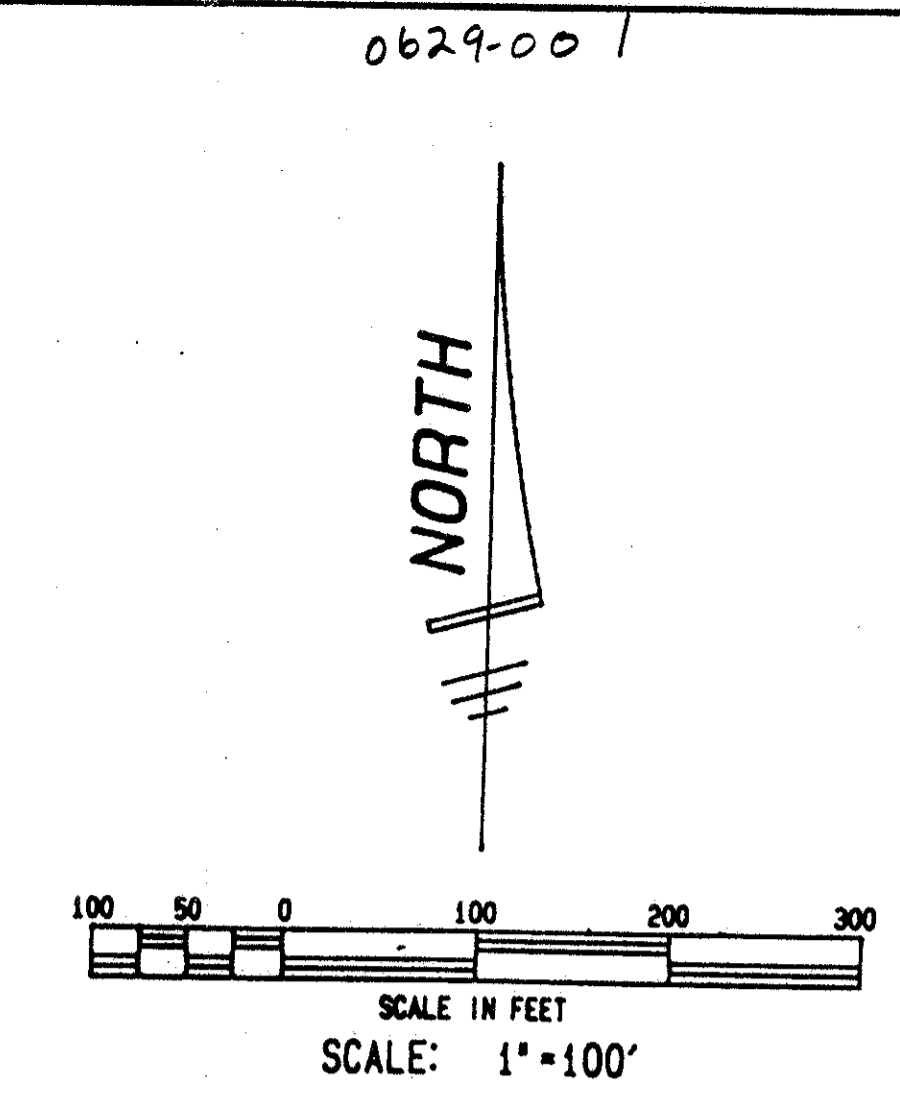


PLAT OF S.T.J. PROPERTIES, INC.

A PARCEL OF LAND BEING A PORTION OF
SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41
EAST, PALM BEACH COUNTY, FLORIDA.

MAY, 1994



178

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 9:05 A.M.
this 23rd day of November 1994
and duly recorded in Plat Book No. 73
on page 178
DOROTHY H. WILKEN, Clerk of Circuit Court
by Suzanne A. Handley D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that S.T.J. Properties, Inc., a Florida Corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 1, Township 46 South, Range 41 East, Palm Beach County, Florida, shown hereon as Plat of S.T.J. Properties, Inc., being more particularly described as follows:

