

THIS INSTRUMENT WAS PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
 180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
 PH.: 305-653-4493 / FAX: 305-651-7152
 O.N.: (040772) SURVEY (2004-082) CAD NO. 050023-P.DWG
 FIELD BOOK (488/52 JWL)

CORAL TRACE OFFICE PARK

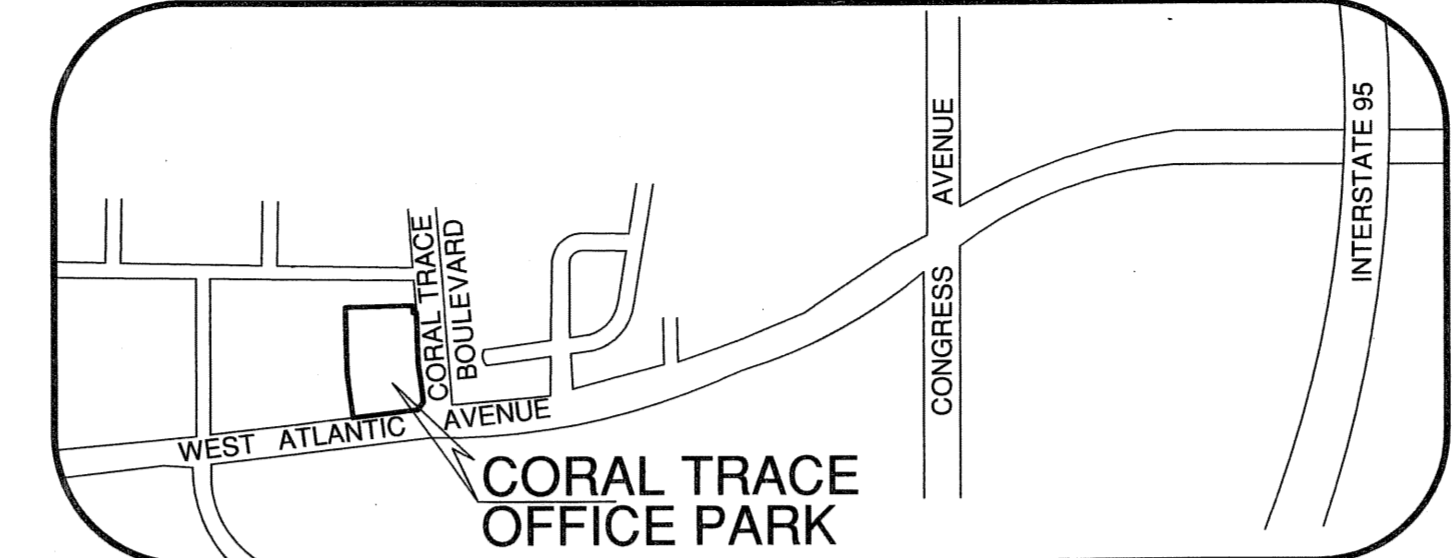
A REPLAT OF A PORTION OF PARCEL "A" CORAL TRACE SUBDIVISION (P.B. 82, PAGES 197-201, PBCR) AND A PORTION OF LOTS 12 AND 15, AND ABANDONED S.W. 2ND STREET, BREEZY RIDGE ESTATES (P.B. 23 PAGE 105, PBCR) LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
 FEBRUARY 2005

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:34 A.M. THIS 21 DAY OF July, 2005 AND DULY RECORDED IN PLAT BOOK NO. 105 ON PAGES 113 AND 115

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: *Daniel C. Fortin*



LOCATION MAP
 LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA
 NOT TO SCALE

STANDARD DEDICATION STATEMENT DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS:

CORAL TRACE OFFICE PARK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED IN THE STATE OF FLORIDA, OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 18, TOWNSHIP OF 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 PARCEL "A"

PARCEL "A" OF CORAL TRACE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 197 THROUGH 201 OF THE PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NORTHWEST CORNER OF PARCEL "A" OF CORAL TRACE ACCORDING TO THE MAP THEREOF RECORDED IN PLAT BOOK 82 AT PAGES 197 THROUGH 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RUN NORTH 00°38'28" WEST 25.14 FEET TO THE SOUTH BOUNDARY OF HIGH POINT OF DELRAY, SAID POINT BEING ON THE NORTH BOUNDARY OF BREEZY RIDGE ESTATES, THEN RUN NORTH 89°25'23" EAST ALONG SAID BOUNDARY 105.41 FEET TO THE WESTERLY BOUNDARY OF SAID CORAL TRACE, THENCE RUN SOUTH 01°05'55" EAST ALONG SAID BOUNDARY 25.14 FEET TO THE SAID NORTH BOUNDARY OF PARCEL "A", THEN RUN SOUTH 89°25'23" WEST ALONG SAID BOUNDARY 105.61 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

