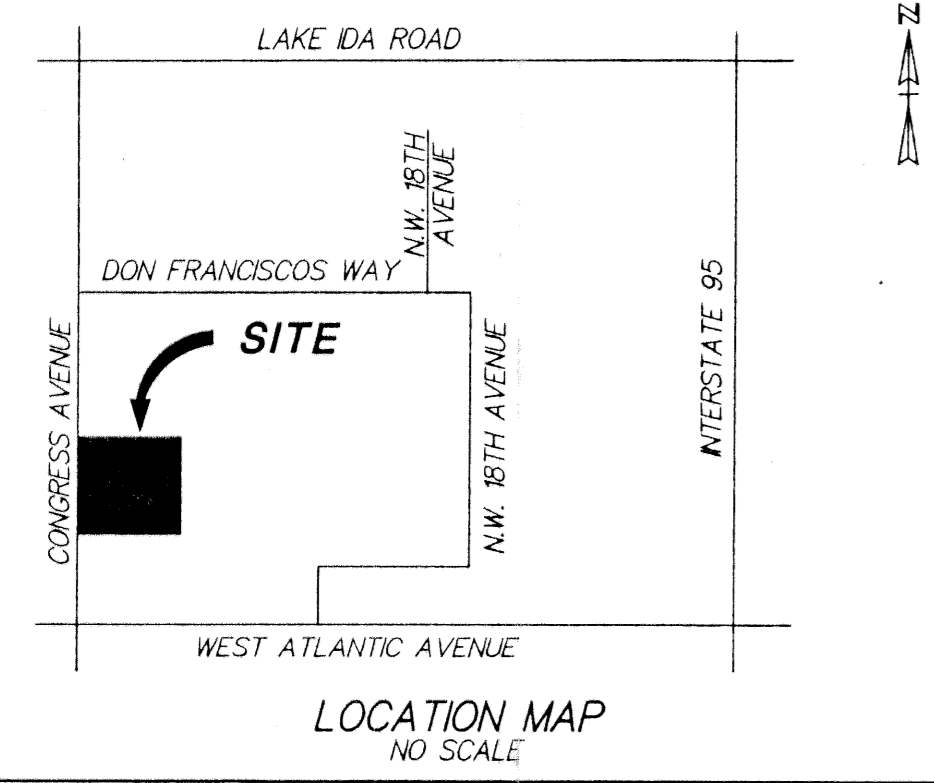


# ROYAL COMMERCIAL PARK OF DELRAY PLAT 2

BEING A REPLAT OF ROYAL COMMERCIAL PARK OF DELRAY (PLAT BOOK 64, PAGE 151) SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

JUNE 2002  
SHEET 1 OF 2

### MORTGAGEE'S CONSENT



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 11:42 AM  
THIS 10th DAY OF December  
2002 AND DULY RECORDED IN PLAT BOOK NO.  
66 ON PAGE 152-153  
DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT  
BY Shawn J. Waldorf D.C.

### 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) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle 9/9/02  
PAUL D. ENGLE  
SURVEYOR AND MAPPER #5708  
STATE OF FLORIDA  
OBREN, SUTER & O'BREN, INC.  
2601 N. FED. HWY., DELRAY BEACH, FL. 33483  
CERTIFICATE OF AUTHORIZATION NO. 353



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NICOLAS STOURAITIS (LOT 1) AND PAUL MAHABR AND LYNETTE MAHABR (LOT 2), OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF ROYAL COMMERCIAL PARK OF DELRAY (PLAT BOOK 64 PAGE 151), SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ROYAL COMMERCIAL PARK OF DELRAY PLAT 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF ROYAL COMMERCIAL PARK OF DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS ROYAL COMMERCIAL PARK OF DELRAY PLAT 2 AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS, AS DRIVEWAY EASEMENT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT 1 AND LOT 2, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE OPERATION AND MAINTENANCE OF OTHER UTILITIES. THE NON-VEHICULAR LINE SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, NICOLAS STOURAITIS (LOT 1) DO SET MY HAND AND SEAL THIS DAY OF December, 2002.

Paula Hernandez Nicolas Stouraitis  
WITNESS NICOLAS STOURAITIS  
Shawn J. Waldorf  
WITNESS

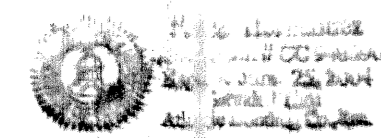
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICOLAS STOURAITIS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF December, 2002.

MY COMMISSION EXPIRES:



Paula Hernandez  
NOTARY PUBLIC  
NAME: Paula Hernandez  
COMMISSION NO. CC 948890

IN WITNESS WHEREOF, WE PAUL MAHABR AND LYNETTE MAHABR (LOT 2) DUE SET OUR HANDS AND SEALS THIS 19th DAY OF September, 2002.

