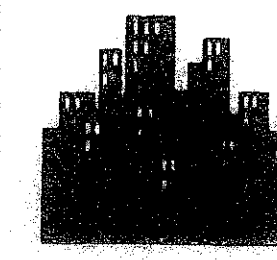
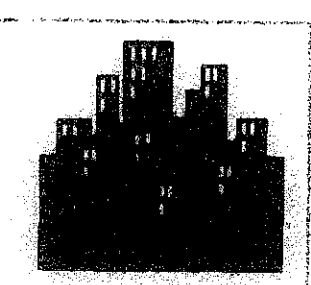


20080057497

27



JUPITER COVE PLAZA



BEING ALL OF JUPITER COVE P.U.D.
LYING IN GOVERNMENT LOT 10
OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
JANUARY 2008

00030-068



COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 4:48 P.M.
THIS 14 DAY OF February
A.D. 2008 AND DULY RECORDED IN PLAT BOOK
111 ON PAGES 27 THRU 28

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: SS D.C.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WB-JUPITER FL., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS JUPITER COVE PLAZA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

BEING ALL OF JUPITER COVE P.U.D. LYING IN GOVERNMENT LOT 10 IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER IN THE NORTH LINE OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, PROCEED SOUTH 00°21'33" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 31, A DISTANCE OF 1372.51 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 10 OF SAID SECTION 31; THENCE SOUTH 89°05'50" WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 10, A DISTANCE OF 231.35 FEET; THENCE SOUTH 00°08'21" EAST, A DISTANCE OF 484.14 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 955.37 FEET AND WHOSE CENTER BEARS NORTH 51 DEGREES 43' 11" WEST, SAID POINT BEING ON THE CENTER LINE OF STATE ROAD ALTERNATE A-1-A, AS DESCRIBED IN DEED BOOK 484, PAGE 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROCEED THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE AND THE CENTER LINE OF ALTERNATE A-1-A THROUGH A CENTRAL ANGLE OF 07 DEGREES 48' 13", AND ARC DISTANCE OF 130.12 FEET TO A POINT ON SAID CURVE; THENCE RADially SOUTH 43 DEGREES 54' 58" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALTERNATE A-1-A; THENCE NORTH 89°08'19" EAST, A DISTANCE OF 205.70 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; AND THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE SOUTH 00°51'41" EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 209.00 FEET; THENCE SOUTH 08°00'00" EAST, A DISTANCE OF 155.62 FEET; THENCE SOUTH 89°08'19" WEST, A DISTANCE OF 250.94 FEET; THENCE N00°51'41"W, A DISTANCE OF 335.97 FEET; THENCE NORTHEASTERLY 303.95 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 988.37 FEET, A CENTRAL ANGLE OF 17°38'09" AND A CHORD BEARING OF NORTH 38°43'04" EAST, THENCE SOUTH 75°58'39" EAST, A DISTANCE OF 41.85 FEET; THENCE SOUTH 00°51'41" EAST, A DISTANCE OF 191.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,987 SQUARE FEET OR 2.52 ACRES MORE OR LESS.

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

1. 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 SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. THE SAFE SIGHT CORNER EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF 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, ROAD 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF January 31, 2008

WITNESSES:

[Signature]
PRINT NAME: W. B. Aronson, II

[Signature]
PRINT NAME: SYLVIE JONES

WB-JUPITER FL., LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: JUPITER COVE EXECUTIVE SUITES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGER

BY: SEQUOIA HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SOLE MANAGING MEMBER

BY: [Signature]
DOUGLAS J. BUCK
MANAGER

MORTGAGEE'S CONSENT

STATE OF North Carolina
COUNTY OF Mecklenburg

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 SUBDIVISION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 21686, PAGE 358, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE SAID 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 5th DAY OF February, 2008.

WITNESSES:

WELLS FARGO BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C3

[Signature]
PRINT NAME: Reggie Smith

[Signature]
PRINT NAME: VERA DRANSKI

BY: WACHOVIA BANK, NATIONAL ASSOCIATION, SOLELY IN ITS CAPACITY AS MASTER SERVICER NO.2, AS AUTHORIZED UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2007

BY: [Signature]
NAME: Adrian Boyer
TITLE: Attorney

ACKNOWLEDGMENT

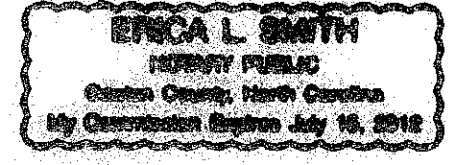
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

ON THIS 5 DAY OF February, 2008, PERSONALLY APPEARED BEFORE ME Adrian Boyer AS Attorney OF WACHOVIA BANK, NATIONAL ASSOCIATION, ACTING IN ITS AUTHORIZED CAPACITY AS MASTER SERVICER NO.2 FOR AND ON BEHALF OF WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C3, SIGNER AND SEALER OF THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS/HER FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID ENTITIES, BEFORE ME. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 2012
#20071990045

(NOTARY SEAL)



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I WILLIAM W. ATTERBURY III, 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 WB-JUPITER FL., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON.

