

Palm Beach Park of Commerce, P.I.P.D. - Plat 13

Being a replat of Lots 2G, 3G, 5L, and 6L, Palm Beach Park of Commerce, a P.I.P.D., Plat No. 1, Plat Book 56, Page 172-176, lying within Section 18, Township 41 South, Range 41 East, Palm Beach County, Florida

195

State of Florida
County of Palm Beach
This plat was filed for record at 9:12 A.M. This 13 day of November A.D. 2008 and duly recorded in Plat Book 111 on Pages 195 and 197.



Sharon R. Bock
Clerk & Comptroller
Palm Beach County

By: *[Signature]*
Deputy Clerk

Sheet 1 of 3

Dedication and Reservation:

KNOW ALL MEN BY THESE PRESENTS THAT FR/CAL 3 South Florida, LLC, a foreign limited liability company, licensed to do business in Florida, owner of the land shown hereon, as Palm Beach Park of Commerce, P.I.P.D. - Plat 13, being a replat of Lots 2G, 3G, 5L, and 6L, Palm Beach Park of Commerce, a P.I.P.D., Plat No. 1, Plat Book 56, Page 172-176, lying within Section 18, Township 41 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southern most Southeast corner of Lot 6L:
Thence, North 88°51'46" West, along the North line of Corporate Road South, a distance of 655.00 feet to the Southwest corner of Lot 6L;
Thence, North 01°08'14" East, a distance of 1,535.90 feet to the Northwest corner of Lot 3G;
Thence, South 88°51'46" East, along the North line of Lot 3G, a distance of 680.00 feet to a point on the West right-of-way of Park of Commerce Boulevard and the Northeast corner of Lot 3G;
Thence, South 01°08'14" West, along the West line of Commerce Boulevard, a distance of 1,510.90 feet to the Eastern most Southeast corner of Lot 6L;
Thence, South 46°08'14" West, a distance of 33.36 feet to the **Point of Beginning**;

Said land situated and being in Palm Beach County, Florida, and containing 1,044,099 square feet (23.97 acres) more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1) Preservation Area, as shown hereon, is hereby reserved for FR/CAL 3 South Florida, LLC, its successors and assigns, for vegetation preserve purposes and is the perpetual maintenance obligation of FR/CAL 3 South Florida, LLC, its successors and assigns, without recourse to Palm Beach County. This perpetual maintenance obligation is set forth in the Preserve Management Plan as required by Palm Beach County Unified Land Development Code, Article 14, C.

2) Lot 1, as shown hereon, is subject to Conservation Easement restrictions set forth in Official Records Book 22773, Page 554, of the Public Records of Palm Beach County, Florida.

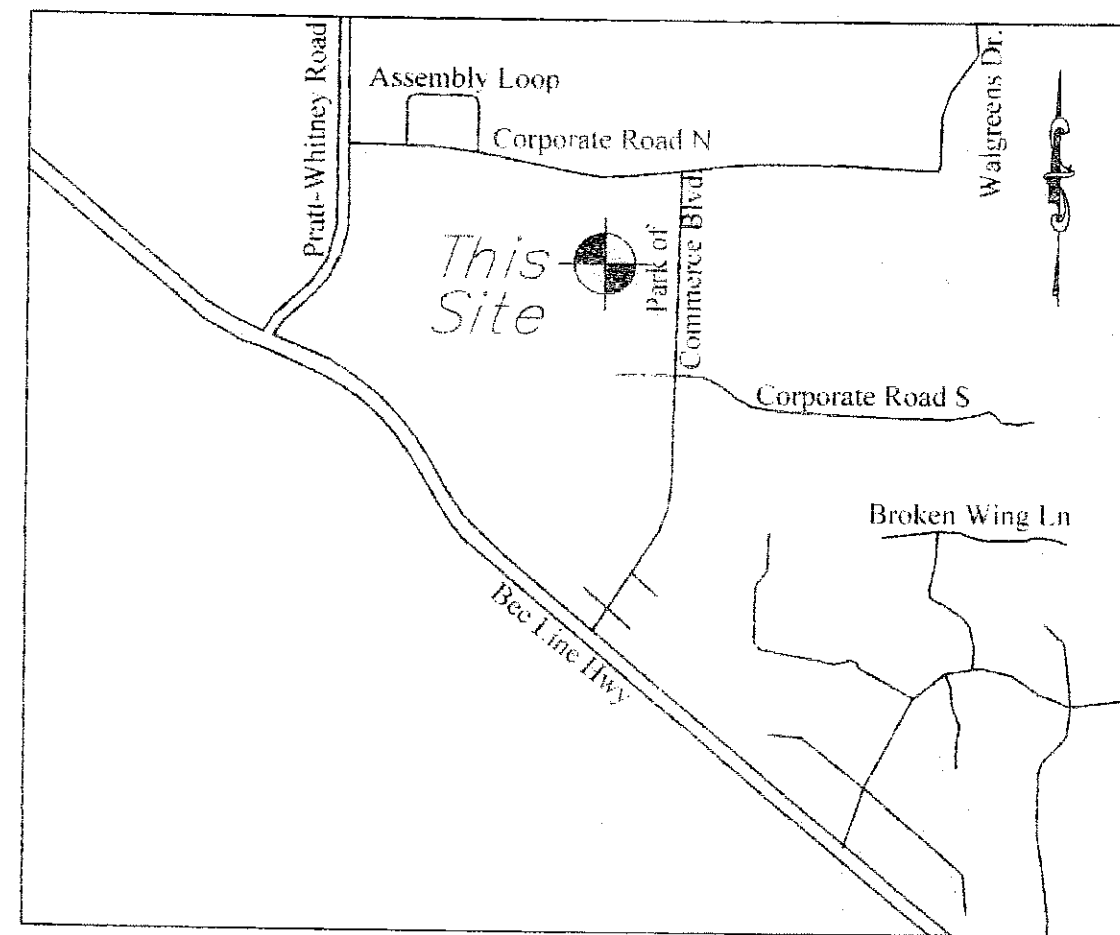
IN WITNESS WHEREOF, the above named company has caused these presents to be signed by its Senior Regional Director, Jeremy Shapiro, this 8th day of October, 2008.

