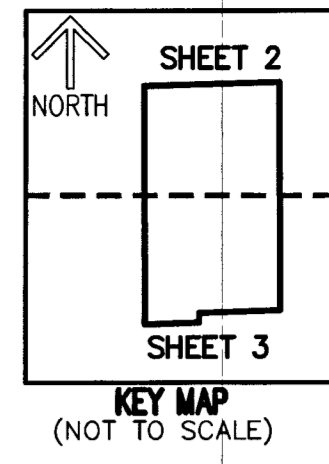


ALL COUNTY PAVING

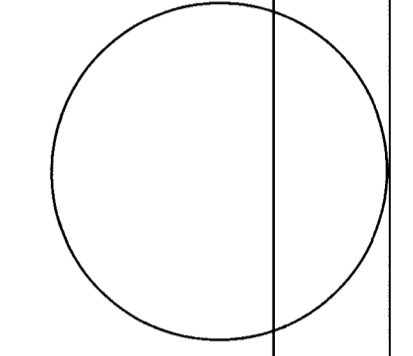
BEING A PORTION OF LOT 21, MAP SHOWING PORTIONS OF TOWNSHIP 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD & WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

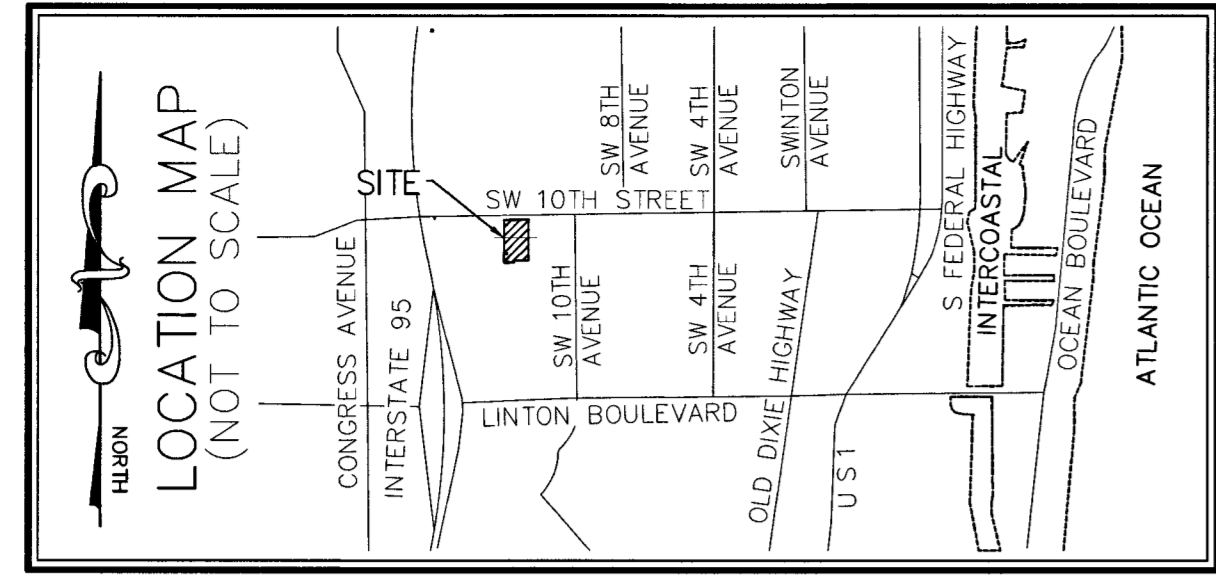


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____
MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 3



