

DEDICATION

Known all men by these presents that AIRPORT INVESTMENT PARTNERSHIP, LTD., a Florida limited partnership, owner of the land shown hereon, being in Section 29, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, shown hereon as "CENTREPARK WEST", being a replat of Lots 1 and 2, and Tract 1, "AIRPORT INDUSTRIAL PARK, BOUNDARY PLAT NO. 2", as recorded in Plat Book 61, Pages 150 and 151, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

All of Lot(s) 1 and 2, and Tract 1, AIRPORT INDUSTRIAL PARK, BOUNDARY PLAT NO. 2, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 61, Pages 150 and 151.

Said land situate, lying and being in Palm Beach County, Florida.

Containing 25.430 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tracts A and B, as shown hereon, are hereby dedicated to the City of West Palm Beach, Palm Beach County, Florida, its successors and assigns, for utility, drainage and public road purposes and shall be the perpetual maintenance obligation of said City of West Palm Beach, its successors and assigns.
2. The private street easement, as shown hereon, is hereby dedicated to the CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC. for ingress/egress for Lots 5 and 6, Block 2, said private street easement being the perpetual maintenance obligation of said CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC. its successors and assigns, without recourse to the City of West Palm Beach, Florida.
3. The 12' Conservation easement, as shown hereon, is hereby dedicated to the CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for sidewalk/bike path construction purposes and will provide for public access and shall be the perpetual maintenance obligation of said CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns.
4. The Water Management Tract, Tract L, as shown hereon, is hereby dedicated to the CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC. for water management purposes, said Water Management Tract being the perpetual maintenance obligation of said CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, without recourse to the City of West Palm Beach, Florida.
5. The access and maintenance easement, as shown hereon, is hereby dedicated to the CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC. for access and maintenance of "Tract L", said access and maintenance easement being the perpetual maintenance obligation of said CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, without recourse to the City of West Palm Beach, Florida.
6. Utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of public and private utilities.
7. The 25' X 25' easement as shown hereon is hereby dedicated in perpetuity to BellSouth, its successors and assigns, for telecommunications and related purposes.
8. Sewer and water utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of water and sewer utilities.
9. The drainage easements, as shown hereon, are hereby dedicated to the CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns, for drainage purposes and shall be the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach, Florida.
10. The Non-Access Easement as shown along Australian Avenue is for the control and jurisdiction over access rights and is hereby dedicated to the City of West Palm Beach, Florida provided that owner, its successors and assigns, and CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., shall have the right to voluntarily install and maintain vegetation and/or landscape features in said easement.
11. The 0.50' Sidewalk Access Easement, as shown hereon, is hereby dedicated to the CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for sidewalk construction purposes and will provide for public access and shall be the perpetual maintenance obligation of said CENTREPARK WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns.

In witness whereof, AIRPORT INVESTMENT PARTNERSHIP, LTD., a Florida limited partnership, has caused these presents to be signed by its general partner as follows:

AIRPORT INVESTMENT CORP., the general partner by its Vice President, Frank E. Navarro.
Witness: Sharon De Rosa By: Frank E. Navarro, Vice President
Witness: [Signature]

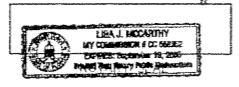
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me, personally appeared Frank E. Navarro to me well known and known to me to be the individual described in and who executed the foregoing instrument as the Vice President of AIRPORT INVESTMENT CORP., a Florida corporation, the general partner of AIRPORT INVESTMENT PARTNERSHIP, LTD., a Florida limited partnership and that he acknowledged to and before me that he executed such instrument as the Vice President of AIRPORT INVESTMENT CORP., the general partner of AIRPORT INVESTMENT PARTNERSHIP, LTD., a Florida limited partnership for the purpose expressed herein on behalf of the limited partnership.

Witness my hand and official seal this 22nd day of December, 1999.

My commission expires: September 18, 2000
Lisa J. McCarthy, Notary Public



"CENTREPARK WEST"

A C.P.U.D.

BEING A REPLAT OF LOTS 1 AND 2, AND TRACT 1, AIRPORT INDUSTRIAL PARK, BOUNDARY PLAT PLAT NO. 2, PLAT BOOK 61, PAGES 150 AND 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE S.E. 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
JUNE, 1999

MORTGAGEE'S CONSENT

State of Florida
County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage recorded in Official Record Book 11061, Page 1650 of the Public Records of Palm Beach County, Florida, upon the hereon described property and does hereby join in and consent to the property described hereon to be surveyed and platted as shown hereon, by the owner thereof.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 20th day of January, 2000.

Witness: [Signature] By: [Signature] SVP (Title)
Fidelity Federal Savings Bank of Florida

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me, personally appeared Joseph B. Stewart to me well known and known to me to be the individual described in and who executed the foregoing consent of mortgage holder as Vice President, of the above named Fidelity Federal Savings Bank of Florida, and severally acknowledged to and before me that he/she executed such instrument as such officer of said corporation and that the seal affixed to the foregoing consent of mortgage holder is the corporate seal of said corporation that was affixed to said instrument by due and regular corporate authority, and that said consent of mortgage holder is the free act and deed of said corporation.

Witness my hand and official seal this 20th day of January, 2000.
My commission expires: 3 Jan 25 2000
Notary Public

MORTGAGEE'S CONSENT

State of Florida
County of Palm Beach

The undersigned hereby certify that they are the holders of a mortgage recorded in Official Record Book 11061, Page 1660 of the Public Records of Palm Beach County, Florida, upon the hereon described property and do hereby join in and consent to the property described hereon to be surveyed and platted as shown hereon, by the owner thereof.

