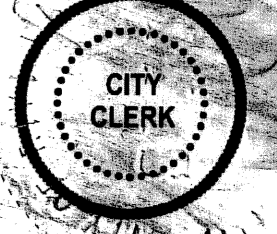
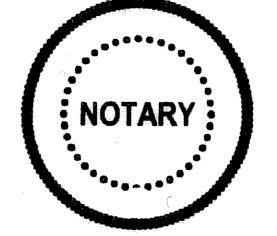
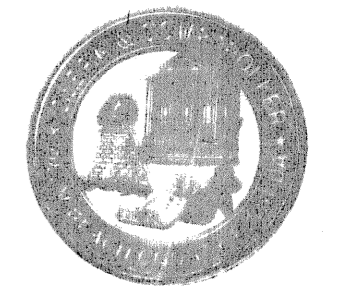


20050640141

78

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at P. M.
This 11 day of OCTOBER 2005
and duly recorded in Plat Book No. 106
on page 78-79
SHARON A. BOCK, Clerk & Commissioner
Sharon A. Bock D.C.



WESTROADS COMMERCE CENTER, A CONDOMINIUM

A REPLAT OF TRACT "G" AND A PORTION OF TRACT "H",
OF PLAT NO. 3, "WESTROADS BUSINESS AND INDUSTRIAL PARK", PLAT BOOK 30, PAGES 145-146, LYING IN SECTION 36,
TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA
JANUARY, 2005 SHEET 1 OF 2

DEDICATION

Know all men by these presents that Westroads Commerce Center, L.L.C., a Delaware Limited Liability Company, owner of the land shown hereon, lying in Section 36, Township 42 South, Range 42 East, Palm Beach County, Florida, shown hereon as WESTROADS COMMERCE CENTER, A CONDOMINIUM, being a Replat of Tract "G" and a portion of Tract "H" of Plat No. 3, "Westroads Business and Industrial Park", Plat Book 30, Pages 145-150 Public Records of Palm Beach County, Florida, being more particularly described as follows:

PARCEL 1
ALL THAT TRACT OF LAND lying and being in Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of Tract "B", Plat No. 2 Westroads Business and Industrial Park, according to the plat thereof as recorded in Plat Book 29, Page 193, Public Records of Palm Beach County, Florida, run thence North 02 degrees 20'11" East, along the East line of said plat, a distance of 50.00 feet to the North line of Westroads Drive; thence South 87 degrees 52'34" East, along the Easterly extension of the North line of Westroads Drive, a distance 174.00 feet to the Southwest corner and the Point of Beginning of the herein described parcel; thence continue South 87 degrees 52'34" East, a distance of 270.00 feet; thence North 02 degrees 20'11" East, a distance of 585.86 feet to the Southerly right-of-way line of the Seaboard Coast Line Railroad; thence North 53 degrees 14'59" West along said Southerly right-of-way line, a distance of 327.28 feet; thence South 02 degrees 20'11" West, a distance of 771.83 feet to the Point of Beginning.

BEING THE SAME PROPERTY conveyed to Michael C. Carlos and George C. Carlos by that certain Warranty Deed from Thomas J. White and Alberta White, dated July 6, 1973 and recorded in Official Records Book 2252, beginning at page 1427, in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.

Containing in all, 183,284 square feet and/or 4.21 acres.

TOGETHER WITH:

PARCEL 2
ALL THAT TRACT OF LAND lying and being in Palm Beach County, Florida, and being more particularly described as follows:

COMMENCING at the Northeast corner of Tract "B", Plat No. 2 Westroads Business and Industrial Park, according to the plat thereof recorded in Plat Book 29, Page 193, Public Records of Palm Beach County, Florida, run thence North 02 degrees 20'11" East, along the East line of said plat, a distance of 50.00 feet to the North line of Westroads Drive; thence South 87 degrees 52'34" East, along the Easterly extension of the North line of Westroads Drive, a distance of 444.00 feet to the Point of Beginning of the herein described parcel; thence continue South 87 degrees 52'34" East, a distance of 183.94 feet to the beginning of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 48 degrees 11'23" thence Northeasterly along the arc of said curve, a distance of 21.03 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve concave to the South having a radius of 50.00 feet and a central angle of 22 degrees 55'06", a distance of 20.00 feet; thence North 02 degrees 20'11" East, a distance of 415.20 feet to the Southerly right-of-way line of the Seaboard Coast Line Railroad; thence North 53 degrees 14'59" West, along said Southerly right-of-way line, a distance of 264.76 feet; thence South 02 degrees 20'11" West, a distance of 585.86 feet to the Point of Beginning.

