

"KRAFT FOODSERVICE, INC. DISTRIBUTION FACILITY" SHEET 1 OF 2

182

DEDICATION

STATE OF Fla.
COUNTY OF Palm Beach

KNOW ALL MEN BY THESE PRESENTS THAT BOCA REALTY PARTNERS, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND BOCA COMMERCE CENTER ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS KRAFT FOODSERVICE, INC. DISTRIBUTION FACILITY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "C", BOCA COMMERCE CENTER PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "C"; THENCE S 00°10'37" E, ALONG THE EAST BOUNDARY OF SAID TRACT "C", 838.54 FEET TO A LINE 171.14 FEET SOUTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACT "C"; THENCE S 89°49'23" W, ALONG SAID PARALLEL LINE, 987.00 FEET; THENCE N 00°10'37" W, ALONG THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID TRACT "C" AND THE WEST BOUNDARY OF SAID TRACT "C", 838.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE N 89°49'23" E, ALONG THE NORTH BOUNDARY OF SAID TRACT "C", 987.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: PARCEL "B"

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF THE PLAT OF BOCA COMMERCE CENTER PHASE 2, AS RECORDED IN PLAT BOOK 60, PAGES 27 AND 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 00°10'37" E, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT, TO A LINE 171.14 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PLAT; THENCE S 89°49'23" W, ALONG THE WESTERLY EXTENSION OF SAID PARALLEL LINE, A DISTANCE OF 86.00 FEET TO THE POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°49'23" W, ALONG SAID LINE A DISTANCE OF 5.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 89°49'23" W; THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 62°36'46", AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 27.32 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 62°36'46" AND A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 81.96 FEET; THENCE S 00°10'37" E, A DISTANCE OF 53.50 FEET; THENCE S 89°49'23" W, A DISTANCE OF 264.00 FEET; THENCE N 00°10'37" W, A DISTANCE OF 324.98 FEET; THENCE N 36°55'37" E, A DISTANCE OF 283.48 FEET; THENCE N 00°10'37" W, A DISTANCE OF 126.22 FEET; THENCE N 89°49'23" E, A DISTANCE OF 91.99 FEET; THENCE N 00°10'37" W, A DISTANCE OF 206.00 FEET; THENCE N 89°49'23" E, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 6th AVENUE; THENCE S 00°10'37" E, ALONG THE SAID RIGHT-OF-WAY LINE AND THE EXTENSION THEREOF, A DISTANCE OF 741.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,011,336 SQUARE FEET, (23.22 ACRES), MORE OR LESS.

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

- EASEMENTS
 - UTILITY EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE CITY OF BOCA RATON IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, UNLESS OTHERWISE NOTED.
 - ROADWAY EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
- DRAINAGE EASEMENT (PARCEL "B") SHOWN HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA COMMERCE CENTER ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS.
- THE NON-ACCESS LINE, AS SHOWN IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF ACCESS RIGHTS.

IN WITNESS WHEREOF, BOCA REALTY PARTNERS, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, I.R. FIRST FLORIDA, INC., A FLORIDA CORPORATION, BY ITS Resident AND ATTESTED BY ITS Secretary AND ITS SEAL TO BE AFFIXED HEREON THIS 14th DAY OF October, 1993.

BOCA REALTY PARTNERS, LIMITED PARTNERSHIP
A DELAWARE LIMITED PARTNERSHIP
BY: I.R. FIRST FLORIDA, INC.,
A FLORIDA CORPORATION

ATTEST Arthur Reiss BY Marvin N. Reiss
TITLE Secretary TITLE Resident
PRINT NAME Arthur Reiss PRINT NAME Marvin N. Reiss

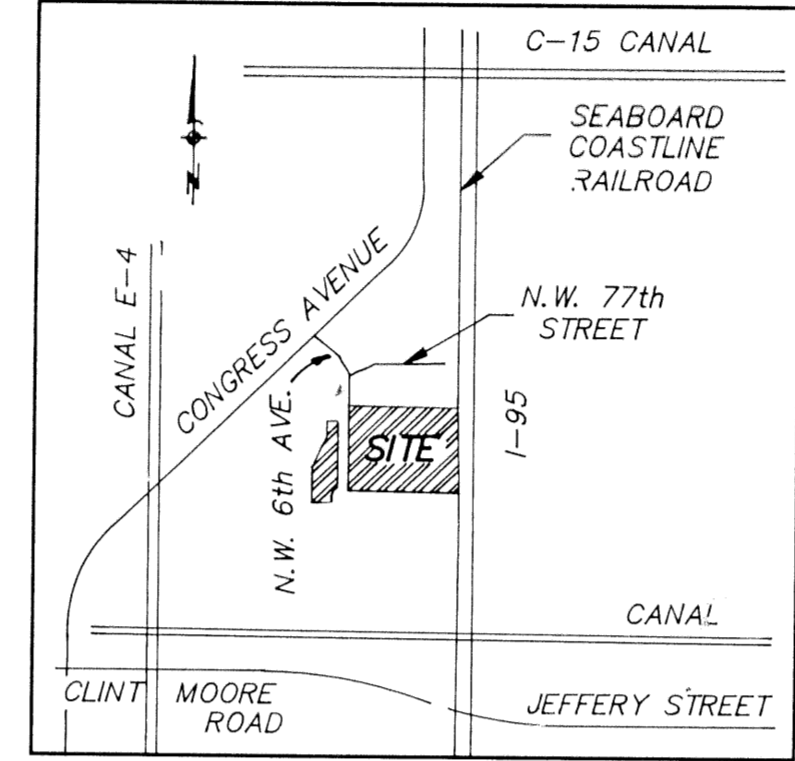
IN WITNESS WHEREOF, BOCA COMMERCE CENTER ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNER BOCA-K ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER KOAD INC., A FLORIDA CORPORATION, BY ITS PRESIDENT AND ATTESTED BY ITS Vice President AND ITS SEAL TO BE AFFIXED HEREON THIS 17th DAY OF August, 1993.