In witness whereof, the said corporations have caused these presents to be signed by their President and Vice President, respectively, and their corporate seals to be affixed hereon by and with the authority of their Boards of Directors, this 22nd day of December, 1999.

Navarro Lowrey, L.P.-AIP Partners Series, a Delaware limited partnership
By: Navarro Lowrey, Inc., 89 Airport Corp., a Delaware corporation, a Florida corporation
Its: General Partner
Witness: [Signature] By: [Signature]
Witness: [Signature] By: [Signature]

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me, personally appeared Frank E. Navarro and Tracy Lowrey Lenehan, to me well known and known to me to be the individuals described in and who executed the foregoing consent of mortgage holder as President and Vice President, respectively, of the above named Navarro Lowrey, Inc., a Delaware corporation, and 89 Airport Corp., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporations and that the seals affixed to the foregoing consent of mortgage holder are the corporate seals of said corporations that were affixed to said instrument by due and regular corporate authority, and that said consent of mortgage holder is the free act and deed of said corporations.

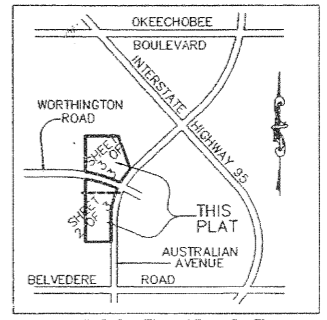
Witness my hand and official seal this 22nd day of December, 1999.
My commission expires: September 18, 2000
Lisa J. McCarthy, Notary Public

APPROVAL AND ACCEPTANCE

County of Palm Beach
State of Florida

The plat as shown hereon has been approved by the City Commission of the City of West Palm Beach, Florida, and the City does hereby formally accept the offers to dedicate contained on this replat in lieu of the easements shown on Airport Industrial Park, Boundary Plat No. 2, recorded in Plat Book 61, Page 150 and 151 of the Public Records of Palm Beach County, Florida and by virtue of its acceptance, the City does hereby vacate and abandon those easements shown on said Airport Industrial Park, Boundary Plat No. 2.
Dated this 3rd day of April, 1999

Approved and accepted by:
Joel Daves, Mayor
David M. Scholtz, City Planning Board Chairman



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS INSTRUMENT WAS FILED FOR RECORD AT 12:19 p.m.
THIS 6
DAY OF April 2000
AND DULY RECORDED IN:
PLAT BOOK 81
ON PAGE 165-167
DOROTHY WILKEN
CLERK, CIRCUIT COURT
BY [Signature] DEPUTY CLERK

SHEET 1 OF 3

TITLE CERTIFICATION

I, Larry B. Alexander, 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 AIRPORT INVESTMENT PARTNERSHIP, LTD., a Florida limited partnership, licensed to do business in the State of Florida; that the current taxes have been paid; that there are no mortgages of record except as shown; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision created by this plat.

Dated: Dec. 27, 1999 By: [Signature] Larry B. Alexander - Attorney

CITY SURVEYOR'S APPROVAL

The plat has been reviewed in accordance with Chapter 98-20, Section 177.081, Florida Statutes.

Dated: 3/1/00 By: [Signature] Vincent J. Noel, PSM Florida 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 ("P.R.M.s") have been placed as required by law, and that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Dated: 12/15/99 By: [Signature] Dennis J. Leavy, P.S.M. Professional Surveyor and Mapper, Florida Certificate No. 5055 Corporate Authorization No. LB 6599

SURVEYOR'S NOTES

- 1. All bearings shown hereon are based on the North line of AIRPORT INDUSTRIAL PARK, BOUNDARY PLAT NO. 2, as recorded in Plat Book 61, Pages 150-151, of the Public Records of Palm Beach County, Florida. Said line being monumented and depicting a bearing of N.89°49'38"E.
2. All distances shown are ground distances.
3. No building or structure shall be placed on utility or drainage easements.
4. No structures, trees or shrubs shall be placed on drainage easements.
5. Approval of landscaping on utility easements shall be only with approval of all utilities occupying same.
6. When drainage and utility easements cross, drainage easements shall take precedence.
7. All lines which intersect curves are radial to those curves unless otherwise noted.
8. Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
9. Note: 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.
10. [Symbol] - indicates Permanent Reference Monument. (marked PSM 5055, unless otherwise indicated)
11. [Symbol] - indicates Permanent Control Point marked LB6599.
12. U.E. - indicates utility easement.
13. D.E. - indicates drainage easement.
14. [Symbol] - indicates sanitary utility easement.
15. W.U.E. - indicates water utility easement.
16. N.A.E. - indicates non-access easement.
17. [Symbol] - indicates field corner to be set.

FIDELITY FEDERAL SEAL



NAVARRO LOWREY, INC.

89 AIRPORT CORP.

CITY SURVEYOR SEAL

SURVEYOR SEAL

Dennis J. Leavy & Associates, Inc. LAND SURVEYORS & MAPPERS

460 BUSINESS PARK WAY \* SUITE D \* ROYAL PALM BEACH, FL \* 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: N/A CHECKED BY: DATE: June 21, 1999
DRAWN BY: S.W.A. JOB NO.: 9934 (CAD FILE 9934PLAT)

THIS INSTRUMENT WAS PREPARED BY: Scott W. Alexander, in the offices of Dennis J. Leavy and Associates, Inc. 460 Business Park Way, Suite D Royal Palm Beach, Florida 33411 (561) 753 - 0650