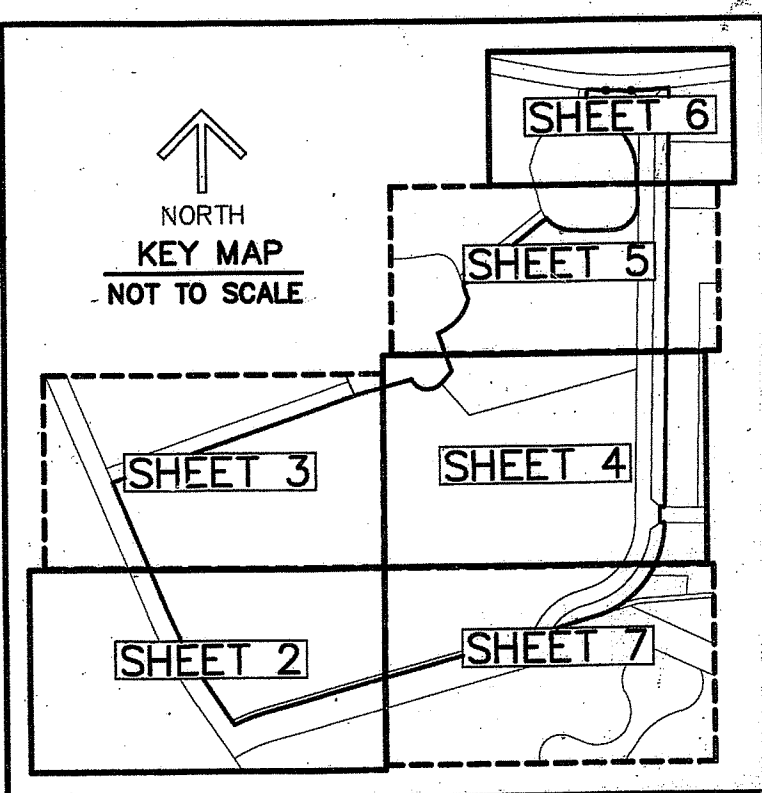


# PALM BEACH PARK OF COMMERCE P.I.P.D. PARCEL 4

BEING A REPLAT OF PARCEL 4, PALM BEACH PARK OF COMMERCE P.I.P.D., PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, 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



85

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:43 P.M.  
THIS 23 DAY OF Sept  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 122 ON  
PAGES 85 AND 91

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

SHEET 1 OF 7

TABULAR DATA	
TOTAL AREA THIS PLAT	101.240 ACRES
AREA OF PARCEL A	71.995 ACRES
AREA OF PARCEL B	18.064 ACRES
AREA OF TRACT R1	1.446 ACRES
AREA OF TRACT R	4.289 ACRES
AREA OF TRACTS L1, L2 AND L3	5.446 ACRES
USE: INDUSTRIAL	
CONTROL NO. 1981-00190	

## DEDICATIONS AND RESERVATIONS CONTINUED:

### ACKNOWLEDGMENT:

STATE OF Georgia  
COUNTY OF Fulton  
BEFORE ME PERSONALLY APPEARED J. BRADFORD SMITH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF YTG INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF AUGUST 2016  
MY COMMISSION EXPIRES: 06/17  
NOTARY PUBLIC  
[Signature]  
COMMISSION NUMBER: N/A  
PRINT NAME: Jacqueline Denier

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 22nd DAY OF August 2016

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT 16  
BY: [Signature]  
MATTHEW J. BOYKIN  
PRESIDENT  
BOARD OF SUPERVISORS  
ATTEST: [Signature]  
O'NEAL BARDIN, JR.  
ASSISTANT SECRETARY  
BOARD OF SUPERVISORS

IN WITNESS WHEREOF, MCLANE COMPANY, INC., A TEXAS CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY [Signature] ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF July 2016

MCLANE COMPANY, INC.,  
A TEXAS CORPORATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: [Signature]  
PRINT NAME: Matt Matthews  
BY: [Signature]  
NAME: Robb Williams, Jr.  
TITLE: Vice President  
WITNESS: [Signature]  
PRINT NAME: JOSE RESTREPO

### ACKNOWLEDGMENT:

STATE OF Texas  
COUNTY OF Bell  
BEFORE ME PERSONALLY APPEARED Robbie Wainwright, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. Logistics OF MCLANE COMPANY, INC., A TEXAS CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF July 2016  
MY COMMISSION EXPIRES: June 13, 2019  
NOTARY PUBLIC  
[Signature]  
COMMISSION NUMBER: 124590594  
PRINT NAME: Doretha L Ford

## FIRST MORTGAGEE JOINDER AND CONSENT:

STATE OF Georgia  
COUNTY OF Fulton

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT 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 HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF July 2016.

