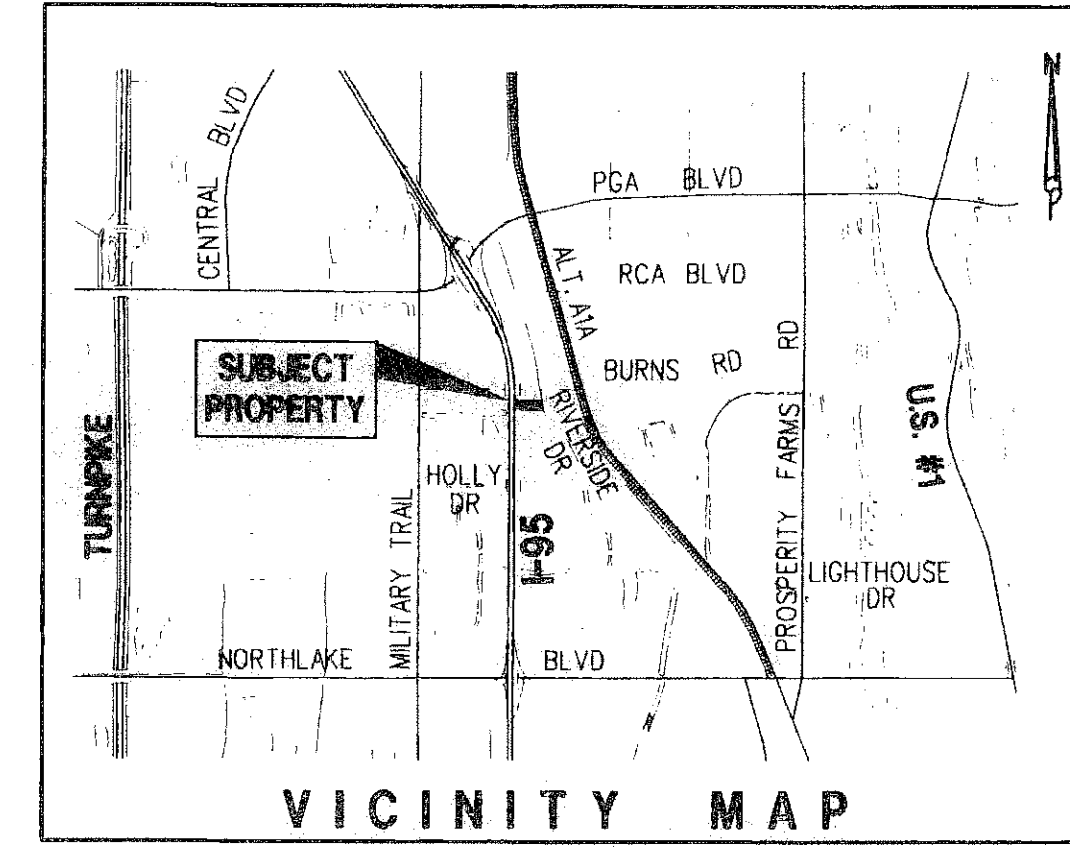


GARDENS COMMERCE CENTER

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
JANUARY, 2008
SHEET 1 OF 2

00052-164



35

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9:42 A.M.
This 22 day of February 2008
and duly recorded in Plat Book No. 111
on page 35-36
SHARON P. BOCK, Clerk & Comptroller
by *[Signature]* D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT RPBG1, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RIVERSIDE DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS GARDENS COMMERCE CENTER, BEING A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE QUARTER CORNER ON THE WEST LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN NORTH 89°57'00" EAST, ALONG THE EAST-WEST QUARTER SECTION LINE A DISTANCE OF 619.67 FEET TO THE INTERSECTION OF SAID QUARTER SECTION LINE AND THE CENTER-LINE OF RIVERSIDE DRIVE; THENCE SOUTH 10°33'45" EAST ALONG THE CENTER-LINE OF SAID RIVERSIDE DRIVE A DISTANCE OF 236.16 FEET TO THE POINT OF CURVATURE OF RIVERSIDE DRIVE; THENCE CONTINUE ALONG THE CENTER-LINE OF RIVERSIDE DRIVE AS SAID CENTER-LINE FORMS A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 512.28 FEET THROUGH A CENTRAL ANGLE OF 11°24'39" A DISTANCE OF 102.02 FEET; THENCE SOUTH 89°57'00" WEST, A DISTANCE OF 32.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'00" WEST, A DISTANCE OF 511.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1-95; THENCE SOUTH ALONG THE RIGHT-OF-WAY LINE OF 1-95, WHICH DESCRIBES A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3969.83 FEET HAVING A CENTRAL ANGLE OF 01°27'54" A DISTANCE OF 101.50 FEET TO THE POINT OF TANGENCY OF THE CURVE; THENCE SOUTH 00°13'45" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF 1-95 A DISTANCE OF 179.95 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 1-95 WITH THE NORTH RIGHT-OF-WAY LINE OF THOMPSON RIVER AS SHOWN ON PLAT NO. 5 OF THE CITY OF PALM BEACH GARDENS, AS RECORDED IN PLAT BOOK 27, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°47'45" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 248.53 FEET TO THE POINT OF CURVATURE OF THE NORTH RIGHT-OF-WAY LINE OF THOMPSON RIVER; THENCE ALONG THE SAID RIGHT-OF-WAY LINE WHICH DESCRIBES A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1564.34 FEET THROUGH A CENTRAL ANGLE OF 23°22'20" A DISTANCE OF 638.13 FEET; THENCE NORTH 33°55'20" EAST ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST RIGHT-OF-WAY LINE OF BUCKEYE STREET A DISTANCE OF 43.69 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE NORTH 56°04'20" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 212.93 FEET TO THE POINT OF CURVATURE OF SAID RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WHICH DESCRIBES A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 542.28 FEET THROUGH A CENTRAL ANGLE OF 35°22'09" A DISTANCE OF 334.75 FEET TO THE POINT OF BEGINNING. ALL BEING THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) TRACT "A", SHOWN HEREON, IS HEREBY RESERVED BY RPBG1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND RIVERSIDE DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID COMPANY ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 2) THE LANDSCAPE BUFFER EASEMENTS (L.B.E.), SHOWN HEREON, ARE HEREBY DEDICATED TO THE GARDENS COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, BUFFERS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 3) THE PUBLIC PEDESTRIAN EASEMENT (P.P.E.), SHOWN HEREON, IS HEREBY DEDICATED TO THE GARDENS COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANIES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF JANUARY, 2008.

