

5000-376



57

THIS INSTRUMENT WAS PREPARED BY: KEITH M. CHEE-A-TOW, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 APRIL, 1998

HR 441, LTD. PLAT A REPLAT OF A PORTION OF TRACT 5, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

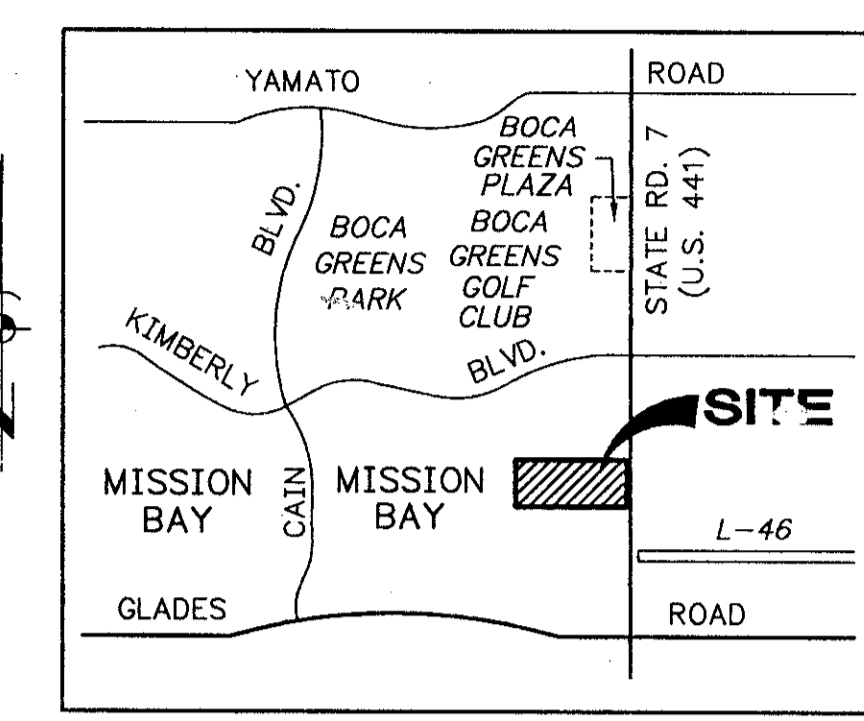
STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 1:23pm this 18 day of August, 1998, and duly recorded in Plat Book 83, Pages 57, through 58.

DOROTHY H. WILKEN Clerk of Circuit Court By: [Signature]

SHEET 1 OF 2

M.U.P.D. TABULATION PETITION # PDD 97-46 TOTAL ACREAGE.....8.488 ACRES TOTAL DWELLING UNITS..... 00 DENSITY.....00.0 UNITS / ACRE OPEN SPACE.....0.000 ACRES ROADWAYS.....0.00 ACRES

Table with 3 columns: TRACTS, SQUARE FEET, ACRES. Rows: TRACT "A" (105,597 sq ft, 2.424 ac), TRACT "B" (157,022 sq ft, 3.605 ac), TRACT "C" (107,109 sq ft, 2.459 ac), TOTAL (369,728 sq ft, 8.488 ac).



LOCATION SKETCH N.T.S.

PET. 97-46 5/3/98 M

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT HR-441 LTD., A FLORIDA LIMITED PARTNERSHIP, HAWC BAY, LTD., A FLORIDA LIMITED PARTNERSHIP AND MISSION BAY COMMERCIAL CENTER, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HR 441, LTD. PLAT, A REPLAT OF A PORTION OF TRACT 5, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF BOCA GREENS-PLAT NO. 2, RECORDED IN PLAT BOOK 39, PAGES 161 THROUGH 163 INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°55'31" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. 441) AS LAID OUT AND CURRENTLY IN USE, DESCRIBED IN OFFICIAL RECORDS BOOK 6137, PAGE 626 OF SAID PUBLIC RECORDS, A DISTANCE OF 326.19 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF MISSION BAY, RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120 INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°46'10" WEST, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION AND THE SOUTH LINE OF THE AFORESAID TRACT 5, A DISTANCE OF 1133.01 FEET; THENCE NORTH 00°55'09" WEST, ALONG THE EAST LINE OF SAID PLAT OF MISSION BAY, 326.51 FEET; THENCE NORTH 89°47'08" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BOCA GREENS-PLAT NO. 2 AND THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 1132.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 369,728 SQUARE FEET, 8.488 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 DEDICATED TO THE MISSION BAY COMMERCIAL CENTER, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVING AND PARKING TRACT SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED BY THE HR-441, LTD., A FLORIDA LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE (COMMERCIAL) USE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED BY THE HAWC BAY, LTD., A FLORIDA LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE (COMMERCIAL) USE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MISSION BAY COMMERCIAL CENTER, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. PALM BEACH COUNTY 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 LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
7. 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.
8. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE RESERVED FOR THE MISSION BAY COMMERCIAL CENTER, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED THOMAS A. HEAD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION and DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MISSION BAY COMMERCIAL CENTER, 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 28th DAY OF April, 1998. MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC Lynn M. Skobern

