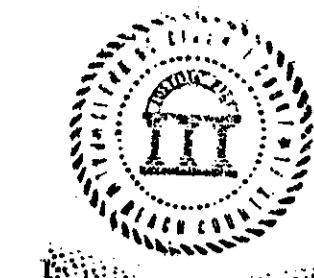


5000-319

133



MISSION BAY CORPORATE PARK

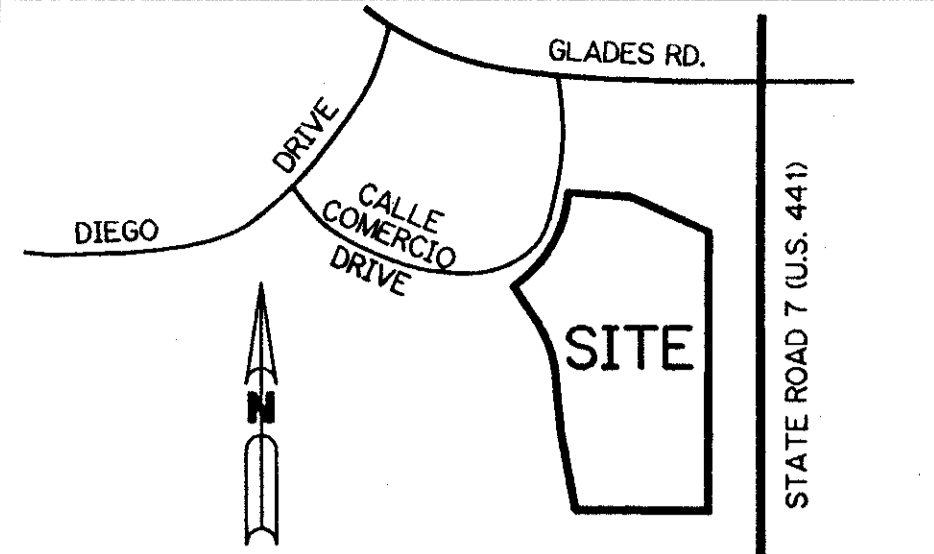
ALL OF MISSION BAY - TRACT "O" AS RECORDED IN PLAT BOOK 59, PAGES 196 AND 197, TOGETHER WITH A PORTION OF TRACT "P" OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112-120, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 MARCH, 1997

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.S.M. 4213 STATE OF FLORIDA
LAWSON, NOBLE & WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

SITE PLAN DATA
ZONING PETITION NO. 96-07
TOTAL AREA 11.22 ACRES

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:09 P.M.
this 7 day of MAY 1997
and duly recorded by the Clerk of the Court
on page 133-135
DOROTHY H. WILKIN, Clerk of Circuit Court
by Leigh J. Randall



LOCATION MAP
N.T.S.
SEC. 13 TWP. 47 S RGE. 41 E

RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT INTERNATIONAL SPORTS ASSOCIATES, INC., A DELAWARE COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, P. RODNEY CUNNINGHAM, JAMES M. ROSEMURGY, AND MISSION BAY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF LAND SHOWN HEREON AS MISSION BAY CORPORATE PARK, BEING ALL OF MISSION BAY - TRACT "O" AS RECORDED IN PLAT BOOK 59, PAGES 196 AND 197, TOGETHER WITH A PORTION OF TRACT "P" OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112-120, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL NO. 1 AND PARCEL NO. 2 ACCORDING TO THE PLAT OF MISSION BAY TRACT "O" AS RECORDED IN PLAT BOOK 59, PAGES 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING PARCEL:

BEING A PORTION OF THE LANDSCAPE BUFFER (TRACT "P") ACCORDING TO THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE PREVIOUSLY DESCRIBED PARCEL NO. 2; THENCE SOUTH 70°25'37" EAST, A DISTANCE OF 27.39 FEET; THENCE SOUTH 04°33'42" EAST, A DISTANCE OF 873.93 FEET; THENCE SOUTH 85°47'34" WEST, A DISTANCE OF 433.17 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID LANDSCAPE BUFFER); THENCE NORTH 1°29'07" WEST, A DISTANCE OF 25.49 FEET; THENCE NORTH 85°47'34" EAST ALONG THE SOUTH LINE OF THE PREVIOUSLY DESCRIBED PARCEL NO. 1; A DISTANCE OF 413.00 FEET; THENCE NORTH 04°33'42" WEST ALONG THE EAST LINE OF THE PREVIOUSLY DESCRIBED PARCEL NO. 1 AND PARCEL NO. 2, A DISTANCE OF 859.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 11.22 ACRES MORE OR LESS.

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

1. THAT PORTION OF THE ACCESS EASEMENT DEDICATED ON THE PLAT OF MISSION BAY - TRACT "O", PLAT BOOK 59, PAGES 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "60' ACCESS EASEMENT ABANDONED PER THIS PLAT" IS HEREBY VACATED AND ABANDONED.
2. THE LANDS PLATTED HEREON AS MISSION BAY CORPORATE PARK ARE HEREBY RESERVED BY INTERNATIONAL SPORTS ASSOCIATES, INC., A DELAWARE COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, P. RODNEY CUNNINGHAM, JAMES M. ROSEMURGY, AND MISSION BAY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIVIDUALS AND CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, INTERNATIONAL SPORTS ASSOCIATES, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS EXEC. VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF April, 1997.

INTERNATIONAL SPORTS ASSOCIATION, INC.
A DELAWARE CORPORATION

ATTEST: Alyssa Cohen BY: Robert Segoso
NAME: Alyssa Cohen NAME: ROBERT SEGOSO
EXEC. VICE PRES. PRESIDENT
TITLE TITLE

IN WITNESS WHEREOF, MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, JOSEPH W. VECICIA, JR., THIS 16 DAY OF April, 1997.

MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP

WITNESS: Joseph W. Veciccia, Jr. BY: Joseph W. Veciccia, Jr.
AS GENERAL PARTNER
HAZEL GIANNATempo

IN WITNESS WHEREOF, I, P. RODNEY CUNNINGHAM, DO HERETO SET MY HAND AND SEAL THIS 16 DAY OF April, 1997.

WITNESS: Hazel Giannatempo BY: P. Rodney Cunningham
HAZEL GIANNATempo P. RODNEY CUNNINGHAM

IN WITNESS WHEREOF, I, JAMES M. ROSEMURGY, DO HERETO SET MY HAND AND SEAL THIS 16 DAY OF April, 1997.

WITNESS: James M. Rosemurgy BY: James M. Rosemurgy
NAME: JAMES M. ROSEMURGY
VICE PRESIDENT PRESIDENT
TITLE TITLE

IN WITNESS WHEREOF, MISSION BAY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF April, 1997.

MISSION BAY COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: James Maitner BY: James Maitner
NAME: JAMES MAITNER NAME: JAMES MAITNER
VICE PRESIDENT PRESIDENT
TITLE TITLE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert Segoso AND Alyssa Cohen WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXEC. VICE PRES. OF INTERNATIONAL SPORTS ASSOCIATION, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 9th DAY OF April, 1997.

Nov. 26, 1997 Robert M. Delmont
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH W. VECICIA, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 1997.

01/21/2000 Joseph W. Veciccia, Jr.
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED P. RODNEY CUNNINGHAM, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 16th DAY OF April, 1997.

01/21/2000 Joseph W. Veciccia, Jr.
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES M. ROSEMURGY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 16th DAY OF April, 1997.

01/21/2000 Joseph W. Veciccia, Jr.
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SY HARRIS AND JAMES MAITNER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRES. OF MISSION BAY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 9th DAY OF April, 1997.

2/25/98 Marked A. Brown
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

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 JEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8319 AT PAGE 1750 AND IN OFFICIAL RECORD BOOK 8204 AT PAGE 135 AS MODIFIED AND CONSOLIDATED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 8879 AT PAGE 1451, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, COMERICA BANK AND TRUST, F.S.B., 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 9th DAY OF April, 1997.

Witness: Kolanni M. Trottello BY: Green Leach
NAME: ELAINE TROTTELLO NAME: GREEN LEACH
CLIENT SERVICES VICE PRESIDENT
TITLE TITLE

Witness: Perry White
PERRY WHITE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Elaine Trottello AND Green Leach WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WITNESS AND VICE PRESIDENT OF COMERICA BANK & TRUST, F.S.B. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 21st DAY OF April, 1997.

May 24, 1998 Mary Helen Bass
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GERALD J. BIONDO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE UNDERLYING TITLE POLICIES TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO INTERNATIONAL SPORTS ASSOCIATES, INC., A DELAWARE COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, P. RODNEY CUNNINGHAM, JAMES M. ROSEMURGY AND MISSION BAY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; 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 AND LIENS OF RECORD BUT THOSE ENCUMBRANCES AND LIENS DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 4/21/1997 BY: Gerald J. Biundo
GERALD J. BIONDO
ATTORNEY

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AS AMENDED IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 7 DAY OF May, 1997.

George T. Webb, P.E.
COUNTY ENGINEER

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") 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.

DATE: 4-18-97 Perry White
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 04°33'42" WEST ALONG THE EAST LINE OF TRACT P, MISSION BAY, PLAT BOOK 53, PAGES 112-120.
 - 2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUESTED FOR SUCH ENCROACHMENTS.
 - 3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED: (N.R.) = NON-RADIAL.
 - 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - 5) 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.
 - 6) COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCE ARE GROUND
SCALE FACTOR = 1.0000188
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ON THE EAST LINE OF TRACT P, MISSION BAY:
S&W 1/4 CORNER BEARING = S85°05'E AND BEARING
CENTERLINE BEARING = S85°05'E

PET. 96-07
Alloc. #0001
5/3/3/M

MISSION BAY CORPORATE PARK

79/133

5000-319

MISSION BAY CORPORATE PARK
PLAT 133
SECTION 13 TWP. 47 S RGE. 41 E
ZONING RTS
ZIP CODE 33499
SUB NAME ALICE M. WILSON & N. B. FAY
TRACT "O"

OFFICIAL NOTARY SEAL
ROBERT M. DELMONT
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 26, 1997

MISSION BAY COMMUNITY ASSOCIATION, INC.

MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP
MY COMMISSION EXPIRES NOV. 26, 1997

INTERNATIONAL SPORTS ASSOCIATION, INC.
MY COMMISSION EXPIRES NOV. 26, 1997

NOTARY
HAZEL GIANNATempo
MY COMMISSION EXPIRES AUG. 21, 2000

NOTARY
P. RODNEY CUNNINGHAM
MY COMMISSION EXPIRES AUG. 21, 2000

NOTARY
JAMES M. ROSEMURGY
MY COMMISSION EXPIRES AUG. 21, 2000

COMERICA BANK & TRUST, F.S.B.
NOTARY
GREEN LEACH
MY COMMISSION EXPIRES OCTOBER 31, 2000

NOTARY PUBLIC
PERRY C. WHITE
NOTARY PUBLIC - STATE OF FLORIDA
LICENSE NO. 4213

NOTARY FOR MARJOVEC SECOND FAMILY LIMITED PARTNERSHIP