

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

THIS PLAT HAS BEEN AMENDED: SEE R. BOOK 23697 PG 25

PREPARED BY:

SCHWEBKE - SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 FEBRUARY 1987

LEGAL DESCRIPTION:

BEING A REPLAT OF TRACTS 45, 46, 47, G1, G2, G3, G4, G8, G9, 70, 71 AND 72; PORTIONS OF TRACTS 44, G6 AND G7 IN BLOCK 89 AND PORTIONS OF TRACTS 5, 6, 7, 8, 9, AND 10 IN BLOCK 90; AND A PORTION OF THE FIFTY (50) FOOT ROAD, DIKE, AND DITCH RESERVATION LYING BETWEEN SAID BLOCKS 89 AND 90, "PALM BEACH FARMS COMPANY PLAT NO 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 47, BLOCK 89; THENCE RUN S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 47, FOR 660.04 FEET TO A POINT TO BE HEREIN AFTER REFERRED TO, AS POINT "A"; THENCE S.89°37'15"W., ALONG THE SOUTHERLY BOUNDARY LINE OF THE FOREMENTIONED TRACTS 47, 46, 45 AND 44, BLOCK 89, FOR 1001.31 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.85°22'34"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 3°37'09" FOR AN ARC DISTANCE OF 267.09 FEET TO A POINT OF TANGENCY; THENCE N.1°00'17"W., FOR 303.22 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 117, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86100-2531); THENCE N.89°37'09"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 44, 45, 46, AND 47, BLOCK 89, FOR 1916.47 FEET TO THE POINT OF BEGINNING, CONTAINING 28,968 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE FOREMENTIONED POINT "A"; THENCE RUN S.0°25'15"E., FOR 30.00 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE FOREMENTIONED TRACT G1, BLOCK 89); THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT G1, FOR 330.00 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACTS G1 AND 72, BLOCK 89 AND ITS SOUTHERLY PROLONGATION, FOR 1345.09 FEET; THENCE S.0°23'55"E., ALONG THE EASTERLY BOUNDARY LINE OF THE FOREMENTIONED TRACTS 5, 6, 7, 8, 9, AND 10 IN BLOCK 90 AND ITS NORTHERLY PROLONGATION, FOR 166.56 FEET; THENCE N.89°28'23"W., ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 117 (SAMPLE ROAD), FOR 2008.10 FEET; THENCE N.0°31'37"E., FOR 108.04 FEET; THENCE N.89°37'24"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE FOREMENTIONED TRACT 10, BLOCK 90, FOR 27.18 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.95°30'35"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 53°28'56" FOR AN ARC DISTANCE OF 219.36 FEET TO A POINT OF TANGENCY; THENCE N.1°00'20"W., ALONG A LINE PARALLEL WITH AND 224.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, FOR 205.01 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 4402.28 FEET AND A CENTRAL ANGLE OF 0°40'00" FOR AN ARC DISTANCE OF 51223 FEET TO A POINT OF TANGENCY; THENCE N.7°40'20"W., FOR 274.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 0°58'56" FOR AN ARC DISTANCE OF 72.49 FEET (LAST MENTIONED FIVE COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 117, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86100-2531); THENCE S.89°37'15"W., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE FOREMENTIONED TRACT G6, BLOCK 89, FOR 71.60 FEET; THENCE N.1°16'11"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT G6, FOR 122.01 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT G6, FOR 320.30 FEET; THENCE S.0°50'43"E., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT G6, FOR 122.00 FEET; THENCE N.89°37'15"E., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID TRACT G6, FOR 319.49 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT G6, FOR 538.01 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE FOREMENTIONED TRACT G8, BLOCK 89, FOR 330.00 FEET; THENCE N.0°25'15"W., ALONG THE WESTERLY BOUNDARY LINE OF THE FOREMENTIONED TRACT G4, BLOCK 89, FOR 660.02 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE FOREMENTIONED TRACTS G4, G3, AND G2, BLOCK 89, FOR 890.00 FEET TO THE POINT OF BEGINNING, CONTAINING 68,195 ACRES, MORE OR LESS.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 97,163 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WPK ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, AND GERALD M. WOCHNIA, AS TRUSTEE, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK", A REPLAT, THAT THE THROUGHFARES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW. THAT THE EASEMENTS, AS SHOWN AND IDENTIFIED HEREON, AS UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS. ALL TRACTS ABUTTING PUBLIC RIGHTS-OF-WAY SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY FOR TURNING LANES AT APPROVED OPENINGS AS REQUIRED BY THE CITY OF COCONUT CREEK.

