WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF TRACT B

BEING A REPLAT OF TRACT B, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP AND BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS WELLINGTON GREEN. A MUPD/PUD, A REPLAT OF TRACT B, BEING A REPLAT OF TRACT B, WELLINGTON GREEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

CONTAINING 744,905 SQUARE FEET OR 17.101 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS 1 AND 3 TRACTS 1 AND 3, AS SHOWN HEREON ARE HEREBY RESERVED BY BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BTI WELLINGTON GREEN SQUARE, L.P. A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. TRACT 2

TRACT 2, AS SHOWN HEREON IS HEREBY RESERVED BY BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

3. ACCESS EASEMENT

THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED BY BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR THE BENEFIT OF TRACTS 1, 2 AND 3, THIER SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS 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 INGRESS, EGRESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF TRACTS 1, 2 AND 3 AND THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS AND BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER AND ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SAID BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS AND BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS ON THIER RESPECTIVELY OWNED TRACTS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

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

7. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8. 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

" THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECEIPT OF RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

BIRCH DEVELOPMENT LTD., A FLORIDA LIMITED PARTNERSHIP

ROBERT JASCHMIER, PRESIDENT

BY: BIRCH DEVELOPMENT CORP. A FLORIDA CORPORATION. ITS GENERAL PARTNER

WITNESS: Kathun a topos PRINT NAME Kathinya A. LOPEL

WITNESS:

PRINT NAME - POSCO

WITNESS: Janie J. Merricle PRINT NAME Janie L. Mennick

BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: BTI WELLINGTON, LLC. DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Vice President

NAME VOLENE THREE TITLE VILL Presidents

NAME USTESMY KITTEEN

THIS INSTRUMENT PREPARED BY JEFFREY R. WAGNER

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JULY - 2007

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SHEET 3 - EASEMENT DETAIL FOR O.R.B. 13563, PAGE 1 AND O.R.B. 12423, PAGE 1325 SHEET 4 - EASEMENT DETAIL FOR O.R.B. 21509, PAGE 1255 AND O.R.B. 13046, PAGE 1443 SHEET 5 - EASEMENT DETAIL FOR O.R.B. 18702, PAGE 874; O.R.B. 20151, PAGE 1046, 1049, 1052, 1055 AND 1059; O.R.B. 20007, PAGE 762 AND THE ACCESS EASEMENT DEDICATED BY THIS PLAT.

SHEET 6 - EASEMENT DETAIL FOR O.R.B. 20151, PAGE 1042 AND O.R.B. 12466, PAGE 1491

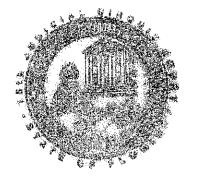
WELLINGTON GREEN REGIONAL NOT TO SCALE OLAKE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:46 P. M. THIS 3012 DAY OF DCTOBER A.D. 2007 AND DULY RECORDED IN PLAT BOOK //O ON PAGES /83 AND /89 NORTH LOCATION MAF SHARON R. BOCK

CLERK AND COMPTROLLER

Virbelle / Free DEPUTY CLERK

SHEET 1 OF 6



ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT J. SCHMIER, WHO IS PERSONALLY KNOWN TO ME, OR ___ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BIRCH DEVELOPMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 1/th DAY OF September 2007.

MY COMMISSION, EXPIRES: COMMISSION NUMBER: DO308928

PRINT NAME (TUILLACE)

ACKNOWLEDGMENT:

STATE OF GEORGIA COUNTY OF DEKALB

BEFORE ME PERSONALLY APPEARED GREGORY & LLEEN AND VALERIE TOM LINSON; WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PROSIDENT RESPECTIVELY OF BIT WELLINGTON LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID SOMPANY, 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 24 DAY OF September 2007.

MY COMMISSION EXPIRES: 10/9/2007 COMMISSION NUMBER: NA

RECORDS OF PALM BEACH COUNTY.

"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

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH) I, JEFFREY A. DEUTCH, 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 BIRCH DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP AND BTI WELLINGTON GREEN SQUARE, L.P., A DELAWARE 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: <u>September</u> 11, 2007

JEFFREY A. DEUTCH ATTORNEY AT LAW FLORIDA BAR OLGI449

MORTGAGEES CONSENT: STATE OF IOWA)

COUNTY OF POLK

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 18750, AT PAGE 516 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sent Company SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF

PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION

PRINCIPAL REAL ESTATE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED SIGNATORY

NAME: TUNCTUYES, HUSSPETH TITLE: Senior Commercial Mortgage Servicer NAME CAROL E. KRAAYEN BRINK TITLE: DIRECTOR - CLOSING

ACKNOWLEDGMENT:

STATE OF IOWA) COUNTY OF POLK)

ON THIS 12 DAY OF SECTION DET., 2007. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY APPEARED.

TIMETRY S. HULLSPETA AND CASE L. Kragyendrink PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE SWIFT CHIMPING STANDARD LIFE CLOSING RESPECTIVELY, OF PRINCIPAL REAL ESTATE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED SIGNATORY OF PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, AND THAT THE SEAL AFFIXED TO THE INSTRUMENT IS THE SEAL OF PRINCIPAL REAL ESTATE INVESTORS, LLC; THAT THE INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF THE CORPORATION BY PRINCIPAL REAL ESTATE INVESTORS, LLC. AS AUTHORIZED SIGNATORY OF PRINCIPAL LIFE INSURANCE COMPANY, BY AUTHORITY OF THE BOARD OF DIRECTORS OF PRINCIPAL LIFE INSURANCE COMPANY: AND THAT THE AFORESAID INDIVIDUALS EACH ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF PRINCIPAL REAL ESTATE INVESTORS, LLC, AS AUTHORIZED SIGNATORIES OF SAID CORPORATION, BY IT AND BY THEM VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES: 7-31-2010

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON: STATE OF FLORIDA COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS DAY OF WELLINGTON AS STATED AND SHOWN

VILLAGE OF WELLINGTON. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA frees M. Wenkom THOMAS M. WENHAM ATTEST: Livilde Rodsigne AWILDA RODRIGUEZ

ACKNOWLEDGMENT:

VILLAGE CLERK

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA 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. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Octor, 2007 MY COMMISION EXPIRES: 10 Le LOII



PRINT NAME: Roche P Callor NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DOTE TO

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 23 DAY OF SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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 AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN SET AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 9-25-07

DAVID P. LINDLEY

REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

VILLAGE OF

WELLINGTON

ENGINEER

