



# BLUFFS SHOPPING CENTER

## BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA. OCTOBER, 2001

168

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 2:45 P.M.  
this 14th day of December, 2001  
and being recorded in Plat Book No. 92  
the pages 5164-169  
before me, I, Shirley A. Wallace, Clerk of Circuit Court  
for the County of Palm Beach, Florida.

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that The Bluffs Shopping Center Corporation, Inc., a Florida corporation and Centrefund Realty (U.S.) Corporation, a Delaware corporation, owners of the land shown hereon being in Section 21, Township 41 South, Range 43 East, Town of Jupiter, Palm Beach County, Florida, shown hereon as Bluffs Shopping Center, being more particularly described as follows:

DESCRIPTION:

A parcel of land lying in Section 21, Township 41 South, Range 43 East, Palm Beach County, Florida, lying Westerly of U.S. Highway No. 1, State Road No. 5, according to the Plat thereof, recorded in Road Plat Book 2, pages 43 through 50 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 21; thence South 1° 41' 13" West along the West line of said Section 21 (the West line of said Section 21 is assumed to bear South 1° 41' 13" West and all other bearings are relative thereto) a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence South 87° 47' 54" East, along a line 60.00 feet Southerly of and parallel with, as measured at right angles to, the North line of said Section 21, a distance of 283.24 feet to a point on the Westerly right-of-way line of said U.S. Highway No. 1, said point lying on a curve concave to the West having a radius of 17,128.80 feet, a central angle of 04° 31' 04" and a radial bearing at this point of South 68° 32' 30" West; thence Southerly, along the arc of said curve and said Westerly right-of-way line, a distance of 1,350.58 feet to a point on the South line of Government Lot 1, said Section 21; thence North 89° 21' 02" West, along said South line, a distance of 764.73 feet to a point on the West line of said Section 21; thence North 01° 41' 13" East, along said West line, a distance of 1,277.90 feet to the POINT OF BEGINNING.

Containing in all 15.577 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Parcel A is hereby reserved by The Bluffs Shopping Center Corporation, Inc., a Florida corporation and Centrefund Realty (U.S.) Corporation, a Delaware corporation, and their respective successors and assigns, for future development and maintenance and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of The Bluffs Shopping Center Corporation, Inc., a Florida corporation and Centrefund Realty (U.S.) Corporation, a Delaware corporation, their respective successors and assigns, without recourse to the Town of Jupiter.
- Parcel B is hereby reserved by The Bluffs Shopping Center Corporation, Inc., a Florida corporation and Centrefund Realty (U.S.) Corporation, a Delaware corporation, and their respective successors and assigns, for future development and maintenance and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of The Bluffs Shopping Center Corporation, Inc., a Florida corporation and Centrefund Realty (U.S.) Corporation, a Delaware corporation, their respective successors and assigns, without recourse to the Town of Jupiter.
- The Sign Access Easement is hereby reserved to the owners of Parcel B and their respective successors and assigns, for access and maintenance purposes, and is the perpetual maintenance obligation of the owners of Parcel B and their respective successors and assigns, without recourse to the Town of Jupiter.
- 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.
- The Safe Sight Easement, as shown hereon, is hereby dedicated to the Town of Jupiter for the control and jurisdiction of construction rights within said easement. No construction, buildings or any kind of landscaping shall be placed in said easement without the prior written approval from the Town of Jupiter.
- The Limited Access Easement, as shown hereon, is hereby dedicated to the Town of Jupiter for the purpose of control and jurisdiction over access rights.
- The Public Sidewalk Easement, as shown hereon, is hereby dedicated to the Town of Jupiter for the purpose of public access across Parcel B and is the perpetual maintenance responsibility of the owners of Parcel B, their respective successors and assigns, for signage, striping, ramps and sidewalks, without recourse to the Town of Jupiter.
- The Landscape Buffer as shown hereon is hereby reserved to the owners of Parcel A, their respective successors and assigns, for landscape buffer purposes and is the perpetual maintenance obligation of the owners of Parcel A, their respective successors and assigns, without recourse to the Town of Jupiter.

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 hereto by and with the authority of its Board of Directors, this 12th day of November, 2001.

Bluffs Shopping Center Corporation,  
a Florida corporation

ATTEST: Joann Flores Secretary  
BY: Doron Valero President

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 hereto by and with the authority of its Board of Directors, this 12th day of November, 2001.

Centrefund Realty (U.S.) Corporation,  
a Delaware corporation

ATTEST: Joann Flores Secretary  
BY: Doron Valero President

ACKNOWLEDGEMENT

State of FLORIDA  
County of DADE

Before me personally appeared Doron Valero and Joann Flores, whom are personally known to me or have produced NA as identification and who executed the foregoing instrument as President and Secretary, respectively, of The Bluffs Shopping Center, Inc., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 November 2001.

