DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS GREENWAY PROFESSIONAL CENTER, BEING A REPLAT OF TRACTS WK6-B AND WK6-C, ACCORDING TO THE PLAT OF ABACOA - REPLAT OF TRACT WK6, RECORDED IN PLAT BOOK 87, PAGES 41 AND 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

- 1. PARCELS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED BY WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PARCELS 1, 2 AND 3, WILL BE SUBJECT TO SHARED PARKING AND ACCESS EASEMENTS.
- 2. TRACT "A", AS SHOWN HEREON, IS RESERVED BY WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP AS ROAD RIGHT-OF-WAY FOR PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.
- 3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON AS L.A.E., ADJACENT TO MILITARY TRAIL ARE HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. ALL OTHER LIMITED ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4. THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 5. THE BUFFER EASEMENTS 1 AND 2. AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GREENWAY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS SIDEWALKS AND LANDSCAPING PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, THE TOWN OF JUPITER. OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. ABACOA PROPERTY OWNERS' ASSEMBLY, INC., SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN SAID BUFFERS. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFER EASEMENT 1.
- 6. THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALK WITHIN SAID PEDESTRIAN ACCESS EASEMENT SHOWN BY THIS PLAT. FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 7. THE WATER MANAGEMENT MAINTENANCE EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE ADJACENT GREENWAY TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAINTENANCE OF SAID EASEMENT SHALL BE THE PERPETUAL RESPONSIBILITY OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID EASEMENT. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENT DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED IN PERMIT FORM, BY THE SAID DISTRICT.

IN WITNESS WHEREOF, WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 315+ DAY OF March, 2005.

> WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP,

BY: WORKPLACE HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WORKPLACE FLORIDA. ITD.

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.

Print Name: JUAN V. DALIE

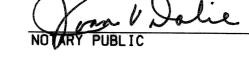
ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Deniels. Messia who is personally known to ME. OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WORKPLACE EQUITY CORP., 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 2005.

MY COMMISSION EXPIRES:



My Commission No: DD039718

GREENWAY PROFESSIONAL CENTER

BEING TRACTS WK6-B AND WK6-C, ACCORDING TO THE PLAT OF ABACOA - REPLAT OF TRACT WK6, RECORDED IN PLAT BOOK 87, PAGES 41 AND 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA FEBRUARY, 2005 SHEET 1 OF 2

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, DATED THIS DAY OF ________, 2005.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT PRINTED NAME: DOMA M. Cesaro-Fengue WITNESS: Print Name: PRINTED NAME: Wand A Johnson

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Nader Solor WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS ASSEMBLY, INC., A FLORIDA NOT FOR PROFIT 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.

MY COMMISSION EXPIRES: 3/27/07

My Commission No: DD193934 ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE GREENWAY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE TO SAID ASSOCIATION AS STATED HEREON, DATED THIS 31 SJ DAY OF March, 2005.

GREENWAY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT

Greenway Projectional STATE OF FLORIDA) * Conter Condoninium COUNTY OF PALM BEACH) Association. BEFORE ME PERSONALLY APPEARED Michael A. Noto WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADAGE TO SEVERALLY ACKNOWLEDGED TO AND INC.. A FLORIDA NOT FOR PROFIT 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. HAND OFFICIAL

MY COMMISSION EXPIRES: NOTARY SEAL:

, 2005.

NOTARY PUBLIC

SURVEYOR'S NOTES

NO STRUCTURES 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 SUCH 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 COST.

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ABACOA- REPLAT OF TRACT WK6. PLAT BOOK 87, PAGES 41 THROUGH 42. AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA: THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL BEARS NORTH 01°24'25" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE

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

MORTGAGEE'S CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON 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, RECORDED IN OFFICIAL RECORD BOOK 11434, AT PAGE 270, AS ASSIGNED BY ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING IN OFFICIAL RECORD BOOK 18119, PAGE 1588 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 3/54 DAY , 2005.

Witness: Li Brellon Printime: UZ BRADIEN Print Names JOANV. DAVIE

ACKNOWLEDGEMENT

STATE OF FLORIDA)

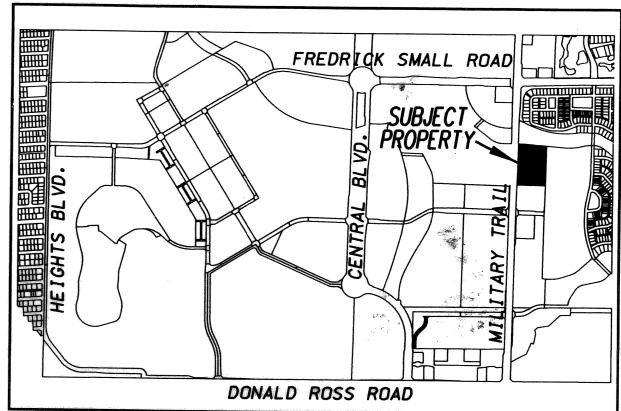
BEFORE ME PERSONALLY APPEARED A. David Carillo WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OF MORTGAGE WORKPLACE, LLC. A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME 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.

HAND AND OFFICIAL SEAL THIS My Commission No: DD 039718 MY COMMISSION EXPIRES: 7/5/05 NOTARY SEAL:

NO CHARLEST STATE OF THE STATE

MORTGAGE WORKPLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

COUNTY OF PALM BEACH)



LOCATION MAP

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 TO 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.

DATE: MARCH 11, 2005

TOWN APPROVAL

STATE OF FLORIDA") COUNTY OF PALM BEACH) TOWN OF JUPITER)

GREENWAY PROFESSIONAL CENTER 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 29 + DAY OF April , 2005, 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

SALLY M. BOYLAN TOWN CLERK

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 9A

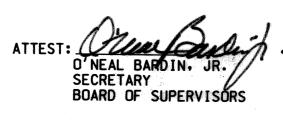
STATE OF FLORIDA)

COUNTY OF PALM BEACH)

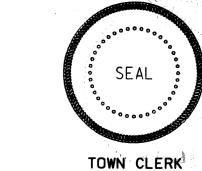
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THERE PRESENTS TO BY SIGNED BY ITS PRESIDENT AND ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS. THIS DAY OF POST . 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



PRESIDENT BOARD OF SUPERVISORS



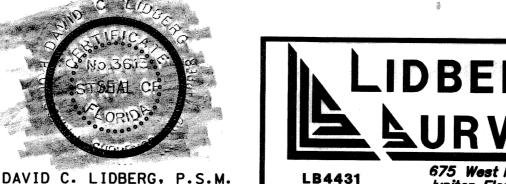
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT 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 TOWN OF JUPITER, FLORIDA.

STATE OF FLORIDA

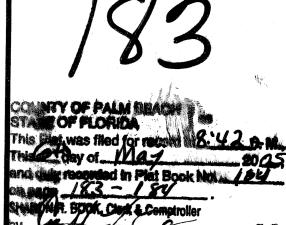




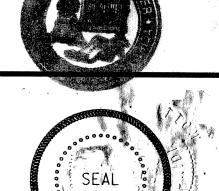




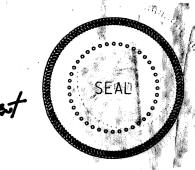
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WORKPLACE, LLC



GREENWAY PROFESSIONAL CENTER CONDOMINIUM





TOWN ENGINEER





NORTHERN PALM BEACH COUNT IMPROVEMENT DISTRICT