

PROLOGIS PARK WEST PALM BEACH MUPD

BEING A PART OF TRACTS 14, 15, 22 AND 23, BLOCK 6, LYING NORTH AND WEST OF FLORIDA STATE TURNPIKE RIGHT-OF-WAY, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

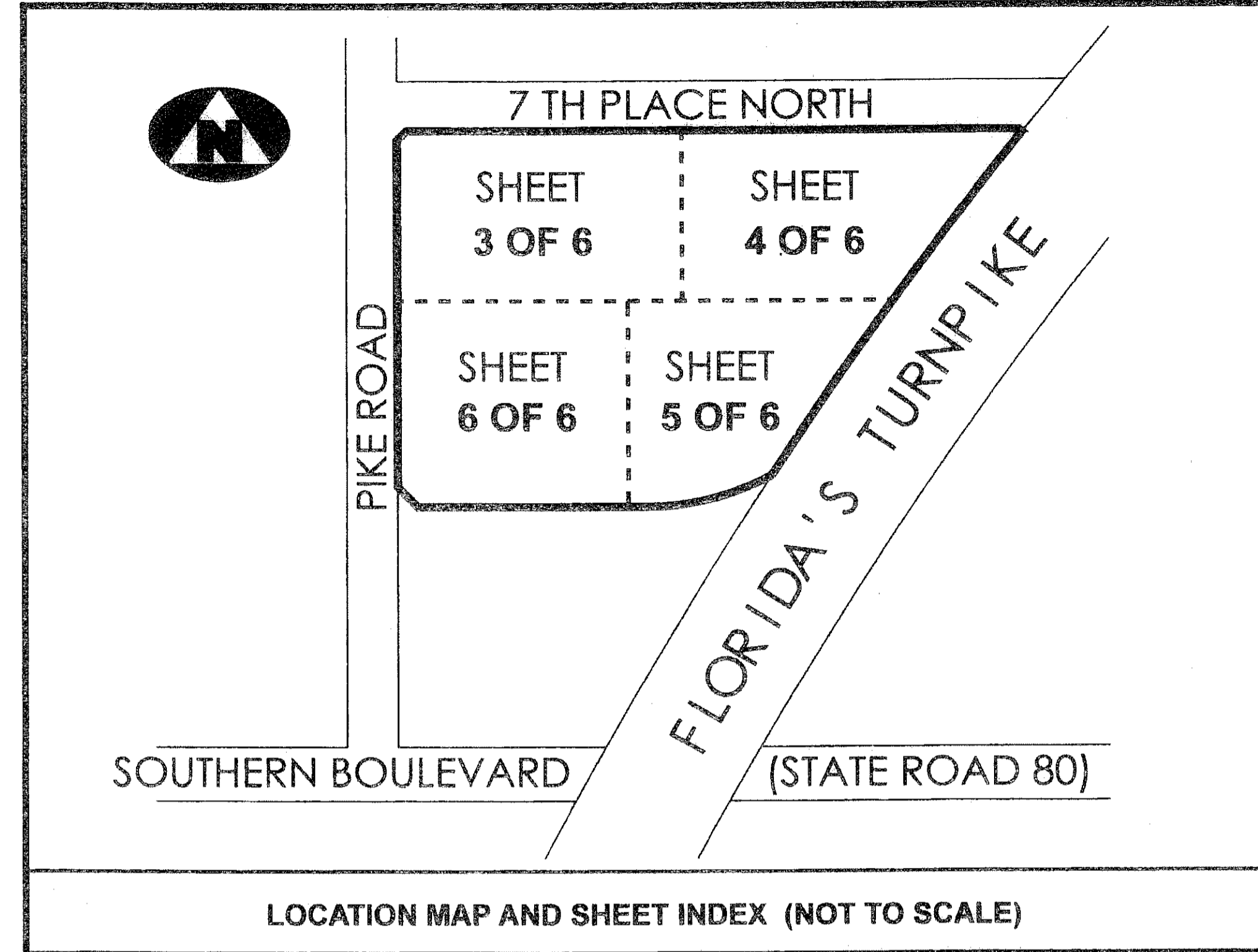
DEDICATION: STATE OF FLORIDA ) COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ROYALL WALL SYSTEMS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "PROLOGIS PARK WEST PALM BEACH MUPD", AND BEING A PART OF TRACTS 14, 15, 22 AND 23, BLOCK 6, LYING NORTH AND WEST OF FLORIDA STATE TURNPIKE RIGHT-OF-WAY, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE, SOUTH 00°56'18" EAST, ALONG THE WEST LINE OF SAID TRACT 14, A DISTANCE OF 25.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT-OF-WAY LINE OF 7TH PLACE NORTH, ACCORDING TO THE OFFICIAL RECORDS BOOK 16461, PAGE 957, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89°01'11" EAST, ALONG SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 971.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11684.16 FEET AND WHOSE RADIUS POINT BEARS SOUTH 52°18'45" EAST, THENCE, SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°22'27", A DISTANCE OF 1095.96 FEET TO A POINT ON THE NORTHERLY TURNPIKE ACCESS RAMP RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 10348, PAGE 1568, SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 656.17 FEET AND WHOSE RADIUS POINT BEARS NORTH 29°41'45" WEST, THENCE, SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 28°45'39", A DISTANCE OF 329.38 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 89°03'54" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY TURNPIKE ACCESS RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 10359, PAGE 1458, SAID PUBLIC RECORDS, A DISTANCE OF 585.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR THE ADDITIONAL RIGHT-OF-WAY FOR PIKE ROAD AND 7TH PLACE NORTH, AS RECORDED IN OFFICIAL RECORDS BOOK 22901, PAGE 1092, SAID PUBLIC RECORDS; THENCE, NORTH 45°56'05" WEST, ALONG SAID ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 70.71 FEET; THENCE, NORTH 00°56'04" WEST, CONTINUING ALONG SAID ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 891.76 FEET; THENCE, NORTH 44°02'34" EAST, CONTINUING ALONG SAID ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 35.34 FEET; THENCE, NORTH 89°01'11" EAST, CONTINUING ALONG SAID ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 598.27 FEET TO THE POINT OF BEGINNING.

