

P.G.A. NATIONAL COMMERCE PARK PLAT NO.2

BEING A REPLAT OF LOTS 4, 5, 6, 7, AND 8, PLAT OF P.G.A. NATIONAL COMMERCE PARK, RECORDED IN PLAT BOOK 55, PAGES 160 THROUGH 161, PUBLIC RECORDS OF PALM BEACH COUNTY, AND LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
DECEMBER 1996

135

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:00 A.M.
this 13 day of December, 1996
and duly recorded in Plat Book No. 55
on page 135 and 136.
DOROTHY H. WILKIN, Clerk of Circuit Court
by *[Signature]* D.C.



LEGAL DESCRIPTION:

A REPLAT OF LOTS 4 THROUGH 8, A PLAT OF P.G.A. NATIONAL COMMERCE PARK, AS RECORDED IN PLAT BOOK 55, PAGES 160-161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 23.315 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT:
NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION

AS MANAGING GENERAL PARTNER OF PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF A PORTION OF THE LANDS SHOWN HEREON, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, OWNERS OF A PORTION OF THE LANDS SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS P.G.A. NATIONAL COMMERCE PARK PLAT NO.2, AS SHOWN HEREON, AND DO HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

1. ALL UTILITY EASEMENTS, AS SHOWN HEREON, ARE PER PLAT BOOK 55, PAGES 160 AND 161 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE P.G.A. NATIONAL COMMERCE PARK ASSOCIATION, INC. WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. NO STRUCTURES, TREES, OR SHRUBS SHALL BE LOCATED WITHIN SAID EASEMENTS. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE SHALL TAKE PRECEDENCE.

3. THE BUFFER STRIP AS SHOWN IS HEREBY DEDICATED TO THE P.G.A. NATIONAL COMMERCE PARK ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT IS HEREBY GRANTED ACROSS SAID BUFFER STRIP FOR CONSTRUCTION OF UNDERGROUND UTILITY LINES NECESSARY TO CONNECT TO EXISTING LINES.

4. THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

* NOTE: PGA NATIONAL COMMERCE PARK ASSOCIATION, INC. WAS ERRONEOUSLY REFERRED TO AS "PGA NATIONAL COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC." ON THE PLAT OF PGA NATIONAL COMMERCE PARK, RECORDED IN PLAT BOOK 55, PAGES 160-161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BE AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON THIS 13th DAY OF November, A.D., 1996.

PGA NATIONAL VENTURE, LTD. A FLORIDA LIMITED PARTNERSHIP
BY: NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION
ITS MANAGING GENERAL PARTNER

BY: *[Signature]* RON COOPER EXECUTIVE VICE PRESIDENT
ATTEST: *[Signature]* HELENA LEYENDECKER SECRETARY

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF ITS BOARD OF SUPERVISORS AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BE AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, FOR AND ON THIS 23rd DAY OF November, A.D., 1996.

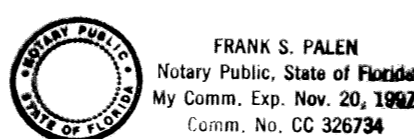
BY: *[Signature]* WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS
ATTEST: *[Signature]* PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED RON COOPER, AND HELENA LEYENDECKER, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED NATIONAL INVESTMENT COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF PGA NATIONAL VENTURE LTD., A FLORIDA LIMITED PARTNERSHIP, THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL ON BEHALF OF THE PARTNERSHIP 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 13th DAY OF November, A.D., 1996.



[Signature]
FRANK S. PALEN
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, LESS THAT PORTION OF LOT 4 LYING SOUTH OF THE CENTERLINE OF THE 12' UTILITY EASEMENT AS SHOWN HEREON: THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8566, PAGE 274 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

LUMBERMANS MUTUAL CASUALTY COMPANY,
AN ILLINOIS INSURANCE CORPORATION

BY: *[Signature]*
W.L. WHITE
EXECUTIVE VICE-PRESIDENT/CHIEF FINANCIAL OFFICER

BY: *[Signature]*
D.M. STEIRER, INVESTMENT OFFICER

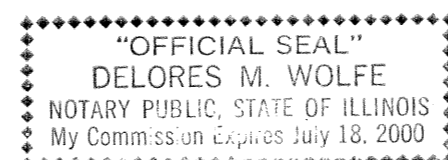
ACKNOWLEDGMENT

STATE OF ILLINOIS SS
COUNTY OF

BEFORE ME PERSONALLY APPEARED W.L. WHITE AND D.M. STEIRER, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT/CHIEF FINANCIAL OFFICER AND INVESTMENT OFFICER, RESPECTIVELY, OF THE ABOVE-NAMED LUMBERMANS MUTUAL CASUALTY COMPANY, AND ILLINOIS INSURANCE CORPORATION. THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL ON BEHALF 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 14 DAY OF November, A.D., 1996.

[Signature]
NOTARY PUBLIC, STATE OF ILLINOIS

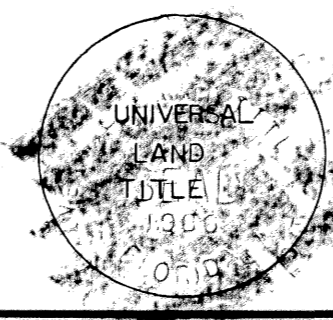


PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

Messler & Associates

CONSULTING ENGINEERS

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Phone (561) 627-2226 Fax (561) 624-1569



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT BY THE RECORDING OF THIS PLAT; AND SAID DISTRICT HEREBY ACKNOWLEDGES THAT ITS 15 FOOT WIDE WATER MANAGEMENT EASEMENT AND ITS 22 FOOT WIDE WATER MANAGEMENT MAINTENANCE EASEMENT, AS DEDICATED ON P.G.A. NATIONAL COMMERCE PARK (PLAT BOOK 55, PAGES 160-161), ARE SHOWN HEREON.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]* 11/21/96
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: *[Signature]* 11/21/96
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PGA NATIONAL VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES AS SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT ALL OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

BY: *[Signature]* DATE: 11-7-96
EILEEN C. ELMS
COMMERCIAL ACCOUNTS MANAGER
1555 PALM BEACH LAKES BOULEVARD,
WEST PALM BEACH, FLORIDA 33401.

APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF November, A.D., 1996.

CITY ENGINEER: *[Signature]*
LENNART E. LINDAHL, P.E.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF December 5th, A.D., 1996.

BY: *[Signature]* ATTEST: *[Signature]*
JOSEPH R. RUSSO, MAYOR LINDA V. KOSIER, CITY CLERK
Deputy City Clerk

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: *[Signature]* 11-21-96
ROBERT P. BLASZYK, PSM
FLORIDA CERTIFICATE NO. 4133

