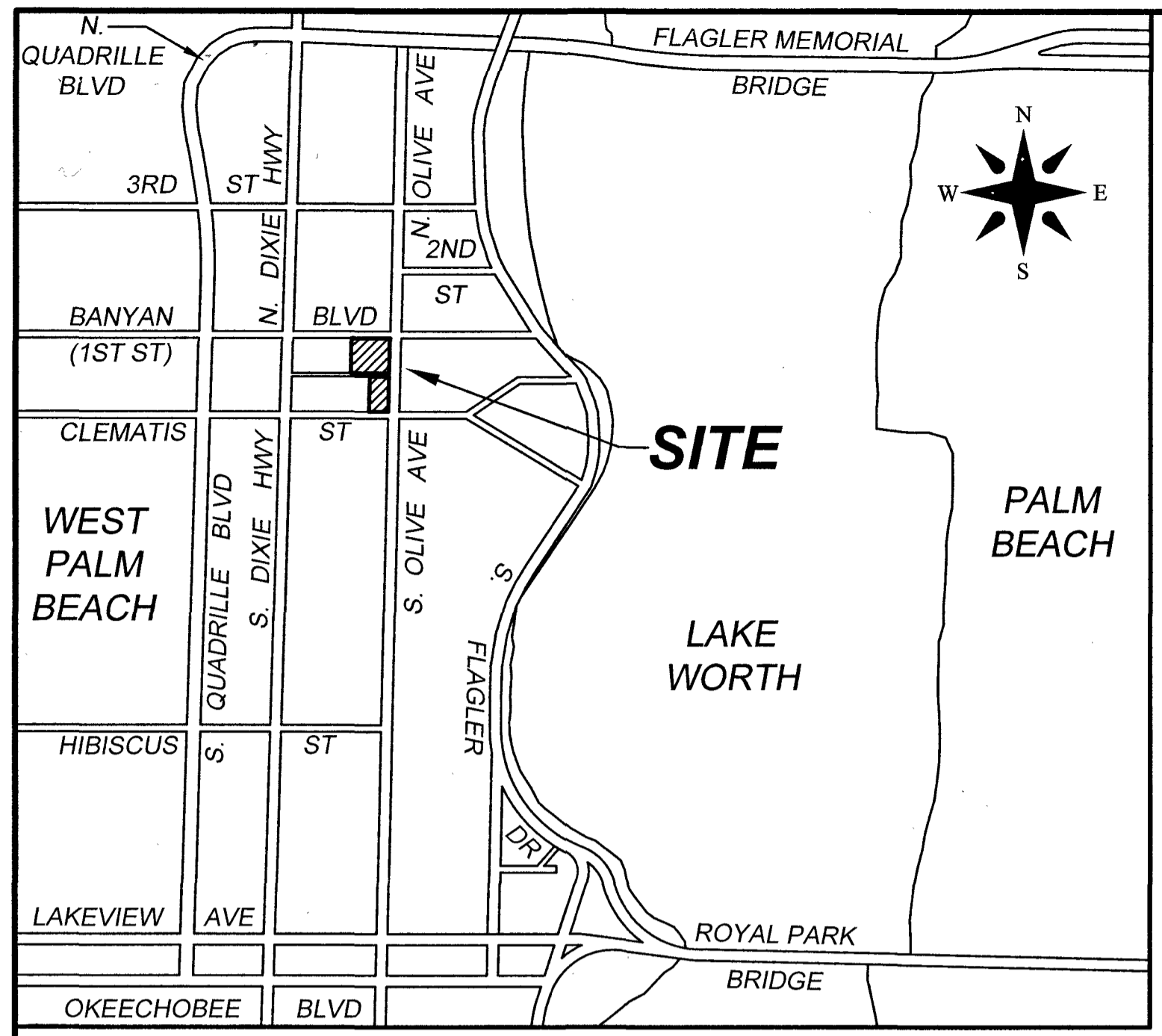


300 BANYAN BLVD. - 301 CLEMATIS ST.

BEING A REPLAT OF LOTS 2, 3, 4 AND 19 AND A PORTION OF LOTS 1 AND 20, BLOCK 13, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH (N.T.S.)

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2ND DAY OF January, 2024.

WITNESS: *[Signature]*
ROGER RAMDEEN
PRINTED NAME
BY: *[Signature]*
NAME: ADAM DEMARK
TITLE: MANAGER

WITNESS: *[Signature]*
Alyssa Ave
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF January 2, 2024, BY ADAM DEMARK AS MANAGER OF 300 BANYAN LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

July 21, 2026
MY COMMISSION EXPIRES
44290504
MY COMMISSION NUMBER
[Signature]
INGRID A. SAEZ
PRINTED NAME OF NOTARY PUBLIC
NOTARY STAMP

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 THIS COUNTY.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 11th, 2024, BY ADELE FAIRMAN AS AUTHORIZED SIGNATORY OF ACORE CAPITAL MORTGAGE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ACORE CAPITAL MORTGAGE, LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID ENTITIES.

1/14/2025
MY COMMISSION EXPIRES
1286773611
MY COMMISSION NUMBER
[Signature]
CHRIST LYNN KALIS
PRINTED NAME OF NOTARY PUBLIC
NOTARY STAMP

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:20 P.M. THIS 10th DAY OF April, A.D. 2024 AND DULY RECORDED IN PLAT BOOK 137 ON PAGES 112 AND 113.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER
[Signature]
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT & COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ELIZABETH JONES, 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 IN 300 BANYAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 301 CLEMATIS LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 23rd DAY OF January, 2024.

