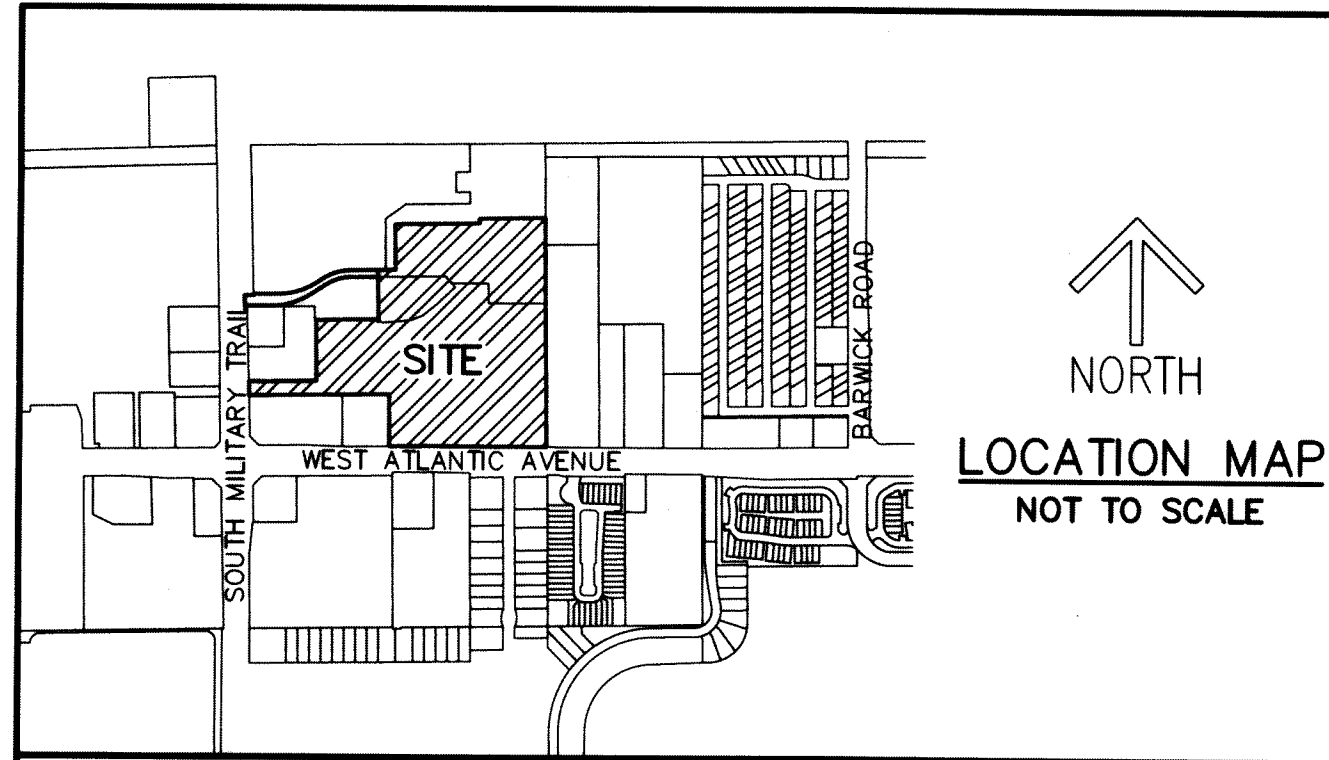


DELRAY SQUARE I

A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,

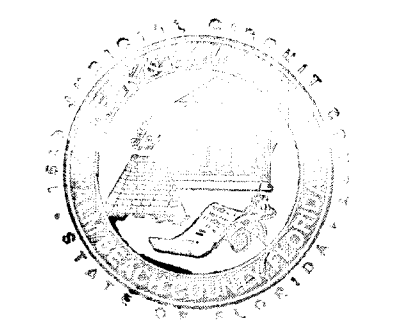


165

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:57 P.M.
THIS 29th DAY OF July
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 128 ON
PAGES 165 THRU 168

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

SHEET 1 OF 4



THIS INSTRUMENT WAS PREPARED BY
RONNIE L. FURNISS, PSM
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

"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.

