

Prepared by: RETURN:

City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, Florida 33444

PCN 12-43-46-16-01-102-0110
Address 102 SE 5th Avenue
Delray Beach, FL 33483

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between the **4TRO PROPCO LLC**, with a mailing address 2125 Biscayne Blvd., Ste 261, Miami, FL 33137, GRANTOR, and **CITY OF DELRAY BEACH, FLORIDA**, a Florida municipal corporation with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, GRANTEE.

(Whenever used herein the term "GRANTOR" and "GRANTEE" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, whenever the context so admits or requires.)

WITNESSETH:

That GRANTOR, for and in consideration of the mutual promises herein contained and other good and valuable consideration, does hereby grant, remise, release, quit claim and convey unto GRANTEE, its successors and assigns, all right, title, interest, claim and demand which GRANTOR has in and to the following-described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A" attached hereto.

This Deed is made for the purpose of giving and granting to GRANTEE, its successors and assigns, a right-of-way and easement in and to said lands for public highway, street, and public utility purposes; and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public highway or street, the title to same shall thereupon revert to and revest in GRANTOR or assigns.

That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. GRANTOR agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. GRANTOR also agrees to erect no building or effect any other kind of construction or improvements upon the above-described property.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. Where the context of this Right-of-Way Deed allows or permits, the same shall include the successors or assigns of the parties.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said GRANTOR, in law or in equity to the only proper use, benefit, and behalf of the said GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

WITNESS #1

[Signature]
Signature
Joe Killey
Printed or Typed Name

2125 Biscayne Blvd
Miami FL 33137
Address

WITNESS #2:
[Signature]
Signature
Stefanie Leone
Printed or Typed Name

2125 Biscayne Blvd
Miami FL 33137
Address

GRANTOR

By: [Signature]
Name: Jerad Graham

Title: Manager for 4TRO Delray
for Manager for
Company: 4TRO PROPCO, LLC

Date: 1/21/26

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of January, 2026, by Jerad Graham (name of person), as Trustee (type of authority) for 4TRO PROPCO, LLC (name of party on behalf of whom instrument was executed).

Personally known ___ OR Produced Identification
Type of Identification Produced FL Driver License

[Signature] Rosa Marengo
Notary Public - State of Florida



Rosa Marengo
Comm.: HH 250126
Expires: April 8, 2026
Notary Public - State of Florida

ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA**

By: _____
City Clerk

By: _____
City Mayor

Approved as to Form:

By: _____
City Attorney

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EXHIBIT "A"

**SKETCH AND LEGAL DESCRIPTION OF A PORTION OF LOTS 11 AND 12, BLOCK 102,
TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), PLAT BOOK 1, PAGE 3,
PALM BEACH COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PORTION OF LOTS 11 AND 12, BLOCK 102, TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 102, RUN N01°08'35"W FOR A DISTANCE OF 122.40 FEET TO THE NORTHWEST CORNER OF LOT 11; THENCE RUN N89°42'25"E ALONG THE NORTH LINE OF LOT 11 FOR A DISTANCE OF 110.22 FEET TO A POINT OF CURVATURE, AND THE WEST RIGHT-OF-WAY LINE OF S.E. 5TH AVENUE, AS SHOWN ON ROAD MAP BOOK 2, PAGE 210; THENCE RUN FOR A DISTANCE OF 23.34 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 089°09'00", SAID CURVE ALSO HAVING A CHORD BEARING S45°43'05"E AND A DISTANCE OF 21.06 FEET TO A POINT OF TANGENCY; THENCE RUN S01°08'35"E ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 5TH AVENUE, AS SHOWN ON ROAD MAP BOOK 2, PAGE 210, FOR A DISTANCE OF 7.72 FEET TO A POINT; THENCE RUN N45°43'05"W FOR A DISTANCE OF 28.49 FEET TO A POINT; THENCE RUN S89°42'25"W FOR A DISTANCE OF 93.00 FEET TO A POINT; THENCE RUN S44°16'55"W FOR A DISTANCE OF 14.04 FEET TO A POINT; THENCE RUN S01°08'35"E FOR A DISTANCE OF 109.90 FEET TO A POINT ON THE SOUTH LINE OF LOT 12; THENCE RUN S89°42'25"W ALONG THE SOUTH LINE OF LOT 12 FOR A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.


SAID LANDS CONTAINING AN AREA OF 756 SQUARE FEET (0.017 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO THE CENTERLINE OF S.E. 5TH AVENUE, HAVING AN ASSUMED BEARING OF N01°08'35"W, AS PER ROAD MAP BOOK 2, PAGE 210. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
2. THIS IS NOT A SURVEY: NO FIELDWORK WAS PERFORMED IN THE PREPARATION OF THIS EXHIBIT.
3. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET)
4. THIS EXHIBIT CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.

