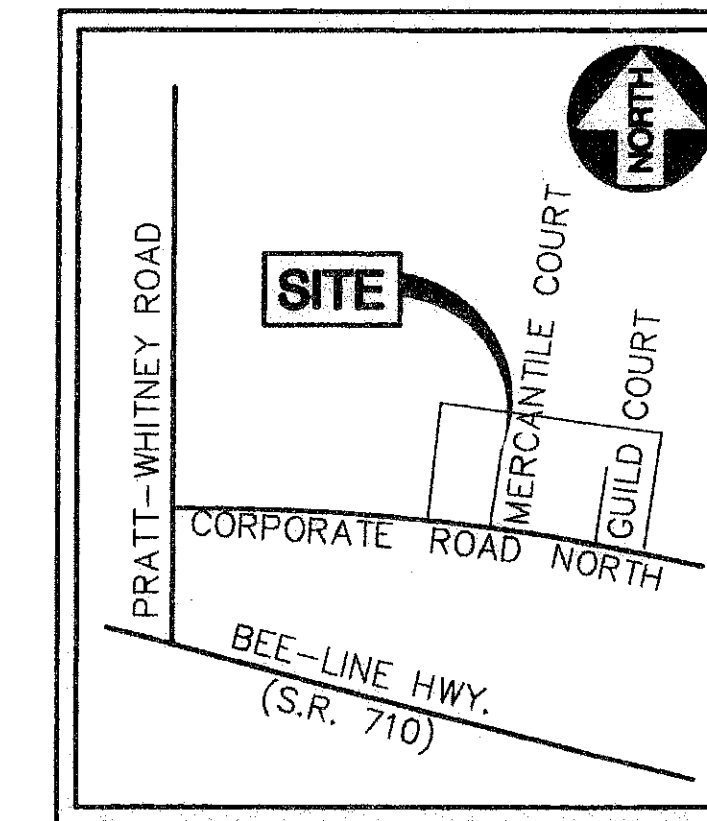


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PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT X

A REPLAT OF LOTS 6 AND 7, PALM BEACH PARK OF COMMERCE, P.I.P.D.- PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

1
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 8:30 AM THIS 31st DAY OF April, 2007, AND DULY RECORDED IN PLAT BOOK NO. 110 ON PAGES 1
SHARON R. BOCK
CLERK & COMPTROLLER,
PALM BEACH COUNTY
BY: Debra Hamilton
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INTERNATIONAL TRADE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT X, BEING A REPLAT OF LOTS 6 AND 7, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6 AND 7, PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.72 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2) TRACT C IS HEREBY RESERVED FOR INTERNATIONAL TRADE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR CANAL ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, INTERNATIONAL TRADE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, U.S.A. FUND MIAMI CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF April, 2007.

INTERNATIONAL TRADE CENTER, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: U.S.A. FUND MIAMI CORPORATION,
A FLORIDA CORPORATION,
AS MANAGING MEMBER

BY: Dirk Kuczurba, PRESIDENT

WITNESS: Alma Villar
PRINT NAME Alma Villar

WITNESS: Fabiana Simone
PRINT NAME Fabiana Simone

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

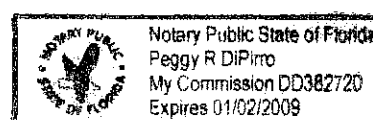
BEFORE ME PERSONALLY, I MEET DIRK KUCZURBA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF U.S.A. FUND MIAMI CORPORATION, A FLORIDA CORPORATION, AS MANAGING MEMBER, OF INTERNATIONAL TRADE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 17th DAY OF April, 2007.

MY COMMISSION EXPIRES: 1/2/2009

NOTARY PUBLIC: Peggy R. DiPiro MY COMMISSION NUMBER: DD382720

PRINT NAME: Peggy R. DiPiro



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

UNIT OF DEVELOPMENT NO. 16

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING DRAINAGE EASEMENTS AND WATER MANAGEMENT MAINTENANCE EASEMENTS AS DEDICATED BY PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 1, RECORDED IN PLAT BOOK 58, PAGES 172 THROUGH 176 AND PALM BEACH PARK OF COMMERCE, P.I.P.D. - PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, EACH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

