

PREMIER AIRPORT CENTER

A PORTION OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH,
PALM BEACH COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT PREMIER AIRPORT CENTER LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PREMIER AIRPORT CENTER", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the North quarter (N 1/4) corner of said Section 29; thence South 01°55'46" West along the West line of said Northeast quarter, a distance of 79.67 feet to a point on the Southwesterly right of way line of Interstate 95; thence along said right of way line through the following three (3) courses: (1) South 72°25'30" East, a distance of 150.62 feet; (2) South 46°37'14" East a distance of 579.21 feet; (3) South 65°12'33" East, a distance of 102.70 feet to a point on the Easterly line of parcel No. 169 as described in Official Records Book 7840, Page 1031, of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING; thence continue along said right of way line through the following five (5) courses: (1) South 65°12'33" East, a distance of 427.70 feet; (2) South 49°33'35" East, a distance of 350.00 feet to a point on a curve; (3) concave to the Southwest having a radius of 2714.93 feet from which a radial line bears South 60°36'02" West; thence Southeasterly along the arc of said curve through a central angle of 06°37'47", an arc distance of 314.15 feet to the point of non-tangency; (4) South 34°24'03" East, a distance of 402.03 feet; (5) South 27°24'36" East, a distance of 911.47 feet to a point on the Northerly right of way line of Australian Avenue; thence South 41°54'57" West, a distance of 299.96 feet to a point on the Easterly right of way line of Old Okeechobee Road as recorded in Deed Book 718, Page 194, of the said Public Records; said point lying on a curve concave to the Northeast having a radius of 670.00 feet from which a radial line bears North 19°12'58" East; thence Northwesterly along the arc of said curve through a central angle of 51°05'46", an arc distance of 597.50 feet to the point of tangency; thence North 19°41'16" West along said right of way line, a distance of 350.09 feet; thence departing said right of way line North 70°24'38" East a distance of 30.00 feet; thence North 19°42'27" West a distance of 30.00 feet; thence South 70°24'38" West, a distance of 29.99 feet to a point on the Easterly right of way line of said Old Okeechobee Road; thence North 19°41'16" West, along said right of way line a distance of 526.53 feet; thence South 70°18'44" West a distance of 26.39 feet to a point on the Easterly right of way line of Old Okeechobee Road as described in Official Records Book 1255, page 505 of the said Public Records; said point lying on a curve concave to the Southwest having a radius of 625.00 feet from which a radial line bears South 66°29'05" West; thence Northwesterly along the arc of said curve through a central angle of 61°01'44", an arc distance of 665.72 feet; thence North 02°02'06" East, along the East line and the Southerly extension of said Parcel No. 169, a distance of 428.21 feet to the POINT OF BEGINNING.

Said Lands Lying and situate in the City of West Palm Beach, Palm Beach County, Florida containing 860,076 square feet (19.7446 Acres), more or less.

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

- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED PARTNERS, THIS 2ND DAY OF OCTOBER, 2001.

WITNESS: Robert James Motch Kavitz
PRINT NAME: ROBERT JAMES MOTCHKAVITZ
BY: Jack Azout
JACK AZOUT, PARTNER
WITNESS: Isaac Sredni
PRINT NAME: ISAAC SREDNI
WITNESS: Robert James Motch Kavitz
PRINT NAME: ROBERT JAMES MOTCHKAVITZ
BY: Erwin Sredni
ERWIN SREDNI, PARTNER
WITNESS: Isaac Sredni
PRINT NAME: ISAAC SREDNI

THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 12475, PAGE 1262, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS SAME MAY BE AMENDED FROM TIME TO TIME IN ACCORDANCE WITH THE PROCEDURES FOR AMENDMENT CONTAINED IN SUCH DECLARATION, INCLUDING THE PROVISIONS OF SECTION 5.1 (MASTER PLAN OF DEVELOPMENT), PARAGRAPH B OF SECTION 5.4 (CROSS ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC) AND PARAGRAPH F OF SECTION 5.4 (CROSS ACCESS EASEMENT FOR PARKING).

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.

THIS INSTRUMENT WAS PREPARED BY:
DAVID ERIC BREAUX, JR., P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JANUARY, 2001

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS
BEFORE ME PERSONALLY APPEARED JACK AZOUT AND ERWIN SREDNI, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED PARTNERS OF PREMIER AIRPORT CENTER LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS AUTHORIZED PARTNERS OF SAID PARTNERSHIP FOR AND AS AN ACT OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF OCTOBER, 2001.

