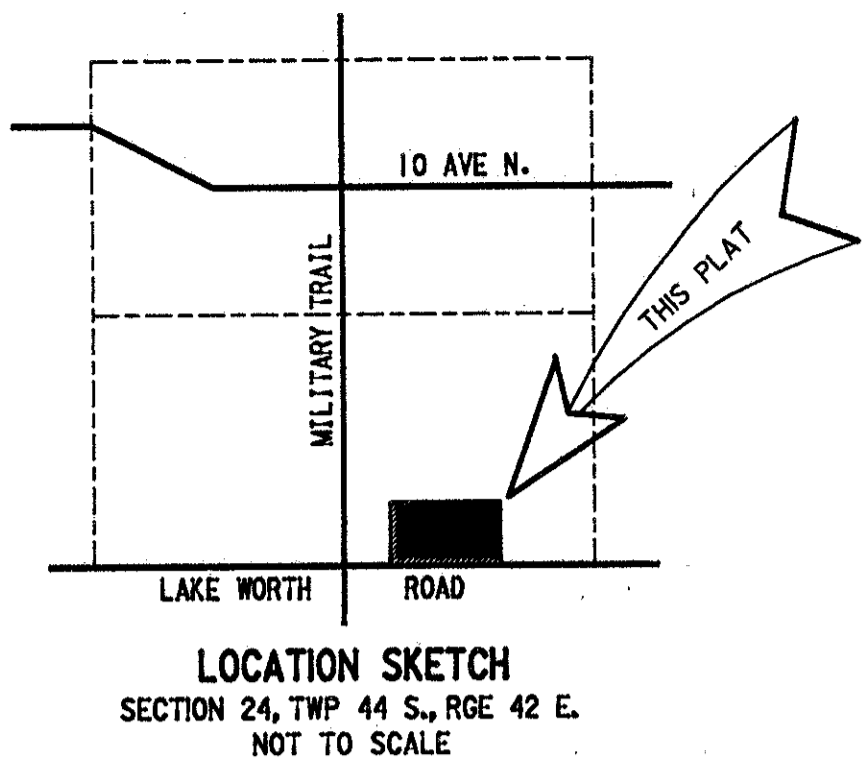


0628-001

HOME DEPOT PLAZA, A P.C.D.

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



IN WITNESS WHEREOF THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF SEPTEMBER, 1994.

PREPARED BY JON P. WEBER, P.L.S. IN THE OFFICES OF KEITH & SCHNARS, P.A. ENGINEERS-PLANNERS-SURVEYORS 6500 NORTH ANDREWS AVENUE FORT LAUDERDALE, FLORIDA 33309 (305) 776-1616 DECEMBER 1993 PI4470:4470UPLDGN

WITNESS Bruce W. Dixon PRINT NAME: Bruce W. Dixon

TPI RESTAURANTS, INC. A TENNESSEE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA.

WITNESS Rex Martin PRINT NAME: Rex Martin

BY Les Lockhart PRINT NAME: Les Lockhart TITLE: V.P. of Development

ACKNOWLEDGEMENT

STATE OF Pennsylvania COUNTY OF Pennsylvania SS BEFORE ME PERSONALLY APPEARED Jason Ciralli WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF THE PEP BOYS-MANNY, MOE AND JACK, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 9th DAY OF September, 1994.

NOTARIAL SEAL SHARON B. ROMAN, Notary Public City of Philadelphia, Phila. County Pa. Commission Expires 12/28/94

Sharon Roman NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-94

ACKNOWLEDGEMENT

STATE OF Georgia COUNTY OF COBB } SS BEFORE ME PERSONALLY APPEARED Lawrence Smith WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President - Legal OF HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, 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 28th DAY OF July, 1994.

Joanna Paulsen NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/98

NOTARIAL SEAL 11/18/98 Fulton County, Georgia

ACKNOWLEDGEMENT

STATE OF Tennessee COUNTY OF SHELBY } SS

BEFORE ME PERSONALLY APPEARED Les Lockhart WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF TPI RESTAURANTS, INC., A CORPORATION, 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 6th DAY OF September, 1994.

Karen A. Haynes NOTARY PUBLIC

MY COMMISSION EXPIRES: April 28, 1998

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 1994.

