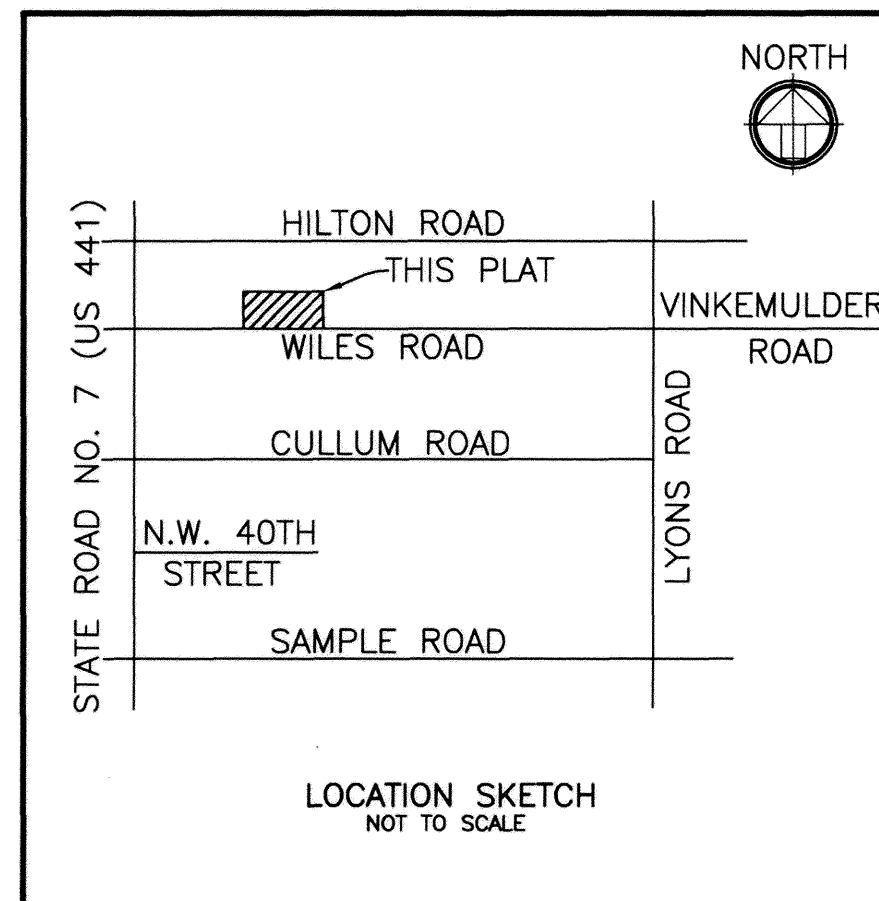


APRIL, 2008



LAND DESCRIPTION:

THE EAST 660 FEET OF TRACT 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

TOGETHER WITH:

THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 22482, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT ST. LUCIE INDUSTRIAL PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS BEL LAGO VILLAS PLAT, A REPLAT.

THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION SERVICES, PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

PARCELS "A", "B" AND "C" AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRIVATE PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, INGRESS AND EGRESS, PARKING, UTILITIES AND DRAINAGE AND ARE HEREBY DEDICATED TO ST. LUCIE INDUSTRIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY WITHOUT RECOURSE TO THE CITY OF COCONUT CREEK.

THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PASSIVE RECREATIONAL USE AND PEDESTRIAN ACCESS. SAID EASEMENT SHALL CONTAIN AN ALTERNATING PATTERN OF LANDSCAPING AND PEDESTRIAN ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ST. LUCIE INDUSTRIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, WITHOUT RECOURSE TO THE CITY OF COCONUT CREEK.

THE INGRESS-EGRESS AND ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

WITNESS:
PRINTED NAME: **DOUG MAREK**

ST. LUCIE INDUSTRIAL PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:

WITNESS:
PRINTED NAME: **ANTHONY V. PUGLIESE**

BY:

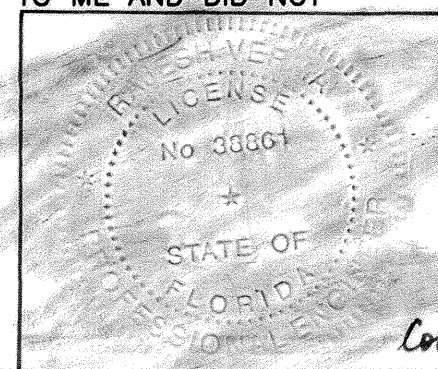
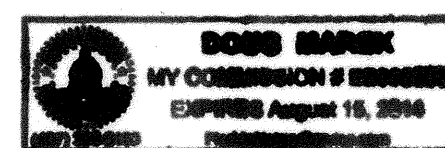
ANTHONY V. PUGLIESE, III
PRESIDENT/MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF JUNE, 2011, BY ANTHONY V. PUGLIESE, III, PRESIDENT OF ST. LUCIE INDUSTRIAL PROPERTIES, LLC WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

PRINTED NAME:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:



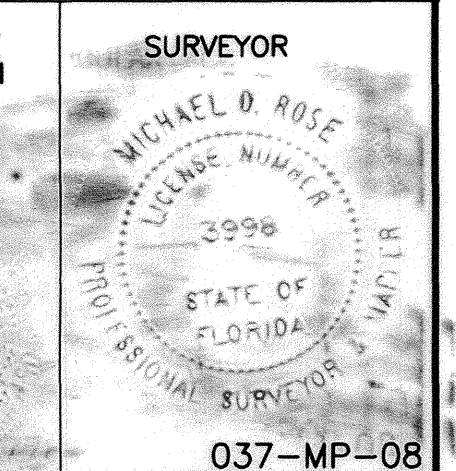
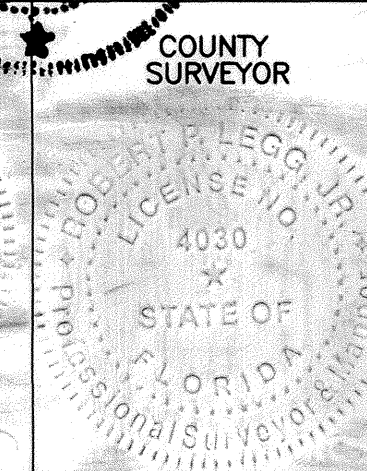
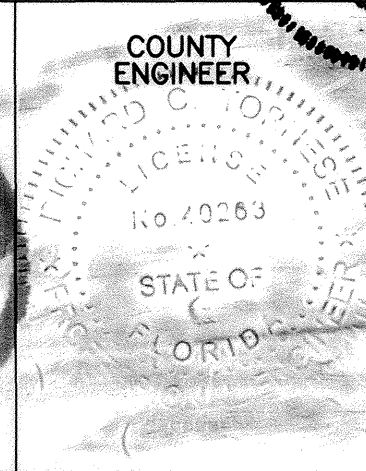
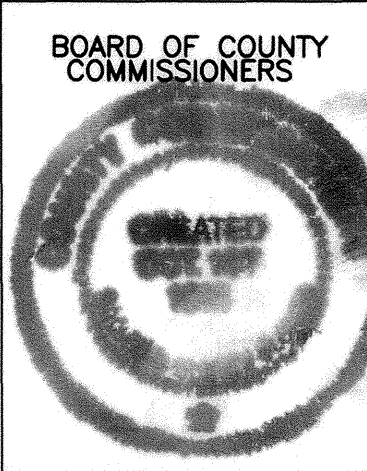
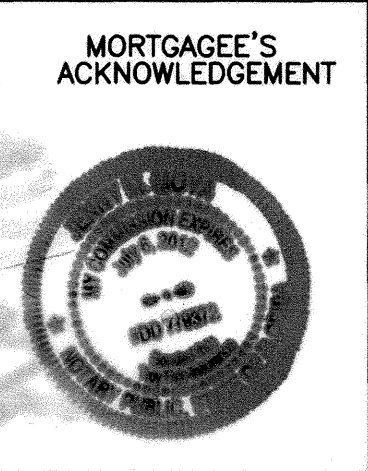
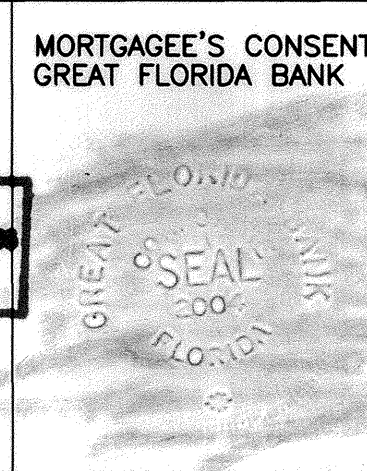
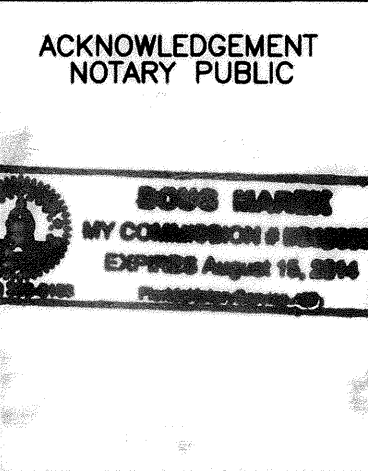
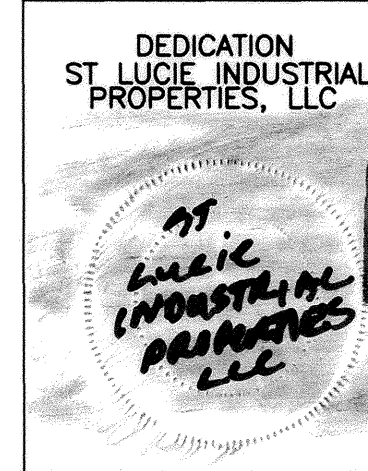
Coconut Creek City Engineer

