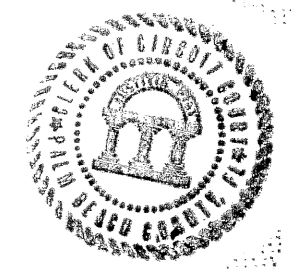
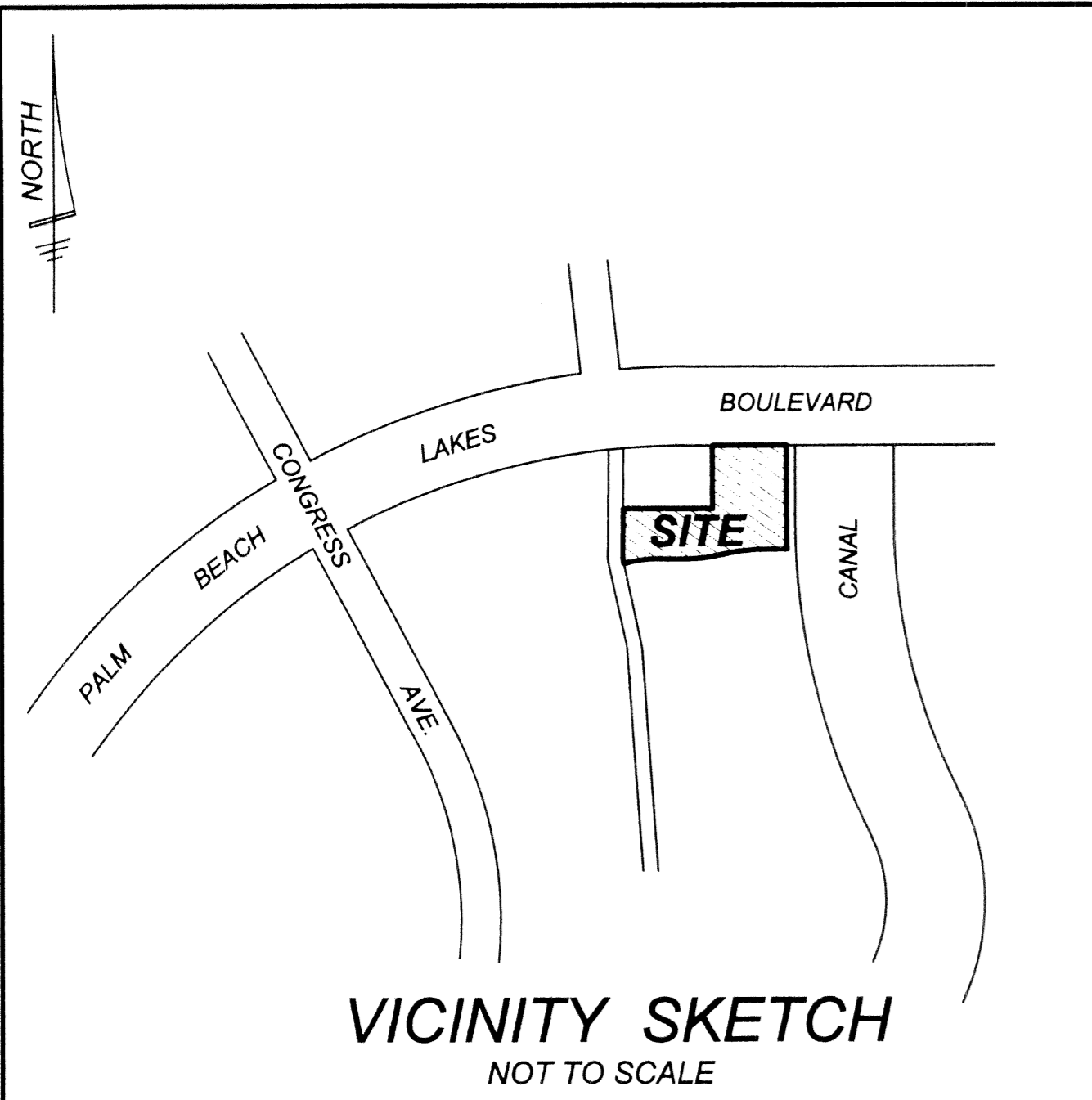


COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA  
This Plat was filed for record at A 11, 14,  
This 30 day of June, 2004  
and duly recorded in Plat Book No. 102  
on page 136-137  
DOROTHY H. WILKIE, Clerk of Circuit Court  
D.C. *[Signature]* Johnson, D.C.



# CHRISTIAN CONVENTION CENTER LOT C2 REPLAT

BEING A REPLAT OF LOT C2, COMMERCIAL PARCEL C, ACCORDING TO CHRISTIAN CONVENTION CENTER  
PLAT, AS RECORDED IN PLAT BOOK 86, PAGE 13, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN  
SECTION 17, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH,  
PALM BEACH COUNTY, FLORIDA  
MAY, 2004



### DEDICATION

State of Florida  
County of Palm Beach

Know all men by these presents, that Auditorium Plaza, L.C. a Florida limited liability company, owner of the land shown and described herein, has caused said lands to be platted in the manners shown hereon and to be known as Christian Convention Center Lot C2 Replat, said lands being more particularly described as follows:

Lot C2, Commercial Parcel C, according to Christian Convention Center Plat, as recorded in Plat Book 86, Page 13, Public Records of Palm Beach County, Florida.

Said lands situate in the City of West Palm Beach, Palm Beach County, Florida and contains 4.740 acres more or less.

Have caused the same to be surveyed, platted and replatted and do hereby dedicate as follows:

Tracts 1A and 1B, as shown hereon, are hereby reserved for the benefit of the owners of Lots 2, 3, 5 and 6, and their respective successors and assigns, serving all of Commercial Parcel C, Christian Convention Center Plat, as recorded in Plat Book 86, Page 13, Public Records of Palm Beach County, Florida for ingress and egress purposes and also for utility easement purposes, including for the installation, maintenance, and operation of cable television services and is the perpetual maintenance obligation of said owners without recourse to the City of West Palm Beach.

Tract 4, as shown hereon, is hereby reserved for the benefit of the owners of Lots 2, 3, 4 and 5, and their respective successors and assigns, serving all of Commercial Parcel C, Christian Convention Center Plat, as recorded in Plat Book 86, Page 13, Public Records of Palm Beach County for private street purposes and also for utility easement purposes, including for the installation, maintenance, and operation of cable television services, and is the perpetual maintenance obligation of said owners without recourse to the City of West Palm Beach.

IN WITNESS WHEREOF, the above named owner has caused these presents to be signed by its Managing Member by and with the authority of its Members this 27th day of May, 2004.

Auditorium Plaza, L.C.,  
a Florida limited liability company

Witness: *[Signature]*  
*[Signature]*  
Printed Name

By: *[Signature]*  
Samuel Susi,  
Managing Member

Witness: *[Signature]*  
*[Signature]*  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

BEFORE ME PERSONALLY APPEARED Samuel Susi, whom is personally known to me or has produced his Florida driver's license as identification, and did not take an oath, and who executed the foregoing instrument as Managing Member, on behalf of Auditorium Plaza, L.C., a Florida limited liability company and severally acknowledged to and before me that he executed such instrument as such official of said company by due and regular authority, and is the free act and deed of said company.

WITNESS my hand and official seal this 27th day of May, 2004.

My Commission Expires: December 26, 2007

*[Signature]*  
Notary Public  
State of Florida At Large  
*[Signature]*  
Printed Name

My Commission Number: DD267901

### MORTGAGEE'S CONSENT

State of Florida  
County of Broward

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 Record Book 12213 at Page 286 of the Public Records of Palm Beach County, Florida, 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 Sr. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 1st day of June, 2004.