MY COMMISSION EXPIRES:



Walter Murray
NOTARY PUBLIC

MORTGAGEE

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS
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 DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 12173 AT PAGE 569, AND IN OFFICIAL RECORDS BOOK 12173, PAGE 561, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

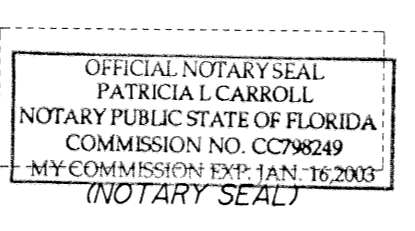
IN WITNESS WHEREOF, THE SAID CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ATTESTED TO BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2001.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION.
BY: Mario Facella
MARIO FACELLA
VICE PRESIDENT
ATTEST: Olivia Cutting
PRINT NAME: OLIVIA CUTTING
TITLE: ASST. VICE PRESIDENT

ACKNOWLEDGMENT

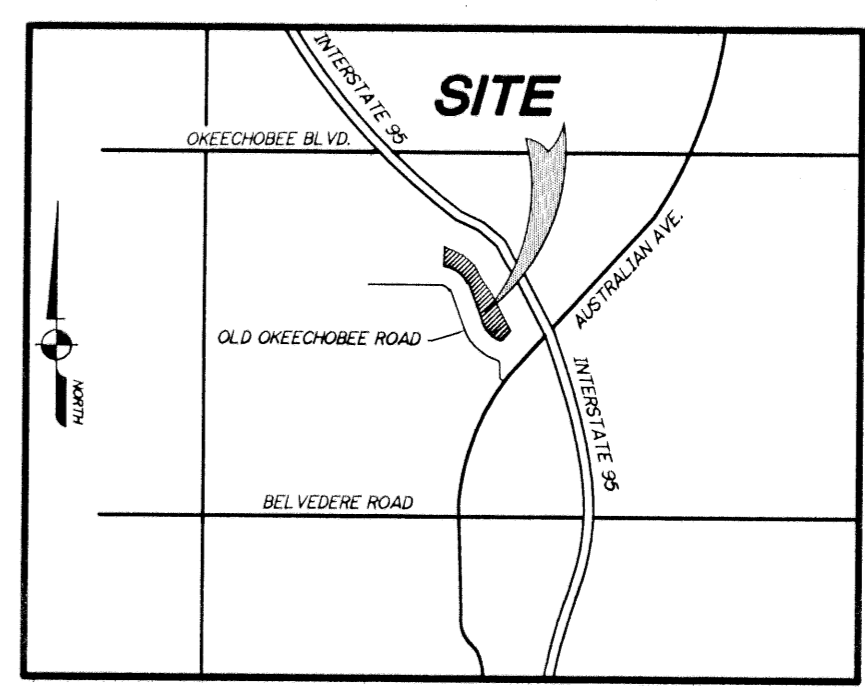
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED MARIO FACELLA AND OLIVIA CUTTING, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK 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 4th DAY OF OCTOBER, 2001.



Patricia L. Carroll
NOTARY PUBLIC PATRICIA L. CARROLL

ACREAGE	
PARCEL 1	- 340,626 SQUARE FEET (7.82 ACRES)
PARCEL 2	- 248,427 SQUARE FEET (5.70 ACRES)
PARCEL 3	- 271,023 SQUARE FEET (6.22 ACRES)
TOTAL	- 860,076 SQUARE FEET (19.7446 ACRES)



TITLE CERTIFICATION

I, THEODORE J. KLEIN A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PREMIER AIRPORT CENTER LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP; AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

THEODORE KLEIN, ATTORNEY AT LAW
88 NE. 168 TH. STREET
NORTH MIAMI BEACH, FL. 33162

DATED: October 2, 2001

Theodore J. Klein
THEODORE J. KLEIN, ESQ.
FLORIDA REGISTRATION NO. 498904

APPROVALS-CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 1st DAY OF October, 2001.

BY: Joel F. Daves
JOEL F. DAVES, MAYOR

CITY PLANNING BOARD
BY: David Schultz
PLANNING BOARD CHAIRMAN, DAVID SCHULTZ
Kenneth Spillins

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG. # 4169

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 (PPRM'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 THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

DATED: OCTOBER 01, 2001.

David Eric Breaux Jr.
DAVID ERIC BREAUX JR., P.L.S.
Florida Registration No. 5957
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

DEDICATOR NOTARY MORTGAGE NOTARY TITLE ATTORNEY CITY SURVEYOR CITY OF WEST PALM BEACH