

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 2:21 PM
THIS 10 DAY OF MAY
2013, AND DULY RECORDED IN PLAT BOOK NO.
116 ON PAGE 172-182
SHARON R. BOCK, CLERK OF CIRCUIT COURT
AND COMPTROLLER:
BY: [Signature] D.C.

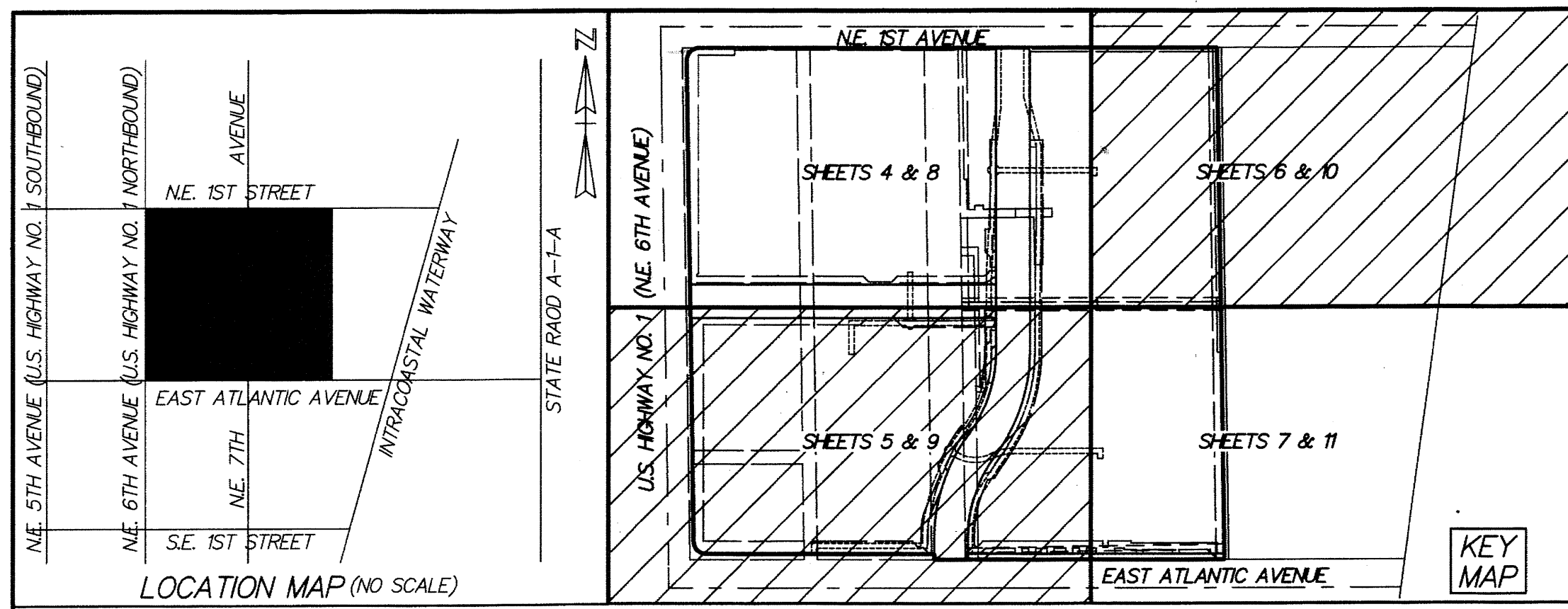


CDS DELRAY REDEVELOPMENT

BEING A REPLAT OF A PORTION OF BLOCK 116 AND A PORTION OF THE ROAD RIGHT OF WAY FOR N.E. 7TH AVENUE LYING EAST OF AND ADJACENT TO SAID BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH) (PLAT BOOK 1, PAGE 3, P.R.P.B.CO) AND ALL OF THE PLAT OF ATLANTIC PLAZA (PLAT BOOK 50, PAGE 129) (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2011
SHEET 1 OF 11

012 - 156



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CDS FREECORE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CDS DELRAY REDEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CDR ATLANTIC PLAZA, LTD., A FLORIDA LIMITED PARTNERSHIP OWNERS OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCK 116 AND A PORTION OF THE ROAD RIGHT OF WAY FOR N.E. 7TH AVENUE LYING EAST OF AND ADJACENT TO SAID BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH) (PLAT BOOK 1, PAGE 3, P.R.P.B.CO.), AND ALL OF THE PLAT OF ATLANTIC PLAZA (PLAT BOOK 50, PAGE 129) (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, LESS THE SOUTH 7.0 FEET THEREOF AND LESS THAT PORTION FOR ADDITIONAL ROAD RIGHT OF WAY FOR N.E. 6TH AVENUE (U.S. HIGHWAY NO. 1) AS RECORDED IN ROAD PLAT BOOK 2, PAGE 210, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF N.E. 7TH AVENUE ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO BLOCK 116, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND:

ALL OF THE PLAT OF ATLANTIC PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 377,004 SQUARE FEET OR 8.65 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "CDS DELRAY REDEVELOPMENT" AND HEREBY DEDICATES AS FOLLOWS:

TRACTS "A", "B" AND "C" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "D" IS HEREBY DEDICATED TO THE CDS DELRAY REDEVELOPMENT MASTER PROPERTY OWNERS ASSOCIATION, INC. AS A PRIVATE STREET AND FOR PRIVATE UTILITIES AND IS TO BE OWNED AND MAINTAINED BY SAID CORPORATION AND SUBJECT TO AN INGRESS-EGRESS EASEMENT TO THE PUBLIC FOR VEHICULAR AND NON-VEHICULAR TRAFFIC.

