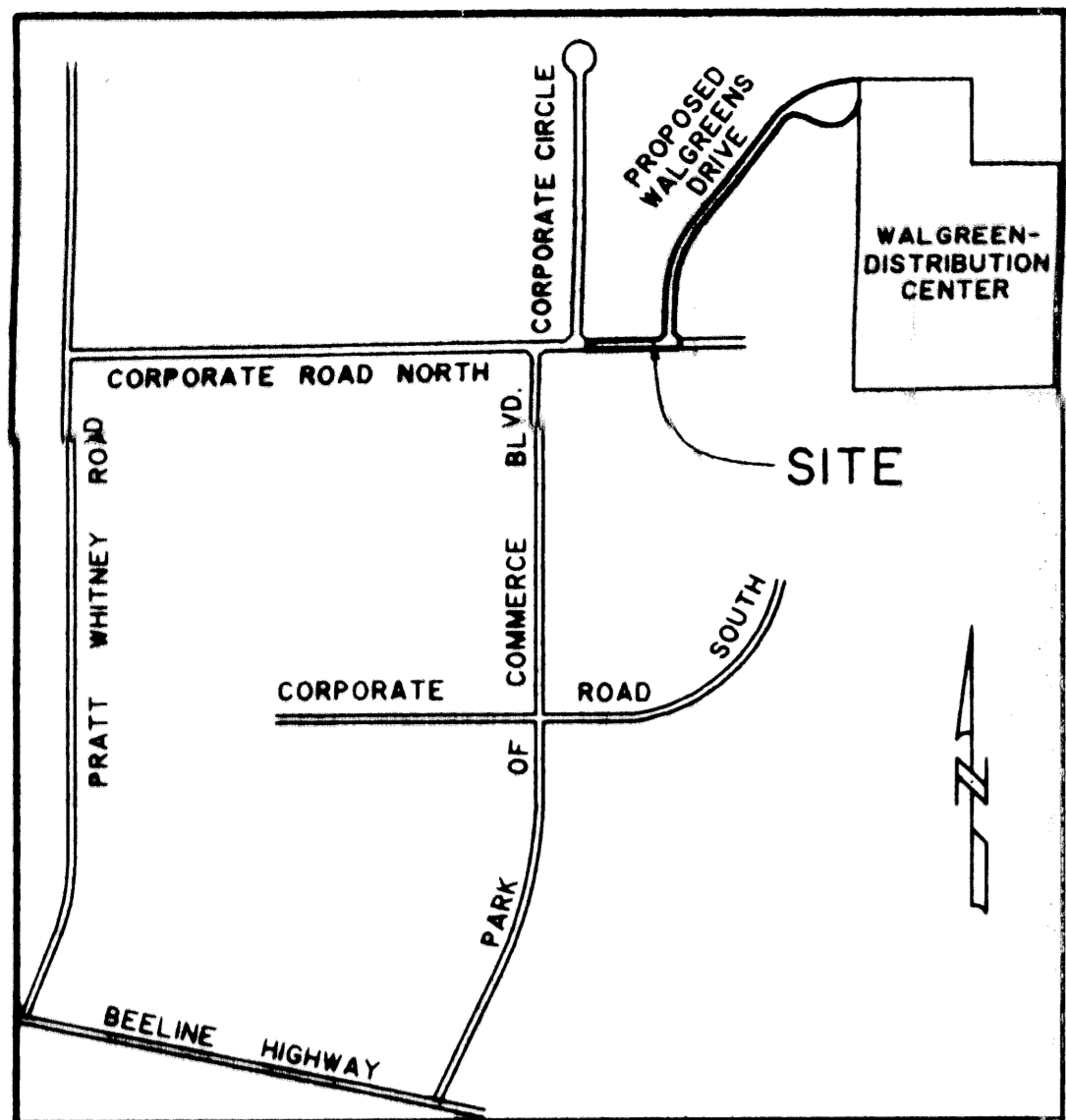


CORPORATE ROAD NORTH AND WALGREENS DRIVE

A PORTION OF THE LAND Lying in Sections 17 and 18, Township 41 South, Range 41 East, Palm Beach County, Florida.