IN WITNESS WHEREOF: WPK ASSOCIATES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNER, THIS 17th DAY OF MARCH, A.D. 1987.
BY: BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WPK ASSOCIATES LIMITED.
BY: BOCA/WPK CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED

WITNESS: [Signature]
WITNESS: [Signature] BY: [Signature] GERALD M. WOCHNIA PRESIDENT.
BOCA/WPK CORP.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF BROWARD BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNIA, PRESIDENT OF BOCA/WPK CORP., A FLORIDA CORPORATION AS GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA AND GENERAL PARTNER OF WPK (CONTINUED)

(CONTINUED)

ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MAY 3, 1988

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 17th DAY OF MARCH, A.D. 1987

WITNESS: [Signature] BY: [Signature] GERALD M. WOCHNIA, AS TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNIA, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MAY 3, 1988

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 1395C AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 17th DAY OF MARCH, A.D. 1987.

WITNESS: _____ SEAL.
WITNESS: _____ JOHN D. GOODRIDGE, ATTORNEY IN FACT.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOHN D. GOODRIDGE, ATTORNEY IN FACT FOR ULLRICH D. SCHULZE, PER POWER OF ATTORNEY RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS _____ DAY OF _____, A.D. 1987.
MY COMMISSION EXPIRES: _____

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CLARA LEE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 14, 1986 IN OFFICIAL RECORDS BOOK 1390A AT PAGE 782 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 30th DAY OF MARCH, A.D. 1987.

WITNESS: [Signature] BY: [Signature] CLARA LEE SEAL.
WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF BROWARD BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CLARA LEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 30th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MARCH 29, 1990

[Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED JULY 21, 1986 IN OFFICIAL RECORDS BOOK 1357C AT PAGE 504 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 19th DAY OF MARCH, A.D. 1987.

WITNESS: [Signature] BY: [Signature] WINFRED B. BROWN SEAL.
WITNESS: [Signature] BY: [Signature] DELORES EMMA BROWN, HIS WIFE. SEAL.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF SARASOTA BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 19th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: DECEMBER 20, 1987

[Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT JACK CORREIA AND IDILIA CORREIA, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12988 AT PAGE 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 17th DAY OF MARCH, A.D. 1987.

WITNESS: [Signature] BY: [Signature] JACK CORREIA SEAL.
WITNESS: [Signature] BY: [Signature] IDILIA CORREIA, HIS WIFE. SEAL.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK CORREIA AND IDILIA CORREIA, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: NOVEMBER 25, 1990

[Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48S, RANGE 42E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY: **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 FEBRUARY 1987

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES T. CONNOR AND G.G. ERICKSEN, AS TRUSTEES, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 24, 1985 IN OFFICIAL RECORDS BOOK 13064, AT PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HERETO SET MY HAND AND SEAL, THIS 20th DAY OF MARCH, A.D. 1987.

WITNESS: *[Signature]*

WITNESS: *[Signature]* BY: *Charles T. Connor* AS TRUSTEE
CHARLES T. CONNOR, AS TRUSTEE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CHARLES T. CONNOR, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 20th DAY OF MARCH, A.D. 1987. MY COMMISSION EXPIRES: NOV. 25, 1990.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.
(ACKNOWLEDGMENT FOR G.G. ERICKSEN AT FAR RIGHT)

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ANGIE M. CHESHIRE AND WOODROW W. CHESHIRE, AS CO-TRUSTEES UNDER AGREEMENT WITH ANGIE M. CHESHIRE, AS SETTLOR, DATED NOVEMBER 2, 1972, AS AMENDED NOVEMBER 8, 1972, APRIL 23, 1975 AND APRIL 25, 1984, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED OCTOBER 27, 1986 IN OFFICIAL RECORDS BOOK 13847, AT PAGE 335 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HERETO SET OUR HANDS AND SEALS, THIS 18th DAY OF MARCH, A.D. 1987.

