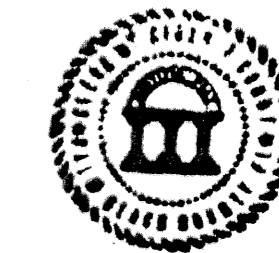


HOTEL COMPLEX PLAT

BEING A PORTION OF SECTION 1, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

JUNE 1997



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:39 P.M.,
this 17 day of June 1997,
and duly recorded in Plat Book No. 71
on page 165-166
DOROTHY H. WILSON, Clerk of Circuit Court
by *[Signature]* D.C.

LAND DESCRIPTION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

PARCEL 1:
A PARCEL OF LAND IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 1 AFORESAID GO NORTH 88° 10' 56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 1, ALSO BEING THE CENTERLINE OF MONET ROAD, A DISTANCE OF 2845.46 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MILITARY TRAIL; THENCE NORTH 02° 09' 41" EAST, ALONG SAID CENTERLINE OF MILITARY TRAIL, A DISTANCE OF 207.45 FEET TO A POINT; THENCE SOUTH 87° 50' 19" EAST A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 62° 07' 27" EAST A DISTANCE OF 177.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71° 48' 30" EAST A DISTANCE OF 370.95 FEET TO A POINT; THENCE NORTH 44° 40' 47" EAST A DISTANCE OF 251.90 FEET TO A POINT; THENCE NORTH 23° 24' 56" WEST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 66° 35' 04" WEST A DISTANCE OF 560.44 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 02° 09' 41" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 206.40 FEET TO A POINT; THENCE SOUTH 62° 07' 27" EAST A DISTANCE OF 177.78 FEET TO A POINT; THENCE SOUTH 02° 09' 41" WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
FROM THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE NORTH 88° 10' 56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 1, ALSO BEING THE CENTERLINE OF MONET ROAD, A DISTANCE OF 2845.46 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MILITARY TRAIL; THENCE NORTH 02° 09' 41" EAST, ALONG SAID CENTERLINE OF MILITARY TRAIL, A DISTANCE OF 207.45 FEET TO A POINT; THENCE SOUTH 87° 50' 19" EAST A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 02° 09' 41" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 356.40 FEET TO A POINT IN SAID LINE, SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 02° 09' 41" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1194.11 FEET TO A POINT IN SAID LINE; THENCE SOUTH 30° 06' 34" EAST A DISTANCE OF 211.26 FEET TO A POINT; THENCE SOUTH 25° 20' 45" EAST A DISTANCE OF 602.08 FEET TO A POINT; THENCE SOUTH 23° 24' 56" EAST A DISTANCE OF 265.54 FEET TO A POINT; THENCE SOUTH 66° 35' 04" WEST A DISTANCE OF 560.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:
BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2353 AT PAGE 1534 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 88° 10' 56" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, ALSO BEING THE CENTERLINE OF MONET ROAD, A DISTANCE OF 2845.46 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MILITARY TRAIL; THENCE NORTH 02° 09' 41" EAST ALONG SAID CENTERLINE OF MILITARY TRAIL, A DISTANCE OF 207.45 FEET TO A POINT; THENCE SOUTH 87° 50' 19" EAST, A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 02° 09' 41" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID EASTERLY LINE 380.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 89° 31' 44" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 22,978.31 FEET, A CENTRAL ANGLE OF 00° 57' 32", AN ARC DISTANCE OF 384.58 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE EASTERLY ALONG SAID LINE NORTH 62° 07' 27" WEST 9.02 FEET TO THE POINT OF BEGINNING.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP, AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING PARTICULARLY DESCRIBED ON SHEET 1 HEREOF, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HOTEL COMPLEX PLAT AND DOES HEREBY DEDICATE THE SPECIFIC PARCEL DESCRIBED HEREIN AS FOLLOWS:

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMERCIAL PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, AT POOL, LTD., A COLORADO LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, AMSTAR CAPITAL MANAGEMENT CORPORATION, A COLORADO CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY THIS 12th DAY OF June 1997.