SHEET 1 OF 3



LOCATION MAP
NOT TO SCALE

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT INTERNATIONAL TRADE CENTER L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS CORPORATE ROAD NORTH AND WALGREENS DRIVE, LYING IN SECTIONS 17 AND 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 88°56'16" WEST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1962.00 FEET; THENCE SOUTH 0°04'36" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°04'36" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL A AS SHOWN ON THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D. PLAT NO. 4 AS RECORDED IN PLAT BOOK 68, PAGES 88 AND 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 71.54 FEET TO THE MOST NORTHERLY POINT OF SAID PARCEL A; THENCE SOUTH 07°17'56" WEST ALONG THE WESTERLY LINE OF SAID TRACT A, A DISTANCE OF 64.89 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 63°27'54" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 104°42'30" AND A DISTANCE OF 157.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 66°20'06" AND A DISTANCE OF 73.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 287.23 FEET, A CENTRAL ANGLE OF 07°44'21" AND A DISTANCE OF 38.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°10'09" WEST, A DISTANCE OF 586.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 37°10'09" AND A DISTANCE OF 506.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 373.42 FEET; THENCE SOUTH 44°21'25" EAST, A DISTANCE OF 34.96 FEET; THENCE SOUTH 01°17'10" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 88°42'50" WEST, A DISTANCE OF 488.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 04°00'14" AND A DISTANCE OF 121.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°42'36" WEST, A DISTANCE OF 221.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1660.00 FEET, A CENTRAL ANGLE OF 03°57'49" AND A DISTANCE OF 114.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°40'25" WEST, A DISTANCE OF 775.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7599.52 FEET, A CENTRAL ANGLE OF 07°29'21" AND A DISTANCE OF 993.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°50'14" WEST, A DISTANCE OF 25.75 FEET TO THE SOUTHEAST CORNER OF CORPORATE ROAD NORTH (80' RIGHT-OF-WAY) AS SHOWN ON PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1 AS RECORDED IN PLAT BOOK 56, PAGES 172 THROUGH 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 06°09'46" WEST ALONG THE EASTERLY LINE OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 76 OF SAID PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1; THENCE NORTH 83°50'14" EAST ALONG SAID SOUTH LINE OF LOT 76, A DISTANCE OF 25.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTH LINE OF LOT 76 AND ITS EASTERLY EXTENSION, HAVING A RADIUS OF 7679.52 FEET, A CENTRAL ANGLE OF 07°29'21" AND A DISTANCE OF 1003.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°40'25" EAST, A DISTANCE OF 775.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 03°57'49" AND A DISTANCE OF 120.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°42'36" EAST, A DISTANCE OF 221.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1660.00 FEET, A CENTRAL ANGLE OF 04°00'14" AND A DISTANCE OF 116.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°42'50" EAST, A DISTANCE OF 358.52 FEET; THENCE NORTH 45°38'35" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 370.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37°10'09" AND A DISTANCE OF 557.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°10'09" EAST, A DISTANCE OF 586.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 367.23 FEET, A CENTRAL ANGLE OF 53°53'35" AND A DISTANCE OF 345.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.69 ACRES (378,462 SQUARE FEET) MORE OR LESS.