DATE: January 31, 2008 BY: [Signature]
WILLIAM W. ATTERBURY III
FLORIDA BAR NO. 9197513

ACKNOWLEDGMENT

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOUGLAS J. BUCK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SEQUOIA HOLDINGS, LLC, THE MANAGING MEMBER OF JUPITER COVE EXECUTIVE SUITES, LLC, THE MANAGER OF WB-JUPITER FL., LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF JANUARY, 2008

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 26, 2011
#00708474



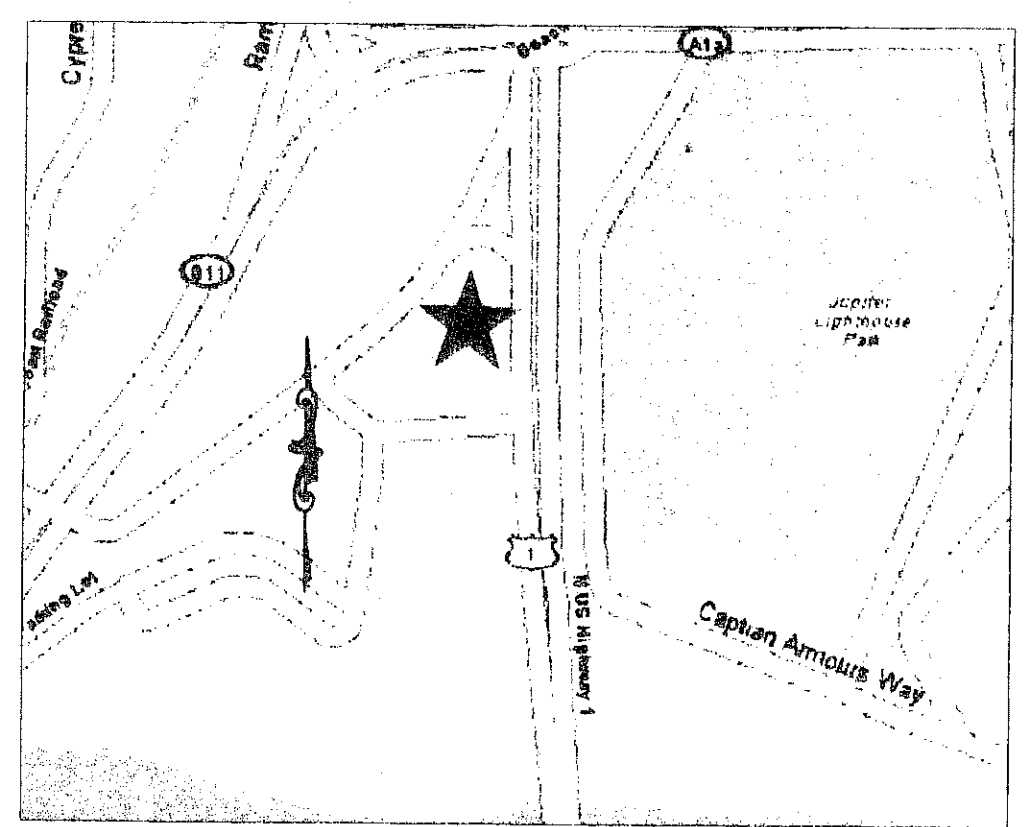
NOTICE:

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 THIS PLAT.

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

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, ALONG THE NORTH SOUTH 1/4 SECTION LINE OF SECTION 31, HAVING A BEARING OF 80°21'33"E.
2. NO STRUCTURE 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.
3. THE EXISTING EASEMENTS LYING WITHIN THIS PLAT ARE NOT CHANGED OR AFFECTED BY THE DEDICATIONS CONTAINED IN THIS PLAT



LOCATION MAP
NOT TO SCALE

APPROVALS - TOWN OF JUPITER

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCE OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 6 DAY OF February, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: [Signature], P.E.

DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

THE PLAT OF "JUPITER COVE PLAZA" IS HEREBY APPROVED FOR RECORD PURPOSES THIS 6 DAY OF February, 2008

BY: [Signature]
KAREN J. GOLOJKA, MAYOR

ATTEST: [Signature]
SALLY M. BOYLAN, TOWN CLERK

SURVEYORS 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 PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(b), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, THE STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

[Signature]
CLYDE O. MCNEAL, P.S.M.

LICENSE NUMBER: 2883
STATE OF FLORIDA

(SEAL)

		TOWN CLERK'S SEAL	TOWN ENGINEER'S SEAL	WB-JUPITER FL., LLC. SEAL		PG 1 OF 2 	5601 CORPORATE WAY SUITE 210 WEST PALM BEACH, FL 33407 PHONE: 561.640.4277 FAX: 561.640.4261 I.B.#7463 WWW.COMPASSSURVEYING.NET
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