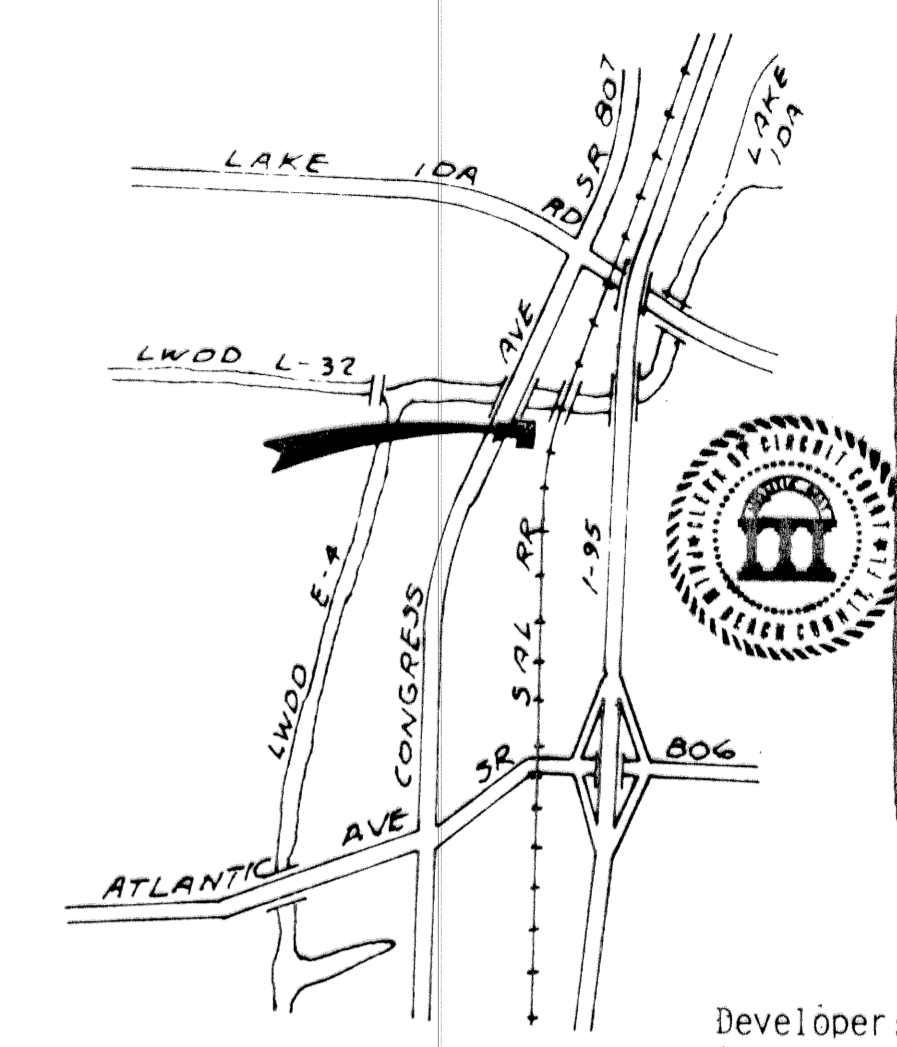


LL PARK OF COMMERCE REPLAT

BEING A REPLAT OF PARCEL B AND C OF LL PARK OF COMMERCE AS RECORDED IN PLAT BOOK 59, PAGES 62 AND 63 OF THE PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

WALTER A. CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS OCTOBER 1993

SHEET 1 OF 2



Developer: Crystal Ice
335 North Congress Avenue
DeLray Beach, FL 33445
(407)278-2898

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 3:16 P.M.
this 30 day of MARCH 1994
and duly recorded in Plat Book No. 72
on page 91-92
DOROTHY M. WILKIN, Clerk of Circuit Court
by Walter A. Cornell D.C.

DESCRIPTION

Parcels B and C of L L PARK OF COMMERCE according to the plat on file in Plat Book 59 at Pages 62 and 63 of the public records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 18, Township 46 South, Range 43 East, thence run South 00°29'01" East along the East line of said Section 18, 40.03 feet to a point in the South right-of-way line of Lake Worth Drainage District Canal E-4; thence run North 88°24'49" West, along said South line 681.93 feet to the Point of Beginning of the herein described parcel; thence from a tangent bearing South 18°40'08" West run Southwesterly along a curve concave to the Southeast having a radius of 3,214.93 feet thru an angle of 08°54'30", an arc distance of 499.86 feet to a point; thence North 80°36'16" West, 137.25 feet to a point of curve of a curve concave to the Southwest, having a radius of 336.86 feet; thence run Southwesterly along said curve thru an angle of 12°35'28", an arc distance of 74.03 feet to a point; thence North 12°12'34" East, 220.07 feet to a point; North 77°47'26" West, 222.08 feet to a point on the Easterly right-of-way of Congress Avenue; thence from a tangent bearing North 13°15'13" East, run along said Easterly line, with a curve concave to the Southeast having a radius of 3759.80 feet thru an angle of 03°16'41", an arc distance of 215.11 feet to a point in the aforementioned South right-of-way line of Canal E-4; thence run South 66°24'49" East along said South line 447.98 feet to the Point of Beginning. Containing 3.5269 Acres and subject to easements and rights-of-way of record.