A parcel of land in Section 1, Township 46 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 1; thence North 00° 39' 00" West along the East line of said Section 1 (the East line of said Section 1 is assumed to bear North 00° 39' 00" West and all other bearings are relative thereto) a distance of 2232.20 feet to a point; thence South 89° 53' 00" West a distance of 80.81 feet to a point on the West right-of-way line of State Road No. 7 as shown on Florida Department of Transportation right-of-way map 93210-2101 and the Point of Beginning of the hereinafter described parcel; thence South 89° 53' 00" West a distance of 1244.42 feet to a point; thence North 00° 51' 57" West, a distance of 351.16 feet to a point; thence North 89° 59' 02" East, a distance of 1244.45 feet to a point on said West right-of-way line of State Road No. 7; thence South 00° 51' 57" East along said right-of-way line, a distance of 348.98 feet to the Point of Beginning.

Containing in all 10.00 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

Tract "A" - Tract "A" as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

Tract "B" - Tract "B" as shown hereon is hereby dedicated to S.T.J. Properties, Inc., a Florida corporation, its successors and assigns, for commercial purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said corporation, its successors and assigns, without recourse to Palm Beach County.

Utility Easement - The utility easement as shown hereon is hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

Limited Access Easement - The limited access easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 23rd day of September, 1994.

S.T.J. Properties, Inc., a Florida Corporation,
Licensed to do business in the State of Florida
Attest: Constance J. Monte Secretary
By: Salvatore P. Monte President

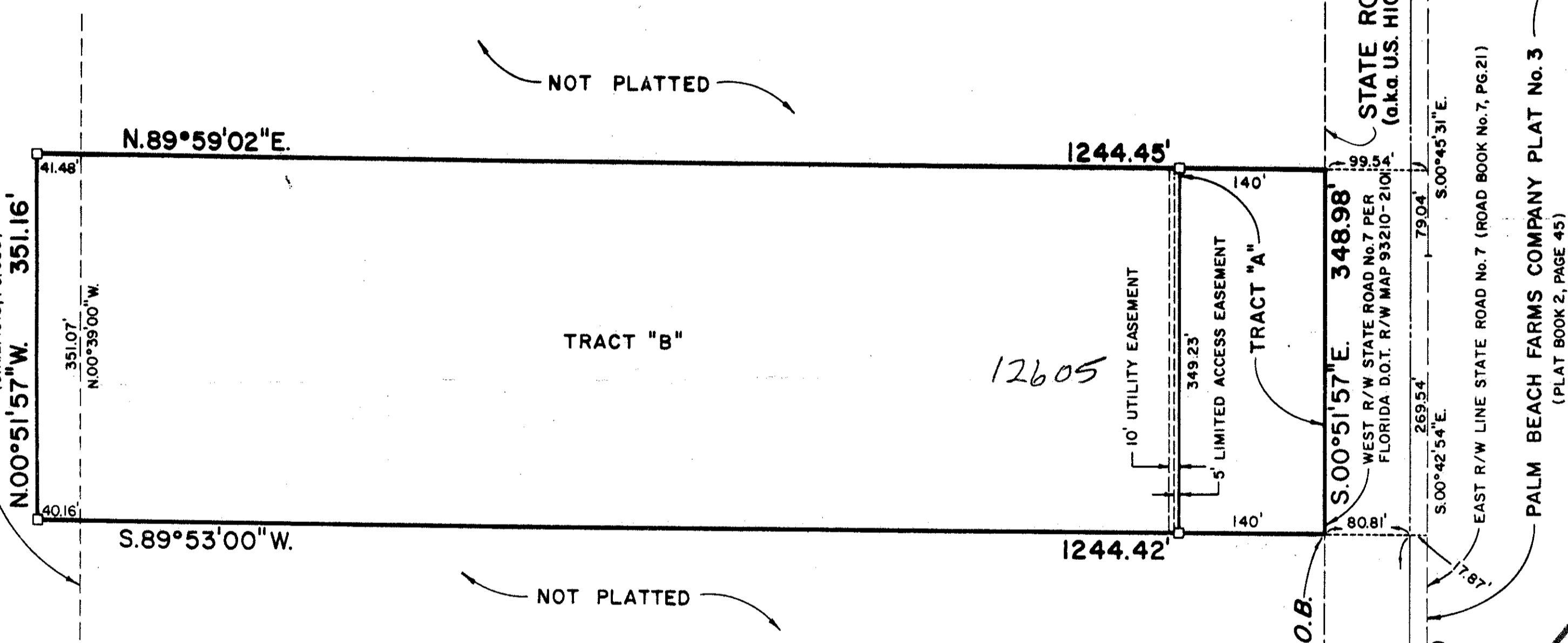
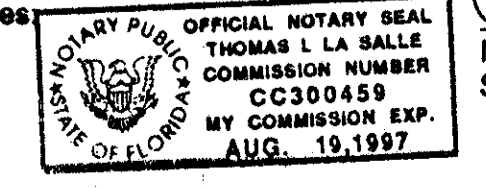
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Salvatore P. Monte who is personally known to me, and who executed the foregoing instrument as President of S.T.J. Properties, Inc., a Florida 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 23rd day of September, 1994.