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GCG REAL ESTATE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF ALL COUNTY PAVING, BEING A PORTION OF LOT 21, MAP SHOWING PORTIONS OF TOWNSHIP 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", TENTH STREET COMMERCE PARK PLAT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 19, OF SAID PUBLIC RECORDS, THENCE S00°15'04"E ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 593.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROYAL PALM DRIVE, A PUBLIC RIGHT-OF-WAY, DEEDED IN OFFICIAL RECORD BOOK 12468, PAGE 1513, OF SAID PUBLIC RECORDS, THENCE S88°07'19"W ALONG SAID NORTH RIGHT-OF-WAY LINE, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 245.95 FEET; THENCE S02°08'39"E, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21; THENCE S88°07'19"W ALONG SAID SOUTH LINE OF LOT 21, A DISTANCE OF 106.87 FEET TO THE SOUTHEAST CORNER OF PARK TEN SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 82, OF SAID PUBLIC RECORDS, THENCE N00°15'04"W ALONG THE EAST LINE OF SAID PLAT PARK TEN SECOND ADDITION, A DISTANCE OF 620.54 FEET TO THE NORTHEAST CORNER OF SAID PLAT PARK TEN SECOND ADDITION FIRST, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 10TH STREET; THENCE N88°25'06"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 351.94 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA,
CONTAINING 211,878 SQUARE FEET OR 4.8640 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ALL COUNTY PAVING AND FURTHER DEDICATES AS FOLLOWS:

PARCEL A, INCLUSIVE, AS SHOWN HEREON, IS HEREBY RESERVED BY GCG REAL ESTATE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

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

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA 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 19 DAY OF March, 2026.

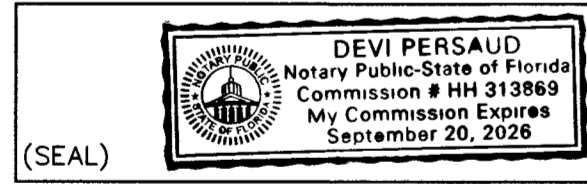
GCG REAL ESTATE HOLDINGS LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Kenneth Goldberg
KENNETH GOLDBERG
MANAGER

WITNESS: Thomas Benedetto
PRINT NAME: Thomas Benedetto
WITNESS: [Signature]
PRINT NAME: KAROL SLY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF March, 2026, BY KENNETH GOLDBERG AS MANAGER OF GCG REAL ESTATE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION



NOTARY PUBLIC
Devi Persaud
PRINT NAME
MY COMMISSION EXPIRES: 09-20-2026
COMMISSION NUMBER: HH313869

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A 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 RECORD BOOK 34415 AT PAGE 958 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 19 DAY OF March, 2026.

WITNESS: [Signature]
PRINT NAME: Thomas Benedetto
WITNESS: [Signature]
PRINT NAME: AMY BONAMOT

UNITED COMMUNITY BANK, A SOUTH CAROLINA BANKING CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

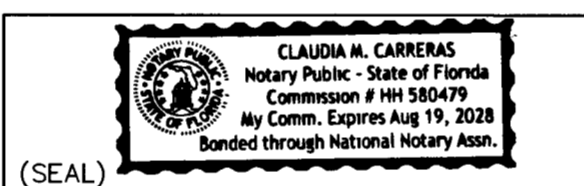
BY: [Signature]
NAME: SUTHERLAND
TITLE: SVP

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF March, 2026, BY [Signature] AS Senior Vice President OF UNITED COMMUNITY BANK, A SOUTH CAROLINA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF March, 2026.



Claudia M. Carreras
NOTARY PUBLIC
Claudia M. Carreras
PRINT NAME
MY COMMISSION EXPIRES: August 19, 2028
COMMISSION NUMBER: HH580479

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, M. ADAM BANKIER, ESQUIRE, 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 TO GCG REAL ESTATE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: MARCH 31, 2026

[Signature]
M. ADAM BANKIER
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF ALL COUNTY PAVING AS APPROVED ON THE _____ DAY OF _____ A.D. 2026 BY THE CITY OF DELRAY BEACH, FLORIDA AND REVIEWED AND CERTIFIED BY:

CITY ENGINEER
UTILITIES DIRECTOR
DEVELOPMENT SERVICES DIRECTOR

FIRE MARSHAL:

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 DELRAY BEACH CITY ZONING REGULATIONS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°56'05" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS NOR STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT OF ALL COUNTY PAVING, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: 3/17/2026

[Signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG #4409 STATE OF FLORIDA
AVROM & 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) 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 THE CITY OF DELRAY BEACH, FLORIDA.

