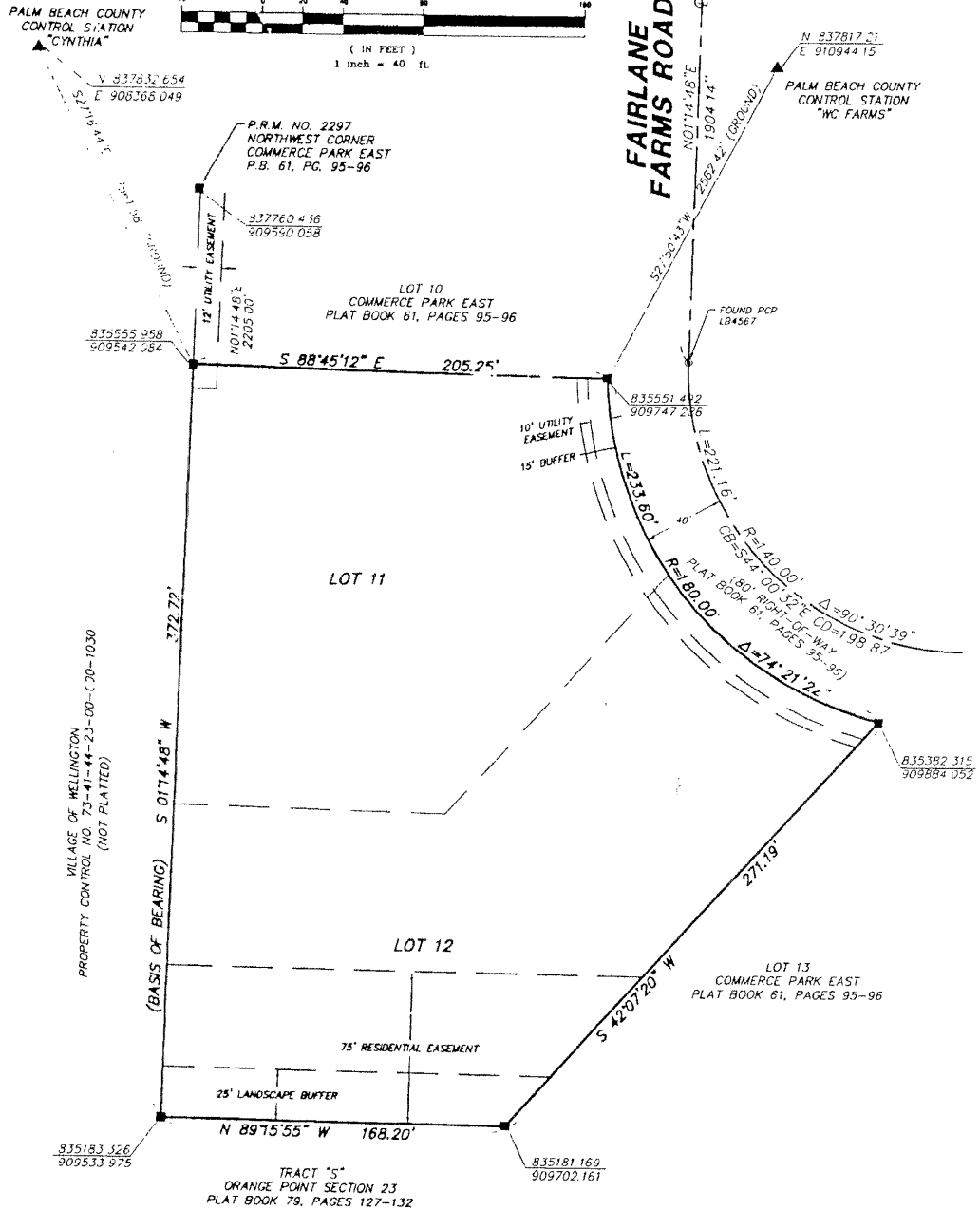
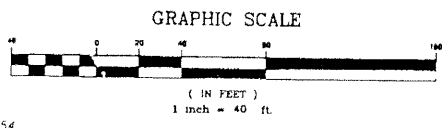


- LEGEND:**
- ⊙ = CENTER
 - N.T.S. = NOT TO SCALE
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - Δ = DELTA ANGLE
 - R = RADIUS
 - L = LENGTH
 - CD = CHORD DISTANCE
 - CB = CHORD BEARING
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - = SET PRM LB4573 (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP)

STATISTICAL DATA:

PETITION NUMBER: 86-9A
 TOTAL PLAT AREA: 2.138 ACRES
 ZONING CLASS: P.I.P.D. LIGHT INDUSTRIAL



COMMERCE PARK EAST - LOT 11A

A P.I.P.D.

