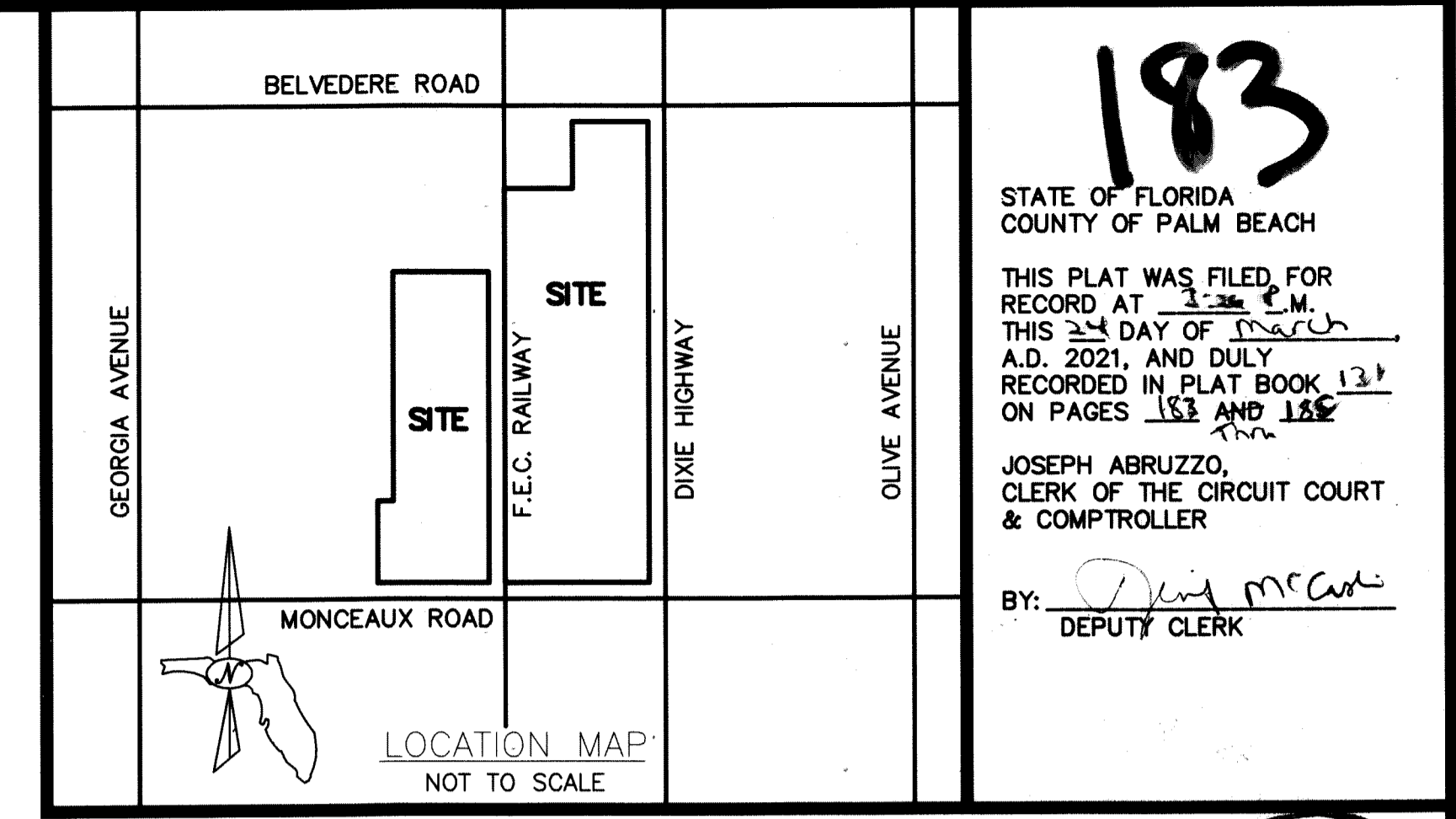


20210132255

SHOPS AT THE PRESS

LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF BLOCKS 5, 7, AND A PORTION OF BLOCK 9, OF MONCEAUX, RECORDED IN PLAT BOOK 13 PAGE 72