Witness: *[Signature]*
Print Name: *[Name]*

FR/CAL 3 South Florida, LLC, a foreign limited liability company, licensed to do business in Florida

Witness: *[Signature]*
Print Name: *[Name]*

[Signature]
Jeremy Shapiro, Senior Regional Director



Location Map
Not to Scale

Tabulation of Parcels			
Lot #	Square footage	Acres	Land Use Delineation
Lot 1	588,637	13.51	Light Industrial
Lot 2	455,462	10.46	Light Industrial

Surveyor's Notes:

- 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 current Palm Beach County zoning regulations.
- No buildings or any kind of structures or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
- Bearing Reference: The Bearings shown hereon are referenced to the South Line of Lot 6L, as shown on the plat of Palm Beach Park of Commerce, A.P.I.P.D., Plat No. 1, as recorded in Plat Book 56, Page 172-176, of the Public Records of Palm Beach County, Florida. Said line bears South 88°51'46" East.
- PRM indicates a 4" X 4" X 24" Permanent Reference Monument stamped LB730.
- "Notice" this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.
- C denotes centerline.
- U.E. denotes Utility Easement
- R/W denotes Right-Of-Way

Northern Palm Beach County Improvement District Acknowledgement:

Unit of Development No. 16

State of Florida
County of Palm Beach

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby acknowledges there are no dedications to, nor any maintenance obligations being incurred, accepted or assumed by North Palm Beach County Improvement District on this plat; and further acknowledges that Northern's existing Drainage Easement as recorded in Official Records Book 22846 at Pages 0911 through 0918 inclusive, Public Records of Palm Beach County, Florida, is shown hereon.

Dated this 20th day of October, 2008.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Attest: *[Signature]*
Name: O'Neal Bardin, Jr.
Secretary, Board of Supervisors

By: *[Signature]*
Name: Marilyn Lew-Jacobs
President, Board of Supervisors

Acknowledgment:

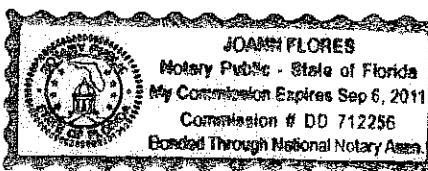
State of Florida SS
County of Palm Beach

The foregoing instrument was acknowledge before me this 8 day of October, 2008, by Jeremy Shapiro the Senior Regional Director of FR/CAL 3 South Florida LLC. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal this 8 day of October, 2008.