BEING A REPLAT OF ALL OF LOTS 11 AND 12, INCLUSIVE, COMMERCE PARK EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 95 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1 OCTOBER, 2000
 (LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 41 EAST)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORBIT SPORTS MARKETING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS COMMERCE PARK EAST - LOT 11A, A REPLAT OF A PORTION OF COMMERCE PARK EAST, LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 11 AND 12 INCLUSIVE, COMMERCE PARK EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA CONTAINING 2.138 ACRES, MORE OR LESS.

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

1. THE RESIDENTIAL EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMERCE PARK EAST PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
2. THE 25 FOOT BUFFER AS SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COMMERCE PARK EAST PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. LANDSCAPING WITHIN BUFFER MUST BE IN ACCORDANCE WITH VILLAGE OF WELLINGTON LANDSCAPE CODES.
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

IN WITNESS WHEREOF, ORBIT SPORTS MARKETING, L.L.C., DOES HEREBY SET ITS HAND THIS 6th DAY OF NOVEMBER, 2000.

WITNESS: John E. Nieman
Kimberly Rose
 ORBIT SPORTS MARKETING, L.L.C.
 JOHN LEHMANN
 EXECUTIVE OFFICER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John LEHMANN EXECUTIVE OFFICER OF ORBIT SPORTS MARKETING, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED MIA AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF NOVEMBER, 2000.

John E. Nieman
 NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, MICHELE M. LENOFF, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT THE TITLE HAS BEEN EXAMINED TO THE HEREON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO ORBIT SPORTS MARKETING, L.L.C., AND 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.

DATED THIS 6th DAY OF October, 2000 BY: Michele M. Lenoff
 MICHELE M. LENOFF

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION
 VILLAGE OF WELLINGTON

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 28th DAY OF November, 2000.

VILLAGE OF WELLINGTON
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Henham
 THOMAS M. HENHAM, MAYOR

ATTEST: Anilda Rodriguez
 ANILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Thomas M. Henham AND Anilda Rodriguez WHO ARE PERSONALLY KNOWN TO BE AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF THE VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

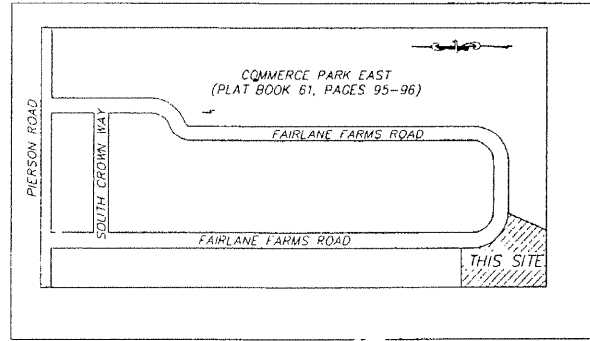
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF November, 2000.

John E. Nieman
 NOTARY PUBLIC STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED Thomas M. Henham AND Anilda Rodriguez WHO ARE PERSONALLY KNOWN TO BE AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF THE VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF November, 2000.

John E. Nieman
 NOTARY PUBLIC STATE OF FLORIDA



LOCATION MAP (not to scale)

SURVEYOR'S NOTES:

1. BEARING BASE: THE WEST LINE OF COMMERCE PARK EAST, A P.I.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 95 THROUGH 96, IS ASSUMED TO BEAR NORTH 01°4'48" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
 2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
 3. EASEMENTS SHOWN ON PLAT BOOK 61, PAGES 95 THROUGH 96, SHOWN HEREON WILL BE RETAINED BY THIS PLAT.
 4. 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.
 5. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ORDINANCES.
 6. THERE SHALL BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
 7. 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.
 8. COORDINATES SHOWN HEREON ARE GRID COORDINATES
- DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND DISTANCE UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000147
- BEARING ROTATION (PLAT TO GRID) = 0°02'57" COUNTERCLOCKWISE
- EXAMPLE: (PLAT BEARING) - (GRID ROTATION)
 S89°36'27"E - S89°39'24"E

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF NOVEMBER, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

DATE: 11/20/00 BY: Gary R. Clough
 GARY R. CLOUGH, P.E.
 VILLAGE ENGINEER

SURVEYORS CERTIFICATE:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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) 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 THE VILLAGE OF WELLINGTON, FLORIDA.

DATED THIS 6th DAY OF November, 2000.

Myron W. Bubb
 MYRON W. BUBB
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER, 4225

J Development Services, Inc.
 Wellington County, Florida
 12772 N. Forest Hill Blvd., Suite 1502, Wellington, FL 33414
 Phone: (888) 790-4488 (888) 790-4471