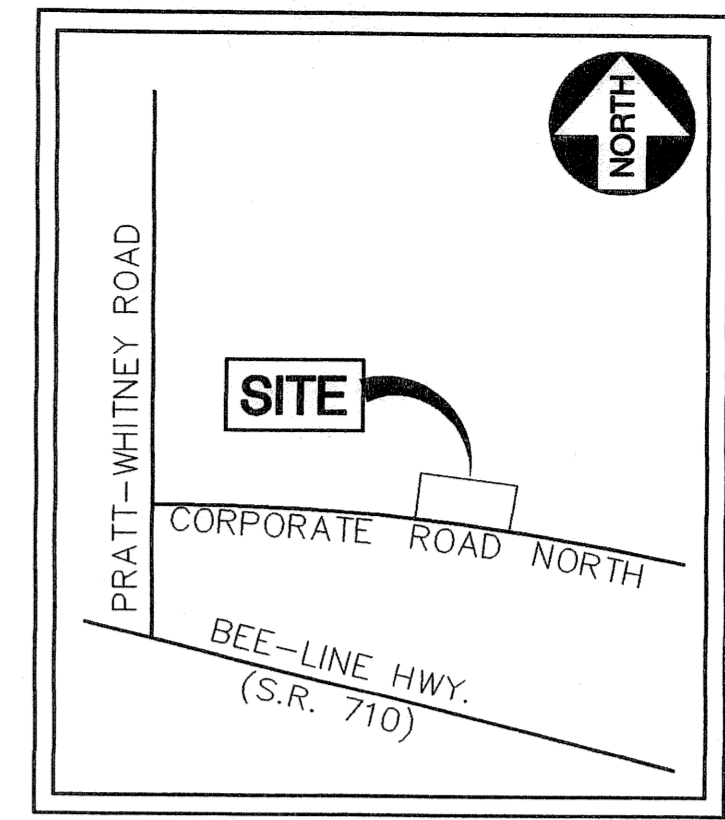


PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III

A PORTION OF PARCEL 1, PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, PLAT BOOK 56, PAGE 172-176, WITHIN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA (BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT 'A' ", PLAT BOOK 45, PAGES 70 & 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY)



15 December 2004
192-193
Susan Allen
132

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INTERNATIONAL TRADE CENTER, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, A PORTION OF PARCEL 1, PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, PLAT BOOK 56, PAGE 172 - 176, WITHIN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, (BEING A PARTIAL REPLAT OF A PORTION OF "CALBUT GENPAR TRACT 'A' ", PLAT BOOK 45, PAGES 70 & 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1, PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 56, PAGE 172 - 176, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE FOLLOWING NUMBERED COURSES:
- 1) SOUTH 01°08'14" WEST (AS A BASIS OF BEARING) ALONG THE EAST LINE OF PARCEL 1, A DISTANCE OF 668.39 FEET TO A POINT ON THE NORTH LINE OF WETLANDS PRESERVATION TRACT 3;
 - 2) NORTH 89°07'26" WEST, ALONG SAID TRACT 3, A DISTANCE OF 336.21 FEET;
 - 3) SOUTH 25°22'35" WEST, ALONG SAID TRACT 3, A DISTANCE OF 147.84 FEET TO A POINT OF CURVATURE;
 - 4) CONTINUE ALONG TRACT 3, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°15'36", A RADIUS OF 175 FEET, A DISTANCE OF 119.91 FEET;
 - 5) SOUTH 06°15'06" WEST, ALONG THE WEST LINE OF CANAL TRACT 7, A DISTANCE OF 211.74 FEET TO A POINT ON A CURVE HAVING A RADIAL BEARING OF NORTH 06°50'46" EAST PASSING THROUGH SAID POINT, SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF CORPORATE ROAD NORTH;
 - 6) CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°20'27", A RADIUS OF 1926.21 FEET, A DISTANCE OF 145.93 FEET;
 - 7) NORTH 78°48'45" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 583.11 FEET;
 - 8) ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°27'34", A RADIUS OF 7,679.50 FEET, A DISTANCE OF 195.61 FEET;
 - 9) NORTH 16°43'07" WEST ALONG THE EAST LINE OF WETLANDS PRESERVATION TRACT 2, A DISTANCE OF 116.82 FEET;
 - 10) CONTINUE ALONG SAID TRACT 2, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 80°17'15", A RADIUS OF 90 FEET, A DISTANCE OF 126.12 FEET;
 - 11) DEPARTING SAID TRACT 2, NORTH 00°27'19" WEST A DISTANCE OF 799.79 FEET TO THE NORTH LINE OF SAID PARCEL 1 AND THE SOUTH LINE OF CANAL TRACT 1;
 - 12) SOUTH 89°08'22" EAST, ALONG THE NORTH LINE OF PARCEL 1, A DISTANCE OF 1,493.41 FEET TO THE POINT OF BEGINNING.
- CONTAINING 31.64 ACRES, MORE OR LESS.

