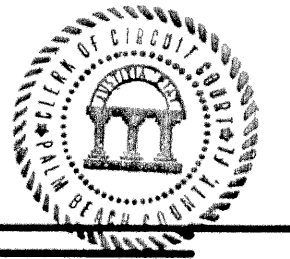


COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:12 A.M.
This 18 day of November 2002
and duly recorded in Plat Book No. 92
on page 197-198
ROTHY H. WILKIN, Clerk of Circuit Court



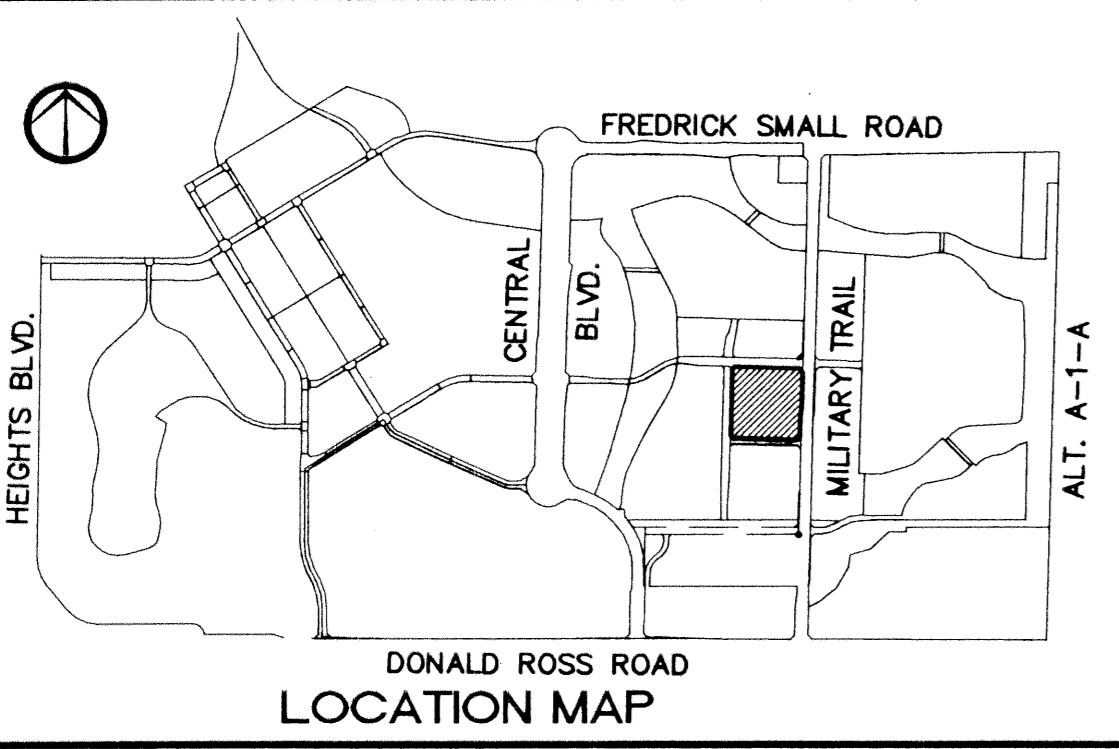
ABACOA - REPLAT OF PARCELS WK3A, WK3B AND WK3C

A Replat of Parcels WK3A, WK3B and WK3C 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

This Instrument prepared by William D. O'Connor, P.S.M.
Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

October, 2001

Sheet 1 of 2



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 PARCELS WK3A, WK3B AND WK3C 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 PARCELS WK3A, WK3B AND WK3C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS WK3A, WK3B AND WK3C 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 12.70 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, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.

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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF December, 2001.

WORKPLACE FLORIDA, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: WORKPLACE HOLDINGS, LTD.
A FLORIDA LIMITED PARTNERSHIP, A GENERAL PARTNER OF WORKPLACE FLORIDA, LTD.
BY: WORKPLACE INVESTORS, LTD.,
A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WORKPLACE HOLDINGS, LTD.
BY: WORKPLACE EQUITY CORPORATION,
A FLORIDA CORPORATION, GENERAL PARTNER OF WORKPLACE INVESTORS, LTD.

WITNESS: *Juan V. Dalie* BY: *W.D. O'Connor*
JUAN V. DALIE PRINTED NAME:
THOMAS J. BENZ TITLE:

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Patrick J. Disalvo* 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 14 DAY OF December, 2001.
MY COMMISSION EXPIRES: 4-16-05
#CC 996635

Jacqueline M. Ruszenas
NOTARY PUBLIC
Jacqueline M. Ruszenas
PRINTED NAME

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 14th DAY OF December, 2001.

