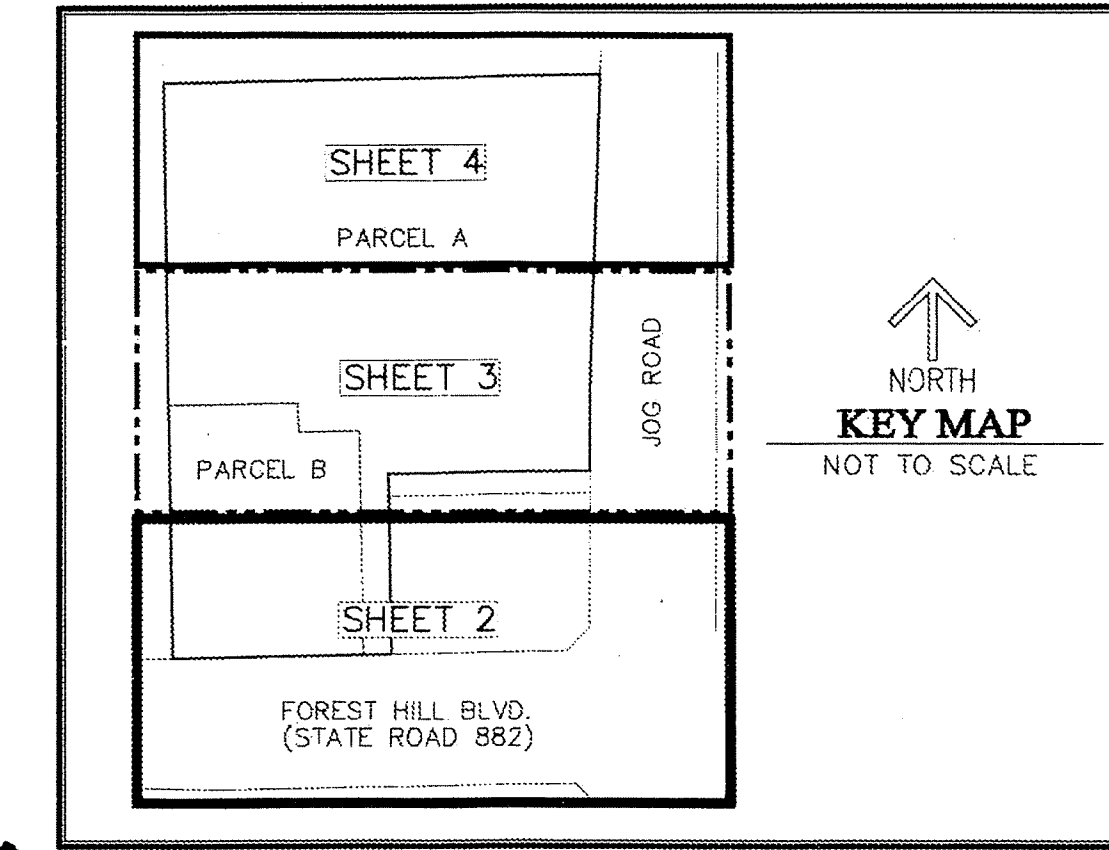


THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 NOVEMBER - 2012

WOODBIDGE PLAZA REPLAT

BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT OF WOODBRIDGE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA



3 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:09 A.M. THIS 21 DAY OF JUNE A.D. 2013 AND DULY RECORDED IN PLAT BOOK 117 ON PAGES 3 AND BY: SHARON R. BOCK CLERK AND COMPTROLLER DEPUTY CLERK

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS WOODBRIDGE PLAZA REPLAT, BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT OF WOODBRIDGE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N.00°52'38"W, ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 611.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N.88°58'12"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 459.71 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5074, PAGE 342 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°55'28"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 310.38 FEET; THENCE S.001°22'22"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 109.49 FEET; THENCE S.88°58'12"W, ALONG A LINE 23.57 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 212.43 FEET; THENCE S.01°01'48"E, ALONG THE EAST LINE OF SAID LOT 1, AND ITS NORTHERLY PROJECTION, A DISTANCE OF 191.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, AND A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, AS DEDICATED BY SAID WOODBRIDGE PLAZA; THENCE S.88°58'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 230.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,810 SQUARE FEET/5.3446 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCELS A AND B PARCELS A AND B, AS SHOWN HEREON IS HEREBY RESERVED BY AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