WITNESS Rowland M. Weisfeld PRINT NAME: Rowland M. Weisfeld

THE PEP BOYS-MANNY, MOE AND JACK, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA

WITNESS James Diney PRINT NAME: James Diney

BY Jason Ciralli PRINT NAME: Jason Ciralli TITLE: Vice President

DEDICATION AND RESERVATION

KNOW BY ALL MEN BY THESE PRESENTS THAT HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF LAND SHOWN HEREON AND TPI RESTAURANTS, INC., A TENNESSEE CORPORATION, LESSEE OF THE LAND SHOWN HEREON AND THE PEP BOYS-MANNY, MOE AND JACK, A DELAWARE CORPORATION, LESSEE OF THE LAND SHOWN HEREON BEING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HOME DEPOT PLAZA, A P.C.D., BEING DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 87° 04' 21" EAST ALONG THE SOUTH LINE OF SAID SECTION 24 FOR 529.25 FEET; THENCE NORTH 02° 02' 19" EAST FOR 54.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02° 02' 19" EAST ALONG THE EAST RIGHT-OF-WAY OF PRICE STREET FOR 615.84 FEET; THENCE SOUTH 87° 05' 54" EAST ALONG THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR 1135.13 FEET; THENCE SOUTH 02° 03' 33" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR 611.01 FEET TO A POINT ON A CURVE SAID POINT BEARS NORTH 03° 19' 14" EAST FROM THE RADIUS POINT; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5789.58 FEET A CENTRAL ANGLE OF 00° 23' 36" FOR AN ARC DISTANCE OF 39.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 87° 04' 22" WEST FOR 625.93 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (S.R. 802); THENCE NORTH 02° 02' 50" EAST FOR 135.02 FEET; THENCE NORTH 87° 04' 21" WEST FOR 150.02 FEET; THENCE SOUTH 02° 02' 50" WEST FOR 135.02 FEET TO A POINT ON A CURVE SAID POINT BEARS NORTH 02° 55' 10" EAST FROM THE RADIUS POINT; THENCE NORTHWESTERLY ALONG CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 7699.44 FEET A CENTRAL ANGLE OF 01° 22' 01" FOR AN ARC DISTANCE OF 183.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° 26' 51" WEST FOR 135.51 FEET TO THE POINT OF BEGINNING; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY OF LAKE WORTH ROAD (S.R. 802).

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 15.459 ACRES, MORE OR LESS.

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

- 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.
- 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.
- PARCEL "A", THE SAFE SIGHT CORNER AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOME DEPOT U.S.A., INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT-LEGAL AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF JULY, 1994.

WITNESS Maryann Toub PRINT NAME: Maryann Toub HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA

WITNESS Carolyn Snider PRINT NAME: Carolyn Snider BY Lawrence Smith PRINT NAME: Lawrence Smith TITLE: Vice President - Legal

LEGEND

- FD. - FOUND
- K/S - KEITH AND SCHNARS
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C.P. - PERMANENT CONTROL POING
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- R - RADIUS
- R/W - RIGHT-OF-WAY
- Δ - CENTRAL ANGLE
- ⊕ - CENTERLINE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:30 P.M. THIS 8th DAY OF DECEMBER, 1994, AND DULY RECORDED IN PLAT BOOK NO. 74 ON PAGES 14 THRU 15 DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT BY: Sharon Roman



PET. 85-61B ALLOC. #0001 S/Z/Z/E

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S87° 04' 21" E ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 24-44-42.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ⊕ DENOTES PERMANENT REFERENCE MONUMENT STAMPED; KEITH AND SCHNARS, P.A., 4323.
- NO STRUCTURE OR LANDSCAPING OVER THIRTY (30) INCHES HIGH SHALL BE PLACED WITHIN PARCEL "A".

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.") AND PERMANENT CONTROL POINTS ("P.C.P.") 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 9/1/94 KEITH AND SCHNARS, P.A. J.P. Weber JON P. WEBER, P.L.S. FLORIDA REGISTRATION NO. 4323

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE 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 THE TITLE TO THE PROPERTY IS VESTED TO HOME DEPOT, U.S.A., INC. AS FEE TITLE HOLDER AND THE PEP BOYS-MANNY, MOE AND JACK AS LESSEE AND TPI RESTAURANTS, INC. AS LESSEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATED: 10/31/94

Glenda Bellamy GLENDA BELLAMY ASSISTANT VICE-PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF Dec, 1994.

BY: Key Foster CHAIRMAN

ATTEST: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: Debra Dewett DEPUTY CLERK

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF Dec, 1994.

George T. Webb GEORGE T. WEBB, P.E.

TPI	NOTARY	HOME DEPOT USA	NOTARY DEDICATION	PROFESSIONAL LAND SURVEYOR	COUNTY COMMISSION	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT

HOME DEPOT PLAZA

TAB-325

Home Depot Plaza
SUBJECT: 14
BOOK: H
PAGE: 165B
FLOOR: B
QUARTER: 33
SE: 85-61
DATE: 12/8/94
BY: Sharon Roman