

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: TENTH VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING WITHIN LOT 10, BLOCK 1, AS SHOWN ON THE MODEL LAND COMPANY'S MAP OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF TRACT 1, AS SHOWN ON THE LAMBERT TRAILER COURT, AS RECORDED IN PLAT BOOK 22, PAGE 41 OF SAID PUBLIC RECORDS; SAID PARCEL ALSO LYING WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF TRACT 1, AS SHOWN ON THE PLAT OF LAMBERT TRAILER COURT, AS RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTH LINE OF A RIGHT OF WAY FOR ADJOINING PROPERTY OWNERS, AS SHOWN ON SAID LAMBERT TRAILER COURT, SAID NORTH LINE BEING 18.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACT 1, AS SHOWN ON SAID LAMBERT TRAILER COURT; THENCE NORTH 89 DEGREES, 48 MINUTES, 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 92.39 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 25 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 283.26 FEET TO THE EAST LINE OF THE SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4748, PAGE 1025 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2906.93 FEET AND A RADIAL BEARING OF SOUTH 75 DEGREES, 37 MINUTES, 04 SECOND EAST AT SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF THE SAID SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 02 DEGREES, 20 MINUTES, 21 SECONDS, A DISTANCE OF 118.68 FEET TO THE NORTH LINE OF SAID TRACT 1, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF THE SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 06 DEGREES, 36 MINUTES, 09 SECONDS, A DISTANCE OF 334.98 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF THE SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 05 DEGREES, 05 MINUTES, 36 SECONDS, A DISTANCE OF 258.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 20 MINUTES, 50 SECONDS EAST ALONG SAID EAST LINE OF THE SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, A DISTANCE OF 23.20 FEET; THENCE NORTH 44 DEGREES, 34 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE OF THE SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, A DISTANCE OF 35.20 FEET; THENCE NORTH 89 DEGREES, 50 MINUTES, 17 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE FOR SE 10TH STREET, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PROJECT NUMBER 9301-206, A DISTANCE OF 198.99 FEET; THENCE SOUTH 45 DEGREES, 09 MINUTES, 47 SECONDS EAST ALONG THE WEST LINE OF THE NORTH BOUND LANE FOR U.S. HIGHWAY NO. 1, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PROJECT NUMBER 9301-206, A DISTANCE OF 35.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1876.08 FEET AND A RADIAL BEARING OF SOUTH 84 DEGREES, 25 MINUTES, 32 SECONDS EAST AT SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF THE NORTH BOUND LANE FOR U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 08 DEGREES, 43 MINUTES, 52 SECONDS, A DISTANCE OF 285.90 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE CONTINUE ALONG SAID CURVE AND SAID WEST LINE OF U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 5 DEGREES, 44 MINUTES, 49 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 52.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 131 DEGREES, 53 MINUTES, 52 SECONDS, A DISTANCE OF 119.70 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2906.93 FEET AND A RADIAL BEARING OF SOUTH 74 DEGREES, 48 MINUTES, 54 SECONDS EAST AT SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE FOR THE SOUTH BOUND LANE FOR U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 00 DEGREES, 48 MINUTES, 10 SECONDS, A DISTANCE OF 40.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.51 ACRES MORE OR LESS

LAMBERT TRAILER COURT / MODEL LAND COMPANY REPLAT No. 1

BEING A REPLAT OF A PORTION OF LOT 10, BLOCK 1, AS SHOWN ON THE MODEL LAND COMPANY'S MAP OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO BEING REPLAT OF A PORTION OF TRACT 1, AS SHOWN ON THE LAMBERT TRAILER COURT, AS RECORDED IN PLAT BOOK 22, PAGE 41 OF SAID PUBLIC RECORDS; ALSO BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 NOVEMBER 1999

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE LAMBERT TRAILER COURT / MODEL LAND COMPANY REPLAT No. 1 AND FURTHER DEDICATES AS FOLLOWS:

PARCEL "A" IS HEREBY RESERVED TO TENTH VENTURE, LTD., ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES. SUBJECT TO RECIPROCAL EASEMENT AGREEMENT WITH CONDITIONS AND RESTRICTIONS RECORDED IN O.R.B. 11669, PAGE 370.

PARCEL "B" IS HEREBY RESERVED TO TENTH VENTURE, LTD., ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES. SUBJECT TO RECIPROCAL EASEMENT AGREEMENT WITH CONDITIONS AND RESTRICTIONS RECORDED IN O.R.B. 11669, PAGE 370.