SHEET 1 OF 3



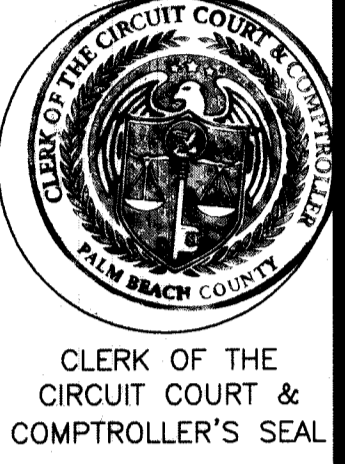
183

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:30 P.M. THIS 24 DAY OF March A.D. 2021, AND DULY RECORDED IN PLAT BOOK 13 ON PAGES 183 AND 184

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: [Signature]
DEPUTY CLERK



DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT TRICERA PBP PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SHOPS AT THE PRESS, LYING IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF BLOCKS 5, 7, AND A PORTION OF BLOCK 9, OF MONCEAUX, RECORDED IN PLAT BOOK 13 PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BELVEDERE ROAD, LYING 40.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 33, WITH THE WEST RIGHT-OF-WAY OF DIXIE HIGHWAY, LYING 40.00 FEET WEST OF, AND PARALLEL WITH, THE SAID NORTHEAST QUARTER OF SECTION 33;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°49'11"W FOR 927.75 FEET TO THE NORTH RIGHT-OF-WAY OF MONCEAUX STREET, AS SHOWN ON SAID PLAT OF MONCEAUX;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, N88°45'27"W FOR 420.77 FEET TO THE EAST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, AS LAID OUT AND IN USE;

THENCE ALONG SAID EAST RIGHT-OF-WAY N00°52'17"E FOR 757.79 FEET TO THE SOUTH LINE OF THE NORTH 210.00 FEET OF THE SAID NORTHEAST QUARTER OF SECTION 33;

THENCE ALONG SAID SOUTH LINE, S88°45'03"E FOR 270.09 FEET TO THE WEST LINE OF THE EAST 190.00 FEET OF THE SAID NORTHEAST QUARTER OF SECTION 33;

THENCE ALONG SAID WEST LINE, N00°49'11"E FOR 170.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY OF BELVEDERE ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S88°45'03"E FOR 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT THE INTERSECTION OF THE SAID NORTH RIGHT OF WAY OF MONCEAUX ROAD, WITH THE WEST RIGHT-OF-WAY OF THE SAID FLORIDA EAST COAST RAILWAY, AS LAID OUT AND IN USE;

THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°52'17"E FOR 528.90 FEET TO THE SOUTH LINE OF THE NORTH 438.90 FEET OF THE SAID NORTHEAST QUARTER OF SECTION 33;

THENCE ALONG SAID NORTH LINE, N88°45'03"W FOR 300.00 FEET;

THENCE S00°52'17"W FOR 438.90 FEET TO THE NORTH LINE OF LOT 9, BLOCK 9, OF SAID PLAT OF MONCEAUX;

THENCE ALONG SAID NORTH LINE, N88°45'03"W FOR 19.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE ALONG THE WEST LINE OF SAID LOT 9, S00°52'17"W FOR 90.04 FEET TO THE SAID NORTH RIGHT-OF-WAY OF MONCEAUX ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°45'27"E FOR 319.64 FEET TO THE POINT OF BEGINNING.

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

1. TRACTS A AND B:

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED BY TRICERA PBP PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRICERA PBP PROPERTY OWNER LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 9th DAY OF February, 2021.