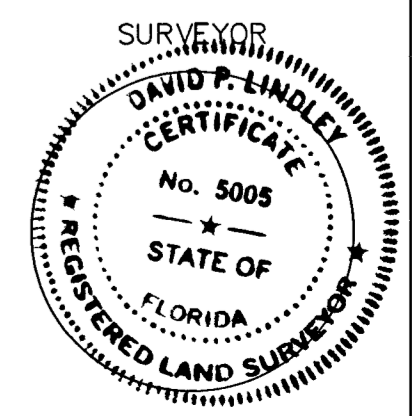
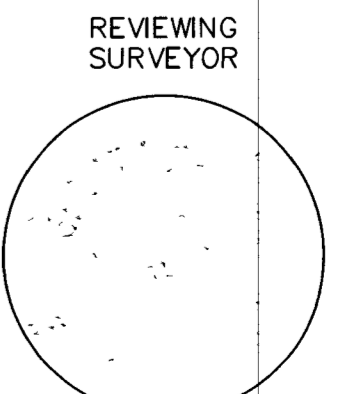
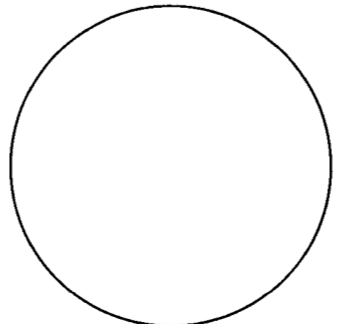
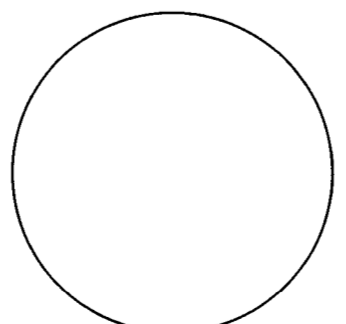
DATE: 3-15-2026

[Signature]
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB 3591
TELEPHONE: 561-392-1991

GCG REAL ESTATE HOLDINGS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

MORTGAGEE

CITY OF DELRAY BEACH



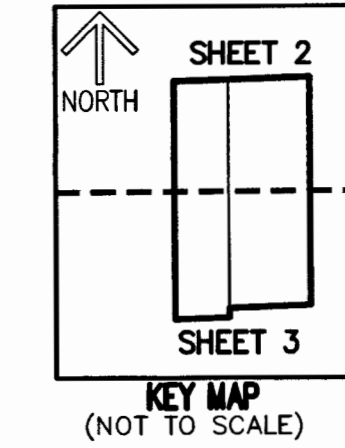
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

