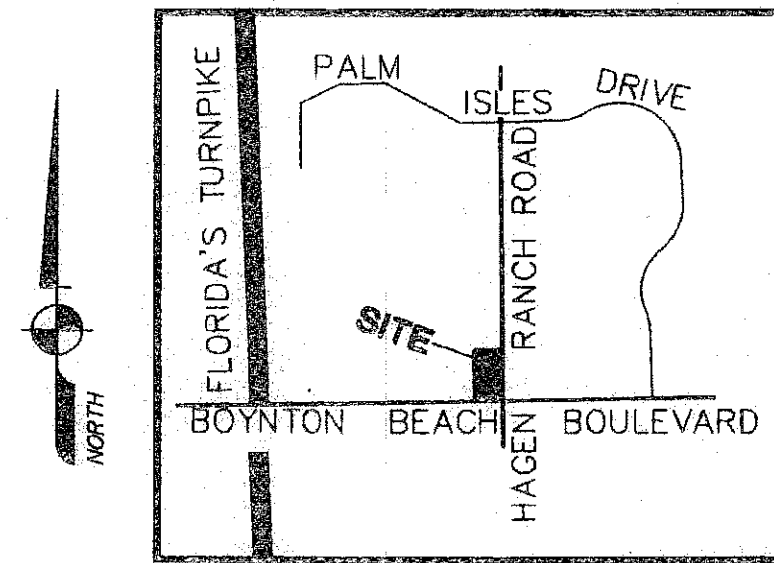


PARADISE COMMONS HAGEN RANCH & BOYNTON BEACH, M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACT 105, BLOCK 49, PALM BEACH FARMS COMPANY, PLAT NO. 3,
AS RECORDED IN PLAT BOOK 2, PAGES 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 1:22pm this 20
day of July, 2009
and duly recorded in Plat Book
112, Pages 144, through
145

SHARON R. BOCK
Clerk & Comptroller
By: CS

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GOK-HAGEN, L.T.D., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS PARADISE COMMONS, BEING A REPLAT OF A PORTION OF TRACT 105, BLOCK 49, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTIONS 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A REPLAT OF A PORTION OF TRACT 105, BLOCK 49, PALM BEACH FARMS COMPANY PLAT NO. 3, AS BEING RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE N89°03'43"E ALONG THE SOUTH LINE OF TRACT "G" AS RECORDED IN PLAT BOOK 75, PAGES 83-87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 295.23 FEET; THENCE S01°47'29"W ALONG THE WEST RIGHT-OF-WAY OF HAGEN RANCH ROAD, AS RECORDED IN O.R.B. 8887, PAGE 266 AND O.R.B. 8888, PAGE 220, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 225.39 FEET; THENCE CONTINUE S00°56'17"E, 300.01 FEET; THENCE S44°03'30"W, 56.56 FEET; THENCE S89°03'17"W, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, 244.51 FEET; THENCE N00°06'17"W ALONG THE EAST LINE OF PARCEL "A", HAGEN AND BOYNTON OFFICE PLAT, AS RECORDED IN PLAT BOOK 83, PAGES 135 AND 136, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 565.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 161,194 SQUARE FEET, 3.7005 ACRES, MORE OR LESS.

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

1. PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR GOK-HAGEN, L.T.D., A FLORIDA LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, FOR COMMERCIAL PURPOSES NOT INCONSISTENT WITH THIS USE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE GOK-HAGEN, L.T.D., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENTS FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE GOK-HAGEN, L.T.D., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.
3. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5. PARCEL B, AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF June, 2009.

GOK-HAGEN, L.T.D., A FLORIDA LIMITED PARTNERSHIP
BY: PDG V, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: [Signature]
PRINT NAME: ROBERT A. FORD

BY: [Signature]
CHARLES A. ERNST, VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: CRISTINA LITTLE

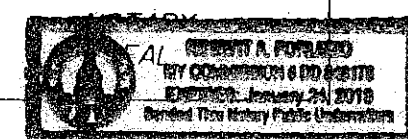
ACKNOWLEDGMENT OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME PERSONALLY APPEARED CHARLES A. ERNST, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PDG V, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF GOK-HAGEN, L.T.D., ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP AND SEVERALLY 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.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF June, 2009.



WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF June, 2009.

COMMISSION # DD 948179
EXPIRES: June 24, 2013

MORTGAGEE

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 21386 AT PAGE 474 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 22 DAY OF June, 2009.

WITNESS: [Signature]
PRINT NAME: Veronica Parola Alvarado
AS TO BOTH
WITNESS: [Signature]
PRINT NAME: Colleen M. Shibley
AS TO BOTH

TABULAR DATA

PROJECT NAME: PARADISE COMMONS
PETITION NUMBER: 2006-00520
TOTAL AREA: - 161,194 SQUARE FEET
AREA: PARCEL "A" - 158,014 SQUARE FEET (3,7005 ACRES)
AREA: PARCEL "B" - 3,180 SQUARE FEET (0,0730 ACRES)
EXISTING & PROPOSED USE: COMMERCIAL
LAND USE DESIGNATION: CL-0/5
ZONING DISTRICT: MUPD

BOYNTON HAGEN LLC, A FLORIDA LIMITED LIABILITY COMPANY BY: RAM REALTY ASSOCIATES II LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER
BY: [Signature]
PRINT NAME: DAVID A. DEAN
TITLE: VICE PRESIDENT
BY: [Signature]
PRINT NAME: KAREN D. GELLER
TITLE: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID A. DEAN, KAREN D. GELLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF RAM REALTY ASSOCIATES II LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY 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 COMPANY.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June, 2009.



WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June, 2009.

COMMISSION # 20855343
EXPIRES: 2-26-2013

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 PALM BEACH COUNTY.

MORTGAGEE

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 IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 21386 AT PAGE 474 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 23 DAY OF June, 2009.

WITNESS: [Signature]
PRINT NAME: David A. Clark
WITNESS: [Signature]
PRINT NAME: Debra L. Benary

REGIONS BANK, AN ALABAMA BANKING CORPORATION
BY: [Signature]
NAME: Lynette Sumers
TITLE: V.P.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME PERSONALLY APPEARED Lynette Sumers, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, AND SEVERALLY 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.

MY COMMISSION EXPIRES: 10-6-2009

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF June, 2009.



WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF June, 2009.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ROBERT M. GRAHAM, 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 TO GOK-HAGEN, L.T.D., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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: June 15, 2009
2:09 P.M.

ROBERT M. GRAHAM
ATTORNEY-AT-LAW
FLORIDA BAR NO. 273562

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 24th DAY OF June, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

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

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, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (F.D.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 16, 2009

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

