

WILLOUGHBY BUSINESS PARK

LYING IN GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH,
RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA

DATE: MARCH, 1999

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH 990 FEET OF THE WEST ONE-HALF OF THE NORTH ONE-HALF OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING WEST OF WILLOUGHBY BOULEVARD AS IN OFFICIAL RECORDS BOOK 1008, PAGE 1778, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

FLA COMMERCIAL PROPERTIES, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND SHOWN AS "WILLOUGHBY BUSINESS PARK" AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS OF WAY**
THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" ARE DECLARED TO BE PRIVATE AND ARE HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS, DRAINAGE, UTILITY AND OTHER PUBLIC PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. CITY OF STUART UTILITIES SHALL HAVE THE RIGHT TO CONSTRUCT, REPAIR AND MAINTAIN UTILITIES WITHIN SAID STREETS AND RIGHTS OF WAY BUT THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID STREETS AND RIGHTS OF WAY.
- ACCESS EASEMENTS**
THE ACCESS EASEMENTS SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" ARE HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- DRAINAGE EASEMENTS**
DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" ARE HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- UTILITY EASEMENTS**
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" ARE HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR UTILITY PURPOSES BY ANY UTILITY (INCLUDING C.A.T.V.) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COMMISSIONERS OF THE CITY OF STUART AND APPROVED BY THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- PARCEL A**
PARCEL A (STORMWATER MANAGEMENT TRACT) SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" IS HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL.
- MAINTENANCE EASEMENT**
THE MAINTENANCE EASEMENT SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" IS HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR MAINTENANCE OF STORMWATER MANAGEMENT TRACT (PARCEL A) AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.
- LANDSCAPE EASEMENTS**
THE LANDSCAPE EASEMENTS SHOWN ON THIS PLAT OF "WILLOUGHBY BUSINESS PARK" ARE HEREBY DEDICATED TO THE WILLOUGHBY BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. FOR LANDSCAPING, BUFFERING AND SIGNAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COMMISSIONERS OF THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

SIGNED AND SEALED THIS 16th DAY OF September, 1999.

WITNESSES:

 JEFFREY M. MOREAU
 Printed Name

 JEFFREY M. MOREAU
 Printed Name

 JEFFREY M. MOREAU
 Printed Name

FLA COMMERCIAL PROPERTIES, INC.,
A FLORIDA CORPORATION
 BY: _____
 FRANK POMA, PRESIDENT
 ATTEST:

 ALBERT T. PURINO, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

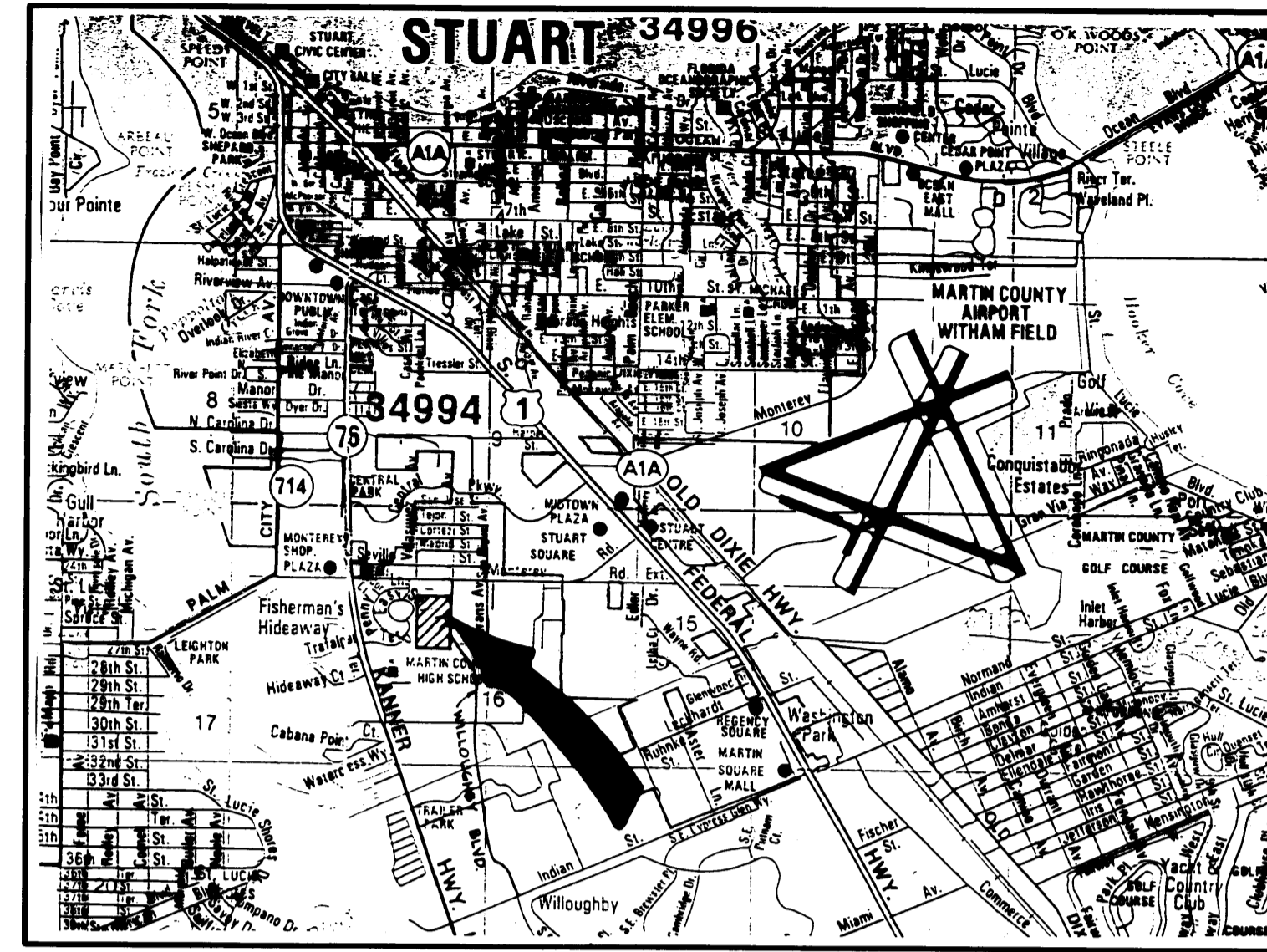
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September, 1999 BY FRANK POMA AND ALBERT T. PURINO, AS THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FLA COMMERCIAL PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. SUCH PERSONS ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF September, 1999.