ALL COUNTY PAVING

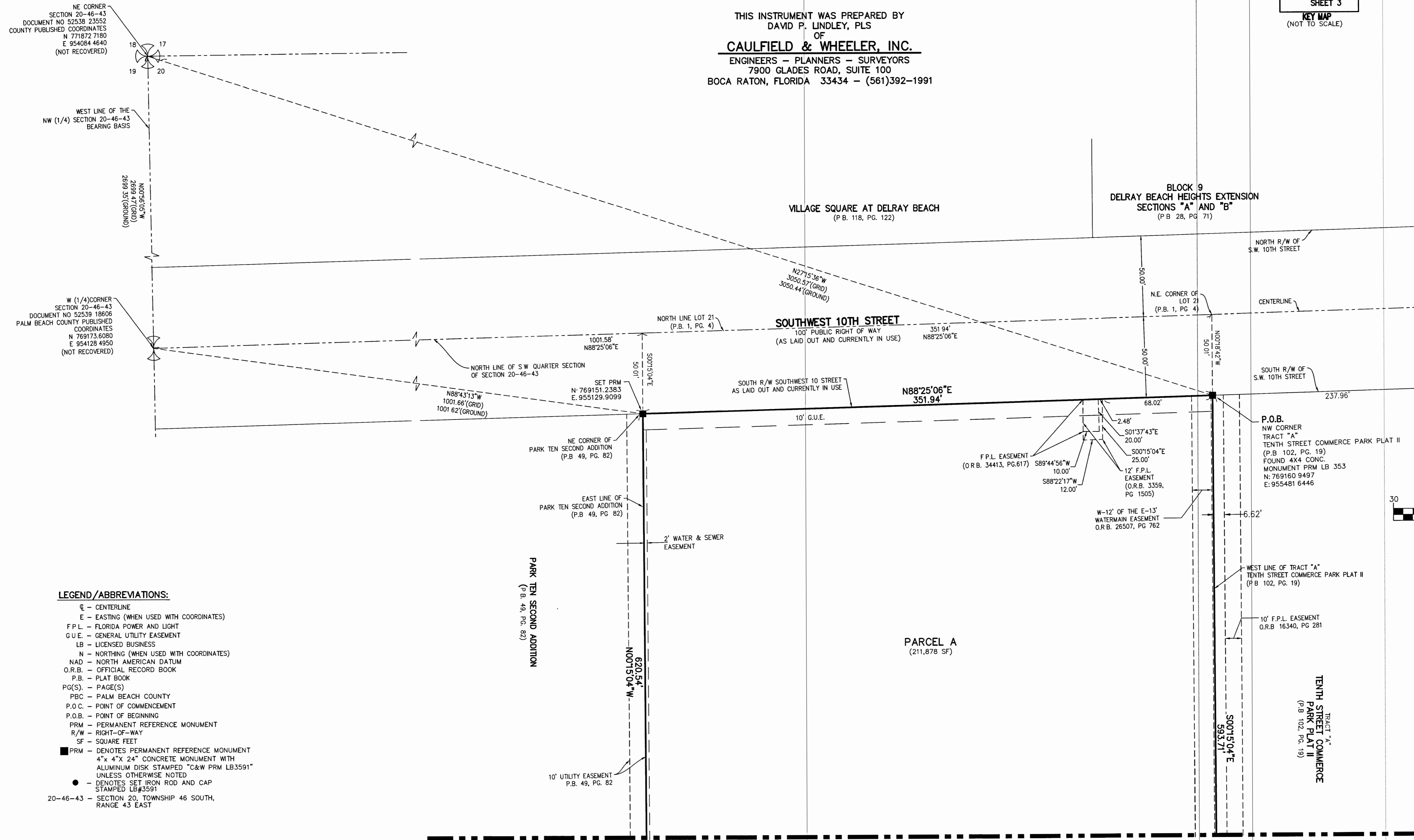
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BEING A PORTION OF LOT 21, MAP SHOWING PORTIONS OF TOWNSHIP 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
 DAVID P. LINDLEY, PLS
 OF
CAULFIELD & WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991



SHEET 2 OF 3



NE CORNER SECTION 20-46-43
 DOCUMENT NO 52539 23552
 COUNTY PUBLISHED COORDINATES
 N 771872.7180
 E 954084.4640
 (NOT RECOVERED)

W (1/4) CORNER SECTION 20-46-43
 DOCUMENT NO 52539 18606
 PALM BEACH COUNTY PUBLISHED COORDINATES
 N 769173.6080
 E 954128.4950
 (NOT RECOVERED)

P.O.B. NW CORNER TRACT "A" TENTH STREET COMMERCE PARK PLAT II (P.B. 102, PG. 19)
 FOUND 4x4 CONC. MONUMENT PRM LB 353
 N: 769160.9497
 E: 955481.6446

- LEGEND/ABBREVIATIONS:**
- ☐ - CENTERLINE
 - E - EASTING (WHEN USED WITH COORDINATES)
 - F.P.L. - FLORIDA POWER AND LIGHT
 - G.U.E. - GENERAL UTILITY EASEMENT
 - LB - LICENSED BUSINESS
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - NAD - NORTH AMERICAN DATUM
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PG(S) - PAGE(S)
 - PBC - PALM BEACH COUNTY
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - PRM - PERMANENT REFERENCE MONUMENT
 - R/W - RIGHT-OF-WAY
 - SF - SQUARE FEET
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT 4"x 4"x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
 - - DENOTES SET IRON ROD AND CAP STAMPED LB#3591
 - 20-46-43 - SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST

NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = U.S. SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.000042942
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