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

- 1) TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR INGRESS-EGRESS AND PUBLIC ACCESS, DRAINAGE, PUBLIC UTILITIES, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) 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.
- 3) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4) PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

IN WITNESS WHEREOF, THE ABOVE-NAMED INTERNATIONAL TRADE CENTER, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 6th DAY OF May 2004.

BY: [Signature]
BRUCE KEIHNER, PRESIDENT
of U.S.A. Fund Miami Corporation, a Florida Corporation, its managing member

WITNESS BY: [Signature]
HELENE A. STRAUB

WITNESS BY: [Signature]
EDUARDO BALBIS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRUCE KEIHNER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTERNATIONAL TRADE CENTER, A FLORIDA LIMITED LIABILITY COMPANY, 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 6th DAY OF May, 2004.

MY COMMISSION EXPIRES: 5/7/05

of U.S.A. Fund Miami Corporation, a Florida Corporation, its managing member
LLC
NOTARY PUBLIC: [Signature] MY COMMISSION NUMBER: DD 023596
PRINTED NAME: Deborah L. Williams

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OR RESERVATIONS TO SAID DISTRICT AS SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF August, 2004.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 5th DAY OF August, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: [Signature] HUGO P. UNRUH, PRESIDENT
BOARD OF SUPERVISORS
ATTEST: [Signature] O'NEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MS. STEPHANIE J. CARELS, C.L.S., UNDERWRITER FOR CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED 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 INTERNATIONAL TRADE CENTER, A FLORIDA LIMITED LIABILITY COMPANY; AND 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.

DATE: July 29, 2004
Ms. Stephanie J. Carels, C.L.S. - Chicago Title Insurance Company
Ms. Linda Larrea, Esq. - Cambridge Title and Closing Services, Inc.
Ms. Linda Larrea, Esq. - Cambridge Title & Closing Services
150 Alhambra Circle
Suite 450
Coral Gables, FL 33134

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF Westchester

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 OF RECORD IS RECORDED IN OFFICIAL RECORDS BOOK 14853, AT PAGE 0133-0172, 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 HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF April, 2004.

LANDESBANK HESSEN-THURINGEN GIROZENTRALE, A GERMAN CORPORATION
BY: [Signature] YINGHE VICE PRESIDENT
BY: [Signature] ERIC RIENER

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Westchester

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LANDESBANK HESSEN-THURINGEN GIROZENTRALE, A GERMAN CORPORATION, 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 23rd DAY OF April, 2004.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: [Signature] MY COMMISSION NUMBER: _____
PRINTED NAME: [Signature]
Gisela F. Reim
Notary Public, State of New York
No. 018A0051421
Qualified in New York County
Commission Expires November 27, 2006

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM WITH N00°00'00" E BEING GRID NORTH. SAID BEARINGS BEING EQUAL TO THE BEARINGS ON "PALM BEACH PARK OF COMMERCE, A P.I.P.D., PLAT NO. 1" AS SHOWN IN PLAT BOOK 56, PAGES 172 THROUGH 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NORTH LINE OF SAID PLAT BEING S89°08'22"E.
- 2) THERE SHALL BE NO BUILDINGS, OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 THE USE RIGHTS GRANTED.
- 4) ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. ((R) DENOTES RADIAL)
- 4) THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) THE EXISTING 40' DRAINAGE EASEMENT AND 20' WATER MANAGEMENT MAINTENANCE EASEMENT AS RECORDED IN PLAT BOOK 56 AT PAGE 174 SHALL SURVIVE THIS REPLAT.
- 6) 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.
- 7) THE LEGAL DESCRIPTION AS SHOWN HEREON, IS TAKEN FROM EXHIBIT "A" OF THE TITLE COMMITMENT VERBATIM:

BEARING CALL IN LINE NO. TWO IS ALONG THE NORTH LINE OF WETLAND PRESERVATION TRACT 3. BEARING CALL IN LINE NO. THREE IS ALONG THE WEST LINE OF WETLAND PRESERVATION TRACT 3. BEARING CALL IN LINE NO. TEN IS ALONG THE NORTHEASTERLY LINE OF WETLAND PRESERVATION TRACT 2.

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 PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, SHALL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7/20/04
TED E. PHILLIPS, P.S.M.
LICENSE NO. 5932, STATE OF FLORIDA

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-83, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 13th DAY OF December, 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.
BY: [Signature]
GEORGE T. WEBB, P.E.
PALM BEACH COUNTY ENGINEER

AREA TABULATION

ROADWAY TRACTS	3.91 ACRES
TRACT "A"	1.79 ACRES
TRACT "B"	2.12 ACRES
LIGHT INDUSTRIAL TRACTS	27.73 ACRES
TOTAL ACREAGE	31.64 ACRES

THIS INSTRUMENT PREPARED BY:
TED E. PHILLIPS P.S.M. 5932, STATE OF FLORIDA
FOR L.B.F.H., INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
3550 S.W. CORPORATE PARKWAY
PALM CITY, FLORIDA 34990
LB-959

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
"Partners For Results. Value By Design."
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1 2
Sheet of

SUBDIVISION PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III
PAGE 192
FLOOD MAP # 50 B
ZONING P.I.P.D.
QUAD # 71
SE
TAX 830
FUD NAME