WITNESS: *Juan V. Dalie* BY: *W.D. O'Connor*
JUAN V. DALIE PRINTED NAME:
THOMAS J. BENZ TITLE:

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Patrick J. Disalvo*, 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 14th DAY OF December, 2001.

MY COMMISSION EXPIRES: 4-16-05
#CC 996635
Jacqueline M. Ruszenas
NOTARY PUBLIC
Jacqueline M. Ruszenas
PRINTED NAME

ACCEPTANCE 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 19th DAY OF December, 2001.

WITNESS: *Donald M. Cesario-Pengue* BY: *Nader Salour*
DONALD M. CESARIO-PENQUE PRINTED NAME:
NADER SALOUR TITLE: PRESIDENT

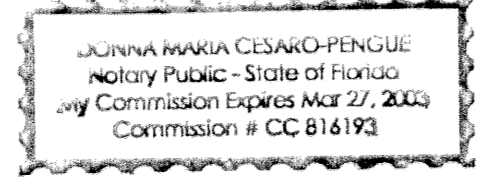
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Nader Salour*, 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 19th DAY OF December, 2001.

MY COMMISSION EXPIRES: 3/27/03
Donald M. Cesario-Pengue
NOTARY PUBLIC
Donald M. Cesario-Pengue
PRINTED NAME



MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF New York

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 210 THROUGH 222, 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF December, 2001.

LEHMAN BROTHERS HOLDINGS INC.,
DOING BUSINESS AS LEHMAN CAPITAL, A
DIVISION OF LEHMAN BROTHERS HOLDINGS
INC., A DELAWARE CORPORATION

WITNESS: *Caroline A. Visono* BY: *Caroline A. Visono*
PRINTED NAME: CAROLINE A. VISONO
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED *Caroline A. Visono* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *AS IDENTIFICATION*, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *AUTHORIZED Signatory* OF LEHMAN BROTHERS HOLDINGS INC., A DELAWARE 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 17th DAY OF December, 2001.

MY COMMISSION EXPIRES: 8/15/02
Lauren P. Schmauch
NOTARY PUBLIC
LAUREN P. SCHMAUCH
PRINTED NAME
STATE OF NEW YORK
No. 015C5031836
Commission Expires: 8/15/02

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 A SALLY HAMADEH, 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 21st DAY OF December, 2001.

ATTEST: *Peter L. PeminTEL* BY: *Sally Hamadeh*
PETER L. PEMINTEL, SECRETARY A. SALLY HAMADEH, 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 20th 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: *Douglas P. Koennick, P.E.*
DOUG P. KOENNICK, P.E.
TOWN ENGINEER

"ABACOA - REPLAT OF PARCELS WK3A, WK3B AND WK3C" IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF November, 2001.

BY: *Karen Golonka*
KAREN GOLONKA
MAYOR

ATTEST: *Sally Boylan*
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., A FLORIDA LIMITED PARTNERSHIP; 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: November 28, 2001 8:00 a.m. BY: *Michael M. McCormick*
NAME: Michael M. 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.

William D. O'Connor
WILLIAM D. O'CONNOR, P.S.M.
LICENSE NO 4563
STATE OF FLORIDA
WILLIAMS, HATFIELD & STONER, INC.
1902 SOUTH CONGRESS AVENUE, SUITE 150
BOYNTON BEACH, FLORIDA 33426
CERTIFICATE OF AUTHORIZATION #LB-26

NOTES

1. 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 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING N0124'25" E.
2. 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.
3. 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.
4. 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.
5.
 - ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LS NO. 4563), SET.
 - o - DENOTES PERMANENT CONTROL POINT (P.C.P. NO. 3915), FOUND.
 - UE - DENOTES UTILITY EASEMENT
 - ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
 - PG - DENOTES PAGE NUMBER
 - LAE - DENOTES LIMITED ACCESS EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - CH - DENOTES CHORD BEARING AND DISTANCE
 - DE - DENOTES DRAINAGE EASEMENT
 - PSM - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - LB - DENOTES LICENSED BOARD
 - LS - DENOTES LICENSED SURVEYOR

AREA TABULATION

PARCEL DESIGNATION	ACREAGE	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACREAGE
PARCEL WK3A	6.60 ACRES	COZ	7.09 ACRES
PARCEL WK3B	2.92 ACRES	COZ	3.14 ACRES
PARCEL WK3C	3.18 ACRES	COZ	3.42 ACRES
TOTAL	12.70 ACRES	COZ	13.65 ACRES

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