

MECCA COMMERCIAL CENTER P.C.D.

A PORTION OF TRACT 15, BLOCK 8, OF PALM BEACH FARMS CO. PLAT NO. 3,
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
IN PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

NOVEMBER, 2002 SHEET 1 OF 3

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT JACK A. MECCA AND MARY C. MECCA AND B&J HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS MECCA COMMERCIAL CENTER P.C.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 467.0 FEET OF TRACT 15, BLOCK 8, OF PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 38.0 FEET AND THE EAST 70.0 FEET FOR CANAL RIGHT-OF-WAY FOR LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-1, CONTAINING 391,795 SQUARE FEET OF 8.984 ACRES, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO B&J HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, WATER MANAGEMENT, PRESENT AND FUTURE COMMERCIAL DEVELOPMENT PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. TRACT A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 4476, PAGE 103, ORB 4476 PAGE 101 AND ORB 14092 PAGE 918 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

2. TRACTS B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED TO JACK A. MECCA AND MARY C. MECCA, THEIR SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, WATER MANAGEMENT, AND FUTURE COMMERCIAL DEVELOPMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. TRACT B IS SUBJECT TO THE RESTRICTIONS SET FORTH IN ORB 4476, PAGE 103 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

3. TRACT A1, AS SHOWN HEREON, IS HEREBY DEDICATED TO B & J HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALMS-WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION INC., THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH. SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 4476, PAGE 101, AND OFFICIAL RECORDS BOOK 14092, PAGE 918, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

4. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LBE", ARE HEREBY DEDICATED TO THE PALMS-WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION. THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, INCLUDING THE RIGHT TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE WITHIN THESE EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

5. THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "LME", ARE HEREBY DEDICATED TO THE PALMS-WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION. THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND FROM STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE VILLAGE OF ROYAL PALM BEACH 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 PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. ALL COMMON AREAS AS DEFINED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 14388, PAGES 1247-1283, ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PALMS-WELLINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

IN WITNESS WHEREOF, JACK A. MECCA AND MARY C. MECCA AND B&J HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 18th DAY OF November, 2002.

WITNESS: Debbie A. Drechsel NAME: Jack A. Mecca
JACK A. MECCA

PRINT NAME: Debbie A. Drechsel NAME: Mary C. Mecca
MARY C. MECCA

WITNESS: Stacey Briggs

PRINT NAME: Stacey Briggs
WITNESS: David W. Petersen
NAME: Harvey Montijo
B&J HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: David W. Petersen TITLE: Manager

WITNESS: Maryann Cheatham
PRINT NAME: Maryann Cheatham

ACKNOWLEDGMENT:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

BEFORE ME PERSONALLY APPEARED JACK A. MECCA AND MARY C. MECCA WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF November, 2002.

MY COMMISSION EXPIRES: 2-15-2005 DATE James A. Morton, Jr. NOTARY PUBLIC

JAMES A. MORTON, JR.
Notary Public, State of Florida
My Comm. exp. Feb. 14, 2005
Comm. No. CG 987124

SUBDIVISION
PAGE
BLOCK
FLOOD HAZARD ZONING
QUAD #
SE
TAZ
FUD NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

BEFORE ME PERSONALLY APPEARED HARVEY MONTIJO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF B&J HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF November, 2002.

MY COMMISSION EXPIRES: 10-3-05 DATE Dami A. Shuman NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

B&J HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THEIR MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF November, 2002.

WITNESS: David W. Petersen NAME: Harvey Montijo
B&J HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: David W. Petersen TITLE: Manager
WITNESS: Maryann Cheatham

ACKNOWLEDGMENT:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

BEFORE ME PERSONALLY APPEARED HARVEY MONTIJO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF B&J HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF November, 2002.

MY COMMISSION EXPIRES: 10-3-05 DATE Dami A. Shuman NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

JACK A. MECCA AND MARY C. MECCA HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THEIR MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF November, 2002.

WITNESS: Debbie A. Drechsel NAME: Jack A. Mecca
JACK A. MECCA AND MARY C. MECCA

PRINT NAME: Debbie A. Drechsel NAME: Mary C. Mecca
MARY C. MECCA

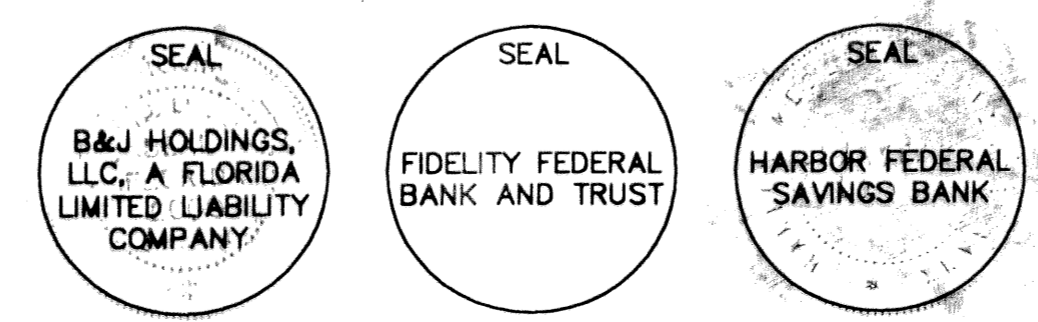
ACKNOWLEDGMENT:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

BEFORE ME PERSONALLY APPEARED JACK A. MECCA AND MARY C. MECCA WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF November, 2002.

MY COMMISSION EXPIRES: 2-15-2005 DATE James A. Morton, Jr. NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS AND DEDICATIONS

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

PALMS-WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS THEIR MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF November, 2002.

WITNESS: David Petersen NAME: David Petersen

PRINT NAME: Elizabeth York

ACKNOWLEDGMENT:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

BEFORE ME PERSONALLY APPEARED DAVID PETERSEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF PALMS-WELLINGTON PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT 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 19 DAY OF November, 2002.

MY COMMISSION EXPIRES: 10-3-05 DATE Dami A. Shuman NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15673 AT PAGE 1076 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HARBOR FEDERAL SAVINGS BANK, 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 19th DAY OF November, 2002.

WITNESS: Michelle Tate NAME: Michelle Tate
HARBOR FEDERAL SAVINGS BANK

PRINT NAME: Judith H. Macomber NAME: Judith H. Macomber
VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA: }
COUNTY OF PALM BEACH: } SS

BEFORE ME PERSONALLY APPEARED DONALD E. HUGHES WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF HARBOR FEDERAL SAVINGS BANK, 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 19th DAY OF November, 2002.

MY COMMISSION EXPIRES: 3/24/06 DATE Judith H. Macomber NOTARY PUBLIC

Wantman Group, Inc. Engineering Surveying Mapping
901 NORTHPOINT PARKWAY, SUITE 204
WEST PALM BEACH, FL 33407
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055

CAD	K:\CAMDAVIS\BJ-HOLD\DWG\035-A1PLAT			
REF	K:\CAMDAVIS\BJ-HOLD\DWG\035MG01			
FLD	FB	PG	JOB	301035.A1
OFF	AJP		DATE	06/27/02
CKD	RBP	SHEET	1 OF 3	DWG