

PREMIER PARK OF COMMERCE
BEING A PORTION OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

00074-188

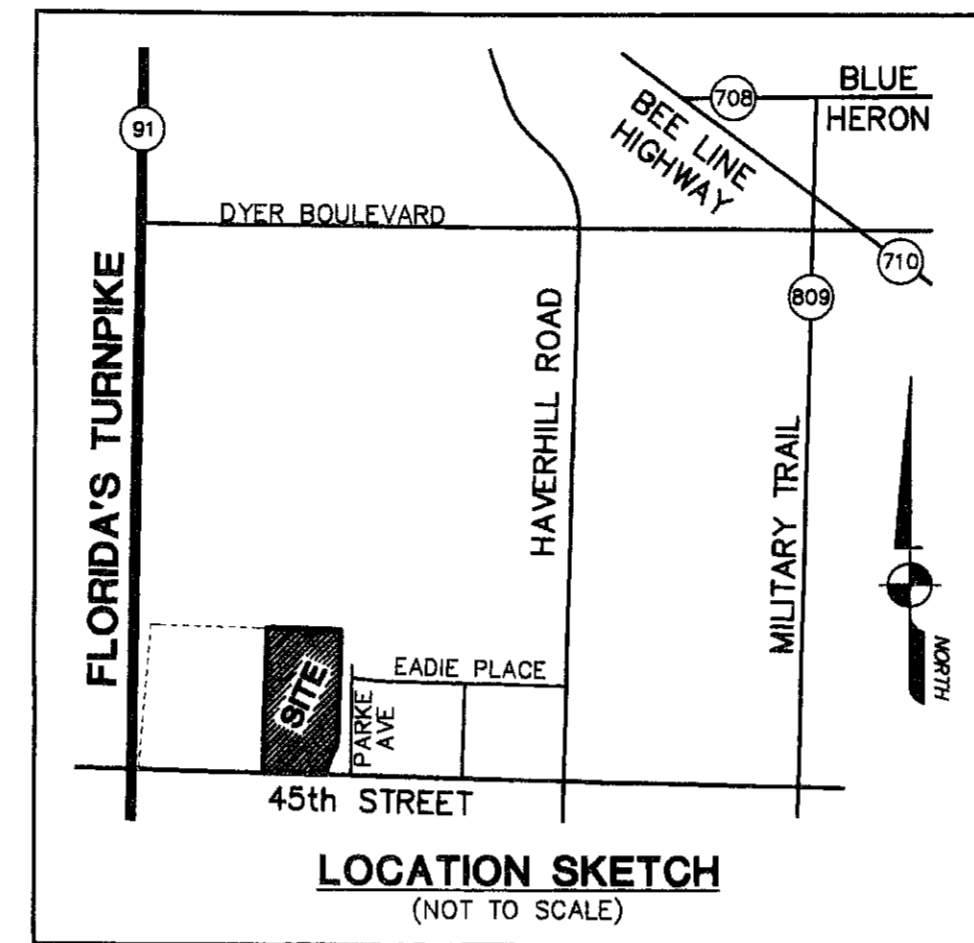
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at PM this 27
day of NOVEMBER, 2006,
and duly recorded in Plat Book
108, Pages 186, through
187.

SHARON R. BOCK
Clerk & Comptroller
By: Sharon R. Bock

SHEET 1 OF 2

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 PALM BEACH
COUNTY, FLORIDA.



THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JUNE, 2006

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PREMIER PARK OF COMMERCE LLP, A FLORIDA LIMITED LIABILITY
PARTNERSHIP, OWNER OF THE LAND AS SHOWN HEREON, BEING IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 04 DEGREES 47 MINUTES 43 SECONDS
WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 50.08 FEET TO THE INTERSECTION WITH THE NORTHERN
PALM BEACH COUNTY WATER MANAGEMENT DISTRICT CANAL SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 88 DEGREES 31
MINUTES 08 SECONDS EAST, PARALLEL WITH AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2 AND ALONG
SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 1514.21 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
PARCEL; THENCE CONTINUE SOUTH 88 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 980.11 FEET TO THE
WESTERLY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4445, PAGE 1337, PALM BEACH COUNTY, FLORIDA;
THENCE SOUTH 01 DEGREE 28 MINUTES 13 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1387.64 FEET TO
THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 37 MINUTES 12
SECONDS FOR A DISTANCE OF 181.60 FEET; THENCE SOUTH 33 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE
OF 85.55 FEET; THENCE SOUTH 19 DEGREES 09 MINUTES 21 SECONDS WEST A DISTANCE OF 262.41 FEET TO THE
NORTHERLY RIGHT-OF-WAY LINE OF 45TH STREET; THENCE NORTH 88 DEGREES 31 MINUTES 59 SECONDS WEST, ALONG
SAID RIGHT-OF-WAY LINE, A DISTANCE OF 820.11 FEET; THENCE NORTH 01 DEGREE 28 MINUTES 13 SECONDS EAST,
A DISTANCE OF 1887.83 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,813,667 SQUARE FEET
(41.64 ACRES) MORE OR LESS.