WITNESS: *[Signature]* (AS TO BOTH)

WITNESS: *[Signature]* BY: *Angie M. Cheshire* SEAL.
ANGIE M. CHESHIRE, AS CO-TRUSTEE AND SETTLOR.
WITNESS: *[Signature]* BY: *Woodrow W. Cheshire* SEAL.
WOODROW W. CHESHIRE, AS CO-TRUSTEE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ANGIE M. CHESHIRE, AS CO-TRUSTEE AND SETTLOR, AND WOODROW W. CHESHIRE, AS CO-TRUSTEE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 18th DAY OF MARCH, A.D. 1987. MY COMMISSION EXPIRES: December 20, 1987.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE BOUNDARY SURVEY PERFORMED FOR THE PREPARATION OF THE ATTACHED PLAT CONFORMS TO THE APPLICABLE SECTIONS OF CHAPTER 2114-G, FLORIDA ADMINISTRATIVE CODE. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 3 DAY OF MARCH, 1987.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

DATE: Mar. 3, 1987 BY: *[Signature]* SECRETARY-TREASURER.
JAMES P. SHISKIN
PROFESSIONAL LAND SURVEYOR NO. 1115 STATE OF FLORIDA.

APPROVALS:

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 27th DAY OF April, A.D. 1987.

BY: *[Signature]* CHAIRMAN.

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY RESOLUTION ADOPTED THIS 26th DAY OF March, A.D. 1987. PURSUANT TO ORDINANCE NO. 128-87.

BY: *[Signature]* CITY CLERK.

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 24th DAY OF April, A.D. 1987.

BY: *[Signature]* CITY ENGINEER.
FLORIDA P.E. REG. NO. 35197

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 26th DAY OF FEBRUARY, A.D. 1987.

BY: *[Signature]* 2/26/87

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* COUNTY SURVEYOR.
ROBERT L. THOMPSON
PROF. LAND SURVEYOR NO. 3860 STATE OF FLORIDA.
BY: *[Signature]* DIRECTOR.
HENRY P. COOK
P. ENGINEER NO. 12506 STATE OF FLORIDA.
DATE: 7-22-87 DATE: 7-22-87

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5th DAY OF MAY, A.D. 1987.
ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR.

BY: *[Signature]* DEPUTY. BY: *[Signature]* CHAIRMAN.
COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD, THIS 27th DAY OF July, A.D. 1987. AND RECORDED IN PLAT BOOK 131, AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR.

BY: *[Signature]* DEPUTY.

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE: 7-21-87 BY: *[Signature]* DIRECTOR.

IN WITNESS WHEREOF: I HAVE HERETO SET MY HAND AND SEAL, THIS 20th DAY OF March, A.D. 1987.