City National Bank of Florida

WITNESS: *[Signature]*  
Printed Name

By: *[Signature]*  
Lynda Napolitano  
Sr. Vice President

WITNESS: *[Signature]*  
SUSAN A. MANDELL  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Broward

Before me personally appeared Lynda Napolitano, whom is personally known to me or has produced her Florida driver's license as identification and who executed the foregoing instrument as Sr. Vice President of City National Bank of Florida, 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 1st day of June, 2004.

My Commission Expires: 8-28-06

*[Signature]*  
Signature of Notary Public

My Commission No.: DD113165

*[Signature]*  
Printed Name of Notary Public

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach

I, Samuel Susi, 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 (a) the fee simple title to the property is vested in Auditorium Plaza, L.C., a Florida limited liability company; that the ad valorem taxes have been paid through December 31, 2003; that the only mortgage not satisfied or released of record nor otherwise terminated by law are shown hereon in favor of City National Bank of Florida, recorded in Official Records Book 12213, Page 286, of the Public Records of Palm Beach County, Florida, Public Records of Palm Beach County, Florida; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

This certification is based solely upon Commonwealth Land Title Insurance Company owner's policy no. A02-509706 completely covering the period from the beginning to December 21, 2000 at 4:10 P.M., inclusive and title update completely covering the period from December 21, 2000 at 4:10 P.M. to 2:11:11, 2004 at 8:24:23, inclusive.

*[Signature]*  
Samuel Susi, Attorney at Law  
Licensed in Florida  
Dated: May 28, 2004

### CITY APPROVAL

State of Florida  
County of Palm Beach  
City of West Palm Beach

This plat, as shown hereon has been approved for record by the City Commission of the City of West Palm Beach, Florida and the city does hereby formally accept the offers to dedicate contained on this plat this 21st day of June, 2004.

By: *[Signature]*  
Lois J. Frankel, Mayor

Approved: June 22, 2004  
City Planning Board

By: *[Signature]*  
Kenneth Spillias, Chairman

### REVIEWING 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. This review does not include the verification of the geometric data of the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

This 21st day of June, 2004.

By: *[Signature]*  
Vincent J. Noel  
Professional Surveyor and Mapper  
Florida Certificate No. LS 4169

### SURVEYORS 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; and that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) and monuments have been placed as required by law, and further that survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of The City of West Palm Beach, Florida.

By: *[Signature]*  
Craig L. Wallace  
Professional Surveyor and Mapper No. 3357  
State of Florida

DATE: 6/14/2004

### SURVEYOR'S NOTES:

- 1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplied in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this City and/or County.
- 2. The bearings referenced herein are based on a bearing of North 90° 00' 00" East along the North boundary of Lot C2 as shown on Christian Convention Center Plat as recorded in Plat Book 86, Page 13, Public Records of Palm Beach County, Florida.
- 3. This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

### CHRISTIAN CONVENTION CENTER LOT C2 REPLAT



FIELD: JOB No.: 01-1346 "B" F.B.: PG.:  
OFFICE: R.C. DATE: OCT., 2003 DWG. No.: 01-1346-3  
C/K'D: REF: 01-13463.ZAK SHEET 1 OF 2

NOTARY <i>[Signature]</i> Misty Meloni Notary Public State of Florida Exp. 12-26-2007 Atlantic Bonding Co., Inc.	CITY NATIONAL BANK OF FLORIDA <i>[Signature]</i> Lynda Napolitano Sr. Vice President	NOTARY <i>[Signature]</i> Susan A. Mandell Notary Public State of Florida Exp. 8-28-06	CITY OF WEST PALM BEACH	WEST PALM BEACH REVIEWING SURVEYOR <i>[Signature]</i> Vincent J. Noel	SURVEYOR <i>[Signature]</i> Craig L. Wallace
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