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED THOMAS A. HEAD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION and DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HE-RO DEV. CORP., A FLORIDA GENERAL PARTNERSHIP 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 28th DAY OF April, 1998. MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC Lynn M. Skobern

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED WILLIAM J. HASEY, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION and DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HAWC BAY, LTD., A FLORIDA LIMITED PARTNERSHIP 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 28th DAY OF April, 1998. MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC Lynn M. Skobern

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH } SS MISSION BAY COMMERCIAL CENTER, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28 DAY OF April, 1998.

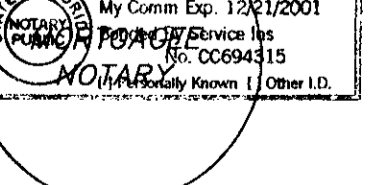
WITNESS: [Signature] PRINT NAME: RICHARDA A. MURDOCH BY: [Signature] THOMAS A. HEAD, PRESIDENT

WITNESS: [Signature] PRINT NAME: Lynn M. Skobern

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED THOMAS A. HEAD, PRESIDENT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION and DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MISSION BAY COMMERCIAL CENTER, 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 28th DAY OF April, 1998. MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC Lynn M. Skobern



5000-376

MISSION BAY COMMERCIAL CENTER INC. DEDICATION HE-RO DEV. CORP. DEDICATION HAWC BAY, LTD. DEDICATION NOTARY DEDICATION NOTARY DEDICATION NOTARY DEDICATION MISSION BAY COMMERCIAL CENTER INC. ACCEPT. NOTARY ACCEPTANCE REPUBLIC SECURITY BANK TITLE ATTORNEY

MORTGAGEE

STATE OF FLORIDA COUNTY OF PALM BEACH } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON TRACT "C", AS SHOWN 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 10320 AT PAGE 1980 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF April, 1998.

WITNESS: [Signature] PRINT NAME: Brenda J. Burkhammer BY: [Signature] ROGER B. SAVAGE SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED ROGER B. SAVAGE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION and DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REPUBLIC SECURITY BANK, A FLORIDA BANKING 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 28th DAY OF April, 1998. MY COMMISSION EXPIRES: [Signature]

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH } SS I, RICHARD MURDOCH 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 MISSION BAY COMMERCIAL CENTER INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; HR-441 LTD., A FLORIDA LIMITED PARTNERSHIP; HAWC BAY LTD., A FLORIDA LIMITED PARTNERSHIP, 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 NO OTHER ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: JUNE 28, 1998 [Signature] NAME: RICHARD MURDOCH ATTORNEY-AT-LAW (LICENSED IN FLORIDA) DICKENSON, MURDOCH, REX & SLOAN

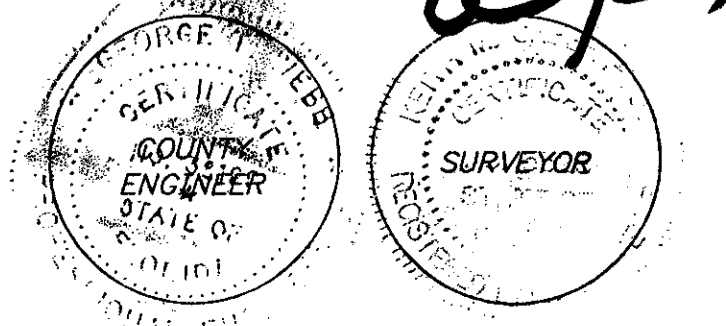
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 18 DAY OF Aug, 1998. AS OF JULY 1, 1998

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.

KEITH M. CHEE-A-TOW, P.L.S. FLORIDA REGISTRATION NO. 5328 AVIROM & ASSOCIATES, INC. L.B. NO. 3300



83/57

HR 441, LTD. Plat 57 83 97-46 5/3/98 MUPD 1029 TAZ 1029 PUB NAME Florida Fruit Lands Co.