Paul Mahabr Lynette Mahabr  
WITNESS PAUL MAHABR  
Paula Hernandez  
WITNESS  
Lynette Mahabr  
WITNESS LYNETTE MAHABR

### ACKNOWLEDGMENT:

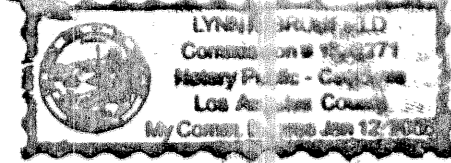
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED PAUL MAHABR AND LYNETTE MAHABR WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 2002.

MY COMMISSION EXPIRES:

Jan 12, 2006



Lynn R. Brunfield  
NOTARY PUBLIC  
NAME: Lynn R. Brunfield  
COMMISSION NO. 1339271

STATE OF FLORIDA  
PALM BEACH COUNTY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON (LOT 1) AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED ON OFFICAL RECORD BOOK 3573 AT PAGE 1751 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 SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF September, 2002.

FLAGLER BANK  
BY: [Signature]  
NAME: DR. G. BOAR  
TITLE: SVP

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
PALM BEACH COUNTY

BEFORE ME PERSONALLY APPEARED Devon Born WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Site President OF FLAGLER BANK 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 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 12th DAY OF September, 2002.

MY COMMISSION EXPIRES: NOTARY Paula Hernandez  
NAME: Paula Hernandez  
COMMISSION NO.: CC 948890

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
PALM BEACH COUNTY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON (LOT 2) AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED ON OFFICAL RECORD BOOK 3573 AT PAGE 590 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 First Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF September, 2002.

FIDELITY BANK  
BY: [Signature]  
NAME: STEVEN L. GASSA  
TITLE: FIRST VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
PALM BEACH COUNTY

BEFORE ME PERSONALLY APPEARED Steven L. Gassa WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS First Vice President OF FIDELITY BANK 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 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.

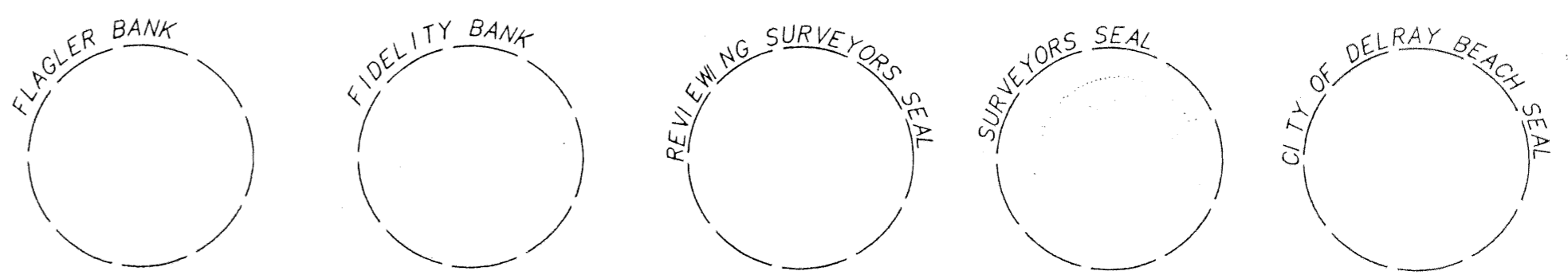
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF December, 2002.

MY COMMISSION EXPIRES: NOTARY Anna M. Gillette  
NAME: Anna M. Gillette  
COMMISSION NO.: CC 924700

### CITY APPROVAL

THIS PLAT OF ROYAL COMMERCIAL PARK OF DELRAY PLAT 2 AS APPROVED ON THIS 3rd DAY OF September, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.  
[Signature] ATTEST: South M. Hise, Deputy  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
Paul Donly CHAIRPERSON, PLANNING AND ZONING BOARD  
Ronald H. Kuykendall DIRECTOR OF PLANNING AND ZONING  
Chick Hales CITY ENGINEER  
[Signature] FIRE MARSHAL  
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES



### REVIEWING SURVEYOR'S 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 ROYAL COMMERCIAL PARK OF DELRAY PLAT 2, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 11-21-02

[Signature]  
JOHN D. WEAVER  
SURVEYOR AND MAPPER NO. 3550  
STATE OF FLORIDA  
HELLER, WEAVER-SHERGRENETA, INC.  
CERTIFICATE OF AUTHORIZATION #LB 3449

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT OF WAY LINE OF CONGRESS AVENUE, HAVING A BEARING OF N0°55'35"W.
- 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.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BREN, SUTER & O'BREN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE 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.
- 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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### TITLE CERTIFICATION

TITLE CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ALAN Z. ARMOUR II  
I, 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 PROPERTY IS VESTED TO NICOLAS STOURAITIS (LOT 1) AND PAUL MAHABR AND LYNETTE MAHABR (LOT 2), 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 SUBDIVISION DEPICTED BY THE PLAT.

DATE: 11/7/02  
NAME: [Signature]  
ATTORNEY STATE OF FLORIDA. FOR FIRM