IN WITNESS WHEREOF, Crystal Ice Corporation, a Florida Corporation has caused these presents to be executed on its behalf by its President, duly authorized, and has caused its seal to be affixed hereon by and with the authority of its Board of Directors this 3rd day of March, 1994.

By: Peter Chisholm
Title: Peter Chisholm, President

ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before me personally appeared Peter Chisholm, President

to me well known and known to me to be the individual described in and who executed the following instrument, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 3rd day of March, 1994

By: Elizabeth Frank
Notary Public

My commission expires: JAN 16, 1996
ELIZABETH FRANK
MY COMMISSION EXPIRES JANUARY 16, 1996
BONDED THROUGH THE FAIR INSURANCE, INC.
COMMISSION NO. CC 167061

NOTES:

1. P.O.C. denotes Point of Commencement.
2. P.O.B. denotes Point of Beginning.
3. A.E. denotes Anchor Easement.
4. U. E. denotes Utility Easement.
5. PRM denotes Permanent Reference Monument.
6. PCP denotes Permanent Control Point.
7. Bearings shown based on assumed datum with the North line of Section 18 being South 88°24'49" East.
8. Structures, trees or shrubs are not permitted in Utility and Ingress-Egress easements created by this plat.

TITLE CERTIFICATE

State of FLORIDA)
County of PALM BEACH) SS

I, Doak S. Campbell, III, 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 that the title to the property is vested to Crystal Ice Corporation, a Florida Corporation, and that there are no other encumbrances of record this 3rd day of March, 1994.

By: Doak S. Campbell, III Date: March 3, 1994
Attorney at Law Doak S. Campbell, III

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 the 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 the City of Delray Beach, Palm Beach County, Florida.

By: Walter A. Cornell Date: 3-1-94
Walter A. Cornell, PLS. 1757

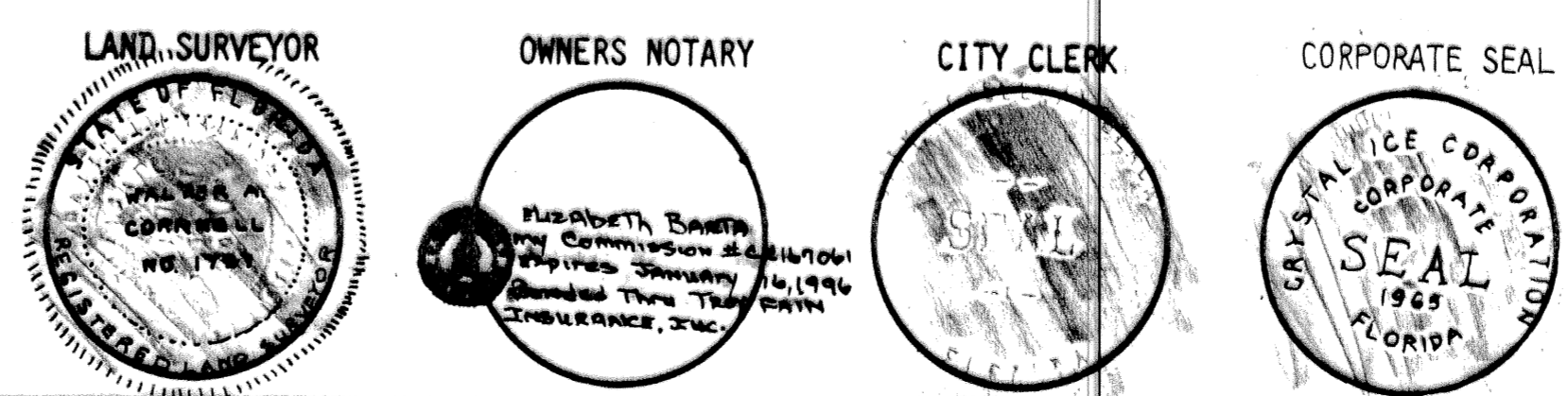
CITY APPROVAL

This plat of the L L PARK OF COMMERCE was approved on the 22nd day of FEBRUARY, A.D. 1994, by the City Commission of the City of Delray Beach, Florida.

By: Robert E. Gagnon Attest: Alvin M. Gump
Mayor City Clerk

And reviewed, accepted and certified by:
Jane Dominey Jean Buer
Director of Planning & Zoning Chairperson, Planning & Zoning Board

By: Hayden
City Engineer



SUBMISSION # LL Park of Commerce
BOOK 72 PAGE 91
FLOOD MAP
ZONING
QUAD #
S.E.
SHEET NAME C Delray Beach
18 14a 43
TAZ 569