Sept 6, 2011
My commission expires
Commission No. DD7122510

By: *[Signature]*
Notary Public - State of Florida
[Signature]
Print Name



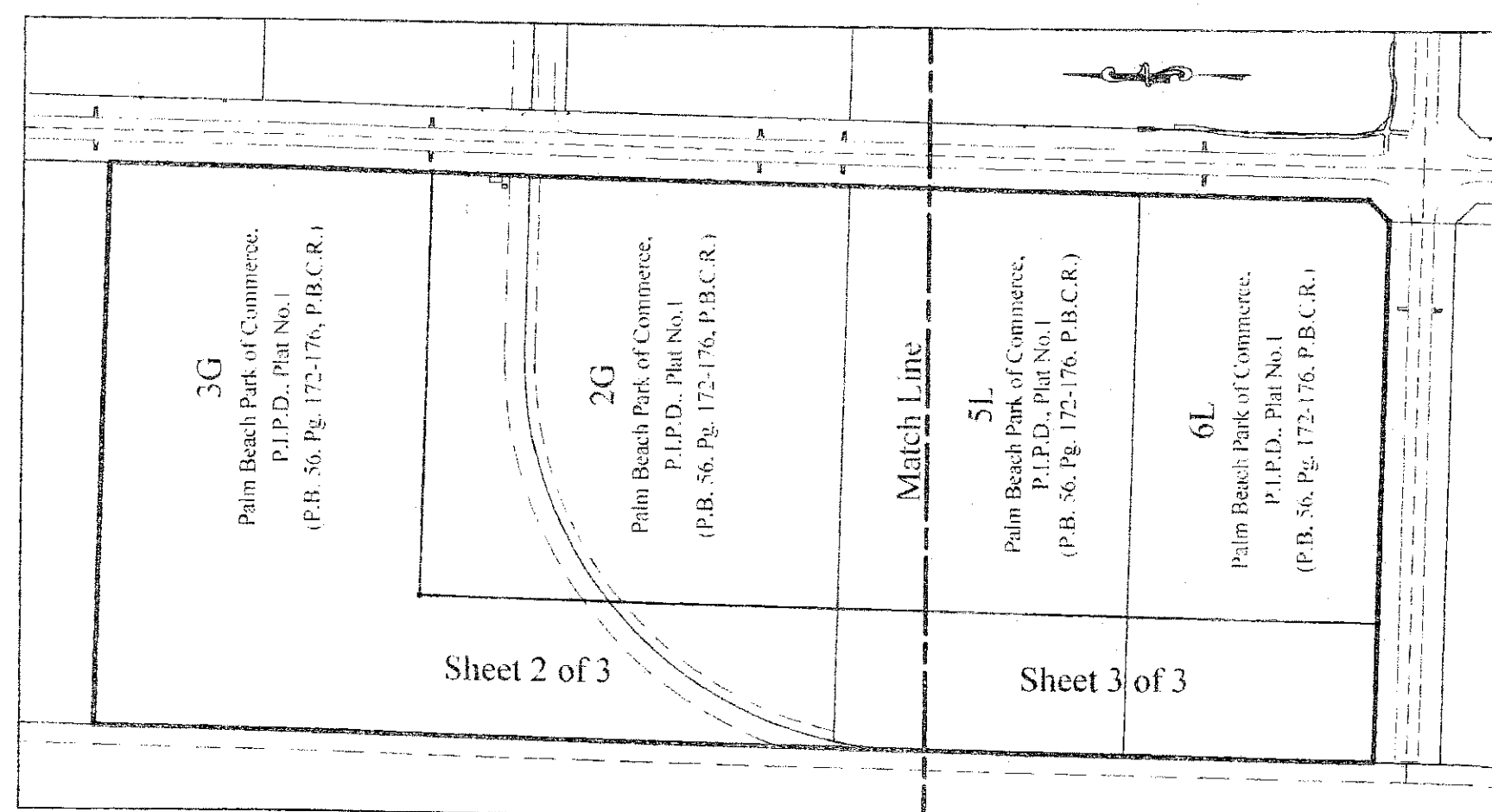
Title Certification:

State of Florida SS
County of Palm Beach

I, Clifford I. Hertz, 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 in FR/CAL 3 South Florida, LLC; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrance do not prohibit the creation of the subdivision depicted by this plat.

Dated: 08-28-08

By: *[Signature]*
Clifford I. Hertz, P.A.
Broad and Casse!
One North Clematis Street
Suite 500
West Palm Beach, FL 33401



Key Map
Not to Scale

Corporate Seal	Dedication	Northern Palm Beach County Improvement District	County Engineer	Surveyor
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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 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 Palm Beach County, Florida.

By: *[Signature]*
Dennis J. Gabriele, P.S.M.

License No. LS5709
State of Florida

County Approval:

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33 and in accordance with Section 177.071(2), Florida Statutes, this 20th day of November, 2008 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, in accordance with Section 177.081(1), Florida Statutes.

By: *[Signature]*
George H. Webb, P.E.
Palm Beach County Engineer

Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue
Coral Springs, Florida 33065
Phone: (954) 509-0083 Fax: (866) 495-0203
LB # 7303