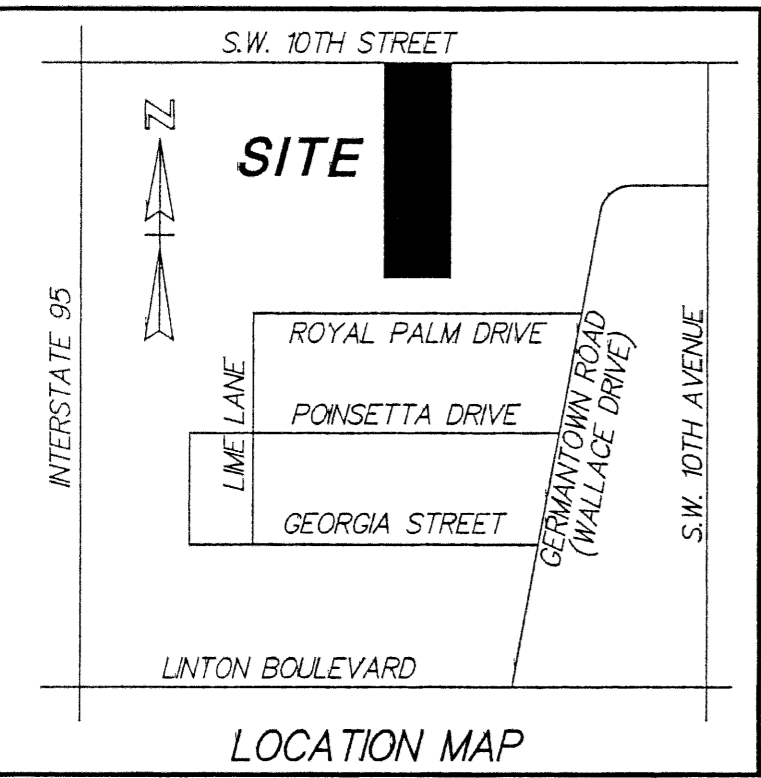
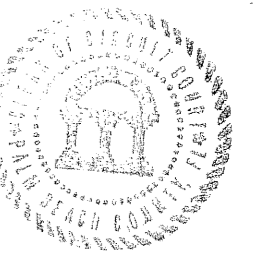


COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT PM
THIS 14th DAY OF May
2004 AND DULY RECORDED IN PLAT BOOK NO.
102 ON PAGE 19-20

DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY [Signature]



TENTH STREET COMMERCE PARK PLAT II

BEING A REPLAT OF TRACT A, TENTH STREET COMMERCE PARK (PLAT BOOK 88, PAGES 122-124), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2004
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT H&S DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION AND B&B DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF TRACT A, TENTH STREET COMMERCE PARK (PLAT BOOK 88, PAGES 122-124), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "TENTH STREET COMMERCE PARK PLAT II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, TENTH STREET COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 122 THROUGH 124, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
CONTAINING 140,674 SQUARE FEET MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "TENTH STREET COMMERCE PARK PLAT II" AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 12, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE TENTH STREET COMMERCE PARK OWNERS ASSOCIATION, AS A PRIVATE STREET AND AN INGRESS-EGRESS, PARKING, LIGHTING, LANDSCAPE, UTILITY AND DRAINAGE EASEMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

ACCESS EASEMENTS ARE HEREBY RESERVED FOR THE LOTS OWNERS LYING ADJACENT TO SAID EASEMENTS AS SHOWN HEREON FOR INGRESS-EGRESS ACCESS FOR LOADING DOCKS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF APRIL, 2004.

H&S DEVELOPMENT GROUP, INC.
A FLORIDA CORPORATION
WITNESS: Lucretia Warren BY: Henri Hage
NAME: LUCRETIA WARREN NAME: HENRI HAGE
PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HENRI HAGE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF H&S DEVELOPMENT GROUP, INC., A FLORIDA 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 14th DAY OF APRIL, 2004.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
NAME: DAVID R. ROY
COMMISSION NO.: [Number]

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF APRIL, 2004.

B&B DEVELOPMENT GROUP, INC.
A FLORIDA CORPORATION
WITNESS: [Signature] BY: Helmut Bader
NAME: HELMUT BADER
PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HELMUT BADER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FDL 0360-320-39-007 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF B&B DEVELOPMENT GROUP, INC., A FLORIDA 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 22 DAY OF APRIL, 2004, 2004.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
NAME: Tommy L. Adams
COMMISSION NO.: 990272

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 6788 AT PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF APRIL, 2004.

WITNESS: [Signature] NAME: DAVID H. ROY
MESHNICK LIMITED PARTNERSHIP DATED 1/3/01,
GENERAL PARTNER, HARVEY MESHNICK AS TRUSTEE
OF THE MESHNICK REVOCABLE MANAGEMENT
TRUST DATED 1/3/01
BY: [Signature]
HARVEY MESHNICK
GENERAL PARTNER

IN WITNESS WHEREOF, I JOAN ROSENBERG DO HERETO SET MY HAND AND SEAL THIS 19th DAY OF APRIL, 2004

WITNESS: [Signature] NAME: DAVID H. ROY
WITNESS: [Signature] NAME: JOAN ROSENBERG
WITNESS: Lucretia Warren NAME: LUCRETIA WARREN

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARVEY MESHNICK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF MESHNICK LIMITED PARTNERSHIP DATED 1/3/01 AND AS TRUSTEE OF THE MESHNICK REVOCABLE MANAGEMENT TRUST DATED 1/3/01 AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF APRIL, 2004.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
NAME: DAVID H. ROY
COMMISSION NO.: [Number]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOAN ROSENBERG WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF APRIL, 2004.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
NAME: DAVID H. ROY
COMMISSION NO.: [Number]

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID R. ROY, 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 THE TITLE TO THE PROPERTY IS VESTED TO H&S DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION AND B&B DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THAT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 4-14-04 NAME: [Signature]
DAVID R. ROY
ATTORNEY STATE OF FLORIDA

CITY APPROVAL:

THIS PLAT OF "TENTH STREET COMMERCE PARK PLAT II" AS APPROVED ON THE 11 DAY OF March, A.D. 2004 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: [Signature] ATTEST: [Signature]
CITY CLERK:
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] FIRE MARSHAL
[Signature] CITY ENGINEER

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "TENTH STREET COMMERCE PARK PLAT II" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 4-28-04
[Signature]
JOHN D. HEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

[Signature] 4/19/04
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