WITNESS: [Signature] TRICERA PBP PROPERTY OWNER LLC
Adem Fischer (PRINT NAME) A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
SCOTT SHERMAN, MANAGER

WITNESS: [Signature]
Rob Marcano (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF February, 2021, BY SCOTT SHERMAN, AS MANAGER FOR TRICERA PBP PROPERTY OWNER LLC, ON BEHALF OF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 23, 2024 (SEAL)

[Signature] (SIGNATURE)
Aaron Kay (PRINT NAME)
NOTARY PUBLIC

MORTGAGEE'S JOINDER AND 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 RECORD BOOK 30454, AT PAGE 1882 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Authorized Signatory [PRINT TITLE] AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 9th DAY OF February, 2021.

VASTER SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
Eduardo Jimenez (PRINT NAME)
Authorized Signatory (PRINT TITLE)

WITNESS: [Signature]
Sandra Romero (PRINT NAME)

WITNESS: [Signature]
Doris Sanchez (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF February, 2021, BY Eduardo Jimenez (PRINT NAME) AS Authorized Signatory (PRINT TITLE) FOR VASTER SUB II, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 16, 2023 (SEAL)

[Signature] (SIGNATURE)
Melissa Botello (PRINT NAME)
NOTARY PUBLIC

[Signature]
Melissa L. Botello
My Commission expires March 16, 2023
My Commission # GG 01607

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HARVEY E. OYER, III, 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 TRICERA PBP PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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: 2/16/2021 BY: [Signature]
HARVEY E. OYER, III, ESQ.
ATTORNEY-AT-LAW
FLORIDA BAR NO. 154024

SURVEYOR & MAPPER'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 WEST PALM BEACH, FLORIDA.

[Signature] 2/11/21
JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

TRICERA PBP PROPERTY OWNER LLC, SEAL (IF AVAILABLE)

VASTER SUB II, LLC SEAL (IF AVAILABLE)

CITY OF WEST PALM BEACH SEAL

SURVEYOR'S SEAL

REVIEWING SURVEYOR'S SEAL

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177-081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE LOT CORNER MONUMENTATION.

DATED THIS 16 DAY OF February, 2021

[Signature]
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO.4169

APPROVAL - CITY OF WEST PALM BEACH:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA; THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, AND DOES HEREBY RELEASE AND ABANDON THE 10 FOOT WATER MAIN EASEMENT PURSUANT TO RESOLUTION 162-71, RECORDED IN OFFICIAL RECORD BOOK 30263, PAGE 1068, AND THE 15' ALLEY IN BLOCK 5, OF THE PLAT OF MONCEAUX, RECORDED IN PLAT BOOK 13, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINED WITHIN THE LIMITS OF THIS PLAT. THIS 23 DAY OF March, 2021.

BY: [Signature]
KEITH A. JAMES, MAYOR

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S0°49'11"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33/43/43, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA.
- AREAS:
 - TRACT A = 344,083 SQUARE FEET (7.899 ACRES), MORE OR LESS
 - TRACT B = 180,442 SQUARE FEET (3.883 ACRES), MORE OR LESS
 - TOTAL AREA = 504,525 SQUARE FEET (11.582 ACRES), MORE OR LESS
- NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 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.

LEGEND:

- ABBREVIATIONS:**
- P.O.B. - POINT OF BEGINNING
 - ORB - OFFICIAL RECORD BOOK
 - D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - NO. - NUMBER
 - PG. - PAGE
 - R/W - RIGHT-OF-WAY
 - SEC. - SECTION
 - C - CENTERLINE
 - NAD - NORTH AMERICAN DATUM
 - PBC - PALM BEACH COUNTY
 - WPB - WEST PALM BEACH
 - LB - LICENSED BUSINESS
 - 33/43/43 - SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - F.P.L.E. - FLORIDA POWER & LIGHT EASEMENT
 - S.B.E. - SOUTHERN BELL EASEMENT
 - S.S.E. - STORM SEWER EASEMENT
 - W.M.E. - WATER MAIN EASEMENT
 - LLC - LIMITED LIABILITY COMPANY
 - F.E.C. - FLORIDA EAST COAST

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473", OR NAIL AND DISK IN CONCRETE STAMPED "PRM LB6473", UNLESS NOTED OTHERWISE

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX
BROWN & PHILLIPS, INC. PROJECT NO.19-085