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

PARCELS A, B, D, E, AND F, AS SHOWN HEREON ARE HEREBY RESERVED TO PREMIER PARK OF COMMERCE LLP,
ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

PARCEL C, AS SHOWN HEREON IS HEREBY RESERVED TO PREMIER PARK OF COMMERCE LLP,
ITS SUCCESSORS AND ASSIGNS, FOR RETENTION PURPOSES AND IS THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

PARCELS G, AS SHOWN HEREON IS HEREBY RESERVED TO PREMIER PARK OF COMMERCE LLP,
ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY AND UTILITY PURPOSES AND IS THE PERPETUAL
MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE
CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS
TO BE SIGNED BY ITS AUTHORIZED PARTNERS, THIS 14th DAY OF NOVEMBER, 2006.

WITNESS: ISAAC SREDNI, ERWIN SREDNI, SAUL GILINSKI
BY: JACK AZOUT, PARTNER, ERWIN SREDNI, PARTNER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS
BEFORE ME PERSONALLY APPEARED JACK AZOUT AND ERWIN SREDNI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNERS
OF PREMIER PARK OF COMMERCE, LLP 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 14th DAY OF NOVEMBER, 2006.

MY COMMISSION EXPIRES:
Notary Public Seal

SURVEYOR'S NOTES

- 1. BEARING REFERENCE: BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE NORTH LINE OF SECTION 2-43-42, HAVING A BEARING OF S88°31'08"E.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
4. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
5. EASEMENTS CREATED BY PREVIOUS PLATS SHALL REMAIN IN FORCE AND ARE NOT EXTINGUISHED BY THIS REPLAT, UNLESS SPECIFICALLY ABANDONED.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
8. ABBREVIATION LEGEND: C = CENTERLINE, A = CENTRAL ANGLE, L.B. = LICENSED BUSINESS, O.R.B. = OFFICIAL RECORDS BOOK, P.L.S. = PROFESSIONAL LAND SURVEYOR, P.B. = PLAT BOOK, P.B.C.R. = PALM BEACH COUNTY RECORDS, PG. = PAGE, P.R.M. = PERMANENT REFERENCE MONUMENT, SQ. FT. = SQUARE FEET, R/W = RIGHT OF WAY, P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER.

SYMBOL LEGEND:
INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" X 4" X 24" CONCRETE MONUMENT WITH BRASS DISK STAMPED "L.B. #3500, P.R.M."

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 RECORDS BOOK 15302 AT PAGE 1372 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 VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, 15th DAY OF NOVEMBER, 2006.

WITNESS: ALTHEA LYNN SOBIE, VICE PRESIDENT, OLIVIA CUTTING
PRINT NAME: ALTHEA LYNN SOBIE, VICE PRESIDENT, OLIVIA CUTTING
PRINT TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS
BEFORE ME PERSONALLY APPEARED OLIVIA CUTTING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK 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 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 NOVEMBER, 2006.

MY COMMISSION EXPIRES:
Notary Public Seal

TITLE CERTIFICATION

I, THEODORE J. KLEIN, 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 PREMIER PARK OF COMMERCE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THEODORE J. KLEIN, ATTORNEY AT LAW
8030 PETERS ROAD, BUILDING D, SUITE 104
PLANTATION, FLORIDA 33324

DATED: November 14, 2006

APPROVAL 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 17th DAY OF NOVEMBER, 2006.

BY: LOIS J. FRANKEL, MAYOR

CITY PLANNING BOARD
BY: KENNETH SHILLAS, CHAIRMAN

REVIEWING SURVEYOR'S STATEMENT

THAT 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 GEOMETRIC DATA NOR THE VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP'S) AND MONUMENTS AT LOT CORNERS.

THIS 17th DAY OF NOVEMBER, 2006.
VINCENT J. NOEL, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4169, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(9), WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: 11/08/06

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