2. PALM BEACH COUNTY UTILITY EASEMENTS THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE) IDENTIFIED ON THE PLAT HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. DRAINAGE EASEMENTS 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 AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

4. LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS 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.

5. VACATION AND ABANDONMENT OF EASEMENTS "2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND, THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WOODBRIDGE PLAZA, AS RECORDED IN PLAT BOOK 80, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON THOSE EASEMENTS WITHIN PARCELS A AND B, AS SHOWN HEREON, AND CREATED AND DEDICATED BY THE PLAT OF WOODBRIDGE PLAZA, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. MASS TRANSIT EASEMENT THE MASS TRANSIT EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF GREENACRES, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF PUBLIC TRANSIT BOARDING AND ALIGHTING AREAS, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THIS EASEMENT AREAS SHALL BE WITH AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, WHOSE MANAGING GENERAL PARTNER IS FEIN COMMERCIAL PROPERTIES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNER, THIS 4th DAY OF JUNE, 2013

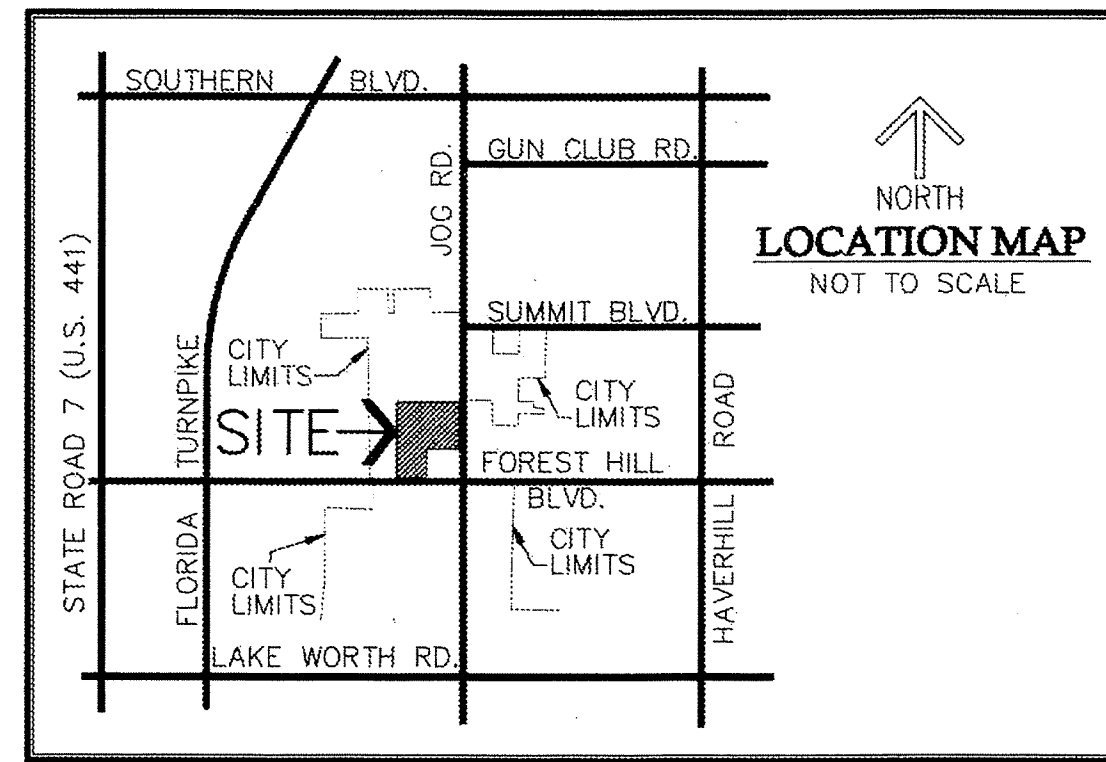
AMCO PROPERTIES A FLORIDA GENERAL PARTNERSHIP 120 S UNIVERSITY DRIVE SUITE C PLANTATION FL 33324 3330 BY: FEIN COMMERCIAL PROPERTIES, LLP A FLORIDA LIMITED LIABILITY PARTNERSHIP ITS MANAGING GENERAL PARTNER BY: MARVIN FEINSTEIN PARTNER WITNESS: R. Lobianco PRINT NAME: Ronna G. Lobianco WITNESS: M. Heinrich PRINT NAME: Mylene Heinrich