WITNESS: *[Signature]*

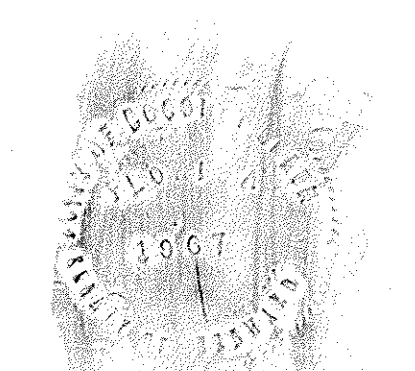
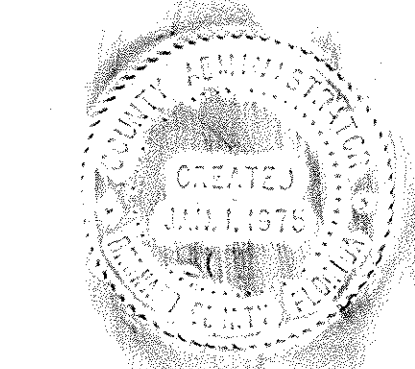
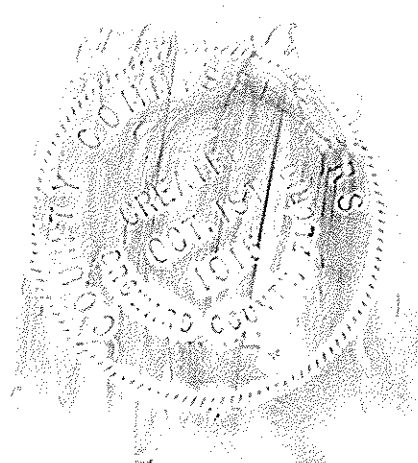
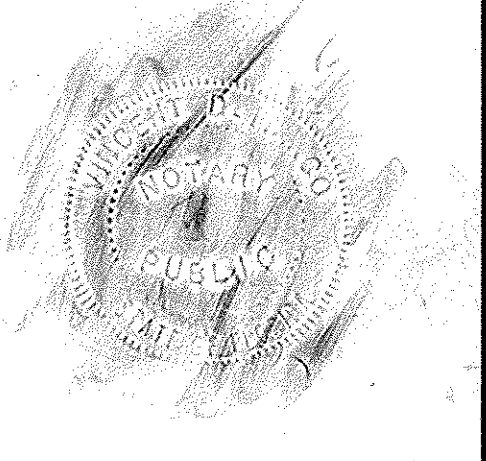
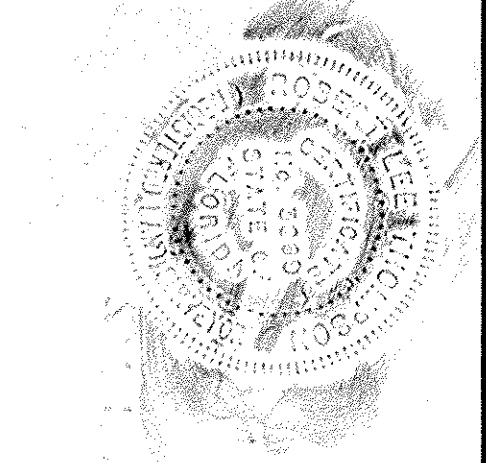
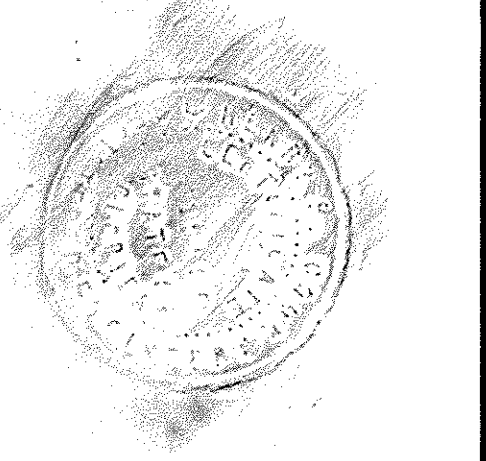
WITNESS: *[Signature]* BY: *G.G. Erickson* AS TRUSTEE SEAL.
G.G. ERICKSEN, AS TRUSTEE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, G.G. ERICKSEN, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 20th DAY OF March, A.D. 1987. MY COMMISSION EXPIRES: Nov. 25, 1990.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.



COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 12 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY: **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33160
ORDER NO. 154276 FEBRUARY, 1987.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 13056 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 7th DAY OF April A.D. 1987.

WITNESS: Herold Britz

WITNESS: Rolf Zimmerman

BY: Ullrich D. Schulze SEAL.
ULLRICH D. SCHULZE.

ACKNOWLEDGMENT:

FEDERAL REPUBLIC OF GERMANY URNr. 540/1387 w

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ULLRICH D. SCHULZE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 7th DAY OF April A.D. 1987.
MY COMMISSION EXPIRES: Appointed for life

[Signature]
NOTARY PUBLIC, FEDERAL REPUBLIC OF GERMANY, AT LARGE.



COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

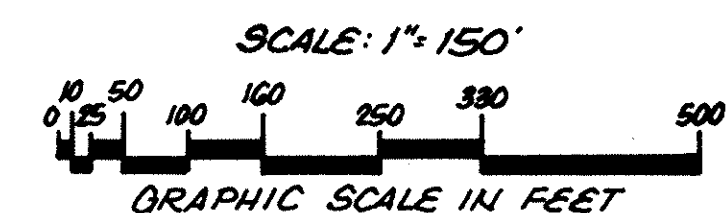
ACCESS NOTE:

ACCESS TO STATE ROAD 7 SHOWN ON THIS PLAT SHALL BE DISCONTINUED WHEN THE GRADE SEPARATION PROPOSED FOR THE INTERSECTION OF STATE ROAD 7 AND SAMPLE ROAD IS COMMENCED AND REASONABLE ALTERNATIVE ACCESS TO STATE ROAD 7 IS PROVIDED THROUGH EITHER: A) THE INSTALLATION OF AN APPROPRIATE FRONTAGE ROAD APPROXIMATELY PARALLEL TO STATE ROAD 7 AND CONNECTING TO CULLUM ROAD, OR B) THE CONTINUATION OF WUCHUA BOULEVARD SHOWN HEREON, AS A LOOP ROAD CONNECTING SAMPLE ROAD AND STATE ROAD 7 APPROXIMATELY AT THE CULLUM ROAD INTERSECTION. TEMPORARY ACCESS CONNECTION B TO SAMPLE ROAD SHALL BE DISCONTINUED UPON COMMENCEMENT OF THE WIDENING OF SAMPLE ROAD ON THE NORTH SIDE THEREOF ADJACENT TO TRACT "B" AS SHOWN HEREON.

