

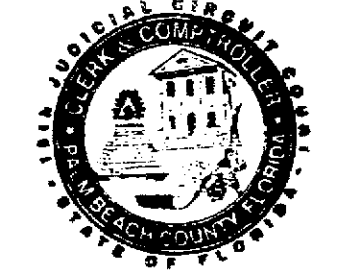
104 NE 2ND AVENUE PLAT
A REPLAT OF LOTS 6, 7, 8, 14, 15 AND 16, BLOCK 75, TOGETHER WITH
THE SOUTH 38.25 FEET OF LOT 5, BLOCK 75 AND THE SOUTH 34.75 FEET OF LOT 13, BLOCK 75,
MAP OF THE TOWN OF LINTON, (PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS)
LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

0012-140

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on
11:15 am this 29
day of Sept, 2011,
and duly recorded in Plat Book
114, Pages 120, through
121.

SHARON R. BOCK
Clerk & Comptroller
By: [Signature]

SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KMCL PINEAPPLE GROVE, L.L.C. AS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT AS 104 NE 2ND AVENUE PLAT, A RE-PLAT OF LOTS 6, 7, 8, 14, 15 AND 16, BLOCK 75 TOGETHER WITH THE SOUTH 38.25 FEET OF LOT 5, BLOCK 75 AND THE SOUTH 34.75 FEET OF LOT 13, BLOCK 75 "MAP OF THE TOWN OF LINTON" (PLAT BOOK 1, PAGE 3, PALM BEACH COUNTY RECORDS), LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF LOTS 14, 15 AND 16, BLOCK 75, TOGETHER WITH THE SOUTHERLY 34.75 FEET OF LOT 13, BLOCK 75, THE CITY OF DELRAY BEACH, F/K/A THE TOWN OF LINTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 13 CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 16551, PAGE 1379, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 38 FEET AND 3 INCHES OF LOT 5 AND ALL OF LOT 6, BLOCK 75, THE CITY OF DELRAY BEACH, F/K/A THE TOWN OF LINTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

THE WEST 80 FEET OF LOTS 7 AND 8, BLOCK 75, THE CITY OF DELRAY BEACH, F/K/A THE TOWN OF LINTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOTS 7 AND 8, LESS THE WEST 80 FEET, BLOCK 75, THE CITY OF DELRAY BEACH, F/K/A THE TOWN OF LINTON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA; CONTAINING 71,665 SQUARE FEET (1.645 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE 104 NE 2ND AVENUE PLAT AND FURTHER DEDICATES AS FOLLOWS:

1. TRACTS A, B AND C

TRACTS A, B AND C ARE HEREBY PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. GENERAL UTILITY EASEMENTS

GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

3. TRACTS RW-D AND RW-E

TRACTS RW-D AND RW-E, AS SHOWN HEREON, ARE DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF DELRAY BEACH, FLORIDA.

4. SIDEWALK EASEMENT

SIDEWALK EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR SIDEWALK PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF KMCL PINEAPPLE GROVE, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS.

5. WATER EASEMENT

WATER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

6. DRAINAGE EASEMENT

DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO KMCL PINEAPPLE GROVE, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF KMCL PINEAPPLE GROVE, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF August, 2011.

KMCL PINEAPPLE GROVE, L.L.C.

WITNESS: [Signature]
PRINT NAME: [Name]

