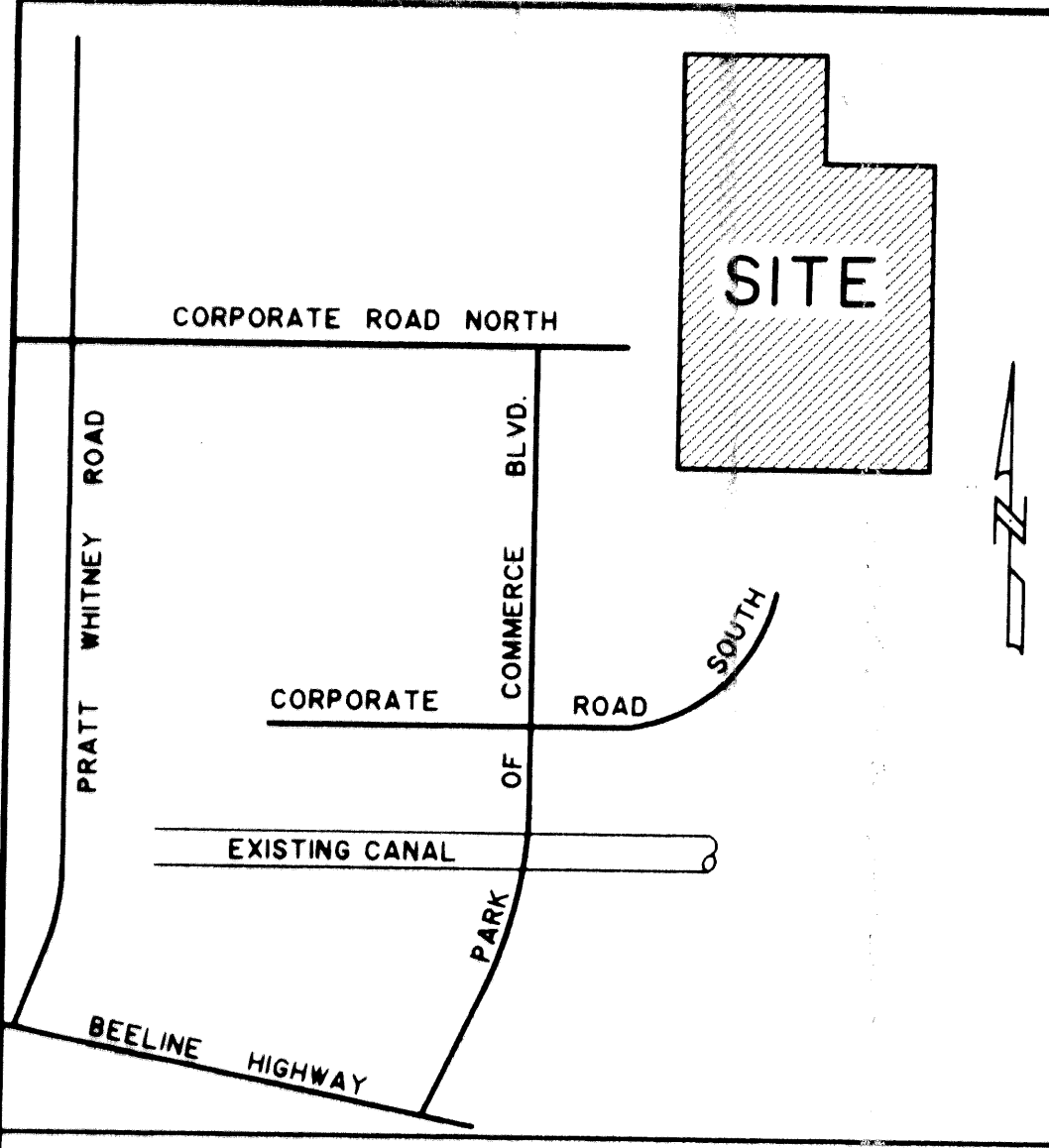


WALGREENS - DISTRIBUTION CENTER

A PORTION OF PALM BEACH PARK OF COMMERCE, A P.I.P.D.
 LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 3



LOCATION MAP
NOT TO SCALE

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WALGREEN CO., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WALGREENS - DISTRIBUTION CENTER, LYING IN SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE NORTH 88°56'16" WEST, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1962.00 FEET; THENCE SOUTH 0°04'36" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 150.00 FEET TO A POINT ON A LINE WHICH LIES 150.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 17, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREON; THENCE SOUTH 88°56'16" EAST, A DISTANCE OF 1037.00 FEET, TO THE NORTHWEST CORNER OF PARCEL C-10, A WETLANDS PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 8324, PAGES 1126-1130; THENCE SOUTH 0°04'41" WEST, ALONG THE WEST LINE OF SAID PARCEL C-10, A DISTANCE OF 260.00 FEET; THENCE SOUTH 88°56'16" EAST, ALONG THE SOUTH LINE OF SAID PARCEL C-10, A DISTANCE OF 775.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL C-10; THENCE SOUTH 0°04'41" WEST, ALONG A LINE WHICH LIES 150.