

SOUTH CONGRESS COMMERCE CENTER

A PARCEL OF LAND IN THE (NE1/4) OF SECTION 18,
TOWNSHIP 46 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA,

JULY 19, 2000

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Contractors Management Services, Inc. and JLL Investors Ltd. are the owners of the land as shown on this plat, being in the Northeast 1/4 of Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida described as follows:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18, SAID LINE BEING HEREINAFTER REFERRED TO AS LINE "A", WHERE SAID LINE INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 723.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE "A"; THENCE WESTERLY PARALLEL TO SAID LINE "A", A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHERLY PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 525.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE "A"; THENCE WESTERLY, PARALLEL TO SAID LINE "A" TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL No. E-4; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 525.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE "A"; THENCE EASTERLY PARALLEL TO SAID LINE "A" TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WEST OF THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS NOW ESTABLISHED:

AND EXCEPT A PORTION OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SAID LINE BEING HEREINAFTER REFERRED TO AS LINE "A", WHERE SAID LINE INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 723.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE "A"; THENCE WESTERLY PARALLEL TO SAID LINE "A" A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHERLY PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 171.00 FEET; THENCE WESTERLY A DISTANCE OF 441.18 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 174 FEET TO A POINT THAT IS 723 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE "A"; THENCE EASTERLY PARALLEL TO SAID LINE "A", A DISTANCE OF 441.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS THE WESTERLY 7.0' FOR RIGHT OF WAY DEDICATION FOR CONGRESS AVE. AS RECORDED IN O.R.B. 5370 P. 1534.

THE ABOVE DESCRIBED PARCEL CONTAINS 153,130.02 SQUARE FEET (3.52 ACRES) MORE OR LESS.

AND MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF THE NOLAND PLAT AS RECORDED IN PLAT BOOK 81, PAGE 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE; THENCE SOUTH 88°59'48" EAST, ALONG THE SOUTH BOUNDARY LINE OF THE NOLAND PLAT, A DISTANCE OF 433.88 FEET TO THE EXISTING CENTERLINE OF N.W. 18TH AVENUE; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3,214.93 FEET, A CENTRAL ANGLE OF 4°58'34" A DISTANCE OF 279.22 FEET; THENCE SOUTH 00°03'43" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET; THENCE NORTH 88°38'24" WEST A DISTANCE OF 434.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE; THENCE NORTH 00°00'59" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 34.28 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,759.80 FEET, A CENTRAL ANGLE OF 4°50'04", A DISTANCE OF 317.24 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE SOUTH CONGRESS COMMERCE CENTER AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

THE 32' INGRESS / EGRESS EASEMENT AS SHOWN ON THE PLAT IS HEREBY DEDICATED TO THE USE OF THE ADJACENT PROPERTY OWNERS PER AGREEMENT RECORDED IN PLAT BOOK 12328, PAGE 87.

ALL WATER AND SEWER EASEMENTS SHOWN ARE HEREBY DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President, Edward Ellmen and attested by its Secretary, _____ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26 day of July, 2001.

Contractors Management Services, Inc.
A Florida Corporation
By Edward Ellmen
Edward Ellmen
(President)

WITNESS: CBRPA

ATTEST: _____
Secretary

Acknowledgments

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Edward Ellmen who is known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of Contractors Management Services, Inc., a 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 24 day of April 2001

My commission expires:

Notary Public

Seal

Surveyor
Heather Pearson
Commission # CC 962382
Expires Aug. 20, 2004
Notary Public

Notary

Corporation

Notary

Attorney

Mortgagee

Notary

City

Reviewing Surveyor

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President, Joseph Bonnie II and attested by its Secretary, _____ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26 day of July, 2001.

WITNESS: CBRPA

Acknowledgments

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Joseph Bonnie II who is known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of JLL Investors Inc., a corporation, General Partner for JLL Investors Ltd., 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 2 day of May 2001

My commission expires:

Notary Public

Seal

Heather Pearson
Commission # CC 962382
Expires Aug. 20, 2004
Notary Public

Title Certification

STATE OF Florida
COUNTY OF Palm Beach

I Grant W. Kehres 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 Contractors Management Services, Inc. and JLL Investors Ltd. that the taxes for the year 2000 & all prior 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: 4-26-01

Grant W. Kehres
Grant W. Kehres

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 Records Book 10985 at Page 1357 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by the Senior Vice President, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of April, 2001.

WITNESS: J. Johnson

COLONIAL BANK
A FLORIDA CORPORATION
BY: Senior Vice President

Acknowledgments

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Michael P. Irvin who is known to me, or has produced _____ as identification, and who executed the foregoing instrument as Sr. Vice President of Colonial Bank, a 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 24 day of April, 2001

My commission expires:

Notary Public

Seal

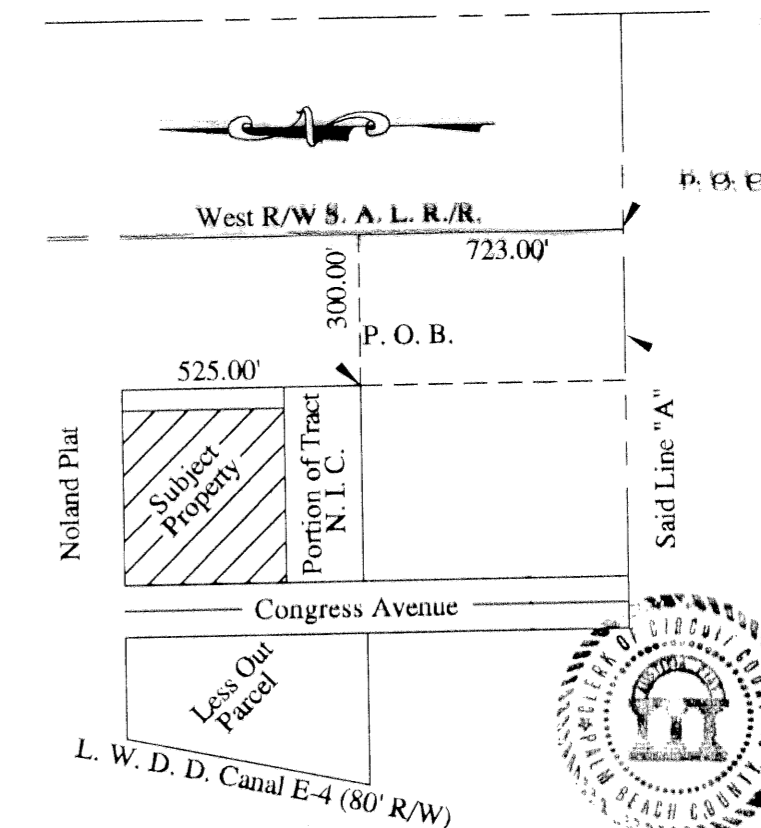
Margaret B. Galley
My Commission C066478
Expires December 06, 2004

REVIEWING SURVEYORS 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 the South Congress Commerce Center, as required by Chapter 177.081 (1), Florida Statutes, and finds that it complies with all the requirements of Chapter 177, Part 1, Florida Statutes.

DATE: 5/30/01

Paul D. Engle
Paul D. Engle
License No. 5708
State of Florida
O'Brien, Sutter & O'Brien, Inc.
Certificate of authorization # LB 353



Sketch of Legal
Not To Scale

Surveyor's Notes:

- 1) BASIS OF BEARINGS: The South Line of the Noland Plat as recorded in Plat Book 81, Page 189 of the Palm Beach County Records Bears South 88°59'48" East.
- 2) Bench mark reference, Palm Beach County recorded benchmark "FILSON", El. 17.436.
- 3) 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.
- 4) The City of Delray Beach is hereby granted the right of access for emergency and maintenance purposes.
- 5) There shall be no buildings or any kind of construction placed on sewer & water 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.
- 6) 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.
- 7) All previous easements which affect this parcel of land described by the Plat of South Congress Commerce Center are declared null and void by this plat and its specific intent is to vacate the existing 35 foot easement adjacent to N.W. 18th Avenue.

THIS PLAT OF THE SOUTH CONGRESS COMMERCE CENTER, AS APPROVED ON

THE 7TH DAY OF Nov., A.D. 2001 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Mayor ATTEST: Barbara Garito
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul D. Engle Director of Planning and Zoning
Ronald H. Keigand City Engineer
Bill Adams Director of Environmental Services
Barbara Garito Chairperson, Planning and Zoning
Bill Adams Fire Marshal

SURVEYORS CERTIFICATE:

This is to certify that the Plat shown hereon is 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.

James Bushouse
James Bushouse, P.S. & M.
Professional Surveyor and Mapper No. 5817
State of Florida

This instrument was prepared by:
Baseline Engineering & Land Surveying, Inc.
1400 N.W. 1st Court
Boca Raton, Florida 33432
Certificate of authorization # LB 6439

SUBDIVISION South Congress Commerce Center
PAGE 25
BOOK 91
FLOOD ZONE B
ZONING RS
QUAD # 21
SE
TAZ 547
PUD NAME

5' PLAT OF SOUTH CONGRESS COMMERCE CENTER