BOCA COMMERCE CENTER ASSOCIATES,
A FLORIDA GENERAL PARTNERSHIP
BY: BOCA-K ASSOCIATES, LTD., A FLORIDA
LIMITED PARTNERSHIP, ITS PARTNER
BY: KOAD INC., A FLORIDA CORPORATION,
ITS SOLE GENERAL PARTNER

ATTEST Marc Kouvas BY Cal Kouvas
TITLE V. Pres TITLE PRESIDENT
PRINT NAME Marc Kouvas

A REPLAT OF TRACT "C", BOCA COMMERCE CENTER PHASE 2, (PLAT BOOK 60, PAGE 27 & 28, P.B.C.R.), AND A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

MICHAEL D. AVIROM, P.L.S.
AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS



ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF New York

BEFORE ME, PERSONALLY APPEARED Marvin N. Reiss AND Arthur Reiss AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Resident AND Secretary OF I.R. FIRST FLORIDA, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 SEAL THIS 14th DAY OF October, 1993

June 23, 1994
MY COMMISSION EXPIRES
No. 51-486576
NOTARY PUBLIC Jerry Siegelman

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Cal Kouvas AND Marc Kouvas TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Resident OF KOAD INC., A FLORIDA CORPORATION, AS SOLE GENERAL PARTNER OF BOCA-K ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS PARTNER OF BOCA COMMERCE CENTER ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH 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 SEAL THIS 17th DAY OF August, 1993.

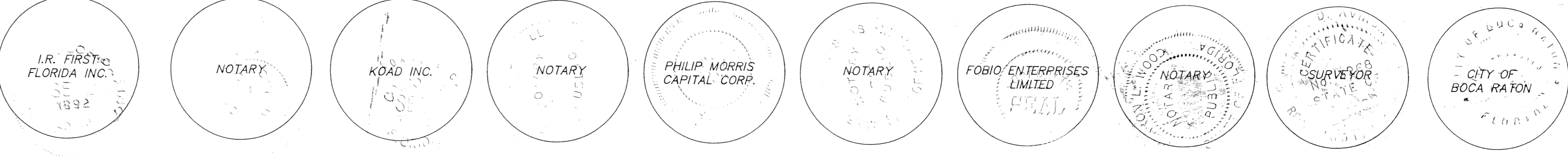
June 30, 1996
MY COMMISSION EXPIRES
Commission # CC202036
NOTARY PUBLIC Eileen G. Jewell

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, SUSAN P. MOTLEY, 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 BOCA REALTY PARTNERS, LIMITED PARTNERSHIP AND BOCA COMMERCE CENTER ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS UNENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATED Feb 1, 1994 at 8:00 A.M.
Susan P. Motley
PRINT NAME SUSAN P. MOTLEY



MORTGAGEE'S CONSENT

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 RECORDS BOOK 772 AT PAGES 15 to 100 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FOBIO ENTERPRISES LIMITED, A HONG KONG CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ALTERNATE DIRECTOR AND ATTESTED TO BY ITS ALTERNATE DIRECTOR AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF SEPTEMBER, 1993.

FOBIO ENTERPRISES LIMITED,
A HONG KONG CORPORATION
BY: Albert A. Director
TITLE ALTERNATE DIRECTOR
PRINT NAME ALBERT A. DIRECTOR

BY: Dean Vegosen
TITLE ATTORNEY IN FACT
PRINT NAME DEAN VEGOSEN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Dean Vegosen AND Dean Vegosen TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Attorney in Fact AND Attorney in Fact OF FOBIO ENTERPRISES LIMITED, A HONG KONG CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 SEAL THIS 17 DAY OF SEPTEMBER, 1993.

September 12, 1994
MY COMMISSION EXPIRES
Sharad L. Wood
NOTARY PUBLIC STATE OF FLORIDA
SHARAD L. WOOD

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 17th DAY OF September, 1994.

BY: Bill T. Smith Jr.
BILL T. SMITH JR., MAYOR

BY: Jesse W. Moore
JESSE W. MOORE, DIRECTOR OF COMMUNITY DEVELOPMENT

BY: Candace Bridgewater
CANDACE BRIDGEWATER, CITY CLERK

BY: James M. Chansler, P.E.
JAMES M. CHANSLER, P.E.
CITY CIVIL ENGINEER

SURVEYORS 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 AND 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF BOCA RATON, FLORIDA.

Michael D. Avrom
MICHAEL D. AVIROM, P.L.S.
AVIROM-HALL & ASSOC
PROFESSIONAL SURVEYOR NO. 3268
L.B. NO. 3300
STATE OF FLORIDA

SUBDIVISION # Kraft Food Service, Inc.
BOOK 75
PAGE 182
FLOOD ZONE
QUAD #
SE
ZONING
ZIP CODE
PUD NAME C/Boca Raton 3146/412