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

TRACTS

TRACT "A", AS SHOWN HEREON, IS BEING RETAINED BY THE INTERNATIONAL TRADE CENTER L.L.C. FOR PUBLIC ROADWAY AND OTHER LAWFUL PURPOSES NOT INCONSISTENT WITH THIS PLAT, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING AND SIGNAGE. HOWEVER, IT IS ANTICIPATED THAT ONCE INTERNATIONAL TRADE CENTER L.L.C. SATISFIES ITS OBLIGATIONS PURSUANT TO A SEPARATE WRITTEN AGREEMENT IT HAS ENTERED INTO WITH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ("DISTRICT"), THE FEE SIMPLE ABSOLUTE TITLE TO A PORTION OF TRACT "A", PLUS SOME OR ALL OF THE IMPROVEMENTS LOCATED THEREON, THEREIN OR THEREUNDER (THE "IMPROVEMENTS"), TOGETHER WITH THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SUCH CONVEYED PORTION OF TRACT "A" AND SOME OR ALL OF SAID IMPROVEMENTS, WILL BE CONVEYED TO THE DISTRICT, BUT SUBJECT TO A RESERVATION OF A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS FOR THE INTERNATIONAL TRADE CENTER L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, UNTIL SUCH CONVEYANCE OF SUCH PORTION OF TRACT "A" AND THE IMPROVEMENTS, INCLUDING SOME OR ALL OF THE MAINTENANCE OBLIGATIONS RELATING THERETO, IS CONVEYED TO AND ACCEPTED BY THE DISTRICT OR ANY OTHER DISTRICT APPROVED PUBLIC ENTITY AND SAID CONVEYANCE AND ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL OF SAID TRACT "A" AND THE IMPROVEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION AND RESPONSIBILITY OF INTERNATIONAL TRADE CENTER L.L.C., INCLUDING ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT OR PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, U.S.A. FUND MIAMI CORPORATION, A FLORIDA CORPORATION, THIS 15th DAY OF JUNE, 2001.

INTERNATIONAL TRADE CENTER, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: U.S.A. FUND MIAMI CORPORATION,
A FLORIDA CORPORATION,
ITS MANAGING MEMBER

WITNESS: Steven J. Feldman BY: Steven J. Feldman
STEVEN J. FELDMAN, PRESIDENT

WITNESS: Alina Villar

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STEVEN J. FELDMAN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF U.S.A. FUND MIAMI CORPORATION, A FLORIDA CORPORATION ON BEHALF OF INTERNATIONAL TRADE CENTER, L.L.C. 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 15th DAY OF June, 2001.

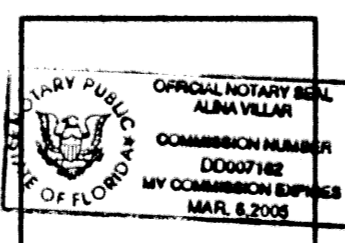
MY COMMISSION EXPIRES: March 6, 2005
Alina Villar
NOTARY PUBLIC

ALINA VILLAR
COMMISSION # 07007162
EXPIRES: MARCH 6, 2005

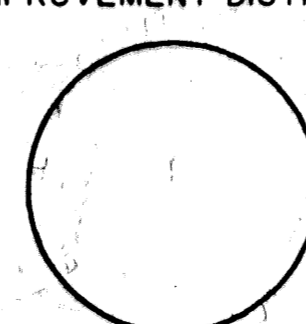
DEDICATION



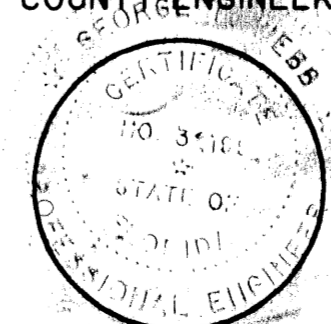
DEDICATION NOTARY



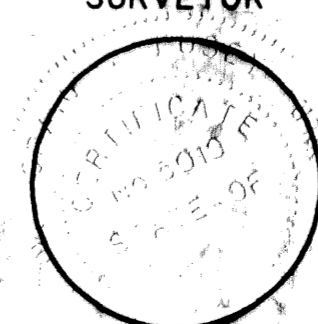
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



COUNTY ENGINEER



SURVEYOR



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BEING INCURRED BY THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS, THIS 27th DAY OF June, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Tesula N. Stewart
PETER L. PIMENTEL, SECRETARY TESULA N. STEWART, PRESIDENT

COUNTY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 15th DAY OF June, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) F.S.