All of Lot 15, TOGETHER WITH:

A PARCEL OF LAND ADJACENT TO LOT 15, BREEZY RIDGE ESTATES, 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 23, PAGE 105, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 15, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; NORTH 00°32'44" WEST ALONG THE EXTENSION OF THE WEST LINE OF LOT 15 (THE BEARING ALONG THE WEST LINE OF SAID LOT 15 BEARS NORTH 00°32'44" WEST (ASSUMED) AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 25.00 FEET TO A POINT ON THE CENTERLINE OF S.W. 2ND STREET AS SHOWN ON SAID PLAT OF BREEZY RIDGE ESTATES; THENCE NORTH 89°27'16" EAST ALONG THE CENTERLINE OF SAID S.W. 2ND STREET, A DISTANCE OF 139.12 FEET TO A POINT; THENCE SOUTH 00°32'44" EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 15, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 89°27'16" WEST ALONG THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 139.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 12, LESS THE SOUTH 13 FEET CONVEYED TO THE STATE OF FLORIDA, ALL ACCORDING TO THE PLAT OF BREEZY RIDGE ESTATES, AS RECORDED IN PLAT BOOK 23, PAGE 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CORAL TRACE OFFICE PARK AND FURTHER DEDICATES AS FOLLOWS:

ALL GENERAL UTILITY EASEMENTS, AS SHOWN HEREON, ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES.

TRACT "A" AS SHOWN HEREON IS HEREBY PLATTED FOR PRIVATE PURPOSES PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH

TRACT "B" AS SHOWN HEREON DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY AND UTILITY PURPOSES.

THE CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GENERAL PUBLIC FOR THE PURPOSE OF CROSS ACCESS AND IS TO BE MAINTAINED BY CORAL TRACE OFFICE PARK, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

THE BUS SHELTER EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND USE OF THE PUBLIC TRANSIT BUS SHELTER, BOARDING AND ALIGHTING AREA, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE CORAL TRACE OFFICE PARK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, UNTIL SUCH TIME THE CITY, ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH THE UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE CITY, ITS SUCCESSORS AND OR ASSIGNS. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.

ALL WATER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

IN WITNESS WHEREOF, THAT CORAL TRACE OFFICE PARK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT MAS BENENSON, AND ALAN BENENSON, AND BY ITS PRESIDENT SHER MICHAEL SHER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF July, 2005.

CORAL TRACE OFFICE PARK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY,
 BY: MAS MANAGEMENT-CORAL TRACE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: MAS DEVELOPMENT, CORP., A FLORIDA CORPORATION, ITS MEMBER

BY: *Alan Benenson*
 ALAN BENENSON, PRESIDENT

AND

BY: SHER DEVELOPERS, INC., A FLORIDA CORPORATION, ITS MEMBER

BY: *Michael Sher*
 MICHAEL SHER, PRESIDENT

WITNESS: *Jingon Becerra*
 PRINT NAME: Jingon Becerra

WITNESS: *Milton F. Flores*
 PRINT NAME: MILTON F. FLORES

ACKNOWLEDGMENTS

STATE OF FLORIDA)
 COUNTY OF MIAMI DADE)
 BEFORE ME PERSONALLY APPEARED ALAN BENENSON AND MICHAEL SHER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBERS OF CORAL TRACE OFFICE PARK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF July, 2005.

MY COMMISSION EXPIRES: *Aurelia Abreu Montezzi*
 Commission #DD219157
 Expires: Jun 24, 2007
 Bonded Thru Atlantic Bonding Co., Inc.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF MIAMI DADE)
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOIN IN CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE OFFICIAL RECORDS BOOK 17507 AT PAGE 1896 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THAT MERCANTILE BANK, SUCCESSOR IN INTEREST TO POINTE BANK, A FLORIDA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS VICE-PRESIDENT BARBARA A. MEAVIC, AND ATTESTED BY ITS ASST VICE-PRESIDENT GLORIA C. BARALT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF July, 2005.

MERCANTILE BANK, SUCCESSOR IN INTEREST TO POINTE BANK, A FLORIDA BANKING CORPORATION
 LICENSED TO DO BUSINESS IN FLORIDA

ATTEST: *Gloria C Baralt* (TITLE): ASST Vice-Pres. BY: *Barbara A Meavic, Vice President* (TITLE): VICE-PRESIDENT

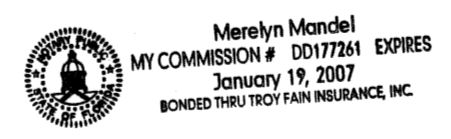
PRINT NAME: GLORIA C BARALT PRINT NAME: Barbara A Meavic

ACKNOWLEDGMENTS

STATE OF FLORIDA)
 COUNTY OF MIAMI DADE)
 BEFORE ME PERSONALLY APPEARED BARBARA A MEAVIC WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF MERCANTILE BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF July, 2005.