LINDA RUBIN
My Commission C0641188
Expires Mar. 10, 2000

NOTARY PUBLIC

 LINDA L. RUBIN
 PRINTED NAME OF NOTARY
 STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: 3/10/2000
 COMMISSION NO.: CC 541185



LOCATION MAP

MORTGAGE HOLDER'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

FRASCO REALTY, L.P., A NEW JERSEY LIMITED PARTNERSHIP HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON RECORDED IN OFFICIAL RECORDS BOOK 1337, PAGE 2022, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS 30th DAY OF September, 1999.

WITNESSES:

 Sandra Goldin
 Printed Name

 William F. D'Arco
 Printed Name

FRASCO REALTY, L.P., A NEW JERSEY LIMITED PARTNERSHIP
 BY: _____
 LIABILITY COMPANY, AS GENERAL PARTNER FOR FRASCO REALTY, L.P.
 BY: _____
 MATTHEW FRASCO, ITS MANAGING DIRECTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF September, 1999 BY MATTHEW FRASCO, AS MANAGING DIRECTOR OF ZAGARA L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF FRASCO REALTY, L.P., A NEW JERSEY LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP. SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF September, 1999.

NOTARY PUBLIC

 PRINTED NAME OF NOTARY: Steven L. Povey
 STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: 10/7/2002
 COMMISSION NO.: CC 781517

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

CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF October, 1999.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: _____
 DEPUTY CLERK

FILE NO.

(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER
16-38-41-012-000-0000.0

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE 10/14/99 _____
 JOSEPH W. CAPRA, P.E. - CITY ENGINEER

CITY COMMISSIONERS
CITY OF STUART, FLORIDA

DATE _____
 ATTEST: _____
 KARL J. KRUEGER, JR. - MAYOR

DATE _____
 DIANNE O'DONNELL - CITY CLERK

DATE 10/26/99 _____
 CARL V.M. COFFIN - CITY ATTORNEY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, DRENNEN L. WHITMIRE, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF September 7, 1999, AT 11:00 p.m.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1337, PAGE 2022, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA IN FAVOR OF FRASCO REALTY, L.P., A NEW JERSEY LIMITED PARTNERSHIP.

ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE. THIS CERTIFICATE IS ISSUED SOLELY FOR PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

 DRENNEN L. WHITMIRE, JR.
 RICCA & WHITMIRE, P.A.
 FLORIDA BAR NUMBER 0286214
 500 S. AUSTRALIAN AVENUE
 SUITE 800
 WEST PALM BEACH, FLORIDA 33401
 (561) 833-4544

THIS INSTRUMENT PREPARED BY:
 Arthur Speedy for:
 C. Calvert Montgomery & Associates, Inc.
 P.O. Box 92, 959 S. Federal Highway
 Stuart, Florida 34994

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

I, ARTHUR SPEEDY, DO HEREBY CERTIFY THAT THIS PLAT OF "WILLOUGHBY BUSINESS PARK" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF STUART, FLORIDA.

 Arthur Speedy
 ARTHUR SPEEDY
 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3343
 DATE: 3/17/99

CITY OF STUART	FLA COMMERCIAL PROPERTIES, INC.	SURVEYOR	MORTGAGEE
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