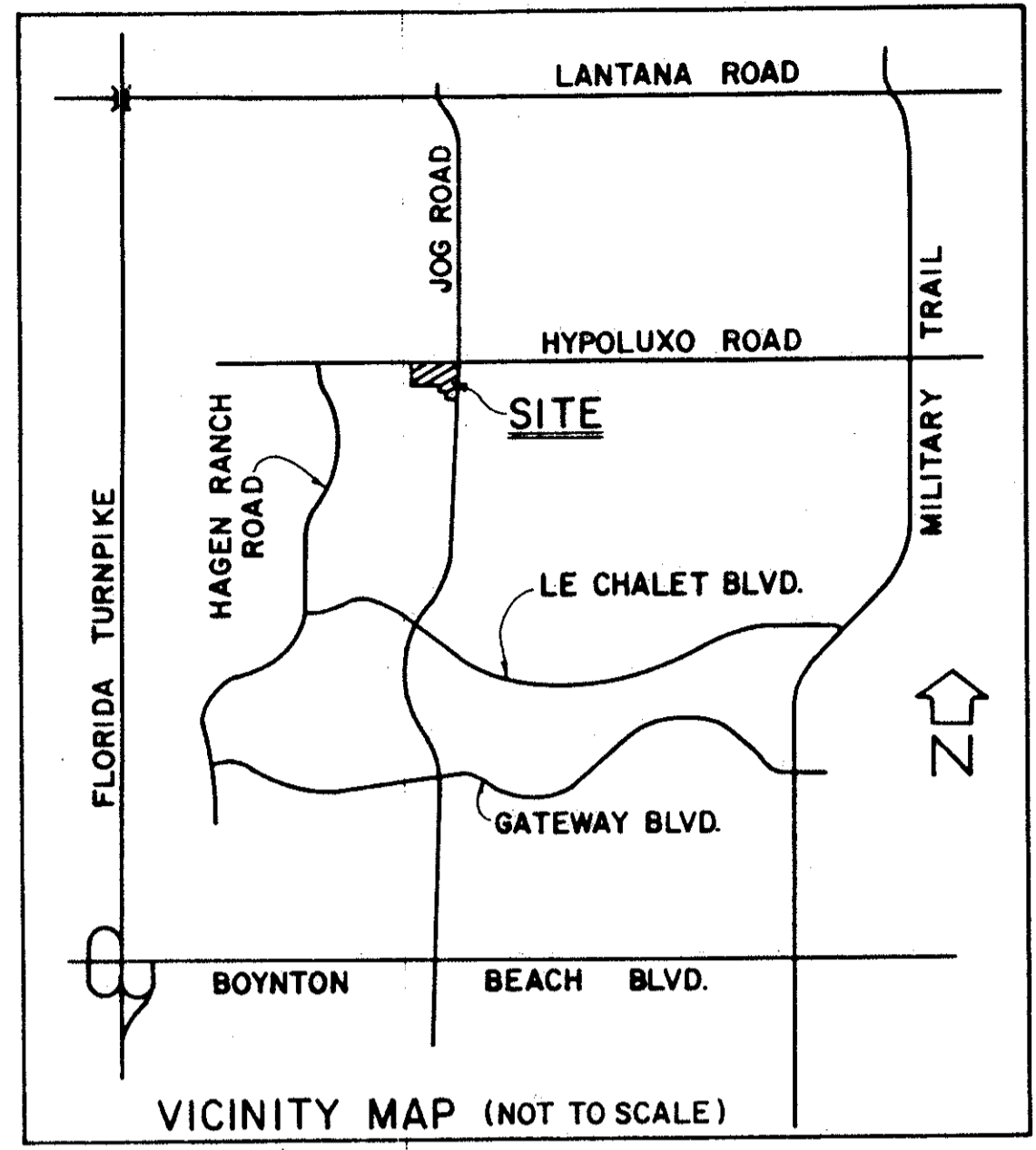


CHARLESTON SQUARE SHOPPING CENTER

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 16, 17 AND 18, BLOCK 40 AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH-SOUTH QUARTER SECTION LINE OF SECTIONS 3 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND THE EAST LINE OF SAID BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF ALL OF LOTS 31, 32, 33, 34, 125 AND TRACT D AND A PORTION OF TRACTS A AND O-3, SPINNAKER BAY AT LAKE CHARLESTON AS RECORDED IN PLAT BOOK 74, PAGES 59 THROUGH 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 3 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLESTON SQUARE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP AND INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 16, 17 AND 18, BLOCK 40 AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH-SOUTH QUARTER SECTION LINE OF SECTIONS 3 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND THE EAST LINE OF SAID BLOCK 40, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A REPLAT OF ALL OF LOTS 31, 32, 33, 34 AND 125 AND TRACT D AND A PORTION OF TRACTS A AND O-3, SPINNAKER BAY AT LAKE CHARLESTON AS RECORDED IN PLAT BOOK 74, PAGES 59 THROUGH 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 3 AND 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CHARLESTON SQUARE SHOPPING CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SCHOOL TRACT AS SHOWN ON THE PLAT OF LAKE CHARLESTON PLAT NO. 3, AS RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD AS RECORDED IN OFFICIAL RECORD BOOK 5897, PAGE 1776, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°52'45" EAST, A DISTANCE OF 436.07 FEET; THENCE SOUTH 87°20'58" EAST, A DISTANCE OF 250.88 FEET; THENCE NORTH 87°50'57" EAST, A DISTANCE OF 396.20 FEET; THENCE SOUTH 44°28'36" EAST, A DISTANCE OF 59.17 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 5897, PAGE 1776, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 03°15'51" WEST, A DISTANCE OF 127.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 7703.44 FEET AND A CENTRAL ANGLE OF 01°39'42"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°36'09" WEST, A DISTANCE OF 200.70 FEET; THENCE SOUTH 02°20'10" WEST, A DISTANCE OF 214.73 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF JOG ROAD); THENCE NORTH 87°22'03" WEST ALONG THE NORTH LINE OF LOT 124 OF SAID PLAT OF SPINNAKER BAY AT LAKE CHARLESTON, A DISTANCE OF 80.47 FEET; THENCE SOUTH 47°37'57" WEST ALONG SAID PLAT LINE, A DISTANCE OF 14.14 FEET; THENCE NORTH 87°22'03" WEST ALONG SAID PLAT LINE A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BAY DRIVE AS SHOWN ON SAID PLAT OF SPINNAKER BAY AT LAKE CHARLESTON; THENCE NORTH 02°37'57" EAST ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 103.50 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 13°26'53", A RADIUS OF 122.50 FEET AND WHOSE CHORD BEARS NORTH 49°12'47" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NAUTICA WAY AS SHOWN ON SAID PLAT OF SPINNAKER BAY AT LAKE CHARLESTON; THENCE NORTH 86°45'43" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.01 FEET; THENCE NORTH 03°14'17" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 41°45'43" WEST, A DISTANCE OF 14.14 FEET; THENCE NORTH 03°14'17" EAST, A DISTANCE OF 65.00 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF LOT 30 OF SAID PLAT OF SPINNAKER BAY AT LAKE CHARLESTON) TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PLAT OF SPINNAKER BAY AT LAKE CHARLESTON; THENCE NORTH 86°45'43" WEST, A DISTANCE OF 198.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 263.00 FEET AND A CENTRAL ANGLE OF 16°47'18"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 76°26'59" WEST, A DISTANCE OF 484.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 263.00 FEET AND A CENTRAL ANGLE OF 28°34'40"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.00 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE PLAT OF SPINNAKER BAY AT LAKE CHARLESTON) TO A POINT ON THE EAST BOUNDARY OF THE DAY CARE TRACT AS SHOWN ON SAID LAKE CHARLESTON PLAT NO. 3; THENCE NORTH 00°53'02" WEST ALONG SAID EAST BOUNDARY OF THE DAY CARE AND SCHOOL TRACT, A DISTANCE OF 731.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.30 ACRES MORE OR LESS.