[Signature]
ELIZABETH JONES ESQUIRE
FLORIDA BAR NO.: 84177

SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS 18th DAY OF March, 2024.

[Signature]
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

SURVEYOR & MAPPER'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 WEST PALM BEACH, FLORIDA.

DATED THIS 5th DAY OF January, 2024.

[Signature]
ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6268
WALLACE SURVEYING CORPORATION

APPROVAL & ACCEPTANCE TO DEDICATION-CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH AS STATED AND SHOWN HEREON. THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 28th DAY OF March, 2024.

BY: *[Signature]*
KEITH A. JAMES, MAYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 300 BANYAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 301 CLEMATIS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS 300 BANYAN BLVD. - 301 CLEMATIS ST., BEING A REPLAT OF LOTS 2, 3, 4 AND 19 AND A PORTION OF LOTS 1 AND 20, BLOCK 13, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

PARCEL A
A PORTION OF LOT 1, AND ALL OF LOTS 2, 3, AND 4, BLOCK 13, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°34'42" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY MAINTENANCE LINE OF NORTH OLIVE AVENUE AS SHOWN IN ROAD PLAT BOOK 9, PAGE 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 89°34'42" WEST, ALONG THE NORTH LINE OF SAID LOTS 1, 2, 3 AND 4, A DISTANCE OF 196.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00°02'57" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 153.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°35'05" EAST, ALONG THE SOUTH LINE OF SAID LOTS 1, 2, 3 AND 4, A DISTANCE OF 197.29 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY MAINTENANCE LINE; THENCE NORTH 00°15'00" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY MAINTENANCE LINE, A DISTANCE OF 163.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL B:
LOT 19 AND A PORTION OF LOT 20, BLOCK 13, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE NORTH 89°35'05" WEST, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 1.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY MAINTENANCE LINE OF NORTH OLIVE AVENUE AS SHOWN IN ROAD PLAT BOOK 9, PAGE 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 89°35'05" WEST, ALONG THE NORTH LINE OF SAID LOTS 19 AND 20, A DISTANCE OF 98.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 00°04'04" WEST, ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 153.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89°35'28" EAST, ALONG THE SOUTH LINE OF SAID LOTS 19 AND 20, A DISTANCE OF 99.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE NORTH 00°05'10" EAST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 150.87 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY MAINTENANCE LINE; THENCE NORTH 89°54'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY MAINTENANCE LINE, A DISTANCE OF 1.46 FEET TO A POINT; THENCE NORTH 00°36'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY MAINTENANCE LINE, A DISTANCE OF 2.14 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 1.0428 ACRES, MORE OR LESS.

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

PARCEL A
PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY 300 BANYAN LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 300 BANYAN LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

PARCEL B
PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY 301 CLEMATIS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 301 CLEMATIS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

UTILITY EASEMENT
THE UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2ND DAY OF January, 2024.

WITNESS: *[Signature]*
ROGER RAMDEEN
PRINTED NAME
BY: *[Signature]*
NAME: ADAM DEMARK
TITLE: MANAGER

WITNESS: *[Signature]*
Alyssa Ave
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF January 2, 2024, BY ADAM DEMARK AS MANAGER OF 301 CLEMATIS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

July 21, 2026
MY COMMISSION EXPIRES
44290504
MY COMMISSION NUMBER
[Signature]
INGRID A. SAEZ
PRINTED NAME OF NOTARY PUBLIC
NOTARY STAMP

MORTGAGEE'S JOINDER AND CONSENT

STATE OF TEXAS
COUNTY OF DALLAS

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 33753, AT PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ADMINISTRATIVE AGENT AND ITS COMPANY SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF January, 2024.

ADMINISTRATIVE AGENT:

ACORE CAPITAL MORTGAGE, LP,
A DELAWARE LIMITED PARTNERSHIP,
IN ITS CAPACITY AS ADMINISTRATIVE AGENT
FOR AND ON BEHALF OF THE LENDERS

BY: ACORE CAPITAL MORTGAGE, GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

[Signature]
ADELE FAIRMAN
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 11th, 2024, BY ADELE FAIRMAN AS AUTHORIZED SIGNATORY OF ACORE CAPITAL MORTGAGE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ACORE CAPITAL MORTGAGE, LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF SAID ENTITIES.

1/14/2025
MY COMMISSION EXPIRES
1286773611
MY COMMISSION NUMBER
[Signature]
CHRIST LYNN KALIS
PRINTED NAME OF NOTARY PUBLIC
NOTARY STAMP

MORTGAGEE'S JOINDER AND CONSENT

STATE OF TEXAS
COUNTY OF DALLAS

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 33752, AT PAGE 1950, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ADMINISTRATIVE AGENT AND ITS COMPANY SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF January, 2024.

ADMINISTRATIVE AGENT:

ACORE CAPITAL MORTGAGE, LP,
A DELAWARE LIMITED PARTNERSHIP,
IN ITS CAPACITY AS ADMINISTRATIVE AGENT
FOR AND ON BEHALF OF THE LENDERS

BY: ACORE CAPITAL MORTGAGE, GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

[Signature]
ADELE FAIRMAN
AUTHORIZED SIGNATORY

300 BANYAN SEAL	301 CLEMATIS SEAL	LENDER'S SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>

PLAT OF:
**300 BANYAN BLVD.
- 301 CLEMATIS ST.**

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4568
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 93-1213.14	F.B.	PG.
OFFICE: R.C.	DATE: NOV. 2022	DWG. No.: 93-1213-5	
C/K'D:	REF.: 93-1213-1.DWG	SHEET 1 OF 2	