TRACT "E" (N.E. 7TH AVENUE) IS HEREBY DEDICATED TO THE CDS DELRAY REDEVELOPMENT MASTER PROPERTY OWNERS ASSOCIATION, INC. AS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY SAID CORPORATION AND IS SUBJECT TO PUBLIC INGRESS-EGRESS EASEMENT AND EASEMENT FOR PUBLIC UTILITIES ONLY AND OTHER CONDITIONS PER THE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 23166, PAGE 1567, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "F" IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE PUBLIC FOR NON-VEHICULAR INGRESS-EGRESS AND OTHER ITEMS NOT INCONSISTENT WITH THIS DEDICATION AND WILL BE THE MAINTENANCE OBLIGATION OF CDS DELRAY REDEVELOPMENT MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THE SEWER EASEMENT AS SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

THE NON-VEHICULAR ACCESS LINES AS SHOWN HEREON ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF A PUBLIC TRANSIT BOARDING AREA.

ALL ON-SITE WATER, SEWER, LIFT STATION AND DRAINAGE FACILITIES, UNLESS SHOWN OTHERWISE, ARE TO BE PRIVATE SYSTEMS AND SHALL BE OWNED AND MAINTAINED BY CDS DELRAY REDEVELOPMENT MASTER PROPERTY OWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICES, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE FLORIDA POWER AND LIGHT COMPANY EASEMENTS AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE FLORIDA POWER AND LIGHT COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION OF ELECTRIC UTILITY FACILITIES.

IN WITNESS WHEREOF, THE ABOVE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF April, 2013.

CDS FREECORE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: CDS INTERNATIONAL REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Michael Corrali BY: William H. Milmoie, Manager

WITNESS: [Signature]

ACKNOWLEDGEMENT:

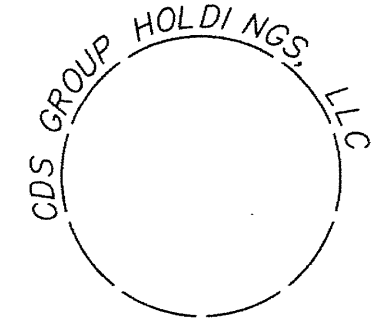
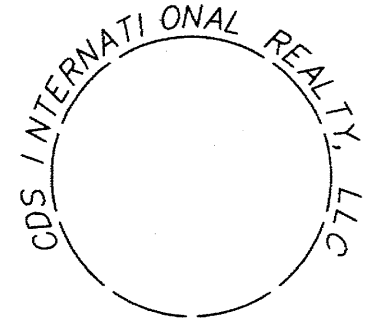
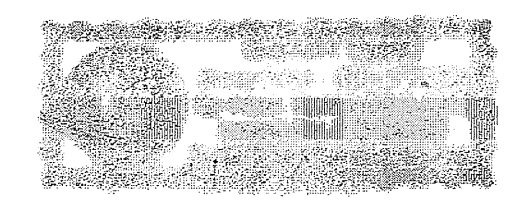
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. MILMOE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CDS INTERNATIONAL REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGER OF CDS FREECORE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND OFFICIAL THIS 22 DAY OF April, 2013.

MY COMMISSION EXPIRES:

NOTARY PUBLIC NAME: William H. Milmoie, COMMISSION NO.:



IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH PROPER AUTHORITY, THIS 22 DAY OF April, 2013.

CDS DELRAY REDEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: CDS GROUP HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Michael Corrali BY: William H. Milmoie, Manager

WITNESS: [Signature]

ACKNOWLEDGEMENT:

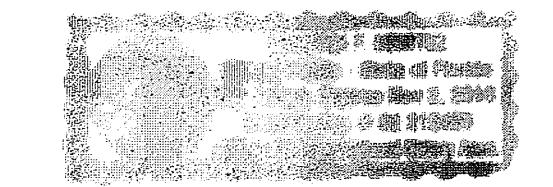
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. MILMOE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CDS GROUP HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS MANAGER FOR CDS DELRAY REDEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND OFFICIAL THIS 22 DAY OF April, 2013.

MY COMMISSION EXPIRES:

NOTARY PUBLIC NAME: William H. Milmoie, COMMISSION NO.:



IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH PROPER AUTHORITY, THIS 22 DAY OF April, 2013.

CDR ATLANTIC PLAZA, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: DELRAY HISTORIC, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: Michael Corrali BY: William H. Milmoie, President

WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. MILMOE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DELRAY HISTORIC, INC., A FLORIDA CORPORATION GENERAL PARTNER FOR CDR ATLANTIC PLAZA, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 OFFICIAL THIS 22 DAY OF April, 2013.

MY COMMISSION EXPIRES:

NOTARY PUBLIC NAME: William H. Milmoie, COMMISSION NO.:

