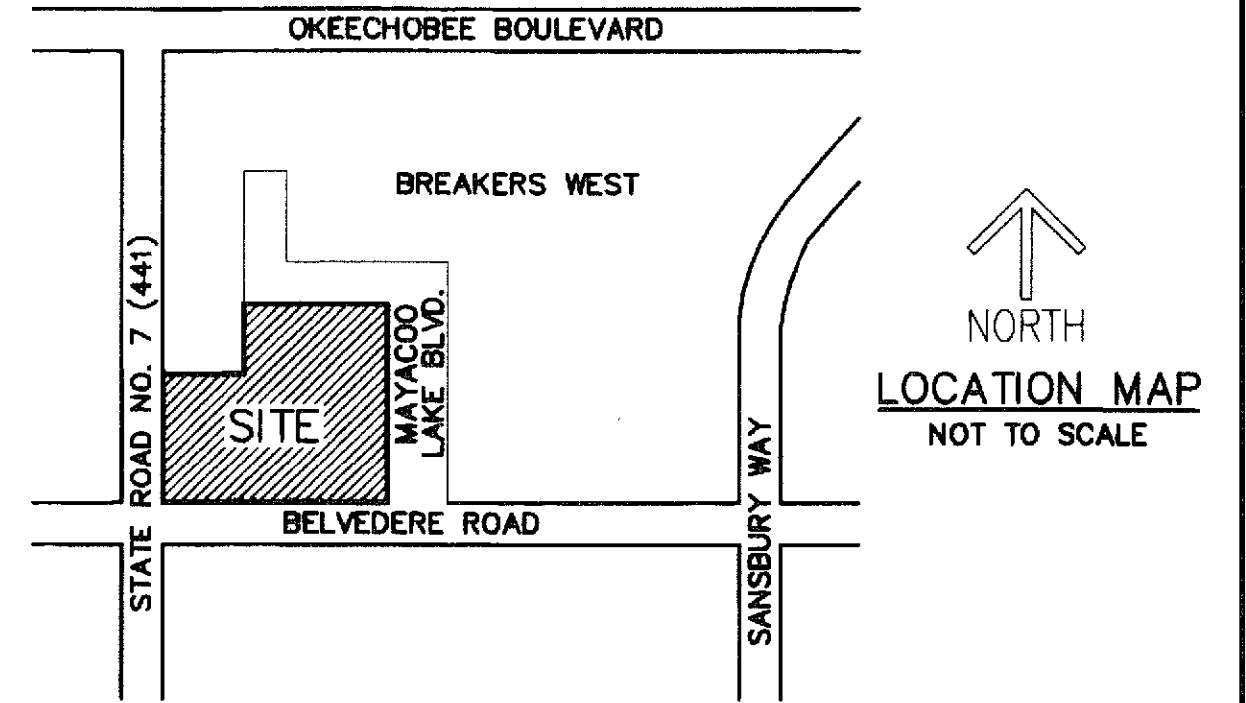


UNIVERSITY CENTRE

BEING A REPLAT OF A PORTION OF TRACT 13, BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
SEPTEMBER - 2009

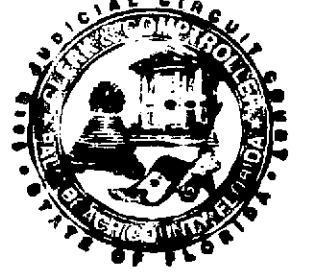
SHEET INDEX	
SHEET 1	COVER
SHEET 2	MAP
SHEET 3	PALM BEACH COUNTY UTILITY EASEMENT DETAIL
SHEET 4	FLORIDA POWER & LIGHT CO. EASEMENT DETAIL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
THIS 15 DAY OF JANUARY
A.D. 2010 AND DULY RECORDED
IN PLAT BOOK 113 ON
PAGES 31 AND

SHARON R. BOCK
CLERK AND COMPTROLLER

By: Nichelle Pross
DEPUTY CLERK

SHEET 1 OF 4



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9th DAY OF December 2009.

UNIVERSITY CENTRE
PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION
NOT FOR PROFIT
By: Brian C. Cich
PRESIDENT

WITNESS: Joan V. Dalie
NAME JOAN V. DALIE

WITNESS: Wm. S. Suman
NAME Wm. S. Suman

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Brian C. Cich WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED As Identification, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 9th DAY OF December 2009
MY COMMISSION EXPIRES: 7/5/2013
COMMISSION NUMBER: DD 903584
JOAN V. DALIE
NOTARY PUBLIC
PRINT NAME

MORTGAGEES 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 19707, AT PAGE 777, AS MODIFIED IN OFFICIAL RECORDS BOOK 22854, AT PAGE 1237, ASSIGNED IN OFFICIAL RECORDS BOOK 23106, AT PAGE 1149, AND FURTHER MODIFIED IN OFFICIAL RECORDS BOOK 23106 AT PAGE 1153, ALL 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 10th DAY OF December 2009.

REGENT BANK
A BANKING CORPORATION AUTHORIZED
TO DO BUSINESS IN FLORIDA
By: John Coppolino
VICE PRESIDENT

WITNESS: Richard Gray
NAME Richard Gray

WITNESS: Luz Espinosa
NAME Luz Espinosa

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach)
BEFORE ME PERSONALLY APPEARED John Coppolino WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED As Identification, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGENT BANK, 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 COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF December 2009
MY COMMISSION EXPIRES: 02/11/2012
COMMISSION NUMBER: D.D. 860359
Luz Espinosa
NOTARY PUBLIC
PRINT NAME

APPROVAL: VILLAGE OF ROYAL PALM BEACH:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF UNIVERSITY CENTRE FOR RECORD, DATED THIS 14th DAY OF January 2010.

VILLAGE OF ROYAL PALM BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

By: David A. Lodwick
DAVID A. LODWICK, MAYOR

By: Diane Disanto
DIANE DISANTO, VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK AND DIANE DISANTO, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF JANUARY 2010
MY COMMISSION EXPIRES: Notary Public
COMMISSION NUMBER: Notary Public
Jacqueline M. Shimbue-Dany
PRINT NAME

VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.
By: Raymond C. Liggins, Jr.
RAYMOND C. LIGGINS, JR., P.E.
VILLAGE ENGINEER
DATE: 12-21-09

REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN.
WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.
By: Norman J. Howard
NORMAN J. HOWARD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 5776
DATE: 12-21-09

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS UNIVERSITY CENTRE, BEING A REPLAT OF A PORTION OF TRACT 13, BLOCK 1, THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 13, THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID TRACT 13 ALONG A BEARING OF S.89°57'43"E. FOR A DISTANCE OF 68.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. 1 AND THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO THE STATE ROAD DEPARTMENT OF FLORIDA BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 551 PAGE 242, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 13, S.89°57'43"E. A DISTANCE OF 323.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO STATE ROAD DEPARTMENT OF FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 13, S.89°57'43"E. A DISTANCE OF 567.85 FEET TO A POINT ON THE WEST LINE OF THE EAST 223.1 FEET OF SAID TRACT 13; THENCE S.00°02'21"W., PARALLEL WITH THE EAST LINE OF SAID TRACT 13, A DISTANCE OF 568.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 92 FEET OF SAID TRACT 13; THENCE N.89°57'57"W. ALONG THE NORTH LINE OF THE SOUTH 92 FEET OF SAID TRACT 13, A DISTANCE OF 864.89 FEET TO A POINT ON A LINE 10 FEET EAST OF THE RESERVATION LINE TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 1994, PAGE 1615, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RESERVATION LINE BEING THE EAST LINE OF THE WEST 110 FEET OF SAID TRACT 13; THENCE N.02°36'21"E. ALONG THE EAST LINE OF THE WEST 120 FEET OF SAID TRACT 13 A DISTANCE OF 299.41 FEET; THENCE S.89°57'43"E., PARALLEL WITH THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 271.98 FEET; THENCE N.02°42'12"E., PARALLEL WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO.7 AS RECORDED IN DEED BOOK 892, PAGE 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 411,517 SQUARE FEET/9.447 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCELS 1, 2 AND 3
PARCELS 1, 2 AND 3, AS SHOWN HEREON ARE HEREBY RESERVED TO CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE VILLAGE OF ROYAL PALM BEACH ZONING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATE CENTER WEST, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

2. UTILITY EASEMENTS
THE UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS (UE) ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES. LANDS UNDERLYING SAID EASEMENTS SHALL BE THE MAINTENANCE RESPONSIBILITY OF UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 9th DAY OF December 2009.

WITNESS: Jeanne M. Rattles
PRINT NAME Jeanne M. Rattles
CORPORATE CENTER WEST, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Joan V. Dalie
PRINT NAME JOAN V. DALIE
By: David S. Lebenson
DAVID S. LEBENSON
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED David S. Lebenson WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED As Identification, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORPORATE CENTER WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December 2009
MY COMMISSION EXPIRES: 8/14/2011
COMMISSION NUMBER: DD679892
Jeanne M. Rattles
NOTARY PUBLIC
PRINT NAME

CORPORATE CENTER WEST, LLC	CORPORATE CENTER WEST, LLC NOTARY	UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC. NOTARY	UNIVERSITY CENTRE PROPERTY OWNERS' ASSOCIATION, INC. NOTARY	REGENT BANK NOTARY	REGENT BANK NOTARY	VILLAGE OF ROYAL PALM BEACH	VILLAGE OF ROYAL PALM BEACH NOTARY	VILLAGE OF ROYAL PALM BEACH ENGINEER	REVIEWING SURVEYOR	SURVEYOR