CONTAINING: 27.23 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACTS "A", "B", "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, FOR ALL PROPER AND LEGAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID REAL ESTATE INVESTMENT TRUST, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR ROYALL WALL SYSTEMS, INC., A FLORIDA CORPORATION, FOR ALL PROPER AND LEGAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE), IDENTIFIED ON THE PLAT HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE-WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO TREES OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
4. THE 10 FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PIKE ROAD AND TO 7TH PLACE NORTH, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO TREES OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
5. THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE OWNER(S) OF TRACT "A", THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER(S) OF TRACT "A", THEIR SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.
6. 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.
7. TRACT "WM" (WATER MANAGEMENT TRACT), THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND ROYALL WALL SYSTEMS, INC., A FLORIDA CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID REAL ESTATE INVESTMENT TRUST AND SAID CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND TRACT "WM" IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22859, PAGE 1179, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
8. TRACT "DD" (DRY DETENTION TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST AND ROYALL WALL SYSTEMS, INC., A FLORIDA CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID REAL ESTATE INVESTMENT TRUST AND SAID CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



SITE PLAN: PROLOGIS PIKE ROAD MUPD (SITE #03L0378) APPLICATION NO. 2007-993 CONTROL NO. 1996-041 RESOLUTION NO. 2007-1044

AREA SUMMARY table with columns for Tract and Acres. Rows include Tract A (3.96), Tract B (3.70), Tract C (3.76), Tract D (3.85), Tract E (3.58), Tract F (1.62), Tract DD (1.56), Tract WM (5.20), and a TOTAL of 27.23 ACRES.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY, FLORIDA, ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

COORDINATE, DISTANCE AND BEARING NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
2. THE BEARING BASE (BASE BEARING), AS SHOWN HEREON IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 00°56'04" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF PIKE ROAD, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000027 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

TITLE CERTIFICATION:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

I, J. RICHARD HARRIS, 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 IN PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ROYALL WALL SYSTEMS, INC., A FLORIDA CORPORATION, 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 CREATED BY THIS PLAT.

DATE: 7/30/2008 BY: J. Richard Harris, J. RICHARD HARRIS, ATTORNEY-AT-LAW LICENSED IN FLORIDA

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 14 DAY OF October, A.D. 2008 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb, P.E. COUNTY ENGINEER

ACKNOWLEDGMENT:

STATE OF COLORADO ) COUNTY OF Denver )

BEFORE ME PERSONALLY APPEARED JOHN RIZZO, WHO (IS/IS NOT) PERSONALLY KNOWN TO ME AND (HAS/HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID/DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING DIRECTOR OF PROLOGIS, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID MARYLAND REAL ESTATE INVESTMENT TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID REAL ESTATE INVESTMENT TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF July, 2008.

MY COMMISSION EXPIRES: 12-19-2011 BY: Tanya M. Young, NOTARY PUBLIC, COMMISSION NO. N/A

IN WITNESS WHEREOF, THE ABOVE NAMED ROYALL WALL SYSTEMS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY THIS 28th DAY OF July, 2008.

ROYALL WALL SYSTEMS, INC. A FLORIDA CORPORATION

ATTEST: Kenneth A. Treadwell, KENNETH A. TREADWELL, SECRETARY BY: Wallace D. Sanger, WALLACE D. SANGER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WALLACE D. SANGER AND KENNETH A. TREADWELL, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYALL WALL SYSTEMS, INC., A FLORIDA 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 OFFICIAL SEAL THIS 28th DAY OF July, 2008.

MY COMMISSION EXPIRES: 2/3/2010 BY: Jan M. White, NOTARY PUBLIC, COMMISSION NO. DD 49470

IN WITNESS WHEREOF, THE ABOVE NAMED MARYLAND REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING DIRECTOR THIS 21st DAY OF July, 2008.

PROLOGIS A MARYLAND REAL ESTATE INVESTMENT TRUST LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS (1): Steven Allen, BY: John Rizzo, MANAGING DIRECTOR

WITNESS (2): Amanda L. Jones, PRINTED NAME: AMANDA L. JONES

Table with columns for DATE and REVISION. Rows include 01-30-2008 (REVISED PLAT AS PER P.B.CO. FIRST), 05-08-2008 (REVISED PLAT AS PER P.B.CO. 2ND), and COMMENTS LETTER DATED 01-28-2008 and 05-05-2008.



SURVEYOR'S CERTIFICATION: I HEREBY 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), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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 THE COUNTY OF PALM BEACH, FLORIDA. BY: Wm. R. Van Campen, P.S.M. 2424, ASSOCIATED LAND SURVEYORS, INC., 4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA, L.B. 7344

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 WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404. RECORD PLAT PROLOGIS PARK WEST PALM BEACH MUPD