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARVIN FEINSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 44044 TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF FEIN COMMERCIAL PROPERTIES, A FLORIDA LIMITED LIABILITY PARTNERSHIP, THE MANAGING GENERAL PARTNER OF AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR PARTNERSHIP AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF JUNE 2013 MY COMMISSION EXPIRES: 5-12-15 Marie Guerin NOTARY PUBLIC COMMISSION NUMBER: EE 93547



TABULAR DATA

TOTAL AREA THIS PLAT	5.3446 ACRES	232,810 SQUARE FEET
PARCEL A	4.1526 ACRES	180,887 SQUARE FEET
PARCEL B	1.1920 ACRES	51,923 SQUARE FEET
LAND USE	COMMERCIAL	

TITLE CERTIFICATION:

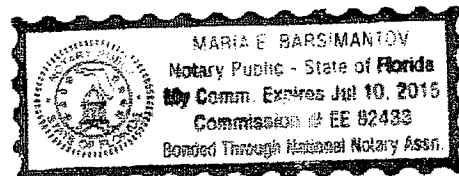
I, DRAKE M. BATCHELDER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AMCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; 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. DATED: 6/11/13 Drake M. Batchelder, Esq. ATTORNEY AT LAW LICENSED IN FLORIDA

MORTGAGEES CONSENT:

STATE OF FLORIDA COUNTY OF MIAMI-DADE THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8058 AT PAGE 1612 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF JUNE 2013. WITNESS: Sean Costa PRINT NAME: Sean Costa BY: Barry R. Stempel Sr. VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF MIAMI-DADE SR. BEFORE ME PERSONALLY APPEARED BARRY R. STEMPEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 44044 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 6th DAY OF JUNE 2013 MY COMMISSION EXPIRES: 7/10/15 MARIA E. BARSIMANTOV NOTARY PUBLIC COMMISSION NUMBER: EE 02433 MARIA E. BARSIMANTOV PRINT NAME



OWNER SEAL OWNER NOTARY MORTGAGEE SEAL MORTGAGEE NOTARY CITY ENGINEER CITY SURVEYOR SURVEYOR CITY OF GREENACRES

CITY OF GREENACRES APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF JUNE A.D. 2013 BY: SAMUEL J. FERRARI, MAYOR BY: PATRICK J. GIBNEY, P.E., CITY ENGINEER BY: WADIE ATALLAH, P.E., CITY MANAGER BY: Denise McGrew, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE REFERENCE MONUMENTS.

BY: DOUGLAS M. DAVIS DATED 6/17/13 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA NO. 4343

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- 5. BEARINGS ARE RELATIVE TO A GRID BEARING OF N.00°52'38"W, ALONG THE WEST LINE OF LOTS 1 AND 2, WOODBRIDGE PLAZA, AS RECORDED IN PLAT BOOK 50, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 PALM BEACH COUNTY.
- 7. THE FOLLOWING INSTRUMENTS CONTAIN EASEMENT AGREEMENTS THAT ARE BLANKET IN NATURE AND AFFECT THIS PROPERTY BUT, ARE NOT PLOTTABLE: OFFICIAL RECORD BOOK 4486, PAGE 1384 OFFICIAL RECORD BOOK 4784, PAGE 677 OFFICIAL RECORD BOOK 4863, PAGE 1030 OFFICIAL RECORD BOOK 9052, PAGE 315 OFFICIAL RECORD BOOK 9052, PAGE 326

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. 177.091(9), F.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 THE ORDINANCES OF THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

DATED: 6/14/13

DAVID P. LINDLEY RES. LAND SURVEYOR #5005 STATE OF FLORIDA CAULFIELD AND WHEELER, INC. 7900 GLADES ROAD SUITE 100 BOCA RATON, FLORIDA 33434 CERTIFICATE OF AUTHORIZATION NUMBER LB3591