

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PEBB ENTERPRISES DELRAY COMMONS LTD. A FLORIDA LIMITED PARTNERSHIP, AND RIVERSIDE NATIONAL BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, OWNERS OF THE LAND SHOWN HEREON AS DELRAY COMMONS, BRING A PORTION OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, AND RUN THENCE SOUTH 89 56' 18" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 56' 18" WEST A DISTANCE OF 599.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE NORTH 00 22' 12" WEST ALONG THE WEST BOUNDARY OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 665.99 FEET TO AN INTERSECTION WITH A LINE THAT IS 150.00 FEET SOUTH OF AND PARALLEL WITH THE EASTLINE OF SURVEY OF STATE ROAD 806, (DELRAY WEST ROAD), AS SHOWN ON ROAD PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 15' 11" EAST, PARALLEL WITH SAID BASELINE OF SURVEY OF STATE ROAD 806, A DISTANCE OF 165.89 FEET TO A POINT; THENCE SOUTH 87 15' 07" EAST, A DISTANCE OF 180.44 FEET TO A POINT; THENCE NORTH 89 15' 11" EAST, A DISTANCE OF 112.66 FEET TO AN INTERSECTION WITH A LINE THAT IS 190.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 00 23' 45" EAST, PARALLEL WITH THE EAST BOUNDARY SECTION 14, A DISTANCE OF 253.59 FEET TO AN INTERSECTION WITH A LINE THAT IS 298.00 FEET SOUTH AND PARALLEL WITH THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 39' 30" EAST PARALLEL WITH THE FOREMENTIONED NORTH BOUNDARY LINE SECTION 14, A DISTANCE OF 122.66 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD 809, (MILITARY TRAIL), AS SHOWN ON ROAD PLAT BOOK 3, PAGE 183, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,399.20 FEET, A CENTRAL ANGLE OF 00 15' 34", AN ARC LENGTH OF 51.62 FEET, AND A CHORD BEARING OF SOUTH 00 15' 55" EAST, TO A POINT; THENCE SOUTH 00 00' 02" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, A DISTANCE OF 347.77 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 364,565 SQUARE FEET (8.37 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD

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

TRACTS "1" AND "2", ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH ZONING MAP.

THE UTILITY EASEMENTS AS SHOWN HEREON, ALL WATER, SEWER, AND LIFT STATION 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, SEWER MAINS, AND LIFT STATIONS. GENERAL UTILITY EASEMENTS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE OR TELEPHONE LINES. EASEMENTS DEDICATED TO FLORIDA POWER AND LIGHT COMPANY AND SOUTHERN BELL ARE PROVIDED FOR THEIR USE, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION. STORM DRAINAGE EASEMENTS ARE DEDICATED TO THE PROPERTY OWNERS FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STORM WATER FACILITIES AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITH NO RECOURSE TO THE CITY OF DELRAY BEACH

RESTRICTIVE COVENANT, OWNERS HEREBY RESERVE FOR THE COUNTY'S FUTURE CONDEMNATION OF THE PROPERTY ABUTTING WEST ATLANTIC AVENUE (S.R. 806), A DISTANCE OF 16.00 FEET TO THE SOUTH OF THE EXISTING ROAD RIGHT OF WAY LINE AND FOR MILITARY TRAIL (S.R. 809), A DISTANCE OF 4.00 FEET TO THE WEST OF THE EXISTING ROAD RIGHT OF WAY

ALL PROPERTY OWNERS ON THIS PLAT ARE HEREBY GRANTED THE RIGHTS SET FORTH IN, SUBJECT IN ALL RESPECTS TO THE REQUIREMENTS OF, THAT CERTAIN RECIPROCAL CROSS INGRESS AND EGRESS, PARKING, AND DRAINAGE EASEMENT AGREEMENT, DATED June 1, 1999, BY AND BETWEEN PEBB ENTERPRISES DELRAY COMMONS LTD., A FLORIDA LIMITED PARTNERSHIP, AND RIVERSIDE NATIONAL BANK OF FLORIDA, A FLORIDA CHARTERED BANK, AS RECORDED IN ORB 11169, PAGE 1360, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS FOR THE SERVICE STATION, AS RECORDED IN OFFICIAL RECORD BOOK 6436, PAGE 1360 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF PEBB MANAGEMENT COMPANY, INC., GENERAL PARTNER OF PEBB ENTERPRISES DELRAY COMMONS LTD.; AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF May, 1999

