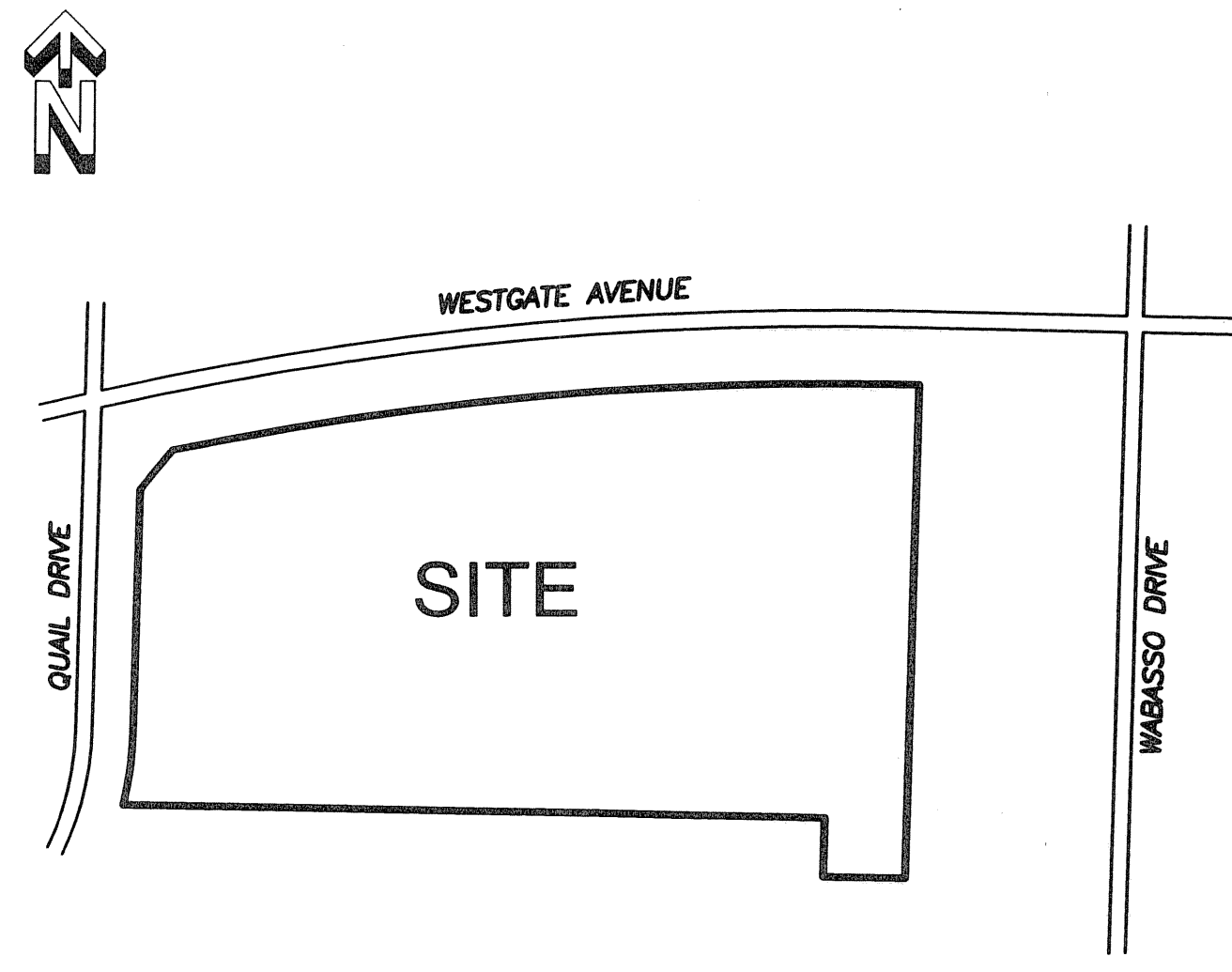


MID POINT COMMERCE CENTER M.U.P.D.

LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA JUNE, 2005

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This Plat was filed for record at 11:31 A.M.
This day of JUNE 2006
and duly recorded in Plat Book No. 167
on page 10-11
SHARON R. BOCK, Clerk & Comptroller
by Stephanie Freiheit D.C.



VICINITY SKETCH (NOT TO SCALE)

SHEET 1 OF 2

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager Member this 11 day of JANUARY, 2005, 2006

Capex Properties, LLC.,
a Florida limited liability company

WITNESS: [Signature]
BRYAN ROE
Printed Name

BY: [Signature]
Joshua McAlees
Manager Member

WITNESS: [Signature]
Amy McAlees
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Dawn Calder, who is personally known to me or has produced [Signature] as identification and who executed the foregoing instrument as Senior Vice President of Grand Bank & Trust of Florida, and severally acknowledged 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 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 11 day of JANUARY, 2005, 2006

My Commission Expires: June 19, 2008
[Signature]
Signature of Notary Public

My Commission No.: DD308394
Stephanie Freiheit
Printed Name of Notary Public

SURVEYOR AND MAPPER'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 monuments according to Sec. 177.091 (9) F.S., have been placed as required by law and, further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

[Signature]
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 102
West Palm Beach, FL 33407
Licensed Business No. 4569