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, A DISTANCE OF 2201.22 FEET; THENCE NORTH 88°53'24" WEST, ALONG THE NORTH LINE OF PARCEL "A", PALM BEACH PARK OF COMMERCE, P.I.P.D., PLAT NO. 4 AS RECORDED IN PLAT BOOK 68, PAGES 88 AND 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EASTERLY EXTENSION OF SAID NORTH LINE OF PARCEL "A", A DISTANCE OF 1811.94 FEET; THENCE NORTH 0°04'36" EAST, ALONG THE EAST LINE OF THE NORTHERLY PORTION OF SAID PARCEL "A", A DISTANCE OF 2459.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 97.72 ACRES (4,256,783.6 SQUARE FEET) MORE OR LESS.

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

TRACTS

TRACT "A", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WALGREEN CO., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACTS "W-1" AND "W-2", ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 11918, PAGE 1079, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS

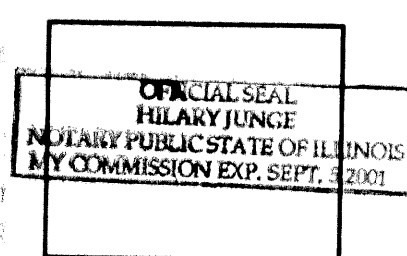
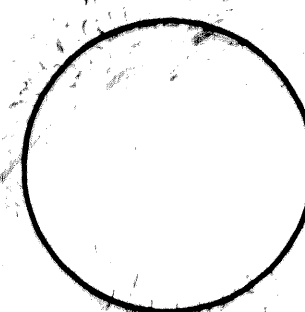
THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS

THE LANDSCAPE BUFFER TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WALGREEN CO.

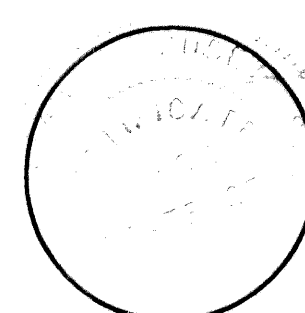
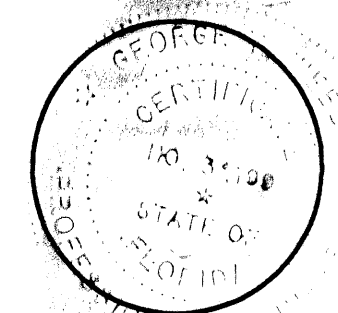
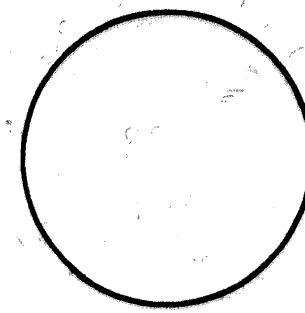
DEDICATION NOTARY



NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

COUNTY ENGINEER

SURVEYOR



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 25TH DAY OF JUNE, 2001.