My Commission Expires: 4/25/03  
Signature of Notary Public: Marie-Ninon Carries  
Printed Name of Notary Public: MARIE-NINON CARRIES

My Commission No.: CC 830050

ACKNOWLEDGEMENT

State of FLORIDA  
County of DADE

Before me personally appeared Doron Valero and Joann Flores, whom are personally known to me or have produced NA as identification and who executed the foregoing instrument as President and Secretary, respectively, of Centrefund Realty (U.S.) Corporation, a Delaware corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 November 2001.

My Commission Expires: 4/25/03  
Signature of Notary Public: Marie-Ninon Carries  
Printed Name of Notary Public: MARIE-NINON CARRIES

My Commission No.: CC 830050

TITLE CERTIFICATION

I, David J. Wiener, 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 in The Bluffs Shopping Center Corporation, Inc., a Florida corporation, 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.

Date: Nov. 13, 2001

David J. Wiener  
David J. Wiener, Esquire  
Attorney-at-law  
licensed in Florida  
Florida Bar No. 280593

MORTGAGEE'S CONSENT

State of TEXAS  
County of DALLAS

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 Record Book 10235 at Page 1303 of the Public Records of Palm Beach County, Florida, as modified by instrument recorded Official Record Book 11823 at Page 1496 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 Secretary Officer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 12th day of December, 2001.

LaSalle Bank National Association f/k/a/  
LaSalle National Bank, as Trustee for the  
Registered Holders of LB-UBS Commercial  
Mortgage Trust 2000-C4, Commercial  
Mortgage Pass-Through Certificates, Series  
2000-C4

WITNESS: John Sanberg  
John Sanberg  
Printed Name

BY: ORIX Capital Markets, LLC  
f/k/a/ ORIX Real Estate Capital  
Markets, LLC  
Special Servicer

WITNESS: Michael B. Loupre  
Michael B. Loupre  
Printed Name

BY: Jennifer Wilkiki  
Jenifer Wilkiki  
ITS: TORONTO MANAGER

ACKNOWLEDGEMENT

State of TEXAS  
County of DALLAS

Before me personally appeared Jennifer Wilkiki, who is personally known to me or has produced NA as identification and who executed the foregoing instrument as Secretary Officer of ORIX Capital Markets, LLC, special servicer for LaSalle Bank National Association f/k/a LaSalle National Bank, as Trustee for the Registered Holders of LB-UBS Commercial Mortgage Trust 2000-C4, Commercial Mortgage Pass-Through Certificates, Series 2000-C4, 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 12th day of December 2001.

My Commission Expires: July 2, 2005  
Signature of Notary Public: Gina Johnson  
Printed Name of Notary Public: Gina Johnson

My Commission No.: NA

SURVEYOR & MAPPERS 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 that monuments according to sec. 177.091(9), F.S., will be set under the guarantees posted with the Town of Jupiter for the required improvements; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the Town of Jupiter, Florida.

Date: 12/10/2001

BY: Craig L. Wallace  
Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
Licensed Business No. 4569

TOWN OF JUPITER APPROVALS

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 12th day of NOVEMBER, 2001 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.

BY: Doug P. Koennicke, P.E.  
Doug P. Koennicke, P.E.,  
Town Engineer

Bluffs Shopping Center is hereby approved for record this 12th day of December, 2001.

BY: Karen Golonka  
Karen Golonka, Mayor

ATTEST: Sally Boylan  
Sally Boylan,  
Town Clerk

- NOTES
- 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.
  - No structure or building or 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.
  - Bearings shown hereon are based on the West line of Section 21, Township 41 South, Range 43 East, which bears South 01° 41' 13" West and all other bearings are relative thereto.
  - Coordinates shown are grid.
  - Datum = NAD 83, 1990 adjustment.
  - Zone = Florida East
  - Linear unit = US foot
  - Coordinate system 1983 State Plane Transverse Mercator Projection
  - All distances shown are ground.
  - Scale factor = 1.000047705
  - Ground distance x scale factor = grid distance
  - This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

BLUFFS CORP. SEAL: 	NOTARY SEAL/STAMP: 	CENTREFUND SEAL: 	NOTARY SEAL/STAMP: 	ORIX SEAL: 	NOTARY SEAL/STAMP: 	SURVEYOR SEAL: 	TOWN ENGINEER SEAL: 	TOWN OF JUPITER SEAL: 
<b>BLUFFS SHOPPING CENTER</b>  <b>WALLACE SURVEYING</b> CORP. LICENSED BUSINESS NO. 4569 901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551								
FIELD:	JOB No.: 00-1134	F.B.:	PG.:					
OFFICE: R.C.	DATE: AUGUST, 2001	DWG. No.:	00-1134-2					
C/K'D:	REF: 00-1134P.ZAK	SHEET:	1 OF 2					