BY: AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP
BY: AT POOL, LTD., A COLORADO LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: AMSTAR CAPITAL MANAGEMENT CORPORATION, A COLORADO CORPORATION, ITS GENERAL PARTNER

ATTEST: *[Signature]* KEVIN J. MARTIN, SECRETARY
BY: *[Signature]* DAVID B. AGNEW, PRESIDENT

ACKNOWLEDGEMENT:
STATE OF COLORADO
CITY AND COUNTY OF DENVER

BEFORE ME PERSONALLY APPEARED DAVID B. AGNEW AND KEVIN J. MARTIN WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF AMSTAR CAPITAL MANAGEMENT CORPORATION, A COLORADO CORPORATION, AS GENERAL PARTNER OF AT POOL, LTD., A COLORADO LIMITED PARTNERSHIP, AS GENERAL PARTNER OF AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL OF SAID CORPORATION WAS AFFIXED TO SAID INSTRUMENT BY DJC AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, IN SAID CAPACITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF June 1997.

MY COMMISSION EXPIRES: 4/25/2001 *[Signature]* NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAWRENCE W. SMITH, 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 AMSTAR TEXAS POOL, LTD., A COLORADO LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD.

DATE: 6-13-97 BY: *[Signature]* LAWRENCE W. SMITH, ATTORNEY AT LAW, FLORIDA BAR NO. 310182

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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

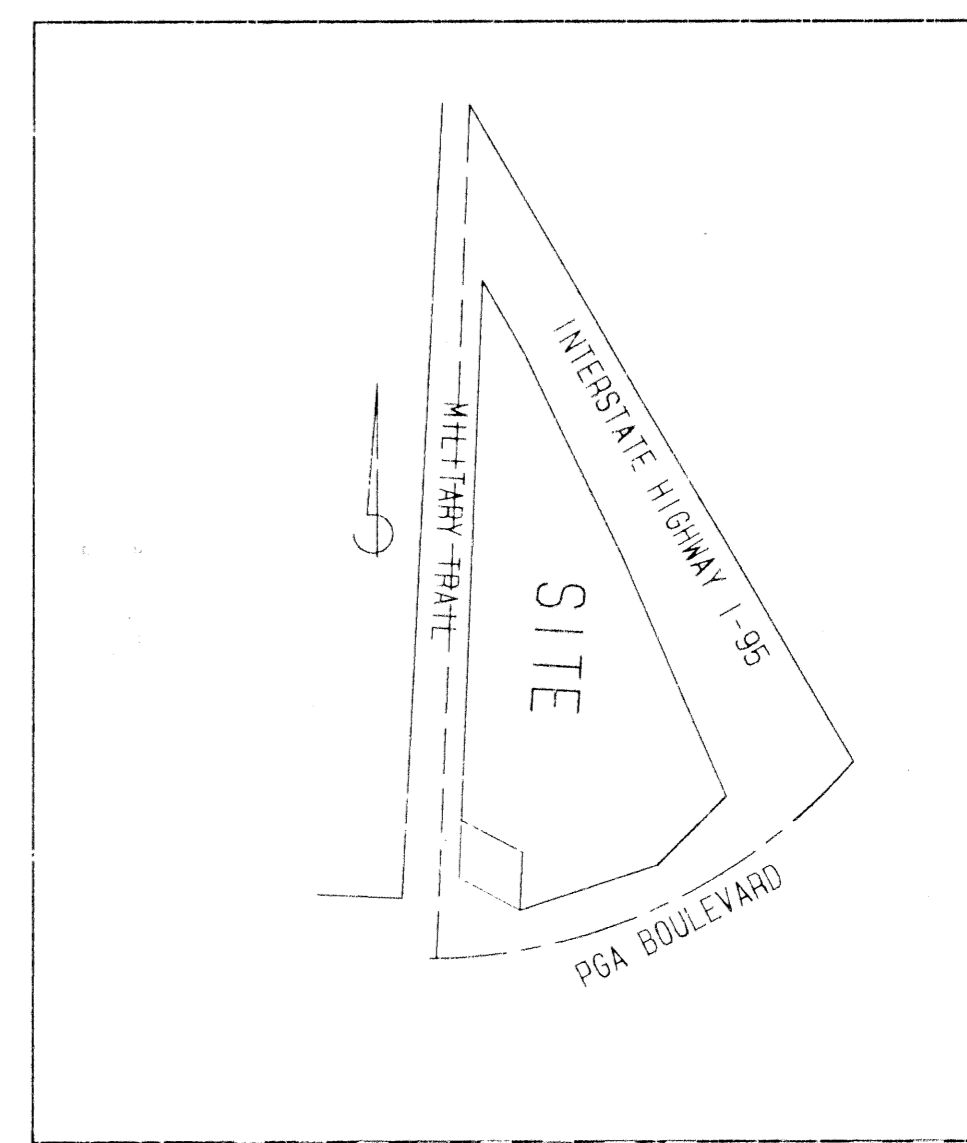
[Signature] DATE: 6-13-97
CHARLES H. ANDERSON, PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4392