My Commission Expires: September 23, 1994
Notary Public
State of Florida



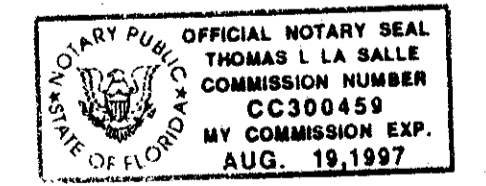
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Constance J. Monte who is personally known to me, and who executed the foregoing instrument as Secretary of S.T.J. Properties, Inc., a Florida corporation, and severally acknowledged to and before me that 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 23rd day of September, 1994.

My Commission Expires: On 23rd
Notary Public
State of Florida



TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Thomas LaSalle, Esquire, 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 to S.T.J. Properties, Inc., a Florida corporation; that the current taxes have been paid; and that there are no mortgages of record; and that there are no other encumbrances of record.

September 23, 1994
Date
Thomas LaSalle, Esquire
Attorney-at-Law
Licensed in the State of Florida

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, further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Craig L. Wallace
Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

PALM BEACH COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 1 day of Nov, 1994.

BY: Mary McCarty
Mary McCarty, Chair

ATTEST:

Dorothy H. Wilken, Clerk
BY: Judith Bussard
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 1 day of Nov, 1994.

George T. Webb, P.E.
County Engineer

ABBREVIATIONS & SYMBOLS

- | | | |
|------------|---|---|
| 1. —○— | = | Denotes Permanent Reference Monuments (P.R.M.'s). |
| 2. P.O.C. | = | Stamped P.R.M. P.L.S. # 3357. |
| 3. SEC. | = | Denotes Point of Commencement. |
| 4. P.O.B. | = | Denotes Point of Beginning. |
| 5. SEC. | = | Denotes Section. |
| 6. TWP. | = | Denotes Township. |
| 7. RGE. | = | Denotes Range. |
| 8. FPL | = | Denotes Florida Power & Light. |
| 9. D.O.T. | = | Denotes Department of Transportation. |
| 10. O.R.B. | = | Denotes Official Record Book. |
| 11. PG. | = | Denotes Page. |
| 12. R/W | = | Denotes Right-of-Way. |
| 13. a.k.a. | = | Denotes also known as. |

NOTES

- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- No buildings or any other kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- This instrument prepared by: Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
407/640-4551

PET. 93-7
5/3/3/K

| | | | | |
|----------------|--------------------|----------|-------------------------------|----------|
| STJ PROPERTIES | NOTARY | SURVEYOR | BOARD OF COUNTY COMMISSIONERS | ENGINEER |
| | | | | |
| | | | | |
| FIELD | JOB NO. 83-631 "R" | F.B. | PG | |
| OFFICE R.C. | DATE MAY, 1994 | DWG NO | 83-631-5 | |
| C'KD C.L.W. | REF | SHEET | 1 OF 1 | |

SUBDIVISION # S.T.J. Properties
BOOK 73
PAGE 178
FLOOD MAP # 100B
ZONING AGR
QUAD # 66
ZIP CODE 33437
PUP NAME
01/46/91

TAZ-757

0629-001
73/178

PLAT OF
S.T.J. PROPERTIES, INC.

WALLACE SURVEYING CORPORATION
801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (407) 640-4551