PARCEL "C" IS HEREBY DEDICATED TO PUBLIC AS PUBLIC RIGHT -OF-WAY FOR STREET AND UTILITY PURPOSES.

WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS

GENERAL UTILITY EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, OF THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS GENERAL PARTNER, RETAIL CONCEPTS, INC. A FLORIDA CORPORATION, THIS 31st DAY OF March, 2000

TENTH VENTURE, LTD. A FLORIDA LIMITED PARTNERSHIP

RETAIL CONCEPTS, INC. A FLORIDA CORPORATION AS GENERAL PARTNER

WITNESS: Diane Backler BY: Jim Zengage President

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIM ZENGAGE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RETAIL CONCEPTS, 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 BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

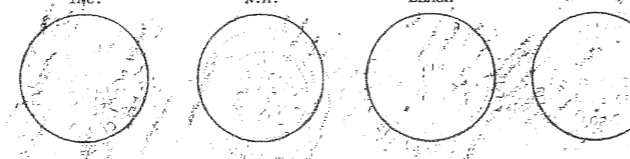
WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF March, 2000.

MY COMMISSION EXPIRES: Virginia Haslet NOTARY PUBLIC

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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, FLORIDA.

RETAIL CONCEPTS, INC. SOUTHBANK TRUST, N.A. CITY OF DELRAY BEACH SURVEYOR



MORTGAGEE CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 11491 AT PAGE [S] 1960 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF March, 2000.

SOUTHTRUST BANK, N.A.

WITNESS: Neil E. Pate BY: H. Bruce Gosman, SVP (SIGNATURE) H. Bruce Gosman, SVP (PRINT NAME & TITLE)

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. Bruce Gosman WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF SOUTHTRUST BANK, N.A., 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 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 31 DAY OF March, 2000.

MY COMMISSION EXPIRES: 2/28/04 L. Shaden NOTARY PUBLIC

CITY APPROVAL

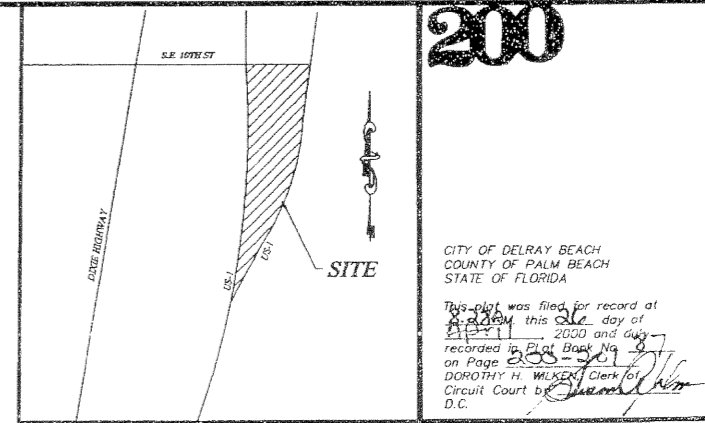
THIS PLAT OF THE LAMBERT TRAILER COURT / MODEL LAND COMPANY REPLAT No. 1, AS APPROVED ON

THE 21st DAY OF MARCH, A.D. 2000 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Mayor: David Schmidt ATTEST: Barbara Anzite DEPUTY CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Director of Planning and Zoning: Diane Dominick Chairperson, Planning and Zoning: [Signature] Director of Environmental Services: [Signature]



LOCATION MAP: NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, DRAKE BATCHELDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TENTH VENTURE, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/30/2000 Drake Batchelder DRAKE BATCHELDER, ESQ.

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.") 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 CITY OF DELRAY BEACH, FLORIDA.

3/31/00 Gary A. Rager, P.S.M. CERTIFICATE No. 4878 STATE OF FLORIDA

SURVEYOR'S NOTES

- 1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N 89°50'17"E ALONG THE CENTER LINE OF SE 10TH STREET, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PROJECT No. 9301-206.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
6. PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS [] "P.R.M. LB 4318"
7. 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.

LAMBERT TRAILER COURT / MODEL LAND COMPANY REPLAT No. 1 NICK MILLER, INC. Surveying & Mapping Consultants SHEET NO. 1 OF 2 SCALE: 1"=30' DATE: NOV 1999 JOB NO. 99042B FILE: 99042B-2.DWG

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105 PALM BEACH GARDENS, FL 33410