BY: [Signature]
NAME: Scott Webb
MANAGING MEMBER
Authorized Signatory

WITNESS: [Signature]
PRINT NAME: David Zacharias

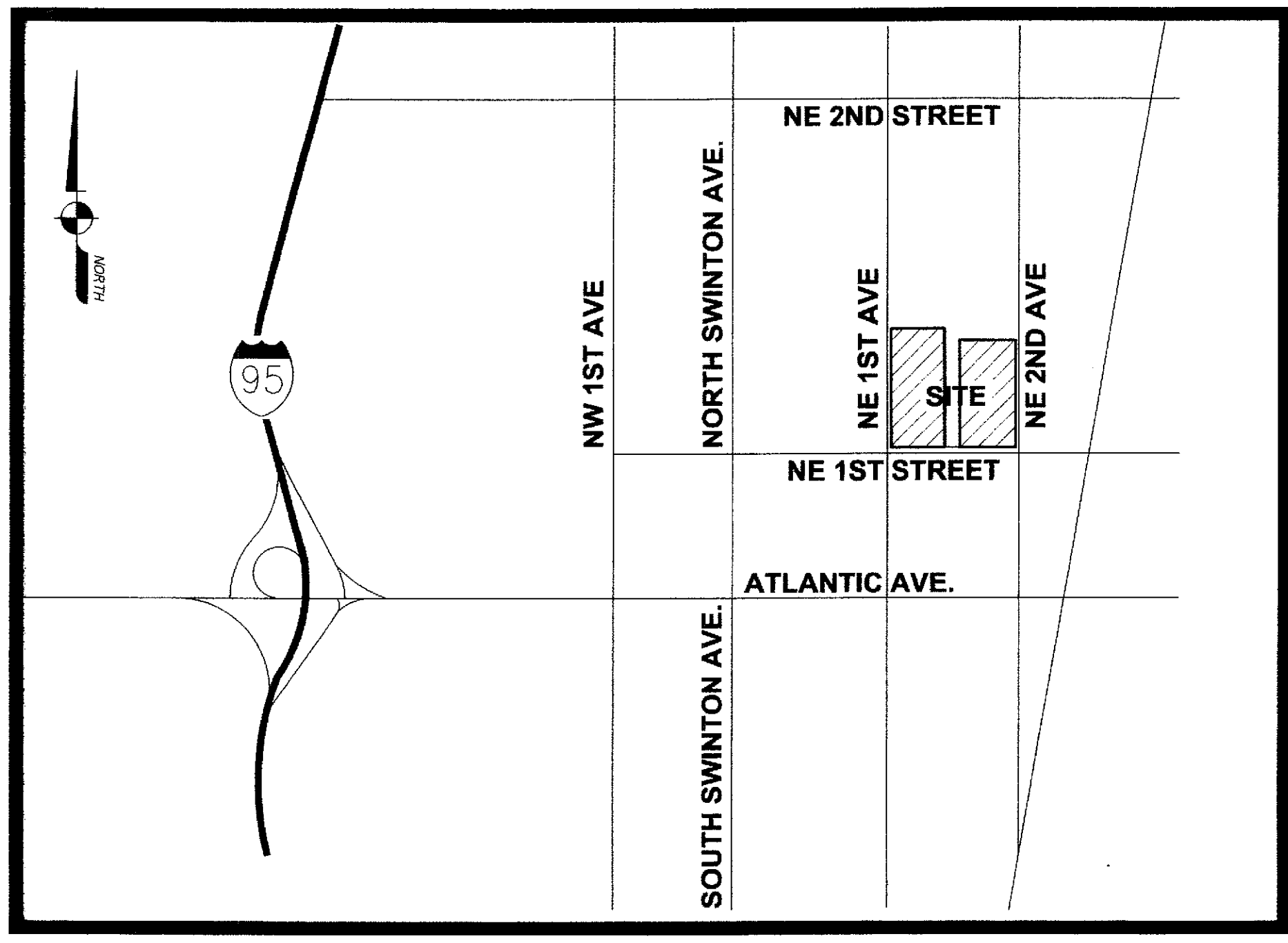
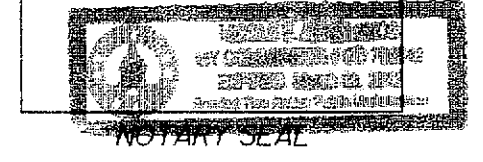
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED Guido Virgili & Scott Webb who is personally known to me, or has produced AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF KMCL PINEAPPLE GROVE, L.L.C. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August, 2011.

MY COMMISSION NUMBER: 20730642
MY COMMISSION EXPIRES: 3/23/2012

[Signature]
NOTARY PUBLIC Nicole E. Angelakos



TITLE CERTIFICATION:

I, Guido Virgili of KTitle Company LLC Title Insurance company A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THROUGH August 17, 2011; THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED TO KMCL PINEAPPLE GROVE, L.L.C. THAT THE CURRENT TAXES HAVE BEEN PAID; 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: August 17, 2011

[Signature]
PRINT NAME: Guido Virgili
ATTORNEY-AT-LAW LICENSED IN FLORIDA
OFFICER of KTitle Company LLC

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 PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JULY, 2011

CITY OF DELRAY BEACH

THIS PLAT OF 104 NE 2ND AVENUE PLAT, AS APPROVED ON THE 5th DAY OF July, A.D. 2011, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: [Signature]

ATTEST: [Signature]
CITY CLERK

BY: [Signature]
DIRECTOR OF PLANNING AND ZONING

BY: [Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: [Signature]
CITY ENGINEER

BY: [Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF 104 NE 2ND AVENUE PLAT, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: 8/25/11

[Signature]
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
L.B. NO. 3591

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.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.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 CITY OF DELRAY BEACH, FLORIDA.

DATED: Aug. 16 2011

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