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE SECTIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE; THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 18TH DAY OF APRIL, 2008. BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998
SHAH, DROTOS AND ASSOCIATES, P.A.
3410 N. ANDREWS AVENUE EXTENSION
POMPAPO BEACH, FLORIDA 33064
CERTIFICATE OF AUTHORIZATION NO. LB6456

DATE: JULY 26, 2011



BEL LAGO VILLAS PLAT

A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF CITY OF COCONUT CREEK, THIS 9th DAY OF JUNE, A.D. 2012.

Doug Young
CHAIRMAN

CITY OF COCONUT CREEK CITY COMMISSION

THIS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 2010-014, ADOPTED THIS 26th DAY OF August, A.D. 2010, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

Barbara S. Price
BARBARA S. PRICE
CITY CLERK

CITY OF COCONUT CREEK CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF JUNE, A.D. 2012.

Barbara S. Price
CITY ENGINEER
FLORIDA P.E. NO. 38861

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Miami Dade SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 40276, AT PAGE 544 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUPERVISOR, THIS 11th DAY OF August, 2011.

WITNESS: **Darabara S. Banta**
PRINTED NAME: **Darabara S. Banta**

GREAT FLORIDA BANK

WITNESS: **Jose Huddleston**
PRINTED NAME: **Jose Huddleston**

BY: **Joe Huddleston**
(PRINTED NAME) **Joe Huddleston**
(TITLE) **Vice President**

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Miami Dade SS

BEFORE ME PERSONALLY APPEARED **Joe Huddleston**, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF GREAT FLORIDA BANK, AND SEVERALLY ACKNOWLEDGED TO 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 11th DAY OF August, A.D., 2011.

Jose M. Hays
(PRINTED NAME) **Jose M. Hays**
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 6, 2012

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: **Mark Bey**
DIRECTOR/DESIGNEE

DATE: MAY 24, 2012

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS 23rd DAY OF February, 2012.

BY: **Sam**
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 22nd DAY OF June, 2012.

BY: **Sam**
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES

BY: **Richard Torrese**
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

DATE: 5/24/12
BY: **Robert P. Legg, Jr.**
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 28th DAY OF February, 2012.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: **Bertha Henry**
MAYOR-COUNTY COMMISSION

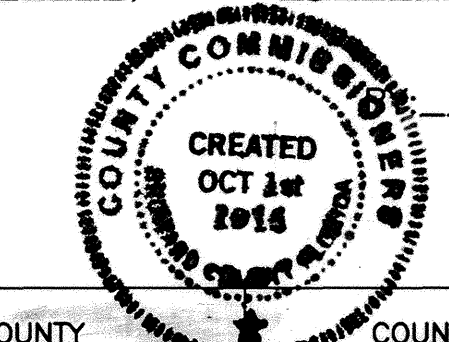
BY: **Antonia M. Hays**
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 27th DAY OF June, 2012 AND RECORDED IN PLAT BOOK 180, PAGE 67, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: **Renee Palmer**
DEPUTY



SURVEYOR'S PROJECT NO. 05-0778