WALGREEN CO.
AN ILLINOIS CORPORATION
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature]

BY: [Signature]
ALLAN M. RESNICK, VICE PRESIDENT

WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF LAKE

BEFORE ME PERSONALLY APPEARED ALLAN M. RESNICK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WALGREEN CO., AN ILLINOIS 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 25TH DAY OF JUNE, 2001.

MY COMMISSION EXPIRES: 9/5/01

[Signature]
NOTARY PUBLIC
HILARY JUNGE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THE EXISTING WATER MANAGEMENT EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 6297, PAGES 1241 THROUGH 1246, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR ACCESS TO ANY PORTION OF THEIR DRAINAGE SYSTEM CONTIGUOUS OR ASSOCIATED WITH THIS PLAT AND THAT THERE ARE NO DEDICATIONS TO, NOR ANY OTHER MAINTENANCE OBLIGATION BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATE: July 11, 2001

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST: [Signature]
PETER L. PIMENTEL
SECRETARY
BOARD OF SUPERVISORS

BY: [Signature]
A. SALLY HAMADEH
PRESIDENT
BOARD OF SUPERVISORS

COUNTY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 9 DAY OF July, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) F.S.

[Signature]
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

TITLE CERTIFICATION

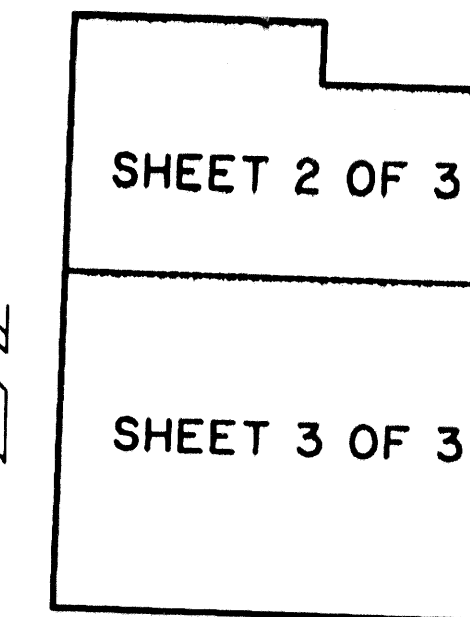
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS 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 THE WALGREEN CO., AN ILLINOIS CORPORATION; 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.

DATE: June 26, 2001

BY: [Signature]
MICHAEL B. RANZ, VICE PRESIDENT

0353 - 507



KEY MAP
NOT TO SCALE

127



STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD A 127
P.M. THIS 10 DAY OF AUGUST 2001
AND DULY RECORDED IN PLAT BOOK NO. 71
ON PAGE 127-129
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY [Signature] D.C.

SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN PRIOR 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 OR OVERLAP, 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 OF RIGHTS GRANTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°56'16" WEST, GRID DATUM, NAD 27, 1972 ADJUSTMENT AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

- | | | |
|-----------|---|--|
| 4. P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| PG. | = | PAGE |
| P.B. | = | PLAT BOOK |
| FND. | = | FOUND |
| C/L | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCEMENT |
| ⊙ | = | DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE |
| ■ | = | DENOTES SET P.R.M. PSM 5019 |
| □ | = | DENOTES P.R.M FOUND (AS NOTED) |
| RL | = | RADIAL |
| L.B. | = | LANDSCAPE BUFFER |

- BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL.).

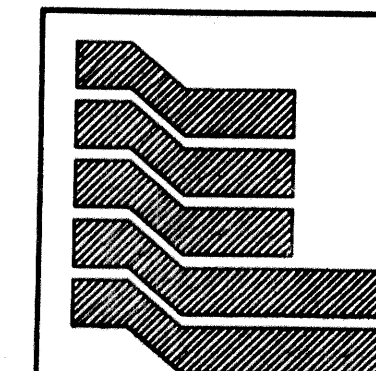
SURVEYOR & MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s), AND MONUMENTS ACCORDING TO SECTION 177.09(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7/10/01 BY: [Signature]
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 5019
 1850 FOREST HILL BLVD., SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION L.B. #4396

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida
 LB # 4396

WALGREENS-DISTRIBUTION CENTER