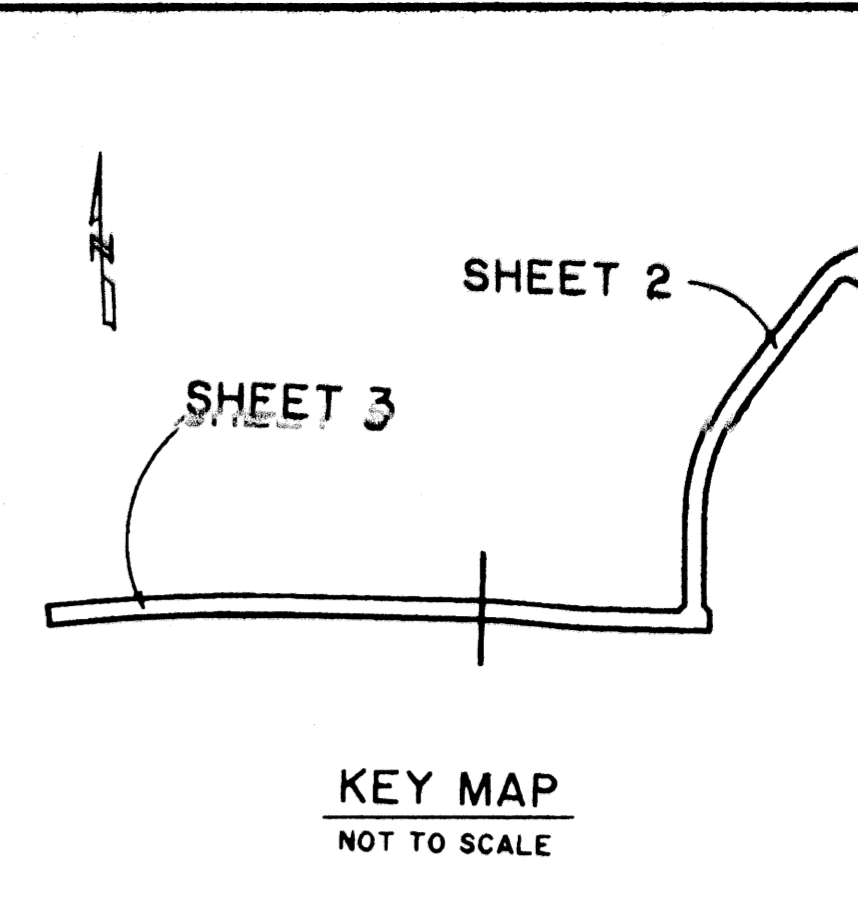
George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, JONATHAN S. MARCUS, ESQ. OF HOLLAND & KNIGHT LLP, 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 INTERNATIONAL TRADE CENTER L.L.C. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: MAY 4, 2001 BY: Jonathan S. Marcus
JONATHAN S. MARCUS, ESQ.
FLORIDA BAR NO. 333591
HOLLAND & KNIGHT LLP
1 EAST BROWARD BLVD., SUITE 1300
FORT LAUDERDALE, FL. 33301



KEY MAP
NOT TO SCALE

82



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
P.M. THIS 25th DAY OF July, 2001
AND DULY RECORDED IN PLAT BOOK NO. 91
ON PAGE 82-84
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY: Melissa Rojas D.C.

SURVEYOR'S NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN PRIOR APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°56'16" WEST, GRID DATUM, NAD 27, 1972 ADJUSTMENT AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

- 4. P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- FND. = FOUND
- CL. = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R. = RADIUS
- L. = ARC LENGTH
- Δ. = CURVE CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ⊙. = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
- . = DENOTES SET P.R.M. P.S.M NUMBER 5019
- . = DENOTES P.R.M. FOUND (AS NOTED)
- . = DENOTES SET P.C.P. P.S.M NUMBER 5019
- RL. = RADIAL

5. BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL.).

SURVEYOR & MAPPER 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 SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 18, 2001 BY: Craig S. Pusey
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5019
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. #4396

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

CORPORATE ROAD NORTH
AND WALGREENS DRIVE