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL 1	560,698	12.8719
PARCEL 2	141,030	3.2376
PARCEL 3	47,345	1.0869
PARCEL 4	37,764	0.8669
TOTAL	786,837	18.0633

AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT ("Agreement") by and between TKC CLXXVIII, LLC, a North Carolina limited liability company, and its successors ("TKC") and TSLF DELRAY JV, LLC, a Delaware limited liability company, and its successors ("TSLF"), 4755 WEST ATLANTIC CORPORATION, a Florida corporation, and its successors ("4755 West"), joins this Agreement solely to consent to this Agreement and the redevelopment contemplated by the Site Plan as recorded in ORB 29223, PG 1181, of the public records of Palm Beach County, Florida.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS DELRAY SQUARE I, BEING A REPLAT OF ALL OF TRACT 2 AND TRACT 5 OF THE PLAT OF DELRAY SQUARE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 63 THROUGH 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, TOGETHER WITH A PARCEL OF LAND, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTH RIGHT OF WAY OF STATE ROAD 806 (DELRAY WEST ROAD); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE, N89°20'11"W, A DISTANCE OF 414.59 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N00°39'49"E, A DISTANCE OF 8.94 FEET; THENCE N89°52'11"W, A DISTANCE OF 74.10 FEET; THENCE N89°49'33"W, A DISTANCE OF 113.89 FEET; THENCE N89°46'40"W, A DISTANCE OF 90.55 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N00°00'37"E, A DISTANCE OF 209.70 FEET; THENCE S89°39'49"W TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL, A DISTANCE OF 607.92 FEET; THENCE, ALONG SAID EAST RIGHT-OF-WAY, N00°57'59"W, A DISTANCE OF 53.66 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°47'05"E, A DISTANCE OF 295.56 FEET; THENCE N00°00'53"E, A DISTANCE OF 289.34 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF TRACT 3 OF SAID PLAT OF DELRAY SQUARE II; THENCE, ALONG THE SOUTH LINE OF SAID TRACT 3, N89°46'20"E, A DISTANCE OF 259.25 FEET; THENCE S68°26'53"E, A DISTANCE OF 18.54 FEET; THENCE, ALONG THE EAST LINE OF SAID TRACT 3, N00°13'55"W TO THE NORTHWEST CORNER OF TRACT 2 OF SAID PLAT OF DELRAY SQUARE II, A DISTANCE OF 220.27 FEET; THENCE N89°51'50"E, A DISTANCE OF 76.85 FEET; THENCE N00°13'55"W, A DISTANCE OF 197.67 FEET; THENCE N89°46'05"E, A DISTANCE OF 366.14 FEET; THENCE N00°13'55"W, A DISTANCE OF 20.92 FEET; THENCE N89°46'05"E TO THE NORTHEAST CORNER OF SAID TRACT 2 OF SAID PLAT OF DELRAY SQUARE II, A DISTANCE OF 286.62 FEET, THE LAST FIVE COURSES BEING COINCIDENT WITH SOUTHERLY BOUNDARIES OF SAID TRACT 2 OF SAID PLAT OF DELRAY SQUARE II; THENCE S00°00'37"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 992.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 13 AND THE NORTH RIGHT OF WAY LINE OF A 106 FOOT ROAD WAY KNOWN AS STATE ROAD 806 (DELRAY WEST ROAD) RUN NORTH 00°00'37" EAST, ALONG SAID EAST LINE, 7.00 FEET; THENCE RUN NORTH 89°20'11" WEST, 51.00 FEET; THENCE RUN NORTH 00°39'49" EAST, 71.00 FEET TO THE PLACE OF BEGINNING; THENCE RUN NORTH 89°20'11" WEST, 94.25 FEET; THENCE RUN NORTH 00°00'37" EAST, 90.00 FEET; THENCE RUN SOUTH 89°20'11" EAST, 94.25 FEET; THENCE RUN SOUTH 00°00'37" WEST, 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 786,837 SQUARE FEET/18.0633 ACRES, MORE OR LESS.

1. DEVELOPMENT TRACT DEDICATION:
PARCELS 1, 2, 3 AND 4 RESERVED BY TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:
THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

THE WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

IN WITNESS WHEREOF, THE ABOVE NAMED NORTH CAROLINA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF May 2019.