PEBB ENTERPRISES DELRAY COMMONS LTD. A FLORIDA LIMITED PARTNERSHIP ATTESTED BY: [Signature] BY: [Signature] PEBB MANAGEMENT COMPANY, INC GENERAL PARTNER PAUL WEINER, PRESIDENT WITNESS

IN WITNESS WHERE OF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF RIVERSIDE NATIONAL BANK OF FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF June 1999

RIVERSIDE NATIONAL BANK OF FLORIDA ATTESTED BY: [Signature] BY: [Signature] VERNON SMITH, PRESIDENT WITNESS

DELRAY COMMONS

BEING A PORTION OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JUNE, 1999 SHEET 1 OF 2

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COUNTY OF PALM BEACH ) STATE OF FLORIDA ) This Plat was filed for record at 3:08 PM this 1 day of September 1999. and duly recorded in Plat Book No. 85 on page 183-184 DOROTHY H. WILKIN, Clerk of Circuit Court. by [Signature] D.C.



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED, PAUL WEINER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PEBB MANAGEMENT COMPANY, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF PEBB ENTERPRISES DELRAY COMMONS LTD., 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 26th DAY OF May 1999

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED, VERNON SMITH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RIVERSIDE NATIONAL BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA., 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 9 DAY OF June 1999

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9496, PAGE 0414, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT, AND ITS SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF June, 1999

CITY NATIONAL BANK OF FLORIDA ATTESTED BY: [Signature] BY: [Signature] R. W. HOWARD EXECUTIVE VICE PRESIDENT WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED R. W. HOWARD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF THE CITY NATIONAL BANK OF FLORIDA, 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 30th DAY OF June 1999

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF DADE

I, DAVID N. SOWERBY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PEBB ENTERPRISES DELRAY COMMONS LTD., A FLORIDA LIMITED PARTNERSHIP, AND RIVERSIDE NATIONAL BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA.; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: JUNE 24, 1999 BY: [Signature] DAVID N. SOWERBY, ESQ. ATTORNEY AT LAW

CITY OF DELRAY BEACH

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT OF DELRAY COMMONS, AS APPROVED ON THE 30th DAY OF August A.D. 1999, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH FLORIDA

ATTEST BY: [Signature] DEPUTY CITY CLERK [Signature] MAYOR

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] DIRECTOR OF PLANNING & ZONING [Signature] DIRECTOR OF ENVIRONMENTAL SERVICES [Signature] CHAIRPERSON, PLANNING AND ZONING BOARD [Signature] CITY ENGINEER

REVIEWING SURVEYOR'S CERTIFICATION

THIS PLAT HAS BEEN REVIEWED FOR ACCORDANCE WITH CHAPTER 98.20, SECTION 177.081, FLORIDA STATUTES.

DATE: May 21, 1999 BY: [Signature] PROFESSIONAL SURVEYOR AND MAPPER, NO. 4102

SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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, FLORIDA

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.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF DELRAY BEACH, PALM BEACH COUNTY ZONING REGULATIONS.

BEARING BASE; THE EAST LINE SECTION 14, IS ASSUMED TO BEAR NORTH 00 23' 45" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

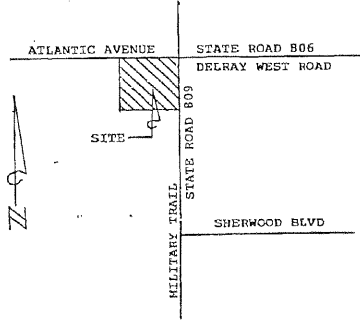
SURVEYOR'S CERTIFICATION

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 THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DATE: 8-13-99 [Signature] JOSEPH M. TUCKER, P.L.S. LICENSE NO. 3285 STATE OF FLORIDA

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: JOSEPH M. TUCKER RICHARD L. SHEPARD & ASSOCIATES INC. 310 SOUTH FEDERAL HIGHWAY P O BOX 759 BOYNTON BEACH, FLORIDA 33435 PHONE: (561) 737-6546 FAX: (561) 734-7546



LB 2102 Joe Tucker LAND SURVEYOR RICHARD L. SHEPARD and Associates 310 SOUTH FEDERAL HIGHWAY P.O. BOX 759 BOYNTON BEACH, FLORIDA 33435 Phone: (561) 201-4388 Fax: (561) 737-6546