

20060395206

5348 000 MAY 2006

ABBHEY PARK COMMERCIAL M.U.P.D.

LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

19

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD
AT 9:29 ON THIS 6th DAY
OF July, 2006.

AND DULY RECORDED IN PLAT BOOK
NO. 108 ON PAGES 19-20

SHARON R. BOCK
CLERK AND COMPTROLLER
OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK

DEDICATION:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT CVS 3226 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND FOREST HILL SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "ABBHEY PARK COMMERCIAL M.U.P.D.", LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ABBHEY PARK PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 180 AND 181, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°29'54" WEST, DEPARTING THE BOUNDARY OF SAID PLAT, A DISTANCE OF 16.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 6624, PAGE 1024, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING.

THENCE, SOUTH 88°30'06" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, A DISTANCE OF 653.83 FEET; THENCE, SOUTH 45°00'06" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID FOREST HILL BOULEVARD, A DISTANCE OF 55.07 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 6624, PAGE 1024, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°30'06" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD, AND ALONG A LINE 54.50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 228.29 FEET; THENCE, SOUTH 02°18'44" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD, A DISTANCE OF 172.89 FEET; THENCE, SOUTH 01°30'06" EAST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD, AND ALONG A LINE 66.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 160.00 FEET; THENCE, SOUTH 88°29'54" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD, A DISTANCE OF 76.91 FEET; THENCE, SOUTH 75°55'26" WEST, A DISTANCE OF 222.97 FEET; THENCE, NORTH 80°30'06" WEST, A DISTANCE OF 307.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.49 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°50'00", A DISTANCE OF 41.80 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 56°40'06" WEST, A DISTANCE OF 66.05 FEET; THENCE, NORTH 14°01'12" WEST, A DISTANCE OF 14.66 FEET TO A POINT ON A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 239.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 63°45'58" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°17'08", A DISTANCE OF 147.19 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 09°03'06" WEST, A DISTANCE OF 187.15 FEET; THENCE, NORTH 01°29'54" EAST, A DISTANCE OF 226.77 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.88 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "C" IS HEREBY RESERVED TO THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER(S) OF SAID TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS, ITS SUCCESSORS AND ASSIGNS.
- TRACTS "B-1", "B-2" AND "B-3" (BUFFER TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED TO THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE VILLAGE OF PALM SPRINGS UTILITY EASEMENTS (VPSUE), IDENTIFIED ON THE PLAT HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS, FLORIDA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS.
- TRACT "RA" (RETENTION AREA), AS SHOWN HEREON, IS HEREBY RESERVED TO THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE AND STORM WATER RETENTION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 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 EASEMENTS, DRAINAGE RETENTION AREAS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE FIVE FOOT LIMITED ACCESS EASEMENTS (L.A.E.), 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.
- 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 THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. 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 EASEMENTS, DRAINAGE RETENTION AREAS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE MASS TRANSIT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASHORE FOR ITS INTENDED PURPOSE. AT WHICH TIME, MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER(S) OF TRACT "C", THEIR SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE-NAMED CVS 3226 FL, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, CVS PHARMACY, INC., A RHODE ISLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 7th DAY OF February, 2006.

CVS 3226 FL, L.L.C. (A DELAWARE LIMITED LIABILITY COMPANY)
LICENSED TO DO BUSINESS IN FLORIDA
BY ITS MANAGING MEMBER

CVS PHARMACY, INC. (A RHODE ISLAND CORPORATION)
LICENSED TO DO BUSINESS IN FLORIDA

ATTESTED BY: [Signature] BY: [Signature]
MICHAEL NULMAN, ASSISTANT SECRETARY ROBERT E. NAULT, VICE PRESIDENT

ACKNOWLEDGMENT:
STATE OF RHODE ISLAND)
) SS
COUNTY OF PROVIDENCE)

BEFORE ME PERSONALLY APPEARED ROBERT E. NAULT AND MICHAEL NULMAN, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED AND, RESPECTIVELY, ITS IDENTIFICATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF CVS PHARMACY, INC., A RHODE ISLAND 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.

