



ABACOA - REPLAT OF PARCEL WK3D

A Replat of Parcel WK3D of 'Abacoa - Replat of Tracts WK1, WK2, WK3 and WK4', as recorded in Plat Book 87, Pages 148 through 153, inclusive of the Public Records of Palm Beach County, Florida, lying in Section 24, Township 41 South, Range 42 East Town of Jupiter, Palm Beach County, Florida

December, 2000

This Instrument prepared by James E. Park, P.S.M.
Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

Sheet 1 of 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in 2000
This Day of January 2001
and duly recorded in Plat Book No. 87
on page 112-113
DOROTHY H. WILKEN, Clerk of Circuit Court
[Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF ALL OF PARCEL WK3D OF ABACOA-REPLAT OF TRACTS WK1, WK2, WK3 AND WK4, AS RECORDED IN PLAT BOOK 87, PAGES 148 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'ABACOA - REPLAT OF PARCEL WK3D', BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL WK3D OF ABACOA-REPLAT OF TRACTS WK1, WK2, WK3 AND WK4, AS RECORDED IN PLAT BOOK 87, PAGES 148 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 13.40 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE BUFFER AS SHOWN HEREON, IS HEREBY RESERVED TO ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A BUFFER FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, IRRIGATION, SIGNS AND LANDSCAPING PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE TOWN OF JUPITER OR ABACOA PROPERTY OWNERS' ASSEMBLY, INC. THE TOWN OF JUPITER AND ABACOA PROPERTY OWNERS' ASSEMBLY, INC. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN SAID BUFFER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFER.

IN WITNESS WHEREOF, WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, WHICH IS THE SOLE GENERAL PARTNER OF WORKPLACE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE SOLE GENERAL PARTNER OF WORKPLACE HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE GENERAL PARTNER OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS LEGAL OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF November, 2000.

WITNESS: *[Signature]* BY: *[Signature]*
JOHN V. DALLI
TITLE: Patrick J. Dallio
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Patrick J. Dallio WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, AND 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 SEAL THIS 30th DAY OF November, 2000.
MY COMMISSION EXPIRES: 7/6/01
[Signature]
JOHN V. DALLI
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON

THIS 19th DAY OF December, 2000.
WITNESS: *[Signature]* BY: *[Signature]*
JOAN V. DALLI
TITLE: Patrick J. Dallio
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Patrick J. Dallio WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND 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 19th DAY OF December, 2000.
MY COMMISSION EXPIRES: 7/6/01
[Signature]
JOAN V. DALLI
NOTARY PUBLIC

ACKNOWLEDGMENT OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ACKNOWLEDGES THE DEDICATIONS AND RESERVATIONS AS STATED HEREON.

THIS 20th DAY OF December, 2000.
WITNESS: *[Signature]* BY: *[Signature]*
NADER SALOUM
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NADER SALOUM, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND 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 20th DAY OF December, 2000.
MY COMMISSION EXPIRES: 5/27/02
[Signature]
DOROTHY H. WILKEN
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 11434, PAGES 270 THROUGH 282, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
THIS 11 DAY OF Dec., 2000.

WITNESS: *[Signature]* BY: *[Signature]*
LEHMAN BROTHERS HOLDINGS INC.,
DOING BUSINESS AS LEHMAN CAPITAL, A
DIVISION OF LEHMAN BROTHERS HOLDINGS
INC., A DELAWARE CORPORATION
TITLE: Assistant Vice President

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING 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 SEAL THIS 11 DAY OF Dec., 2000.
MY COMMISSION EXPIRES: *[Signature]*
MARYANN VENE
NOTARY PUBLIC
Mary Ann Vene
PRINTED NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, AND PETER L. PEMINTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 27th DAY OF December, 2000.

ATTEST: *[Signature]* BY: *[Signature]*
PETER L. PEMINTEL, SECRETARY TESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 31st DAY OF January, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January, 2000.
BY: *[Signature]*
KAREN GOLOMKA
MAYOR
ATTEST: *[Signature]*
SALLY BOYLAN
TOWN CLERK

ABACOA - REPLAT OF PARCEL WK3D IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF January, 2000.
BY: *[Signature]*
KAREN GOLOMKA
MAYOR
ATTEST: *[Signature]*
SALLY BOYLAN
TOWN CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN WORKPLACE FLORIDA, LTD.; 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/3/00 BY: *[Signature]*
NAME: Michael D. McCormick
TITLE: Assistant Vice President

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 TOWN OF JUPITER, FLORIDA.

JAMES E. PARK, P.S.M.
LICENSE NO. 3915
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION #LB-25

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AS SHOWN ON ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 76, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING N01°24'25"E.
- NO STRUCTURE OR BUILDING OF ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
- 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.
- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3615)
UE - DENOTES UTILITY EASEMENT
ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
PC - DENOTES PAGE NUMBER
LAE - DENOTES LIMITED ACCESS EASEMENT
R/W - DENOTES RIGHT-OF-WAY
CH - DENOTES CHORD BEARING AND DISTANCE
DE - DENOTES DRAINAGE EASEMENT

AREA TABULATION

PARCEL DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
PARCEL 1	2.53 ACRES	CO2	2.72 ACRES
PARCEL 2	3.36 ACRES	CO2	3.63 ACRES
PARCEL 3	3.47 ACRES	CO2	3.73 ACRES
PARCEL 4	4.02 ACRES	CO2	4.32 ACRES
TOTAL	13.40 ACRES		14.40 ACRES

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION CODE "CO2" DENOTES COMMERCIAL ACREAGE

SEAL
NOTARY PUBLIC

SEAL
WORKPLACE EQUITY CORPORATION

SEAL
NOTARY PUBLIC

SEAL
ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION

SEAL
NOTARY PUBLIC

SEAL
ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

SEAL
NOTARY PUBLIC

SEAL
LEHMAN BROTHERS HOLDINGS INC.

SEAL
NOTARY PUBLIC

SEAL
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

SEAL
TOWN OF JUPITER

SEAL
PROFESSIONAL SURVEYOR AND MAPPER

SEAL
TOWN OF JUPITER ENGINEER