

153

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Hardy Enterprises of Palm Beach County, Inc., a Florida Corporation, Craft & Ferruggia Enterprises, Inc., a Florida Corporation, 1300 North Congress Associates, a Florida Joint Venture and 1310 Congress Partners, LLC, a Florida Limited Liability Company, as owners of the land shown hereon as CONGRESS BUSINESS CENTER, being a portion of the southwest Quarter of Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida and being more particularly described as follows:

Part of the Southwest Quarter of Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point that is North 01°32'39" East 1473.61 feet and South 88°30'56" East 234.30 feet from the Southwest corner of said Quarter Section, said point being on the East Right of Way line of Old Congress Avenue as recorded in Official Record Book 1421, Pages 307 through 316, Inclusive, in and for the Public Records of Palm Beach County, Florida; thence continue South 88°30'56" East 260.40 feet; thence North 01°32'39" East 241.81 feet; thence South 88°26'56" East 20.30 feet; thence North 01°32'39" East 165.00 feet; thence South 88°26'57" East 145.00 feet; thence North 01°32'39" East 165.00 feet; thence North 88°26'57" West 440.44 feet to a point on the aforesaid East Right of Way line of Old Congress Avenue said point also being on a curve to the right having radius of 392.54 feet and a central angle of 03°49'23", said point being North 86°19'57" East 392.54 feet from the centerpoint of said curve; thence Southerly along said East Right of Way line and along the arc of said curve 26.19 feet to the point of tangency thereof, said point of tangency being South 89°50'40" East 392.54 feet from the centerpoint of said curve; thence South 00°09'20" West continuing along said East Right of Way line 546.13 feet to the Point of Beginning.

Containing 4.21 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Limited Access Easements: 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.

IN WITNESS WHEREOF, Hardy Enterprises of Palm Beach County, Inc., a Florida Corporation, has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5th day of NOVEMBER, 2002.

WITNESS: [Signature] BY: [Signature] Winfred C. Hardeman, President

IN WITNESS WHEREOF, Craft & Ferruggia Enterprises, Inc., a Florida Corporation, has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 6th day of NOVEMBER, 2002.

ATTEST: [Signature] BY: [Signature] Donna J. Craft, President

IN WITNESS WHEREOF, 1300 North Congress Associates, a Florida Joint Venture, has caused these presents to be signed by James E. Karr, Trustee, this 6th day of NOVEMBER, 2002.

WITNESS: [Signature] BY: [Signature] James E. Karr, Trustee

IN WITNESS WHEREOF, 1310 Congress Partners, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its Manager, Robert Needle, this 12th day of NOVEMBER, 2002.

WITNESS: [Signature] BY: [Signature] Robert Needle, Manager

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Winfred C. Hardeman, who is personally known to me or has produced a as identification, and who executed the foregoing instrument as President of Hardy Enterprises of Palm Beach County, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed said 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 5th day of NOVEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Catherine J. Ferruggia, who is personally known to me or has produced a as identification, and who executed the foregoing instrument as Secretary of Craft & Ferruggia Enterprises, Inc., a Florida Corporation, and severally acknowledged to and before me that she executed said 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 6th day of NOVEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

ACKNOWLEDGMENT

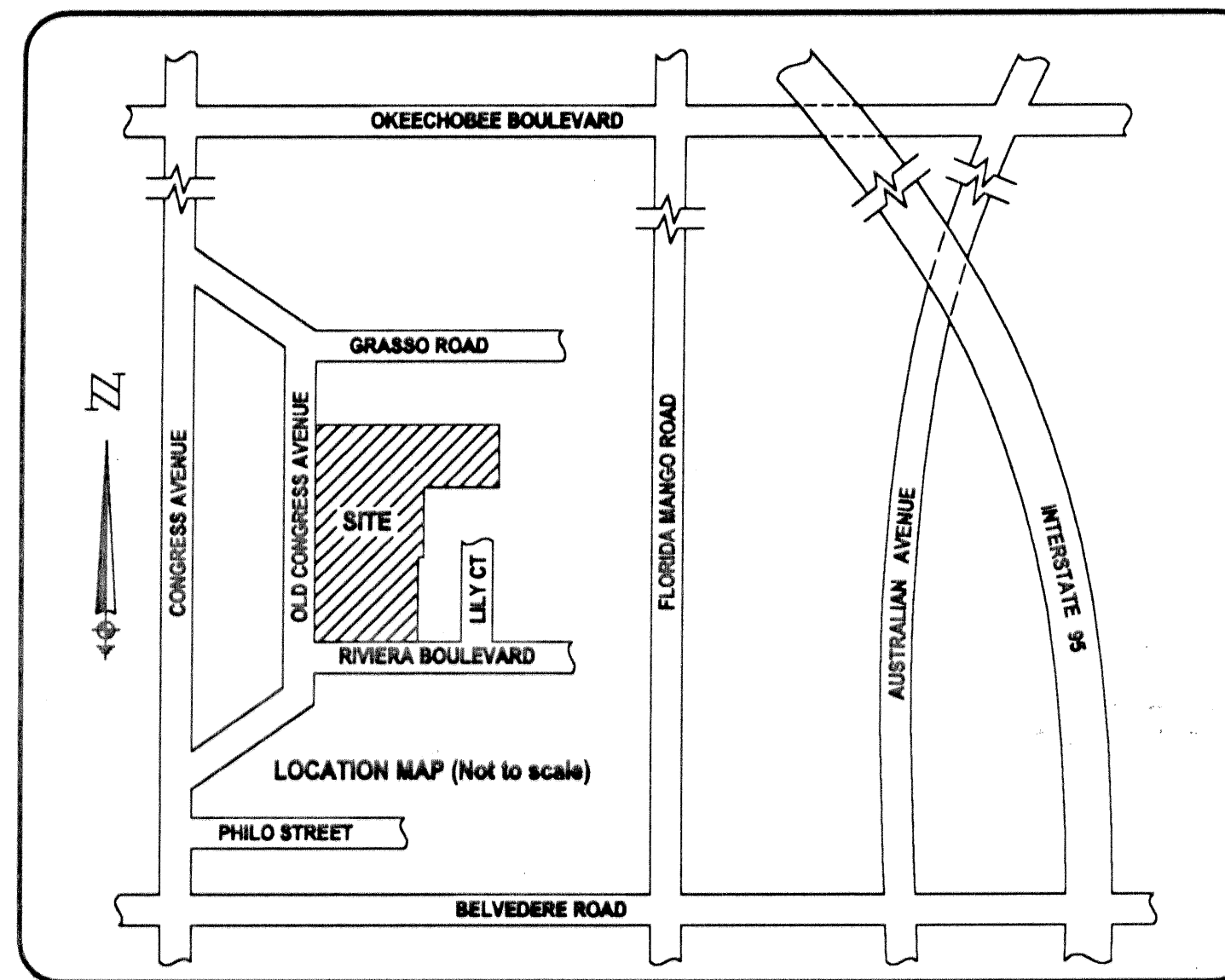
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Donna J. Craft, who is personally known to me or has produced a as identification, and who executed the foregoing instrument as President of Craft & Ferruggia Enterprises, Inc., a Florida Corporation, and severally acknowledged to and before me that she executed said instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the 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 6th day of NOVEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