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 16th DAY OF June 1997.
BY: *[Signature]* JOSEPH H. RUSCO, Mayor
Vice Mayor

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 16th DAY OF June 1997.

ATTEST: *[Signature]* LINDA V. KOSTER, CLERK
BY: *[Signature]* LENNART E. LINDAHL, P.E., CITY ENGINEER



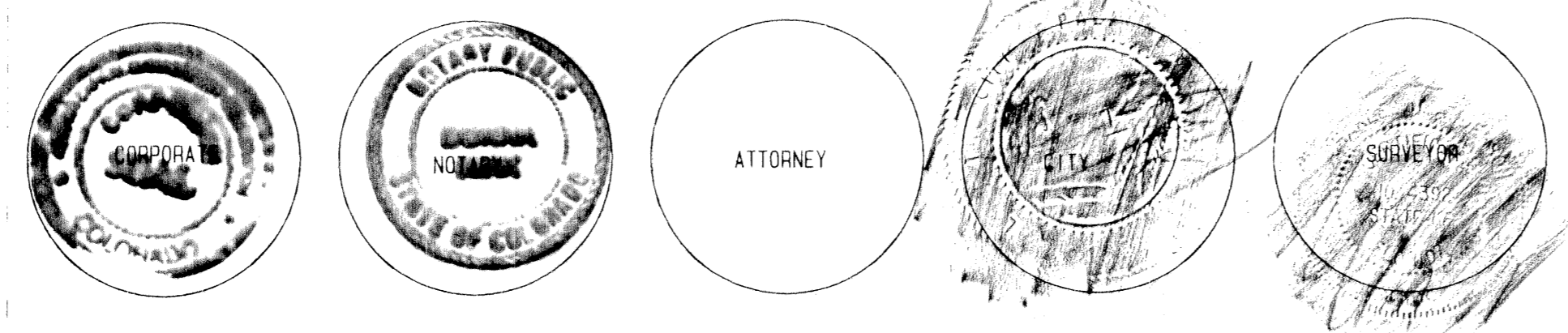
LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING ON THE SOUTH LINE OF THE SE1/4 OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST SAID LINE BEARS NORTH 88°10'56" WEST
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. LINES THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

TAZ 31

SUBDIVISION & HOTEL COMPLEX PLAT
BOOK 79 PAGE 165
FLOOD MAP
FLOOD ZONE
QUAD
SE
ZIP CODE
PUD NAME CITY OF PALM BEACH GARDENS



KESHAVARZ & ASSOCIATES, INC.
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
1280 N. CONGRESS AVENUE, SUITE 206
WEST PALM BEACH, FLORIDA 33409
(561) 689-8600 / FAX 689-7476