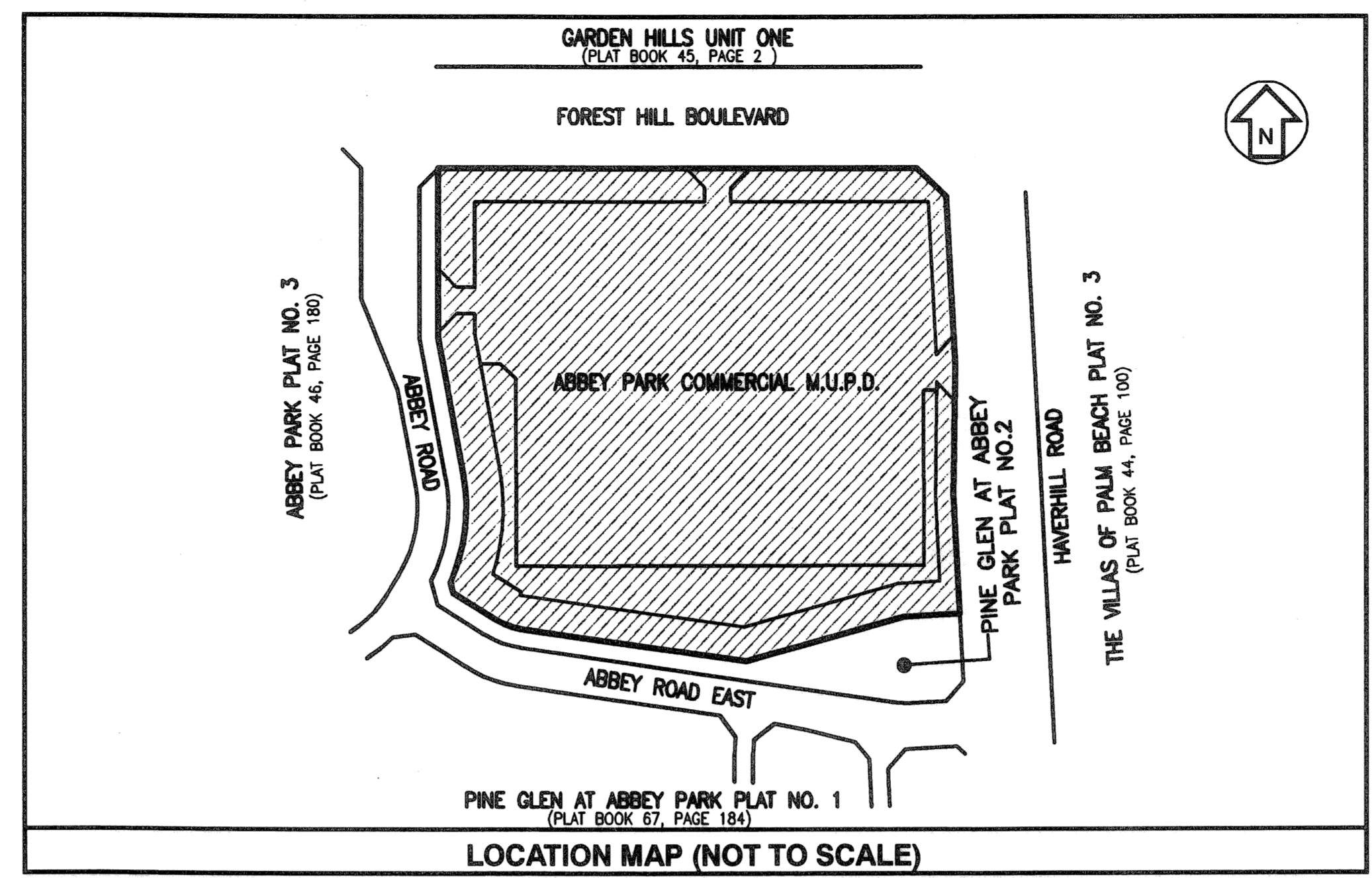
WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF February, 2006.

MY COMMISSION EXPIRES: 8/16/09 NOTARY PUBLIC: [Signature] SEAL:
PRINTED NAME: Dorothy T. O'Brien COMMISSION NO. 56160

IN WITNESS WHEREOF, THE ABOVE-NAMED FOREST HILL SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 2nd DAY OF February, 2006.

WITNESS (1): [Signature] FOREST HILL SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY ITS MANAGING MEMBER
PRINT NAME: JACKIE RUSZENAS PHOENIX-FOREST HILL SS MGR, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (2): [Signature]
BY: [Signature]
PRINT NAME: Scott DiSalvo PATRICK J. DISALVO, ITS MANAGING MEMBER



ACKNOWLEDGMENT:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS MANAGING MEMBER OF PHOENIX-FOREST HILL SS MGR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF FOREST HILL SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID PHOENIX-FOREST HILL SS MGR LIMITED LIABILITY COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID PHOENIX-FOREST HILL SS MGR, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF February, 2006.

MY COMMISSION EXPIRES June 18, 2008 BY: [Signature] SEAL:
NOTARY PUBLIC

PRINTED NAME: Rose Carbone COMMISSION NO. DD 315888

IN WITNESS WHEREOF, THE ABOVE-NAMED FOREST HILL PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED MANAGING MEMBER THIS 2nd DAY OF February, 2006.