DATED THIS 15 DAY OF APRIL, 2007

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: O'Neal Bardin, Jr.
O'NEAL BARDIN, JR.,
SECRETARY,
BOARD OF DIRECTORS

BY: Pamela M. Rauch
PAMELA M. RAUCH,
PRESIDENT,
BOARD OF DIRECTORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MS. LINDA LARREA, ESQ., TITLE AGENT FOR CAMBRIDGE TITLE AND CLOSING SERVICES, INC., A TITLE INSURANCE COMPANY AS DULY LICENSED 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 IN INTERNATIONAL TRADE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 4-16-07

Linda Larrea
MS. LINDA LARREA, ESQ.,
CAMBRIDGE TITLE & CLOSING SERVICES, INC.
150 ALHAMBRA CIRCLE, SUITE 950
CORAL GABLES, FL 33134

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 28 DAY OF May, 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: George T. Webb
GEORGE T. WEBB, P.E.
PALM BEACH COUNTY ENGINEER

SURVEYOR'S 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 THE USE RIGHTS GRANTED.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (R) DENOTES RADIAL.
- 6) THE NORTH LINE OF THE PLAT OF PALM BEACH PARK OF COMMERCE, P.I.P.D.-PLAT III, RECORDED IN PLAT BOOK 103, PAGES 132 AND 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS TAKEN TO BEAR SOUTH 89°08'22" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

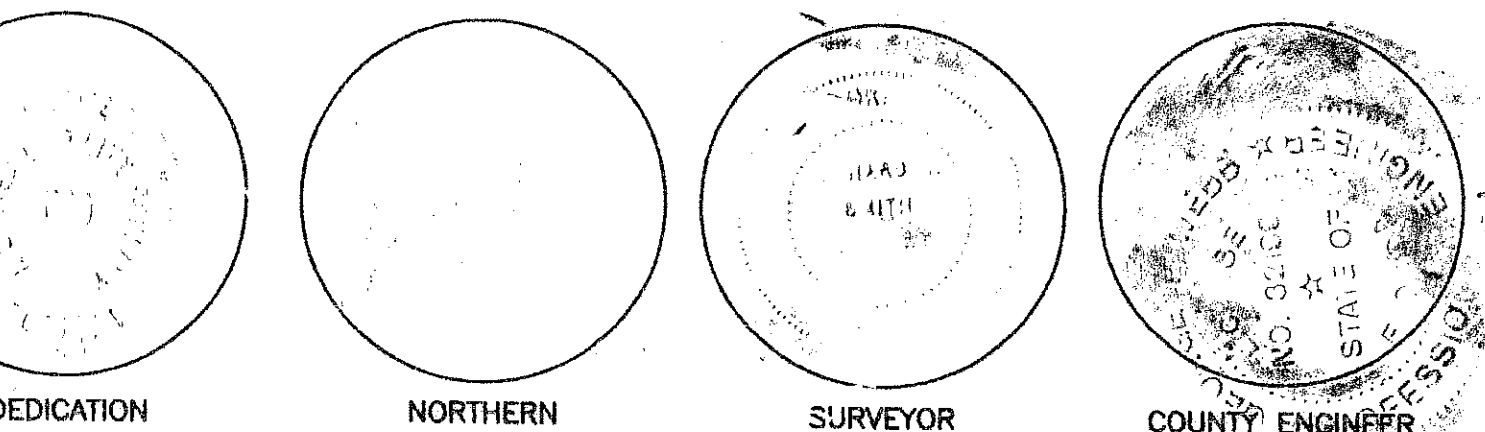
DATE: April 17, 2007

Richard H. Smith
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

THIS INSTRUMENT PREPARED BY:
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239
FOR L.B.F.H., INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
3550 S.W. CORPORATE PARKWAY
PALM CITY, FLORIDA 34990
LB-959

lbfh INC. CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
 "Partners For Results, Value By Design"
 3550 S.W. Corporate Parkway, Palm City, Florida 34990
 (772) 286-3883 Fax: (772) 286-3925
 BPR & FBPE License No: 959 www.lbfh.com

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Sheet of



REPLAT OF PALM BEACH PARK OF COMMERCE PL. 10
PAGE 110
PLAT BOOK 103
PAGE 132 & 133
SECTION 18, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA