

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:51 A.M. THIS 22ND DAY OF SEPTEMBER A.D. 2005 AND DULY RECORDED IN PLAT BOOK 106 ON PAGES 56 AND 57. SHARON R. BOCK CLERK AND COMPTROLLER BY: Maria L. Johnson DEPUTY CLERK

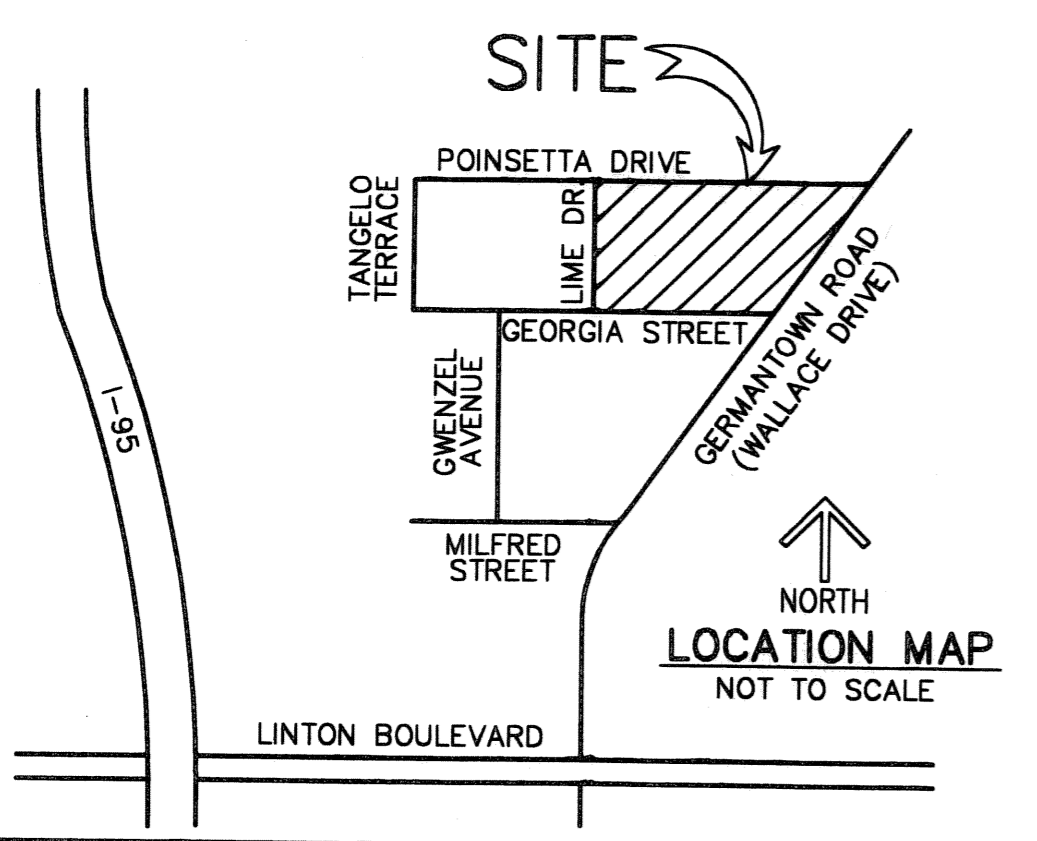
WALLACE DRIVE COMMERCE CENTER

A REPLAT OF LOTS 1 THROUGH 7, BLOCK "D", PLAT OF SUNNY ACRES AS RECORDED IN PLAT BOOK 21, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

PREPARED BY JEFFREY R. WAGNER OF CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JANUARY - 2005

NOTES COORDINATES, BEARINGS AND DISTANCES

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 DISTANCES ARE GROUND SCALE FACTOR = 1.0000430 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. N90°00'00"E (PLAT BEARING) 02°08'56" = BEARING ROTATION (PLAT TO GRID) COUNTERCLOCKWISE N87°51'04"E (GRID BEARING) NORTH LINE THIS PLAT



00012-063

TABULAR DATA

TOTAL AREA THIS PLAT	2.285 ACRES
PARCEL A	2.213 ACRES
TRACT RW	0.072 ACRES

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GERMANTOWN VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF LOTS 1 THROUGH 7, BLOCK "D", PLAT OF SUNNY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP OF 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N.90°00'00"E. ALONG THE NORTH LINE OF SAID BLOCK "D", A DISTANCE OF 414.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S.24°31'00"W, ALONG THE EAST LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 313.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.90°00'00"W ALONG THE SOUTH LINE OF SAID BLOCK "D", A DISTANCE OF 284.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N.00°00'00"E ALONG THE WEST LINE OF SAID BLOCK "D", A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING. CONTAINING 99,514 SQUARE FEET OR 2.285 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS WALLACE DRIVE COMMERCE CENTER, AND FURTHER DEDICATES AS FOLLOWS:

- 1. PARCEL A PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED TO GERMANTOWN VENTURE, LLC, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES, AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.
- 2. TRACT RW TRACT RW IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITIES PURPOSES.
- 3. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE OWNER OF PARCEL "A", ITS SUCCESSORS AND OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, IN THE EVENT THAT THE OWNERS FAIL TO MAINTAIN THE SURFACE WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE EASEMENTS AND TO MAINTAIN SUCH SURFACE WATER MANAGEMENT SYSTEM AND ALL COSTS OF SUCH MAINTENANCE SHALL BE REIMBURSED TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF August, 2005.

GERMANTOWN VENTURE, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: RETAIL CONCEPTS, INC. A FLORIDA CORPORATION IT'S MANAGING MEMBER

WITNESS: Virginia Lovell PRINT Virginia Lovell WITNESS: Linda Irwin PRINT Linda Irwin BY: Jim Zengage PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIM ZENGAGE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF GERMANTOWN VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION ON BEHALF OF GERMANTOWN VENTURE, LLC., 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 11th DAY OF August, 2005. MY COMMISSION EXPIRES: 9-1-2008 BY: Linda A. Irwin NOTARY PUBLIC COMMISSION NUMBER: 350194 LINDA IRWIN PRINT NAME

MORTGAGEES 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 17976, AT PAGE 1739, AS AMENDED BY SPREADER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 18154, PAGE 1818, ALL 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF August, 2005.

STERLING BANK, F.S.B. A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Elaine Spence NAME WITNESS: Claire P. Kerbos NAME BY: David Albright PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF STERLING BANK, F.S.B., A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 11th DAY OF August, 2005. MY COMMISSION EXPIRES: 11/1/08 BY: Heather Van Riper NOTARY PUBLIC COMMISSION NUMBER: 111111 HEATHER VAN RIPER PRINT NAME



CITY APPROVALS:

THIS PLAT OF WALLACE DRIVE COMMERCE CENTER, WAS APPROVED ON THE 11th DAY OF August, A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: Charles D. Nelson CITY CLERK AND REVIEWED, ACCEPTED, AND CERTIFIED BY: Paul D. Engle DIRECTOR OF PLANNING & ZONING Mark S. Hall PLANNING & ZONING BOARD CHAIRPERSON Randolph Keyes CITY ENGINEER Lisa Adams FIRE MARSHAL

RETAIL CONCEPTS, INC.

RETAIL CONCEPTS, INC. NOTARY

STERLING BANK, F.S.B.

STERLING BANK, F.S.B. NOTARY

CITY OF DELRAY BEACH

REVIEWING SURVEYOR

SURVEYOR