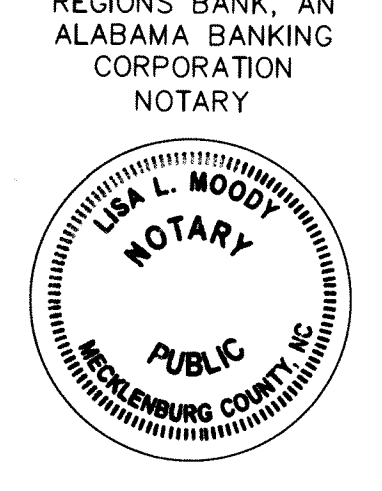
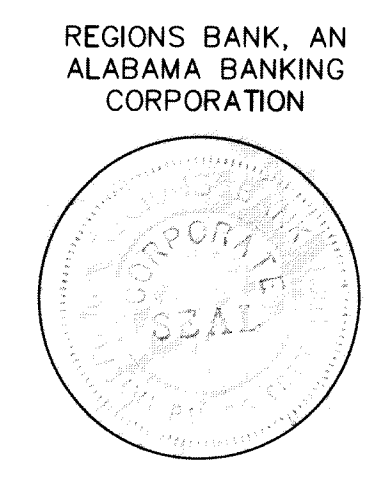
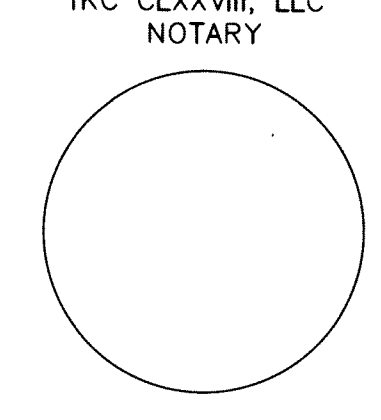
TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]*
PRINT NAME: Beth Godfrey
BY: *[Signature]*
KENNETH R. BEULEY
AUTHORIZED MANAGER
WITNESS: *[Signature]*
PRINT NAME: Patrick Faulkner

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH R. BEULEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOW TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF May 2019.
MY COMMISSION EXPIRES: 09-10-2022
COMMISSION NUMBER: Jennifer D. Deming
NOTARY PUBLIC
PRINT NAME: Jennifer D. Deming



MORTGAGEE'S CONSENT:
STATE OF North Carolina
COUNTY OF Mecklenburg

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 RECORDS BOOK 29191 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 HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF May 2019.

REGIONS BANK, N.A., AN ALABAMA BANKING CORPORATION.

AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]*
PRINT NAME: Mayhan Krusch
BY: *[Signature]*
GREG REYNOLDS
SENIOR VICE PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: Glenn Jahoda

ACKNOWLEDGMENT:
STATE OF North Carolina
COUNTY OF Mecklenburg

BEFORE ME PERSONALLY APPEARED GREG REYNOLDS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOW TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 14th DAY OF May 2019.
MY COMMISSION EXPIRES: 1-24-2021
COMMISSION NUMBER: 2000340016
[Signature]
NOTARY PUBLIC
PRINT NAME: Lisa L. Moody

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, LINA J. ATHANASIOU, OF STEWART TITLE GUARANTY COMPANY HEREBY CERTIFY THAT THE COMPANY CONDUCTED THE TITLE SEARCH TO THE HEREON DESCRIBED PROPERTY AND PRODUCED TITLE COMMITMENT NO. 16000190261 THAT THE TITLE COMMITMENT SHOWS THAT THE PROPERTY IS VESTED TO TKC CLXXVIII, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED ARE SHOWN THEREON.

DATE: 5-23-2019
[Signature]
BY: LINA J. ATHANASIOU
TITLE: ASSISTANT VICE PRESIDENT
STEWART TITLE GUARANTY COMPANY

CITY APPROVALS:
PLAT OF DELRAY SQUARE I WAS APPROVED ON THE 29th DAY OF July A.D. 2019 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
MAYOR
ATTEST: *[Signature]*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature]
DEVELOPMENT SERVICES DIRECTOR

[Signature]
CITY ENGINEER

[Signature]
CITY UTILITIES DIRECTOR

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 DELRAY SQUARE III 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: 5/24/2019
[Signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #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 AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 5-24-19
[Signature]
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991