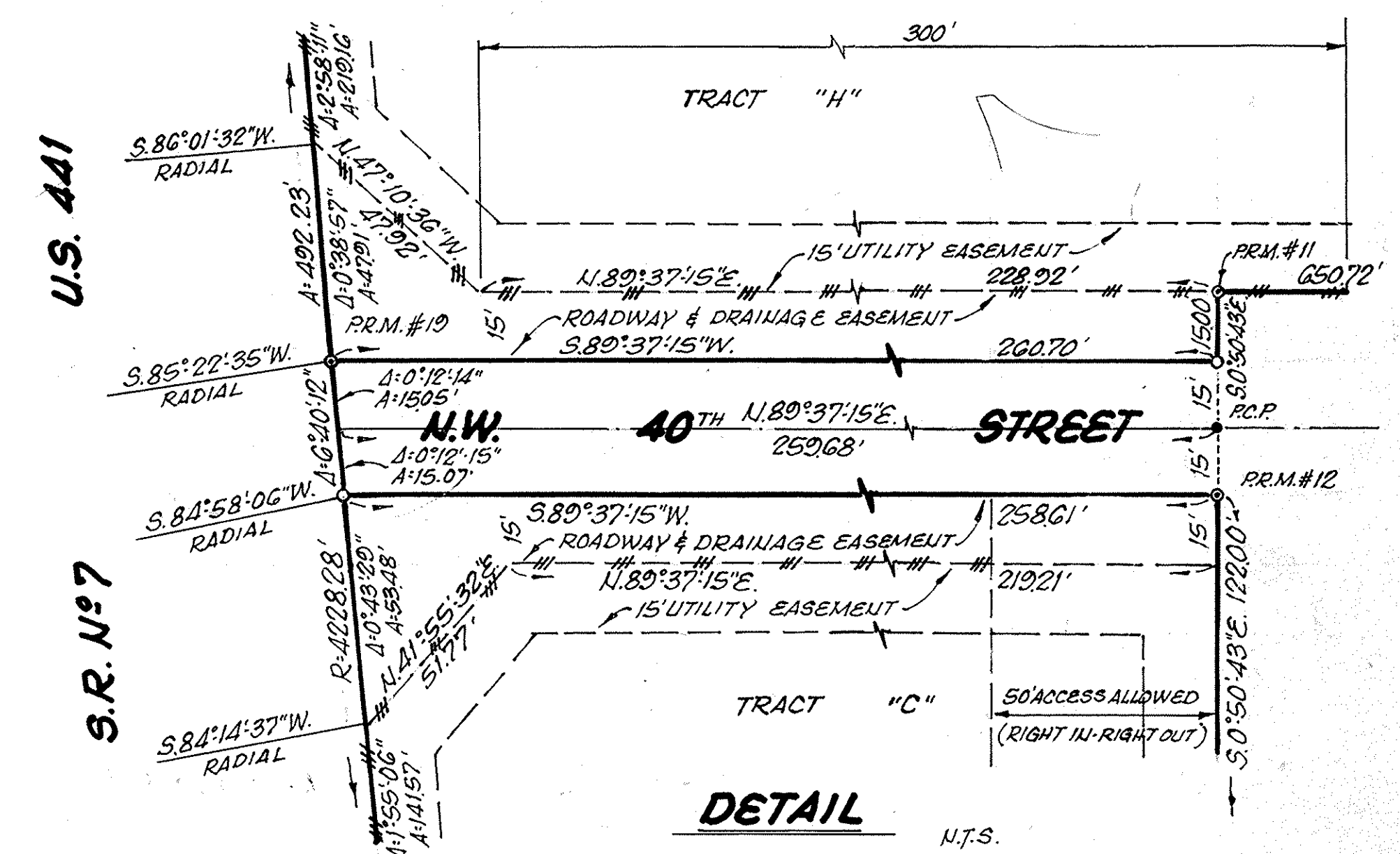
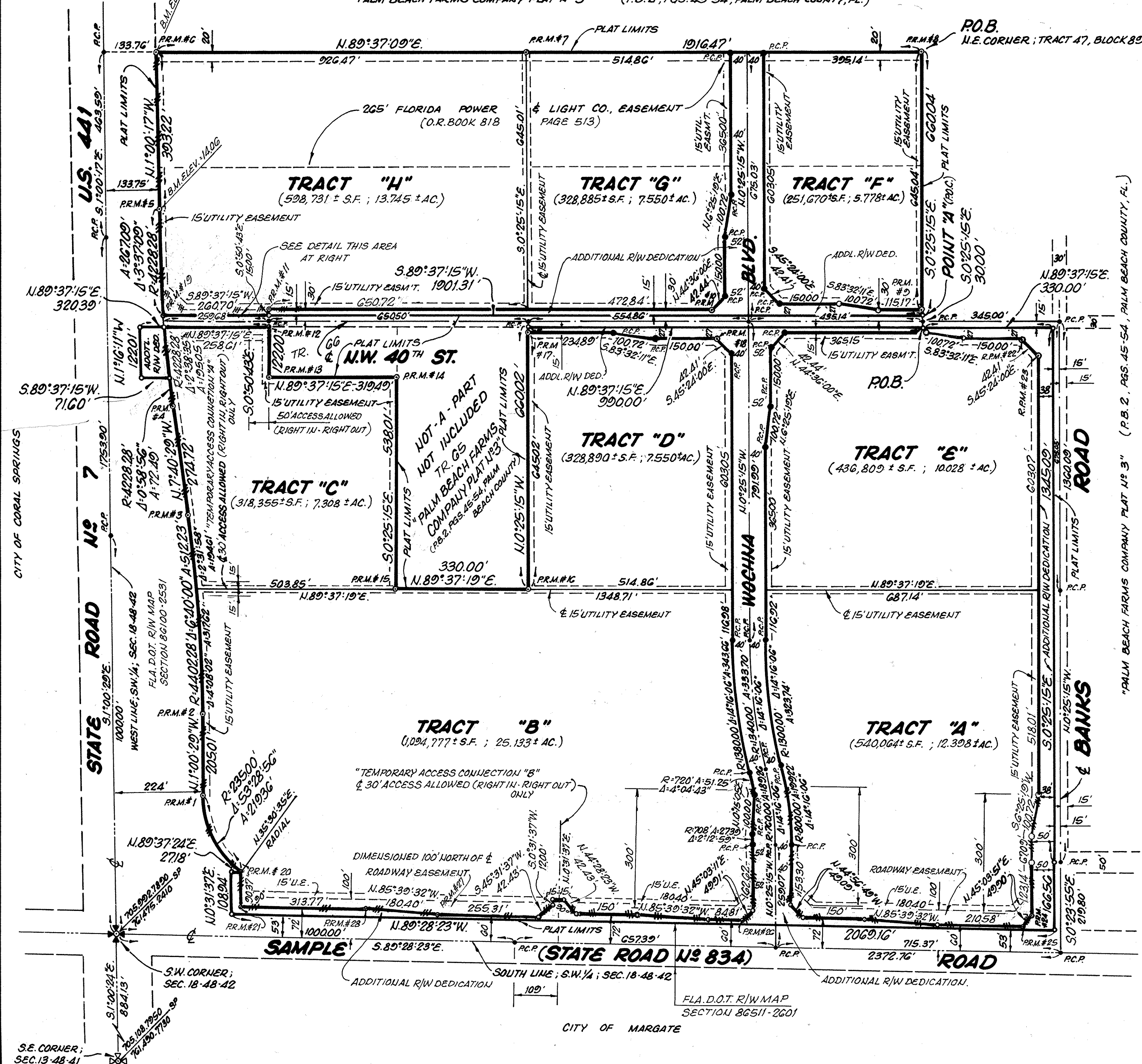
PREPARED BY:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
1880 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 SCALE: 1" = 150' FEBRUARY, 1987.