BEING THE SAME PROPERTY conveyed to Michael C. Carlos, Andrew C. Carlos, and George C. Carlos by that certain Warranty Deed from Thomas J. White and Alberta White, dated December 11, 1973 and recorded in Official Records Book 2252, beginning at Page 1429, in the Office of the Clerk of Circuit Court of Palm Beach County, Florida.

Containing in all, 111,244 square feet and/or 2.55 acres.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

IN WITNESS WHEREOF, the above named Limited Liability Company has cause these presents to be signed by its Managing Member, and its Corporate Seal to be affixed hereto by the Authority of its Board of Directors, this 22nd day of August, 2005.

Westroads Commerce Center, LLC
A Delaware Limited Liability Company
Steve Holste
BY: STEVE HOLSTE
MANAGING MEMBER

WITNESS: *[Signature]*
WITNESS: *[Signature]*

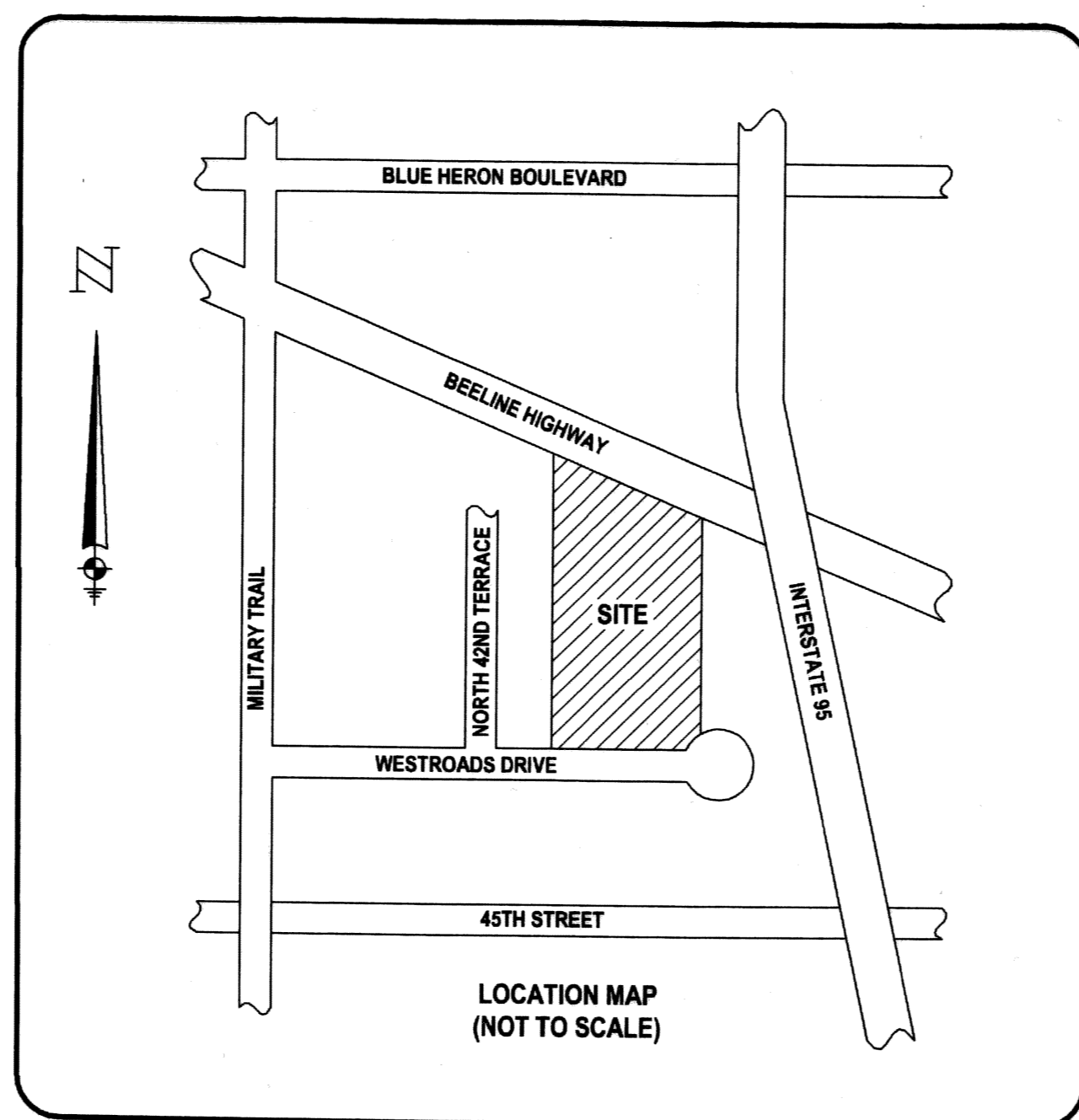
ACKNOWLEDGMENT

STATE OF FLORIDA) Missouri
COUNTY OF PALM BEACH) St. Louis

BEFORE ME, personally appeared Steve Holste, who are personally known to me or has produced a Drivers License as identification, and who executed the foregoing instrument as Managing Member of Westroads Commerce Center, LLC, pursuant to Section 689.071, Florida Statutes, and acknowledged before me that they executed said instrument for the purposes therein.