WITNESS (1): [Signature] FOREST HILL PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY ITS MANAGING MEMBER
PRINT NAME: JACKIE RUSZENAS PHOENIX-FHP MGR, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (2): [Signature]
BY: [Signature]
PRINT NAME: Scott DiSalvo PATRICK J. DISALVO, ITS MANAGING MEMBER

ACKNOWLEDGMENT:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS MANAGING MEMBER OF PHOENIX REALTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF PHOENIX-FHP MGR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF FOREST HILL PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF PHOENIX REALTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF February, 2006.

MY COMMISSION EXPIRES June 18, 2008 BY: [Signature] SEAL:
NOTARY PUBLIC

PRINTED NAME: Rose Carbone COMMISSION NO. DD 315888

ACCEPTANCE OF DEDICATIONS:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE VILLAGE OF PALM SPRINGS, FLORIDA, HEREBY APPROVES AND ACCEPTS THE EASEMENTS DEDICATED TO THE VILLAGE, AS STATED AND SHOWN HEREON, DATED THIS 2nd DAY OF FEBRUARY, 2006.

VILLAGE OF PALM SPRINGS, FLORIDA
ATTEST: [Signature] BY: [Signature]
VIRGINIA WALTON, VILLAGE CLERK JOHN M. DAVIS, MAYOR

TITLE CERTIFICATION:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, WESLEY NICHOLS, 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 IN CVS 3226 FL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND FOREST HILL SS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND FOREST HILL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: Feb 13, 2006 BY: [Signature]
May 4, 2006 WESLEY NICHOLS, ATTORNEY-AT-LAW LICENSED IN FLORIDA

PETITION NO. PDD96-87 B

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY, FLORIDA, ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.

COORDINATE, DISTANCE AND BEARING NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE BEARING BASE (BB), AS SHOWN HEREON IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF SOUTH 01°30'06" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS SHOWN HEREON.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000355 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

MORTGAGEE'S CONSENT:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

GRAND BANK & TRUST OF FLORIDA, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON PORTIONS OF THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 18133, PAGE 1381 AND IN OFFICIAL RECORDS BOOK 18335, PAGE 1785 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Gerald Martens, ITS CO-Executive VP, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF February, 2006.

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: SHARON S BENEDICT

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: MARLENE M. STAHL

ACKNOWLEDGMENT:
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Gerald Martens, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS CO-Executive VP OF GRAND BANK & TRUST OF FLORIDA, 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 10th DAY OF February, 2006.

MY COMMISSION EXPIRES June 18, 2008 BY: [Signature] SEAL:
NOTARY PUBLIC

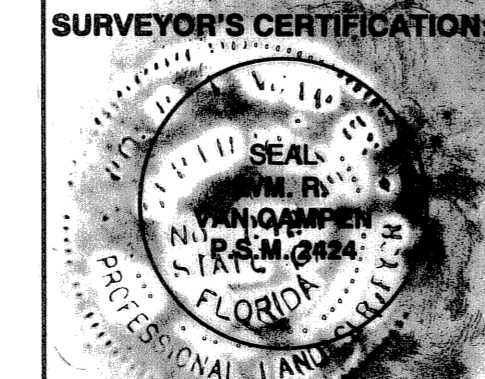
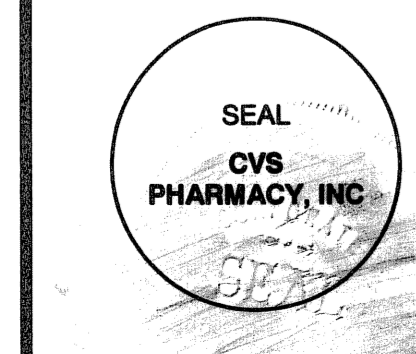
PRINTED NAME: Rose Carbone COMMISSION NO. DD 315888

PALM BEACH COUNTY APPROVAL:
COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 5th DAY OF July, A.D. 2006 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature] GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SUBDIVISION: ABBHEY PARK COMMERCIAL M.U.P.D.
BOOK: 108
PAGE: 19
FLOOD ZONE: B
EASEMENT MAP # 165 B
ZONING MAP # 32
QUAD # 32
SE
TAX: 289
FUD NAME:



SURVEYOR'S CERTIFICATION:
I HEREBY 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 ORDINANCES OF THE COUNTY OF PALM BEACH, FLORIDA.

BY: [Signature] DATED THIS 28 DAY OF FEBRUARY, 2006.
WM. R. VAN CAMPEN, P.S.M. 2424
ASSOCIATED LAND SURVEYORS, INC., 4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA, L.B. 7344

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD.- SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561)848-2102 FAX: (561)844-0659 L.B. NO. 7344

RECORD PLAT
ABBHEY PARK COMMERCIAL M.U.P.D.