BY: RPBG1, LLC
A FLORIDA LIMITED LIABILITY COMPANY
AND
RIVERSIDE DEVELOPMENT COMPANY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: James D. Cecil

BOTH BY: THEIR MANAGER
PISHON PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Iva Smith

BY: *[Signature]*
GLENN E. STRAUB, MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GLENN E. STRAUB, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PISHON PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER FOR RPBG1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RIVERSIDE DEVELOPMENT COMPANY, LLC, A FLORIDA 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 28 DAY OF JANUARY, 2008.

MY COMMISSION EXPIRES: 2/15/09 NOTARY PUBLIC: *[Signature]*
PRINT NAME: ANA M. WILLIAMS

NOTARY SEAL: *[Seal]* COMMISSION No: DD38588

ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE GARDENS COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28 DAY OF JANUARY, 2008.

WITNESS: *[Signature]*
PRINT NAME: James D. Cecil

GARDENS COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, INC.

WITNESS: *[Signature]*
PRINT NAME: Iva Smith

PRINT NAME, TITLE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GLENN E. STRAUB WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GARDENS COMMERCE CENTER PROPERTY OWNERS' ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 28 DAY OF JANUARY, 2008.

MY COMMISSION EXPIRES: 2/15/09 NOTARY PUBLIC: *[Signature]*
PRINT NAME: ANA M. WILLIAMS

NOTARY SEAL: *[Seal]* COMMISSION No: DD38588

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19985, PAGE 997 AND AS MODIFIED IN OFFICIAL RECORD BOOK 21563, PAGE 329, OFFICIAL RECORD BOOK 21674, PAGE 395, OFFICIAL RECORD BOOK 21674, PAGE 412 AND OFFICIAL RECORD BOOK 21674, PAGE 418 ALL 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28TH DAY OF JANUARY, 2008.

WITNESS: *[Signature]*
PRINT NAME: James D. Cecil

BRANCH BANKING AND TRUST COMPANY
A NORTH CAROLINA BANKING CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Iva Smith

H. BRUCE GOSMAN, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN, 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 BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, AND 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 THIS 28 DAY OF JANUARY, 2008.

MY COMMISSION EXPIRES: 2/15/09 NOTARY PUBLIC: *[Signature]*
PRINT NAME: ANA M. WILLIAMS

NOTARY SEAL: *[Seal]* COMMISSION No: DD38588

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 21674, PAGE 456 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF JANUARY, 2008.

WITNESS: *[Signature]*
PRINT NAME: James D. Cecil

BRANCH BANKING AND TRUST COMPANY
A NORTH CAROLINA BANKING CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Iva Smith

H. BRUCE GOSMAN, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN, 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 BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, AND 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 THIS 28th DAY OF JANUARY, 2008.

MY COMMISSION EXPIRES: 2/15/09 NOTARY PUBLIC: *[Signature]*
PRINT NAME: ANA M. WILLIAMS

NOTARY SEAL: *[Seal]* COMMISSION No: DD38588

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
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; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613
DATE: 1/28/08

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING OF SOUTH 56°04'20" EAST ALONG THE CENTERLINE RIVERSIDE DRIVE AND AS MORE SPECIFICALLY SHOWN ON SHEET 2 OF 2.
2. DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.'S), UNLESS OTHERWISE NOTED.
3. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
4. 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 COUNTY.
5. THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, LARRY B. ALEXANDER, 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 RPBG1, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RIVERSIDE DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: JAN. 25, 2008
[Signature]
LARRY B. ALEXANDER
ATTORNEY AT LAW, FLORIDA BAR NO. 140027

REVIEWING SURVEYOR:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, PERMANENT CONTROL POINTS OR MONUMENTS AT LOT CORNERS.

[Signature]
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5239
DATE: 1/29/08

APPROVALS:

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF February, 2008.
ATTEST: *[Signature]* BY: *[Signature]*
PATRICIA SNIDER, CMC CITY CLERK JOSEPH R. RUSSO, MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 21st DAY OF February, 2008.
BY: *[Signature]*
DANIEL P. CLARK, P.E. - CITY ENGINEER

ABBREVIATIONS:

- F.P.L. = FLORIDA POWER & LIGHT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- O.A. = OVERALL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.P.E. = PUBLIC PEDESTRIAN EASEMENT
- R.B. = RADIAL BEARING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R.O.W. = RIGHT OF WAY
- S.U.A. = SEACOAST UTILITY AUTHORITY
- U.E. = UTILITY EASEMENT

AREA TABULATION:

PARCEL	SQUARE FEET	ACRE
TRACT "A"	193,491.5	4.442

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\N\UST \ 074243 \ 06-180 \ 06-180306 \ 06-180306.DGN	FB:	PG:	JOB: 06-180-306
REF:			DATE: 03/19/07
FLD:			DWG: D06-180P
OFF: R.J.W.			
CKD: D.C.L.	SHEET: 1	OF: 2	