WITNESS my hand and official seal this 22nd day of August, 2005.

My commission expires: 6/20/2009
Commission No. 05731912
P.J. Gamache
P.J. Gamache, Notary Public
(printed name)



SURVEYOR'S NOTES

- All bearings shown hereon are relative to the C/L Westroads Drive having a bearing of North 87°52'34" West.
- All Distances (linear units) shown hereon refer to the U.S. Survey Foot.
- No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Palm Beach County approvals or permits as required for such encroachments.
- Building setback lines shall be as required by the current Building and Zoning regulations of Palm Beach County and/or any restrictive covenants pertaining to that reflected by this Plat.
- In instances where Drainage and Utility easements cross, Drainage easements shall take precedence.
- Abbreviations used on this plat are as follows:
 = (P.R.M.) Permanent Reference Monument
 4" X 4" Concrete Monument with a P.K. & Disk
 Stamped "PRM LB 4165"
 = (P.R.M.) Permanent Reference Monument
 4" X 4" Concrete Monument - No I.D.
 L.B. = Licensed Business
 C/L = Centerline
 ORB = Official Record Book
 PC = Point of Curve
 PRC = Point of reverse curve
 R = Radius
 Δ = Delta
 L = Length
- 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.

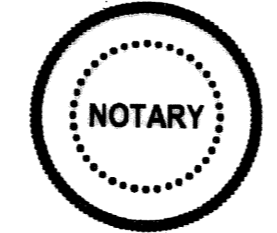
TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Charles W. Edgar, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the person described property; that I find that the title to the property is vested to Westroads Commerce Center, LLC; 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: August 25, 2005

Charles W. Edgar III
CHARLES W. EDGAR III, ESQUIRE
ATTORNEY AT LAW



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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(s) which is recorded in Official Record Book 17434, Pages 1286 - 1292 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 Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 23rd day of August, 2005.

MISSOURI STATE BANK & TRUST COMPANY,
A MISSOURI CORPORATION

WITNESS: *[Signature]*
WITNESS: *[Signature]*

BY: *Carla Valenti*
CARLA VALENTI
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA) Missouri
COUNTY OF PALM BEACH) St. Louis

BEFORE ME personally appeared Carla Valenti who is personally known to me, or has produced drivers license as identification, and who executed the foregoing instrument as Executive Vice President of Missouri State Bank & Trust Company, a Missouri Corporation, and severally acknowledged to and before me that she 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 August, 2005.

My commission expires: 1-26-09
Commission No. 05659416
Colleen M Brady
Colleen M Brady, Notary Public
(printed name)

CITY OF RIVIERA BEACH APPROVALS

IT IS HEREBY CERTIFIED that this Plat of WESTROADS COMMERCE CENTER, A CONDOMINIUM, has been officially approved for record by the City of Riviera Beach, Florida, this 21st day of August, 2005.

BY: *[Signature]*
MICHAEL D. BROWN
MAYOR
BY: *[Signature]*
CARRIE E. WARD
CITY CLERK
BY: *[Signature]*
LAL JOHN SAMADI, P.E.
CITY ENGINEER

On behalf of the City of Riviera Beach, the undersigned, a licensed professional surveyor and mapper, has reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes.

8/25/2005 Date
[Signature] STEPHEN M. GORDON
Florida Registration No. 5974

SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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 Section 177.091 (9), Florida Statutes, 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 Palm Beach County, Florida.

Dated: This 18th day of AUGUST, 2005.

Donald D. Daniels
DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

DONALD D. DANIELS, INC. Consulting Surveyors & Mappers	WESTROADS COMMERCE CENTER, A CONDOMINIUM		SCALE: N/A
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-9894	REFERENCE: 30/145 OFFICE: D. OSHA CHECKED:	REVISIONS:

TABULAR DATA

NAME: WESTROADS COMMERCE CENTER, A CONDOMINIUM
ZONING DESIGNATION: IG - INDUSTRIAL (GENERAL)
PROJECT ACREAGE: 294,528 SQUARE FEET / 6.76 ACRES