

P.G.A. RESORT COMMUNITY GOLF COURSE PLAT

PORTIONS OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA.

This Instrument Prepared By:

Wilson E. Way
2200 PARK CENTRAL BLVD. NORTH
SUITE 100
POMPANO BEACH, FLORIDA 33064
(954) 974-2200

CCL CONSULTANTS
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

DEDICATION:

State of Florida }
County of Palm Beach } SS

KNOW ALL MEN BY THESE PRESENTS that the PGA NATIONAL VENTURE, LTD., a Florida Limited Partnership, and PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, a Florida Corporation, owners of the lands shown and described hereon as P.G.A. RESORT COMMUNITY GOLF COURSE PLAT, have caused the same to be surveyed and platted, as shown hereon.

The UTILITY EASEMENTS as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities.

The Water Management Easements, as shown hereon, are hereby dedicated to the NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT for the construction, operation, inspection and maintenance of water management facilities, the lands therein and thereunder being the perpetual maintenance obligation of the PGA National Golf Club & Sports Center, Ltd., its successors and/or assigns, without recourse to the said NORTHERN and without recourse to Palm Beach County. Said NORTHERN shall have the right, but not the obligation, to construct, operate, inspect and maintain water management facilities within these easements.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT shall have the right, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of private roads, including the right to utilize for proper purposes any and all Drainage, Lake maintenance, and Lake Maintenance Access Easements associated with said drainage system.

Tracts G-1, G-2, G-3, G-4 and G-5 as shown hereon, are hereby reserved by the owner, its successors and assigns for the construction, operation and maintenance of Golf Course facilities and for all Golf related operations without recourse to the City of Palm Beach Gardens.

Tracts A and B as shown hereon, are hereby reserved by the owner, its successors and assigns for the construction and operation of Golf Course Maintenance facilities without recourse to the City of Palm Beach Gardens.

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 Chairman and attested by its Secretary and caused its corporate seal to be affixed hereto by and with the authority of its Board of Directors, for and on behalf of said PGA NATIONAL VENTURE LTD. this 13th day of August, 2001.

PGA NATIONAL VENTURE, LTD., a Florida Limited Partnership
By: NATIONAL INVESTMENT COMPANY, a Florida Corporation, its Managing General Partner
Attest: Nannette Gammon Secretary By: E. Llwyd Ecclestone, Jr. Chairman

IN WITNESS WHEREOF, PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, a Florida Corporation has caused these presents to be signed by its Chief Executive Officer and attested by its Assistant Secretary and caused its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20th day of August, 2001.

By: PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, a Florida Corporation
Attest: Christine Garrity Assistant Secretary By: Jim Awtrey Chief Executive Officer

ACKNOWLEDGEMENT:

State of Florida }
County of Palm Beach } SS

BEFORE ME personally appeared E. Llwyd Ecclestone, Jr., and Nannette Gammon, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Chairman and Secretary of the above named NATIONAL INVESTMENT COMPANY, Managing General Partner of PGA NATIONAL VENTURE, LTD., and they severally acknowledge before me that they executed such instrument as such Chairman and Secretary respectively, of the said NATIONAL INVESTMENT COMPANY, and that the seal affixed to the foregoing instrument is the corporate seal of said NATIONAL INVESTMENT COMPANY 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 NATIONAL INVESTMENT COMPANY.

WITNESS my hand and official seal this 1st day of August, 2001.
My commission expires: 8/21/2001
Lucille Kraepel
Notary Public
Print name: Lucille Kraepel

ACKNOWLEDGEMENT:

State of Florida }
County of Palm Beach } SS

BEFORE ME personally appeared Jim L. Awtrey and Christine Garrity, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Chief Executive Officer and Assistant Secretary of the above named PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, a Florida Corporation, and they severally acknowledge before me that they executed such instrument as such Chief Executive Officer and Assistant Secretary respectively, of the 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 20th day of August, 2001.
My commission expires: 1/2/04
Norma Zeccola-Gardner
Notary Public
Print name: Norma Zeccola-Gardner

MORTGAGEE'S CONSENT

State of California }
County of Orange } SS

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein, which mortgage is recorded in Official Records Book 10312, Page 120 of the Public Records of Palm Beach County, Florida, and does hereby join in and consent to the dedication of land described herein and agrees that its mortgage shall be subordinate to the terms of the dedication made herein.

IN WITNESS WHEREOF: I Richard S. Eastlyn do hereunto set my hand and seal this 4th day of September, 2001.