SURVEYOR'S CERTIFICATE

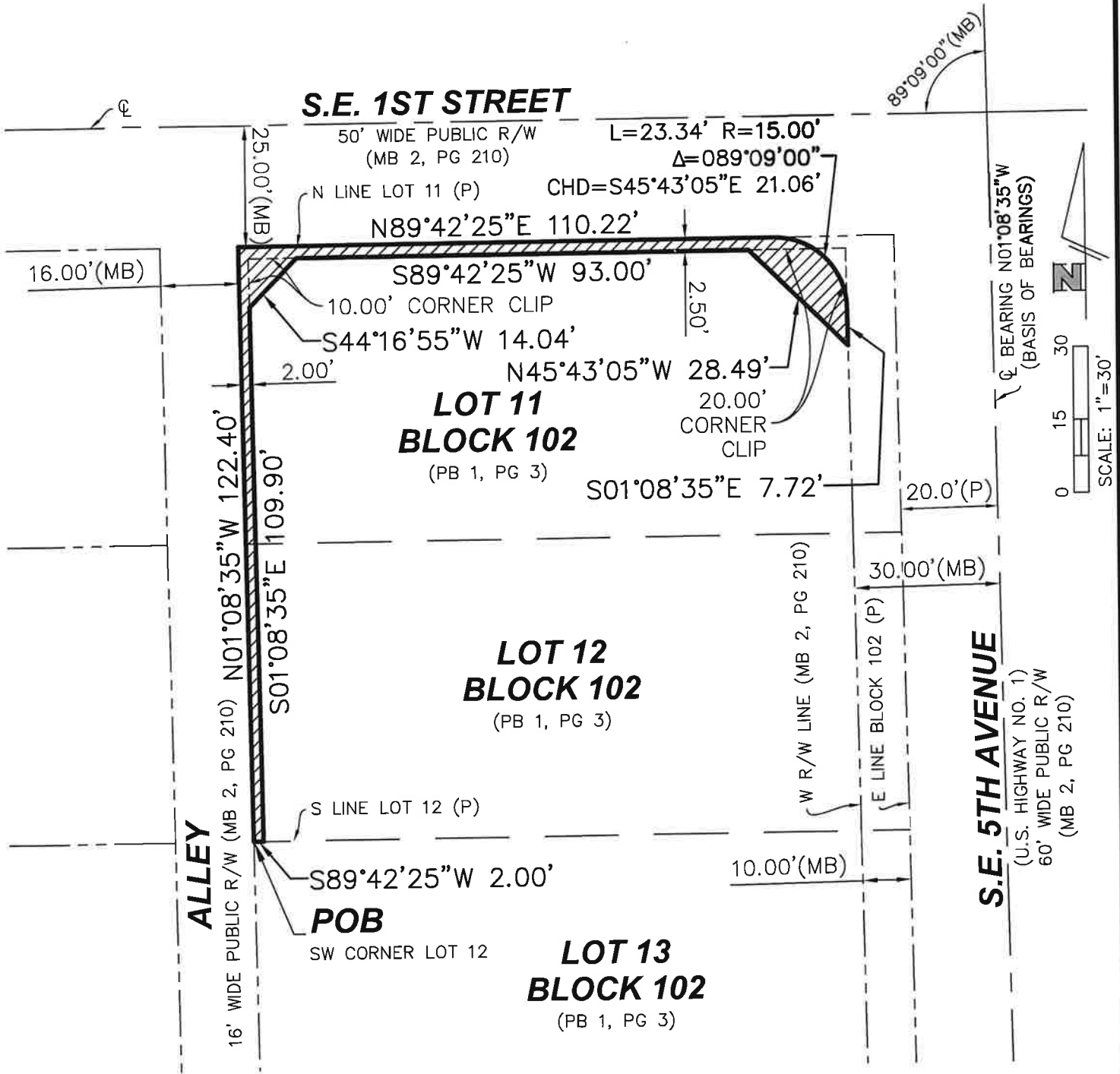
I HEREBY CERTIFY THAT THE ATTACHED EXHIBIT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.


 WILLIAM J WRIGHT, PhD, P.S.M.
 LICENSE NO. 6868, STATE OF FLORIDA
 WRIGHTPSM LLC LB8186

02/09/2026

WrightPSM, LLC PROFESSIONAL SURVEYING AND MAPPING OFFICE: 2225 53RD AVE VERO BEACH, FL 32966 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186	SCALE:	1"=30'	DATE:	11/10/2025
	JOB NO.	25-0316	PAGE	1 OF 2

**SKETCH AND LEGAL DESCRIPTION OF A PORTION OF LOTS 11 AND 12, BLOCK 102,
TOWN OF LINTON (NOW KNOWN AS DELRAY BEACH), PLAT BOOK 1, PAGE 3,
PALM BEACH COUNTY, FLORIDA**



ABBREVIATIONS LEGEND

- | | |
|------------------------|---------------------------------------|
| POB=POINT OF BEGINNING | PB =PLAT BOOK |
| L =ARC LENGTH | MB = ROAD MAP BOOK |
| R =RADIUS | PG = PAGE |
| Δ =INTERIOR ANGLE | LB =LICENSED BUSINESS |
| CHD=CHORD | PSM=PROFESSIONAL SURVEYOR &
MAPPER |
| (P) =PLAT DATA | |
| R/W =RIGHT OF WAY | |
| ⊕ =CENTERLINE | |

WrightPSM, LLC

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