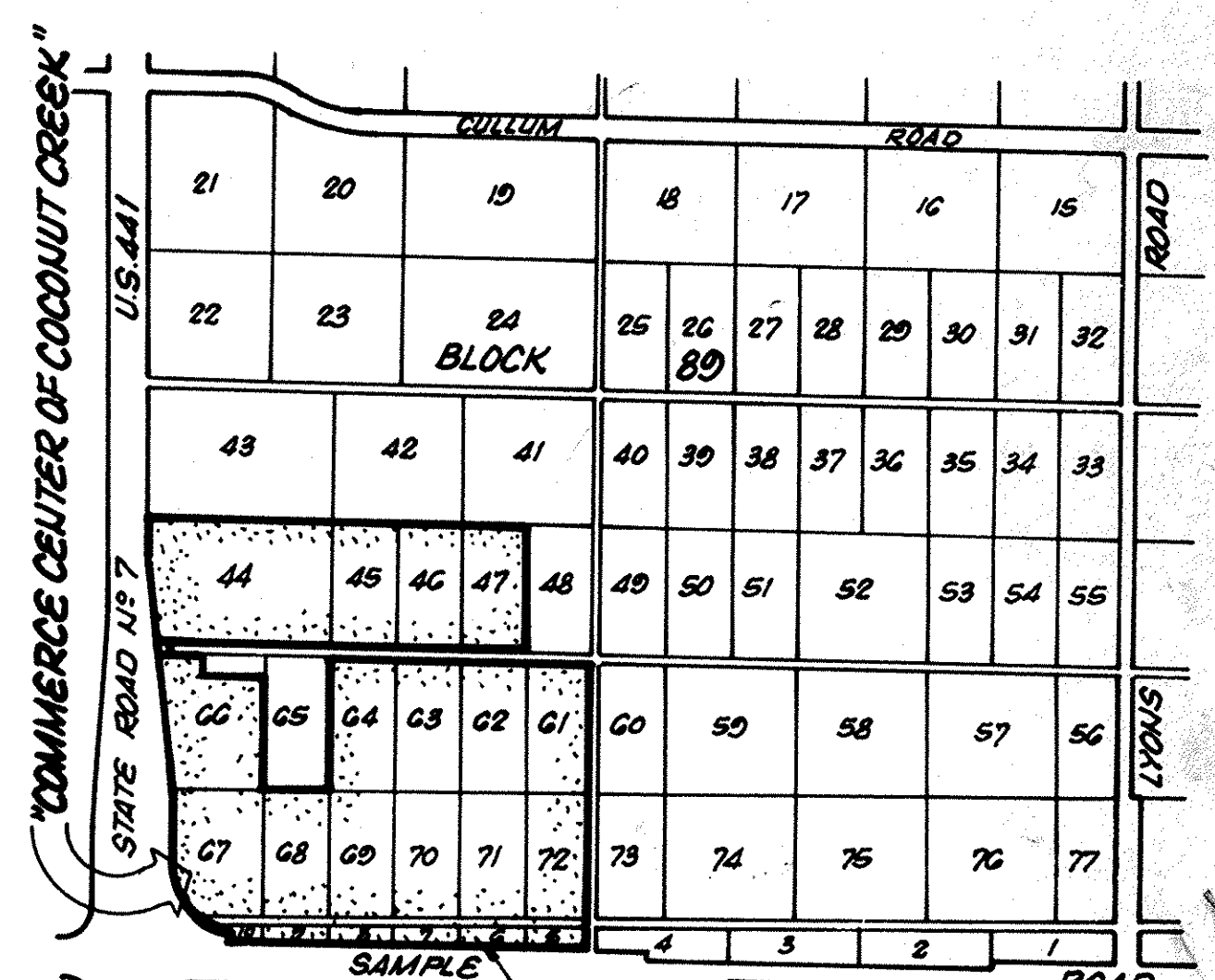


"PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FL.)



COORDINATE TABULATION

PRM. #	NORTHING	EASTING
1	706339.4164	761623.1766
2	706544.3947	761689.5628
3	707054.8654	761650.8165
4	707327.1263	761614.1277
5	707817.6666	761576.9018
6	708210.8238	761570.0068
7	708216.9818	762496.4521
8	708223.5621	763486.4302
9	707578.5574	763401.1679
10	707575.1156	762974.0194
11	707567.0829	761850.4815
12	707522.6833	761851.1454
13	707400.6892	761862.9453
14	707402.8040	762172.4234
15	706864.8075	762176.3751
16	706866.0850	762506.3679
17	707511.0881	762501.6343
18	707503.1972	762086.5910
19	707550.9593	761590.0123
20	706152.2704	761791.6405
21	706061.0033	761790.8093
22	707508.2730	763753.7128
23	707478.4940	763783.9104
24	706067.1397	763782.2276
25	706031.8977	763746.9066
26	706038.3715	763044.5312
27	706025.3624	762284.4465
28	706059.0176	762104.5645



LOCATION SKETCH

PORTION OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
SCALE: 1" = 700'

SURVEYOR'S NOTES:

• PRM. DENOTES PERMANENT REFERENCE MONUMENT.
• R.C.P. DENOTES PERMANENT CONTROL POINT
- - - DENOTES NON-VEHICULAR ACCESS LINE
STATE PLATE COORDINATES ARE BASED ON THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN ON STONER/KEITH RESURVEY AS RECORDED IN MISCELLANEOUS PLAT BOOK 3 AT PAGE 44 (SHEET 3 OF 10 SHEETS) OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEARINGS SHOWN ARE STATE PLATE BEARINGS AND ARE BASED ON THE EAST LINE OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 41 EAST OF THE SAID STONER/KEITH RESURVEY.
BENCHMARK: U.S.C.F.G.S. B.M.# 2-97; BRASS DISC 1942 IN NORTH END OF COLL. HEADWALL, 17' WEST OF & OF U.S. 441 AND 1,155' NORTH OF & OF SAMPLE ROAD. ELEVATION: 15.771
P.O.B. DENOTES POINT OF BEGINNING.
P.O.C. DENOTES POINT OF COMMENCEMENT.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
ADDITIONAL RIGHT-OF-WAY DEDICATION BY THIS PLAT: 334,722 ± S.F.; 7,684 ± AC.
SEE ACCESS NOTE THIS SHEET.

RESTRICTION NOTE:

THIS PLAT IS RESTRICTED TO: 487,270 SQUARE FEET OF COMMERCIAL; 323,380 SQUARE FEET OF OFFICE; 199,538 SQUARE FEET OF INDUSTRIAL. INDUSTRIAL USES ARE NOT PERMITTED ON TRACTS "A" THRU "E". THIS NOTE IS AGREED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.