MY COMMISSION EXPIRES: *Meredith Mandel*
 NOTARY PUBLIC



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.

STANDARD (APPROVAL) SIGNATURE BLOCK

THIS PLAT OF THE CORAL TRACE OFFICE PARK AS APPROVED ON _____ THE 5th DAY OF July, A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: *Jeff Hill* ATTEST: *Sharon R. Bock*
 CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Dorling Director of Planning and Zoning
Randall H. Kuyper City Engineer
Randall H. Kuyper DIRECTOR OF ENVIRONMENTAL SERVICES
James H. Taback Chairman / Planning and Zoning Board
James H. Taback Fire Marshal

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF WEST PALM BEACH)
 WE ATTORNEY'S TITLE INSURANCE FUND, INC., AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CORAL TRACE OFFICE PARK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT A MORTGAGE IN FAVOR OF POINTE BANK, A FLORIDA STATE CHARTERED BANK, RECORDED ON SEPTEMBER 15, 2004, IN OFFICIAL RECORDS BOOK 17507, AT PAGE 1896; ASSIGNMENT OF LEASES AND RENTS RECORDED ON SEPTEMBER 15, 2004, IN OFFICIAL RECORDS BOOK 17507, AT PAGE 1922. UCC-1 FINANCING STATEMENT FORM RECORDED ON SEPTEMBER 15, 2004, IN OFFICIAL RECORDS BOOK 17507, AT PAGE 1931, ALL BEING RECORDED IN THE 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.

Dated: 7/11/05
 OFFICER OF ATTORNEY'S TITLE INSURANCE FUND, INC.
 PRINTNAME: Daniel J. Serban

THE LAND ENCUMPASSED BY THIS PLAT ARE SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS:

EASEMENTS, RIGHT-OF-WAY AND ACCESS AS SET FORTH IN INSTRUMENTS RECORDED IN: PLAT BOOK 23, PAGE 105; PLAT BOOK 82, PAGE 197; OFFICIAL RECORD BOOK 9944, PAGE 981; OFFICIAL RECORD BOOK 1604, PAGE 128, RESOLUTION NO. 34-99, OFFICIAL RECORD BOOK 11333, PAGE 1325, OFFICIAL RECORD BOOK 1732, PAGE 612; OFFICIAL RECORD BOOK 6495, PAGE 761, OFFICIAL RECORD BOOK 6495, PAGE 1165; OFFICIAL RECORD BOOK 6495, PAGE 1545, OFFICIAL RECORD BOOK 6495, PAGE 1554; ROAD PLAT 3, PAGE 24; PLAT BOOK 24, PAGE 116 PLAT BOOK 46, PAGE 53; PLAT BOOK 5, PAGE 51
 AGREEMENT AND ACCESS AS SET FORTH IN INSTRUMENTS RECORDED IN: OFFICIAL RECORD BOOK 11557, PAGE 157; OFFICIAL RECORD BOOK 16909, PAGE 501, OFFICIAL RECORD BOOK 16909, PAGE 512.
 COVENANTS, RESTRICTIONS AND NOTICE AS SET FORTH IN INSTRUMENTS RECORDED IN: OFFICIAL RECORD BOOK 11805, PAGE 339; DEED BOOK 650, PAGE 27; DEED BOOK 657, PAGE 188, DEED BOOK 681, PAGE 280; DEED BOOK 1007, PAGE 620, DEED AS SET FORTH IN INSTRUMENTS RECORDED IN: OFFICIAL RECORD BOOK 14405, PAGE 298.

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF CORAL TRACE OFFICE PARK, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 7-11-2005
John D. Weaver
 JOHN D. WEAVER
 SURVEYOR AND MAPPER 3550
 STATE OF FLORIDA
 HELLER-WEAVER & SHEREMETA, INC.
 CERTIFICATE OF AUTHORIZATION #LB 3449

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.") AND PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO 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 CITY OF DELRAY BEACH, FLORIDA.

Daniel C. Fortin
 DANIEL C. FORTIN, P.S.M.
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 STATE OF FLORIDA LICENSE NO. 2853
 Date: 7-06-05

EMBOSSSED SEALS

CORAL TRACE OFFICE PARK, L.L.C., SURVEYOR
 BANK
 REVIEWING SURVEYOR
 CITY OF DELRAY BEACH