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

1. EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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 LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON SQUARE ASSOCIATES, GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. IN ADDITION THERE IS HEREBY DEDICATED A THREE FOOT WIDE UTILITY ACCESS EASEMENT COINCIDENT WITH THE ABOVE DESCRIBED OVERHANG EASEMENTS PROVIDED FOR THE SOLE PURPOSE OF ALLOWING UTILITY EMPLOYEES ACCESS TO UTILITY METERS FROM TIME TO TIME AS REQUIRED IN THE FUNCTION OF THE RESPECTIVE JOBS.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

2. TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR HYPOLUXO ROAD.

TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CHARLESTON SQUARE ASSOCIATES, GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE, OPEN SPACE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING AND OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITH RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, STILES DEVELOPMENT COMPANY, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 14 DAY OF April, 19 97.

CHARLESTON SQUARE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP

BY: STILES CHARLESTON SQUARE, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF STILES CHARLESTON SQUARE, LTD., GENERAL PARTNER OF CHARLESTON SQUARE ASSOCIATES

WITNESS: *Justy Sheeman* BY: *Dennis F. O'Shea*
Justy Sheeman DENNIS F. O'SHEA, VICE PRESIDENT
Trish Stiles

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF *Broward*

BEFORE ME PERSONALLY APPEARED DENNIS F. O'SHEA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF STILES CHARLESTON SQUARE, INC., A FLORIDA CORPORATION, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF April, 19 97.

MY COMMISSION EXPIRES: *Patricia Memola*
NOTARY PUBLIC

IN WITNESS WHEREOF, INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER DALAL, AS EXECUTIVE MEMBER OF INTERDEVCO CHARLESTON, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF AND ON BEHALF OF INTERDEVCO SPINNAKER BAY LTD., A FLORIDA LIMITED PARTNERSHIP, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 21 DAY OF April, 19 97.

INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: INTERDEVCO CHARLESTON, L.C., A FLORIDA LIMITED LIABILITY COMPANY AS GENERAL PARTNER OF AND ON BEHALF OF INTERDEVCO SPINNAKER BAY, LTD., A FLORIDA LIMITED PARTNERSHIP

WITNESS: *Nicole K...* BY: *Roger Dalal*
Wing J... ROGER DALAL, EXECUTIVE MEMBER

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER DALAL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE MEMBER OF INTERDEVCO CHARLESTON L.C., 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 21 DAY OF April, 19 97.

MY COMMISSION EXPIRES: *Lin H. Hong*
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 8:57
A.M. This 05 day of August, 19 97
and duly recorded in Plat Book No. 80
on Page 89-91
Dorothy H. Wilken, Clerk of the Circuit Court
By *Leigh A. Stanley*

RET. 95-101
5/2/2/I

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CHARLESTON SQUARE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP AND INTERDEVCO SPINNAKER BAY, 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: 5/6/97
Glenda Bellamy
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F. S., THIS 4th DAY OF August, 19 97.
Edwin A. Jack
EDWIN A. JACK, DEPUTY COUNTY ENGINEER

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") HAVE BEEN PLACED AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: April 28, 1997
C. S. Pusey
CRAIG S. PUSEY, P.S.M.
LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT UNDER THE SUPERVISION OF CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER OF LANDMARK SURVEYING & MAPPING, INC.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Subdivision of Charleston Square Shopping Center
BOOK 80
PAGE 89
PLAT BOOK 80
PAGE 89-91
DATE: AUGUST 11, 1997
BY: 33423

DEDICATION DEDICATION NOTARY DEDICATION DEDICATION NOTARY DEPUTY COUNTY ENGINEER SURVEYOR

5000-349

Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA

CHARLESTON SQUARE SHOPPING CENTER