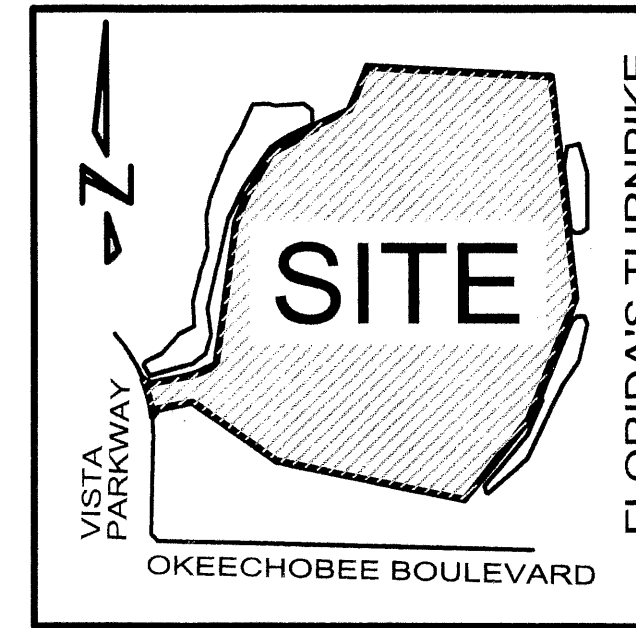


# FAIRFIELD AT EMERALD DUNES

A PLANNED INDUSTRIAL PARK DEVELOPMENT  
BEING A REPLAT OF TRACT "C", PARCELS 1, 1A, 24, 25, AND 9,900 ACRE OPEN SPACE  
VISTA CENTER OF PALM BEACH PLAT 3 RECORDED IN PLAT BOOK 68, PAGES 128 THROUGH 134,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET No.2 OF 3 MAY 2003



LOCATION MAP  
NOT TO SCALE

### MORTGAGEE'S CONSENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN 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 RECORDS BOOK 9467 AT PAGE 464, AND AS MODIFIED IN OFFICIAL RECORDS BOOK 10234, PAGE 1049, OFFICIAL RECORDS BOOK 12892, PAGE 1459 AND OFFICIAL RECORDS BOOK 13546, PAGE 580 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>th</sup> DAY OF MAY, 2003.

PACIFIC LIFE INSURANCE COMPANY, A CALIFORNIA CORPORATION

WITNESS: Sandy Cruz BY: C.S. DILLON  
PRINT NAME: SANDY CRUZ NAME: C.S. DILLON  
WITNESS: Kathy Nunn TITLE: VICE PRESIDENT  
PRINT NAME: KATHY NUNN BY: [Signature]  
NAME: John Waldeck  
TITLE: Asst. Secretary

### ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
BEFORE ME PERSONALLY APPEARED C.S. DILLON AND John Waldeck WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF PACIFIC LIFE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 13<sup>th</sup> DAY OF May, 2003.

MY COMMISSION EXPIRES: Oct 20, 2004 NOTARY PUBLIC: Lynnda D. Steuffer

NOTARY STAMP: [Signature] PRINT NAME: LYNDA D. STEUFFER  
PRINT NOTARY NUMBER: 1277991

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PINELLAS  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN 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 RECORDS BOOK 14590 AT PAGE 746 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [VICE] PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7<sup>th</sup> DAY OF May, 2003.

AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK

WITNESS: Sandra E. DeTardy BY: Jeffery L. Cash  
PRINT NAME: Sandra E. DeTardy NAME: Jeffery L. Cash  
WITNESS: Frida M. Brasch TITLE: Senior Vice President  
PRINT NAME: Frida M. Brasch

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Pinellas  
BEFORE ME PERSONALLY APPEARED Jeffery L. Cash WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7<sup>th</sup> DAY OF May, 2003.

MY COMMISSION EXPIRES: 10/2/03 NOTARY PUBLIC: Lisa M. Murphy

NOTARY STAMP: [Signature] PRINT NAME: Lisa M. Murphy  
PRINT NOTARY NUMBER: CC 82131

### MORTGAGEE'S CONSENT

STATE OF Ohio  
COUNTY OF Lake  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND SECURITY AGREEMENT, EXECUTED BY EMERALD DUNES GOLF L.L.C., IN FAVOR OF MORTGAGEES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN 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 RECORDS BOOK 13915, PAGE 708 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>th</sup> DAY OF MAY, 2003.

GOULD ELECTRONICS INC., AN OHIO CORPORATION

WITNESS: Scott L. Schlosser BY: Thomas N. Rich  
PRINT NAME: SCOTT L. SCHLOSSER NAME: THOMAS N. RICH  
WITNESS: Sharon M. Roach TITLE: VICE PRESIDENT  
PRINT NAME: Sharon M. Roach

### ACKNOWLEDGMENT

STATE OF Ohio  
COUNTY OF Lake  
BEFORE ME PERSONALLY APPEARED Thomas N. Rich WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED driver license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF GOULD ELECTRONICS INC., A 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 15<sup>th</sup> DAY OF May, 2003.

MY COMMISSION EXPIRES: July 16, 2005 NOTARY PUBLIC: Sharon M. Roach

NOTARY STAMP: [Signature] PRINT NAME: Sharon M. Roach  
PRINT NOTARY NUMBER: 15232592

### MORTGAGEE'S CONSENT

STATE OF Florida  
COUNTY OF Miami-Dade  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND SECURITY AGREEMENT, EXECUTED BY EMERALD DUNES GOLF L.L.C., IN FAVOR OF MORTGAGEES, 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 RECORDS BOOK 13915, PAGE 708 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7<sup>th</sup> DAY OF May, 2003.

PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: PALMCOCS, INC., A DELAWARE CORPORATION GENERAL PARTNER LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Margareta M. Rodriguez BY: Richard R. Razonok  
PRINT NAME: Margareta M. Rodriguez NAME: Richard Razonok  
WITNESS: Scott L. Schlosser TITLE: VICE PRESIDENT  
PRINT NAME: Scott L. Schlosser

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Miami-Dade  
BEFORE ME PERSONALLY APPEARED RICHARD J. RAZONOK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALMCOCS INC., A DELAWARE CORPORATION GENERAL PARTNER OF PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF May, 2003.

MY COMMISSION EXPIRES: FEBRUARY 17, 2005 NOTARY PUBLIC: L.E. RICHARDS

NOTARY STAMP: [Signature] PRINT NAME: L.E. RICHARDS  
PRINT NOTARY NUMBER: CC 994867

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

UNIT OF DEVELOPMENT 5A  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID NORTHERN ON THIS PLAT.  
DATED THIS 20<sup>th</sup> DAY OF May, 2003.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Pamela M. Rauch  
PAMELA M. RAUCH  
TITLE: PRESIDENT, BOARD OF SUPERVISORS  
ATTESTED BY: [Signature]  
O'NEAL BARDIN, JR.  
TITLE: SECRETARY, BOARD OF SUPERVISORS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 85-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 4<sup>th</sup> DAY OF MAY, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), FLORIDA STATUTES.

[Signature]  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES

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.

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY PUBLISHED COORDINATES FOR SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST. THE NORTH-SOUTH CENTER LINE OF THE SECTION IS CALCULATED TO BEAR NORTH 01°27'03" EAST.

COORDINATES SHOWN ARE GRID  
DATUM: NAD 83, 1980 ADJUSTMENT  
ZONE: FLORIDA EAST  
LINEAR UNIT: US SURVEY FOOT  
COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND - GRID BEARINGS USED  
SCALE FACTOR: 1.000041086  
GROUND DISTANCE X AVG. SCALE FACTOR = GRID DISTANCE

### SURVEYOR'S CERTIFICATION

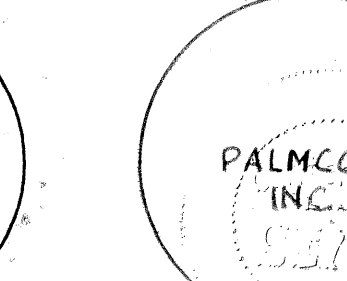
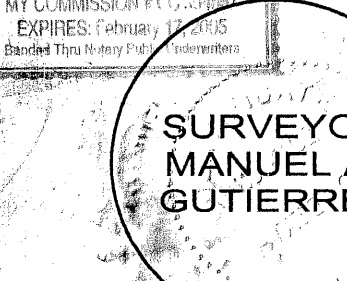
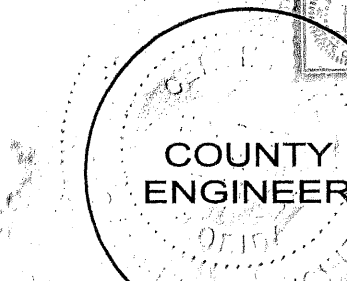
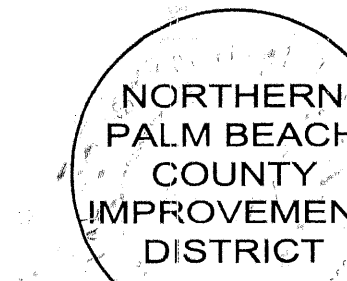
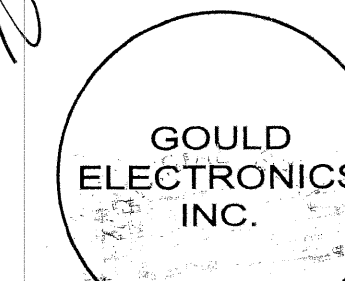
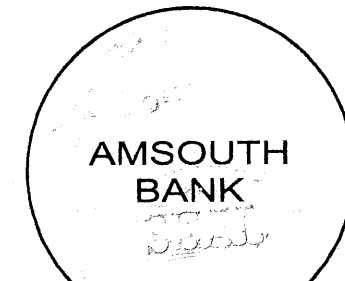
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]  
MANUEL A. GUTIERREZ, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS4102  
STATE OF FLORIDA

AREAS	
TRACT "A"	115,025.80 SQ. FT. [2.641 AC.±]
TRACT "B"	796,198.18 SQ. FT. [18.278 AC±]
TRACT "C"	431,841.62 SQ. FT. [9.914 AC±]
TRACT "D"	174,606.90 SQ. FT. [4.008 AC±]
TRACT "E"	153,480.46 SQ. FT. [3.523 AC±]
TOTAL AREA	1,671,152.96 SQ. FT. [38.364 AC.±]



**Keshavarz & Associates, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
711 N. Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897  
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.



SUBDIVISION FAIRFIELD AT EMERALD DUNES  
BOOK 99 PAGE 141  
BLOCK ZONE B PLAT 3 RECORDED IN PLAT BOOK 68, PAGES 128 THROUGH 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
TRAC 071  
FUD NAME VISTA CENTER