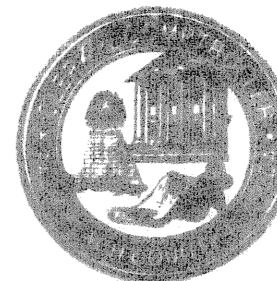


BELVEDERE COMMERCE CENTER M.U.P.D.
BEING A REPLAT OF A PORTION OF TRACT 4, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3,
RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LOCATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
FEBRUARY 2005 SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD
AT P M. THIS 9th DAY
OF NOVEMBER 2005 AND DULY
RECORDED IN PLAT BOOK NO. 106
ON PAGE 127-128
SHARON R. BOCK
CLERK & COMPTROLLER
BY: [Signature] D.C.



DEDICATION:

KNOWALL MEN BY THESE PRESENTS THAT BELVEDERE COMMERCE CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT 4, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BELVEDERE COMMERCE CENTER M.U.P.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 4, BLOCK 7, THE PALM BEACH FARMS CO., PLAT NO. 3, 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 2, PAGE 45, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA LESS THE WEST 40 FEET THEREOF AND FURTHER LESS THE NORTH 70 FEET THEREOF. ALSO LESS THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 7355, PAGE 997, AND OFFICIAL RECORD BOOK 17418, PAGE 285 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE 30 FOOT WIDE UNIMPROVED PLATTED ROAD RIGHT-OF-WAY, LYING EAST OF SAID TRACT 4, BLOCK 7, ABANDONED BY PALM BEACH COUNTY BY RESOLUTION R-99-2401 AS RECORDED IN OFFICIAL RECORD BOOK 11561, PAGE 1840 OF SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 3, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, THENCE SOUTH 89°03'43" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, BLOCK 7 AND ITS EASTERLY EXTENSION, A DISTANCE OF 625.16 FEET; THENCE NORTH 00°58'57" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SANSBURY'S WAY, AS RECORDED IN OFFICIAL RECORD BOOK 17418, PAGE 285 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 203.30 FEET; THENCE NORTH 12°32'43" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 51.43 FEET; THENCE NORTH 00°58'57" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 280.02 FEET; THENCE NORTH 44°02'17" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 56.58 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD, AS RECORDED IN SAID OFFICIAL RECORD BOOK 17418, PAGE 285; THENCE NORTH 89°01'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 543.29 FEET; THENCE NORTH 00°58'17" WEST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.13 FEET; THENCE NORTH 89°00'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED TRACT 3, BLOCK 7; THENCE SOUTH 00°56'17" EAST, ALONG SAID WEST LINE, A DISTANCE OF 585.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 353,993 SQUARE FEET OR 8.13 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. **WATER MANAGEMENT TRACT**, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 19180, PAGE 419, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. **LAKE MAINTENANCE EASEMENT**, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. **LANDSCAPE BUFFER EASEMENTS**, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 4. **LIMITED ACCESS EASEMENTS**: THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BELVEDERE COMMERCE CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 29th DAY OF September, 2005.

BELVEDERE COMMERCE CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
[Signature]
WITNESS (AS TO BOTH)
PRINT NAME: FRANK A. BARRETT, JR.
[Signature]
WITNESS (AS TO BOTH)
PRINT NAME: MICHELLE A. ARTASCO

[Signature]
MARTIN HEISE, MEMBER
[Signature]
GERALD S. BERSON, MEMBER

ACKNOWLEDGMENT:

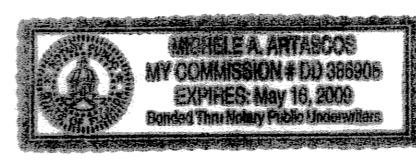
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN HEISE AND GERALD S. BERSON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED (Pellegrino Kwon) AND (Pellegrino Kwon) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBERS OF THE BELVEDERE COMMERCE CENTER L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF September, 2005.

MY COMMISSION EXPIRES: 5-16-09
COMMISSION NO. 52366905

[Signature]
NOTARY PUBLIC
PRINT NAME: Michelle A. Artascos



ACCEPTANCE OF DEDICATIONS AND/OR RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF September, 2005.

BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: [Signature]
PRINT NAME: FRANK A. BARRETT, JR.

BY: [Signature]
MARTIN HEISE
PRESIDENT

WITNESS: [Signature]
PRINT NAME: MICHELLE A. ARTASCO

ACKNOWLEDGMENT:

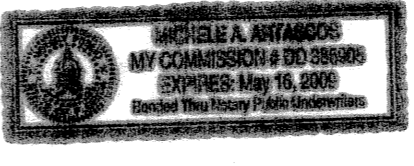
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN HEISE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED (Pellegrino Kwon) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 29th DAY OF September, 2005.

MY COMMISSION EXPIRES: 5/16/09
COMMISSION NO. 00382905

[Signature]
NOTARY PUBLIC
PRINT NAME: Michelle A. Artascos



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, REALTY LAND TITLE COMPANY, A TITLE INSURANCE COMPANY, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN BELVEDERE COMMERCE CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.

THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

REALTY LAND TITLE COMPANY

DATED September 29, 2005

[Signature]
STEPHEN W. SCRENCI
PRESIDENT

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 MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. 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 WITH APPLICABLE SECTION OF 61G17-8, FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] 9/29/2005
WAYNE LARRY FISH
PROFESSIONAL SURVEY & MAPPER
STATE OF FLORIDA REGISTRATION NO. 3238

COUNTY APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE SEC. 177.071(2), F.S. THIS 9 DAY OF November, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
GEORGE T. WEBB P.E.
COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., LICENSED BUSINESS NO. 6216, 105 SOUTH NARCISSESS AVENUE, SUITE 712, WEST PALM BEACH, FLORIDA 33401

SURVEYORS NOTES:

- 1. 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 RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 3, BLOCK 7, AS SHOWN HEREON HAVING A GRID BEARING OF SOUTH 00°56'17" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- 5. COORDINATES SHOWN ARE GRID COORDINATES DATUM: NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000238
NO ROTATION, GROUND TO GRID

SUBDIVISION: BELVEDERE COMMERCE CENTER MUPD
BOOK: 106 PAGE: 127
FLOOD ZONE: 4
QUAD: 44
SE: 5
TAZ: 815
ZIP CODE: 33411
PUD NAME:

W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
5730 CORPORATE WAY UNIT 100, WEST PALM BEACH, FLORIDA 33407
Phone: (561)615-9266 - Fax: (561)615-9270
E-mail: mappers@wlfish.com L.B. 6216

ZONING DATA

PETITION NO.	DOA 1999-0288
PROJECT NO.	5616-000
PROJECT NAME	BELVEDERE COMMERCE CENTER
ZONING DESIGNATION	MUPD
GROSS ACREAGE	8.13 AC.
P.C.N.	00-42-43-27-05-007-0040

BELVEDERE COMMERCE CENTER L.L.C. COMPANY SEAL	NOTARY PUBLIC NOTARY SEAL	BELVEDERE COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC. COMPANY SEAL	NOTARY PUBLIC NOTARY SEAL	REALTY LAND TITLE COMPANY COMPANY SEAL	PROFESSIONAL SURVEYOR & MAPPER	PALM BEACH COUNTY ENGINEER
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