CONGRESS BUSINESS CENTER, MUPD

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AUGUST, 2002 SHEET 1 OF 2



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared James E. Kerr, who is personally known to me or has produced a as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 6th day of NOVEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Robert Needle, who is personally known to me or has produced a as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of NOVEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages, 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 mortgages which is recorded in Official Record Book 6560 at page 594 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and Relationship Manager and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5th day of DECEMBER, 2002.

WITNESS: [Signature] WACHOVIA BANK, N.A., a Florida Corporation BY: [Signature] Lisa Sullivan-Wade Jacobson, Vice President and Relationship Manager

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Lisa Sullivan-Wade Jacobson, who is personally known to me or has produced a as identification, and who executed the foregoing instrument as Vice President and Relationship Manager of Wachovia Bank, N.A., a Florida Corporation, and severally acknowledged to and before me that she executed said 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 5th day of DECEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages, 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 mortgages which is recorded in Official Record Book 12695 at page 70 and modified in Official Record Book 13055 at page 169 and Official Record Book 13055 at page 174 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 Vice President of Commercial Loan Offices and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 20th day of NOVEMBER, 2002.

WITNESS: [Signature] BY: [Signature] Steven M. Strickland, Sr. VANCE G. TALMA, Vice President of Commercial Loan Offices

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, personally appeared Steven M. Strickland, Sr., who is personally known to me or has produced a as identification, and who executed the foregoing instrument as Vice President of Commercial Loan Offices of Riverside National Bank of Florida, a Florida Corporation, and severally acknowledged to and before me that he executed said 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 20th day of NOVEMBER, 2002. My commission expires: [Signature] DENNIS P. KOEHLER, Notary Public

COUNTY APPROVALS

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 11 day of March, 2003, 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: [Signature] George T. Webb, P.E. COUNTY ENGINEER

TITLE CERTIFICATION

We, Flagler Title, Inc., a Title Insurance Company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Hardy Enterprises of Palm Beach County, Inc., a Florida Corporation, Craft & Ferruggia Enterprises, Inc., a Florida Corporation, 1300 North Congress Associates, a Florida Joint Venture and 1310 Congress Partners, LLC, a Florida Limited Liability Company; 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 depicted by this plat.

Dated: 1/29/03 [Signature] Edw. Neal Bierce, Vice President

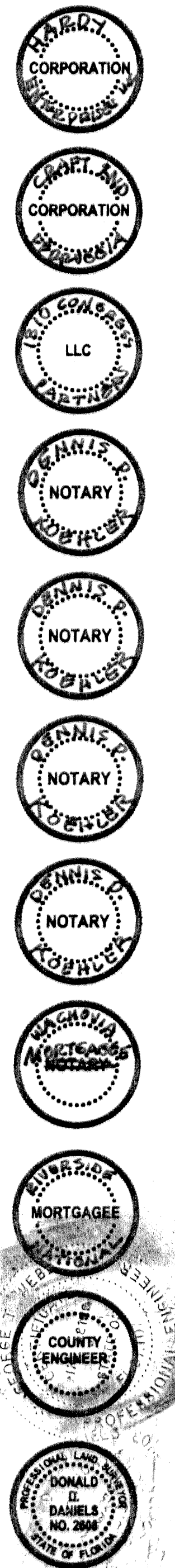
SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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"), Permanent Control Points ("P.C.P.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 the Ordinances of Palm Beach County, Florida.

Dated: This 28th day of OCTOBER, 2002. [Signature] DONALD D. DANIELS, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA CERTIFICATION NO. 2608

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

Table with columns for Florida Certificate LB No. 4165, Reference: 2943/43, Revisions: 01/08/02 - Added off site Easement, Added Mortgage, Scale: N/A, DWG. NUMBER: 83.489.3P, SHEET 1 OF 2.



SUBDIVISION CONGRESS BUSINESS CENTER, MUPD BOOK 97 PAGE 153 PLAT MAP # 1515 B ZONING CG ZIP CODE 33409