Witness: C. S. Dillon PACIFIC LIFE INSURANCE COMPANY, a California Corporation
Print Name: C. S. Dillon
Teresa A. Miller By: Richard S. Eastlyn
Print Name: Richard S. Eastlyn Title: Vice President

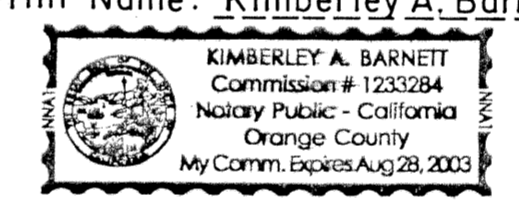
ACKNOWLEDGEMENT:

State of California }
County of Orange } SS

BEFORE ME personally appeared Richard S. Eastlyn who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 4th day of September, 2001.

My commission expires: August 20, 2003
Kimberley A. Barnett
Notary Public
Print Name: Kimberley A. Barnett



TITLE CERTIFICATION:

State of Florida }
County of Palm Beach } SS

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 in PROFESSIONAL GOLFERS' ASSOCIATION OF AMERICA, a Florida Corporation, 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 we find that the property is encumbered by the Mortgage shown hereon; and that we find that all mortgages are shown and are true and correct.

UNIVERSAL LAND TITLE INC.
1555 Palm Beach Lakes Boulevard, Suite 100
West Palm Beach, Florida 33401

Dated: 9/17/01
By: Alan C. Christy
Print Name: Alan C. Christy
Title: Commercial Accounts Manager

TABULATION:

TRACT A } MAINTENANCE AREAS	148,947 S.F./3.419 ACRES
TRACT B }	72,620 S.F./1.667 ACRES
TRACT G-1 } GOLF COURSE	14,580,603 S.F./334.725 ACRES
TRACT G-2 }	441,891 S.F./10.144 ACRES
TRACT G-3 }	2,371,242 S.F./54.436 ACRES
TRACT G-4 }	3,315,176 S.F./76.106 ACRES
TRACT G-5 }	318,127 S.F./7.303 ACRES
TOTAL	21,248,606 S.F./487.800 ACRES

APPROVAL

City of Palm Beach Gardens
Palm Beach County, Florida

This plat is hereby approved for record this 4th day of September, 2002.

Attest: Carol Gold City Clerk By: Joseph A. Russo Mayor
Blaine Knutson Eric Jasin

This plat is hereby accepted for record this 10th day of February, 2002.

By: Leah E. Lindahl
Leah E. Lindahl, P.E., City Engineer

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

State of Florida }
County of Palm Beach } SS

The Northern Palm Beach County Improvement District hereby accepts the water management easements as shown hereon, and hereby acknowledges said Northern has no maintenance obligations on or under the lands over which said easements lie; and hereby accepts the right, but not the obligation, to construct, operate, inspect and maintain its water management facilities lying within said water management easements; and hereby acknowledges that Northern's existing water management easements, as recorded in Official Records Book 4491 at Pages 155 through 263 inclusive, Official Records Book 3428 at Pages 1433 through 1435 inclusive, Official Records Book 5036 at Pages 1059 through 1062 inclusive, Official Records Book 6266 at Pages 386 through 388 inclusive, Official Records Book 6366 at Pages 826 through 829 inclusive, Official Records Book 6366 at Pages 830 through 833 inclusive, Official Records Book 6736 at Pages 1347 through 1351, inclusive, Official Records Book 6780 at Pages 1 through 9, inclusive, respectively, Public Records of Palm Beach County, Florida, are shown hereon.

This plat is hereby approved for record this 12th day of SEPTEMBER, 2001.

Attest: Peter L. Pimental Secretary By: Tesula N. Stewart President

REVIEWING SURVEYOR:

This plat has been reviewed for conformity in accordance with Chapter 177.081 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 or the field verification of the Permanent Reference Monuments (P.R.M.) and Monuments at Lot corners.

Dated: 18 Oct 02 By: Basquale Volpe
Basquale Volpe, P.S.M.
Professional Surveyor and Mapper
No. 4873 State of Florida

SURVEYOR'S 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, and that said plat is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (PRM's) and monuments according to Sec. 177.091(9), F.S., have been placed as required by law and, further, that the plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Palm Beach Gardens, Florida.

Wilson E. Way
Wilson E. Way, PSM
Professional Surveyor and Mapper No. 2885
State of Florida
CCL CONSULTANTS, INC.
2200 Park Central Blvd., North, Suite 100
Pompano Beach, FL 33064
Certification of Authorization No. 5610

P.G.A. OF AMERICA

NATIONAL INVESTMENT COMPANY

PACIFIC LIFE INSURANCE COMPANY

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

SURVEYOR