NOTES:

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjusted.
- Zone = Florida East
- Linear Unit = US foot
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances are ground.
- Scale factor = 1.00003952
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the East line of said Section 25 which is assumed to bear South 01°33'41" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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, 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 county.
- This instrument prepared by:

Kristi J. Smith
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 102
West Palm Beach, FL 33407
561/640-4551

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Josh McAlees who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as Manager Member of Capex Properties, LLC., a Florida limited liability company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 11th day of JANUARY, 2005, 2006

My Commission Expires: JUNE 14, 2008
[Signature]
Signature of Notary Public

My Commission No.: DD332091
Nicole Schiavello
Printed Name of Notary Public

MORTGAGEES 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 which is recorded in Official Record Book 18335 at Page 1252 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 Senior Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of JANUARY, 2005, 2006

Grand Bank & Trust of Florida

WITNESS: [Signature]
Stephanie Freiheit
Printed Name

BY: [Signature]
Dawn Calder
Printed Name

WITNESS: [Signature]
Nicole Schiavello
Printed Name

[Signature]
Title

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Capex Properties, LLC., a Florida limited liability company, owner of the land shown hereon as Mid Point Commerce Center M.U.P.D., said land lying in Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION:

Commence at the Northeast corner of said Section 25; thence S. 1°33'41" W., along the East line of said Section 25, a distance of 1292.45 feet to a point on the South right of way line of Westgate Avenue as shown on Road Plat Book 2, Page 205, Public Records of Palm Beach County, Florida, and further amended in Official Record Book 9484, Page 622, said point also being the POINT OF BEGINNING; thence N. 88°52'12" W., along said South right of way line, a distance of 6.48 feet to a point on a curve concave to the South with a central angle of 12°33'49" and a radius of 2059.93 feet; thence West along the arc of said curve, a distance of 451.69 feet to a point on the East right of way line of Quail Drive as described in Official Record Book 10601, Page 858; thence S. 40°02'48" W., along said East right of way line, a distance of 31.12 feet; thence S. 1°31'32" W., along said East right of way line, a distance of 148.32 feet to a point on a curve concave to the West with a central angle of 12°16'01" and a radius of 210.00 feet; thence Southerly along the arc of said curve, a distance of 44.96 feet to a point on a line 136.00 feet North of and parallel to the South line of the North half (N. 1/2) of the Northeast quarter (N.E. 1/4) of the Southeast quarter (S.E. 1/4) of the Northeast quarter (N.E. 1/4) of said Section 25; thence S. 89°02'36" E., along said parallel line, a distance of 428.24 feet to a point on a line 50.00 feet West of and Parallel to the East line of said Section 25; thence S. 1°33'41" W., a distance of 36.00 feet to a point on a line 100.00 feet North of and parallel to the South line of the North half (N. 1/2) of the Northeast quarter (N.E. 1/4) of the Southeast quarter (S.E. 1/4) of the Northeast quarter (N.E. 1/4) of said Section 25; thence S. 89°02'36" E., a distance of 50.00 feet to a point on the East line of said Section 25; thence N. 1°33'41" E., a distance of 301.00 feet to the POINT OF BEGINNING.

Containing 2.74 acres, more or less.

LANDSCAPE BUFFER EASEMENT

The Landscape Buffer Easements as shown hereon, are hereby reserved for the owners of Tract "A", their successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to Palm Beach County.

LIMITED ACCESS EASEMENT

The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

SUBDIVISION MID POINT COMMERCE CENTER
PAGE TO
BOOK 107
FLOOD MAP # 155 P
ZONING MUPD
QUAD # 31
ZIP CODE 33409
SE
TAZ 911
PUB NAME

TABULAR DATA
PETITION NO.: 2001-030
MID POINT COMMERCE CENTER
TOTAL ACREAGE: 2.74

BEARING ROTATION EQUATION:
N01°33'41"E (PLAT BEARING)
N01°33'35"E (GRID BEARING)
359°59'54" =CLOCKWISE BEARING ROTATION
(PLAT TO GRID)

GRAND BANK & TRUST OF FLORIDA <u>[Signature]</u> Stephanie Freiheit Commission # DD332091 Expires June 14, 2008	NOTARY SEAL/STAMP <u>[Signature]</u> Nicole Schiavello Commission # DD332091 Expires: JUNE 24, 2008 AARON NOTARY.COM	NOTARY SEAL/STAMP	SURVEYOR SEAL <u>[Signature]</u> Craig L. Wallace Professional Surveyor and Mapper Florida Certificate No. 3357 Wallace Surveying Corporation 901 Northpoint Parkway, Suite 102 West Palm Beach, FL 33407 Licensed Business No. 4569	COUNTY ENGINEER SEAL <u>[Signature]</u> George T. Webb, P.E. County Engineer
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MID POINT COMMERCE CENTER M.U.P.D.			
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 901 NORTHPOINT PARKWAY, SUITE 102, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD:	JOB NO.: 05-1067A	F.B.:	P.G.
OFFICE: K.S.	DATE: JUNE, 2005	DWG. NO.:	05-1067-1
CK'D: C.W.	REF: 05-1067-1.DWG	SHEET:	1 OF 2