ATLANTIC CAPITAL BANK  
A GEORGIA STATE BANK  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: [Signature]  
PRINT NAME: Troy Sipe  
BY: [Signature]  
PRINTED NAME: Patrick T. Hickey  
TITLE: Executive Vice President

WITNESS: [Signature]  
PRINT NAME: Peter G. Beum  
BY: [Signature]  
PRINTED NAME: Patrick T. Hickey  
TITLE: Executive Vice President

### ACKNOWLEDGMENT:

STATE OF Georgia  
COUNTY OF Fulton  
BEFORE ME PERSONALLY APPEARED Patrick T. Hickey, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVP OF ATLANTIC CAPITAL BANK, A GEORGIA STATE BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID Bank AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF July 2016  
MY COMMISSION EXPIRES: 3-19-2018  
NOTARY PUBLIC  
[Signature]  
COMMISSION NUMBER: W-00203834  
PRINT NAME: Connie B. Cavanagh

## SECOND MORTGAGEE'S CONSENT:

STATE OF Georgia  
COUNTY OF Fulton

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT SECOND 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 SECOND MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 28326, AT PAGE 715, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF July 2016.

ATLANTIC CAPITAL BANK  
A GEORGIA STATE BANK  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: [Signature]  
PRINT NAME: Troy Sipe  
BY: [Signature]  
PRINTED NAME: Patrick T. Hickey  
TITLE: Executive Vice President

WITNESS: [Signature]  
PRINT NAME: Peter G. Beum  
BY: [Signature]  
PRINTED NAME: Patrick T. Hickey  
TITLE: Executive Vice President

### ACKNOWLEDGMENT:

STATE OF Georgia  
COUNTY OF Fulton  
BEFORE ME PERSONALLY APPEARED Patrick T. Hickey, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EVP OF ATLANTIC CAPITAL BANK, A GEORGIA STATE BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID Bank AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF July 2016  
MY COMMISSION EXPIRES: 3-19-2018  
NOTARY PUBLIC  
[Signature]  
COMMISSION NUMBER: W-00203834  
PRINT NAME: Connie B. Cavanagh

## DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT YTG PALM BEACH IL WR, LP, A DELAWARE LIMITED PARTNERSHIP, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND MCLANE COMPANY, INC., A TEXAS CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PALM BEACH PARK OF COMMERCE P.I.P.D. PARCEL 4, BEING A REPLAT OF PARCEL 4, PALM BEACH PARK OF COMMERCE P.I.P.D., PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 4, PALM BEACH PARK OF COMMERCE P.I.P.D., PLAT NO. 1, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 4,410,029 SQUARE FEET OR 101.240 ACRES MORE OR LESS.

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

- 1. PARCELS A AND B  
PARCELS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED BY YTG PALM BEACH IL WR, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID YTG PALM BEACH IL WR, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. ROAD TRACT R AND R1  
TRACTS R AND R1, AS SHOWN HEREON ARE HEREBY RESERVED BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF INGRESS, EGRESS, PUBLIC ACCESS, DRAINAGE, PUBLIC UTILITIES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. OPEN SPACE TRACTS  
TRACTS L1 THROUGH L3, AS SHOWN HEREON ARE HEREBY RESERVED BY YTG PALM BEACH IL WR, LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. UTILITY EASEMENTS  
THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 5. LIMITED ACCESS EASEMENTS  
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6. WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENTS  
THE WATER MANAGEMENT AND WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT AND OTHER RELATED FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SAID DISTRICT OR 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, GENERAL PARTNER OF YTG VENTURES, LP, A DELAWARE LIMITED PARTNERSHIP, MANAGER OF YTG FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF August 2016

YTG PALM BEACH IL WR, LP,  
A DELAWARE LIMITED PARTNERSHIP,  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: [Signature]  
YTG FLORIDA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA,  
ITS GENERAL PARTNER  
BY: [Signature]  
YTG VENTURES, LP,  
A DELAWARE LIMITED PARTNERSHIP,  
AUTHORIZED TO DO BUSINESS IN FLORIDA,  
ITS MANAGER  
BY: [Signature]  
YTG INVESTORS, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA,  
ITS GENERAL PARTNER  
BY: [Signature]  
J. BRADFORD SMITH  
MANAGER

WITNESS: [Signature]  
PRINT NAME: Jon Beers  
WITNESS: [Signature]  
PRINT NAME: Stacy Brooks

YTG INVESTORS, LLC      YTG VENTURES, LP      MCLANE COMPANY, INC.      MCLANE COMPANY, INC.

NOTARY      NOTARY      NOTARY      NOTARY

FIRST MORTGAGEE      FIRST MORTGAGEE      SECOND MORTGAGEE      SECOND MORTGAGEE

NOTARY      NOTARY      NOTARY      NOTARY

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT      COUNTY ENGINEER      SURVEYOR

DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591