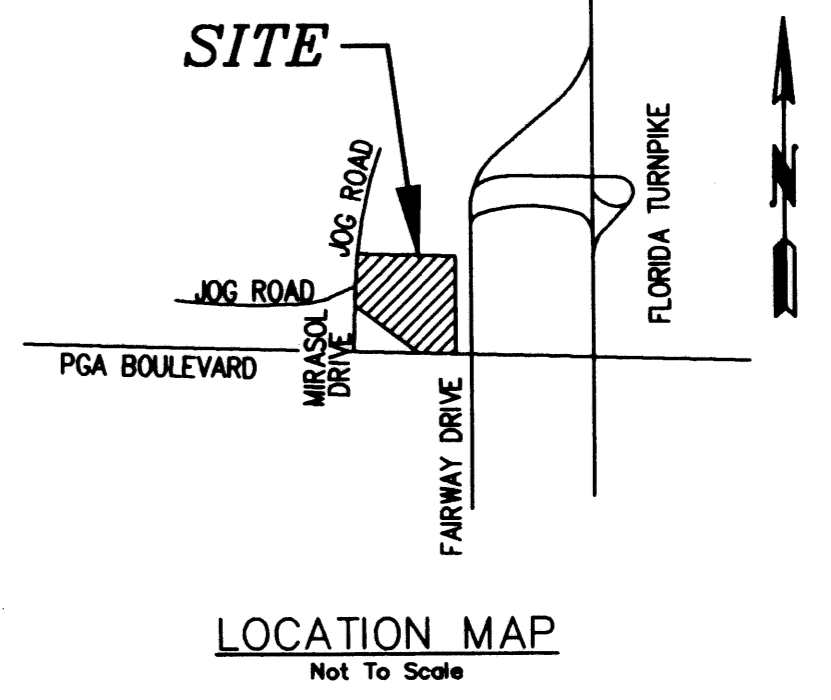


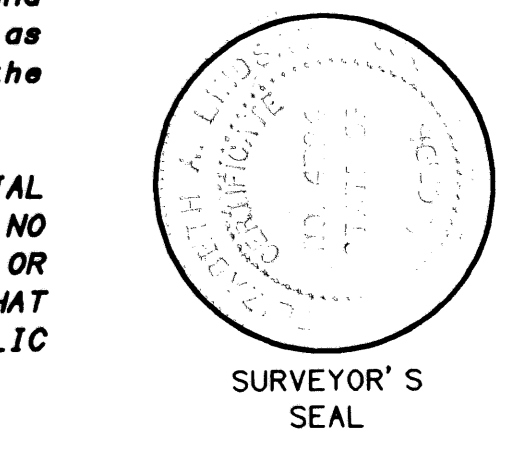
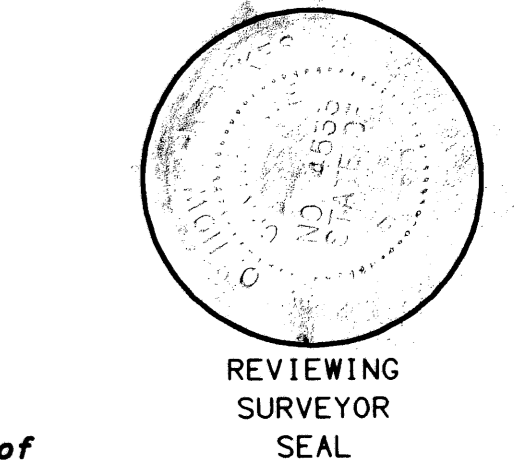
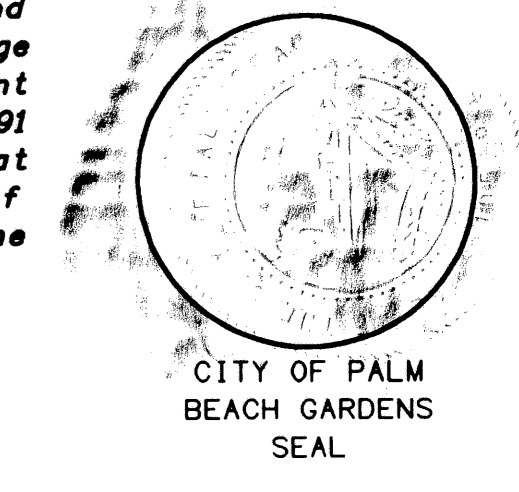
MIRASOL WALK

LYING IN SECTION 3, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 3
DECEMBER - 2003



7

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at A.M. this 23 day of January 2004, and duly recorded in Plat Book No. 101 on Pages 6007 thru 6007.
DOROTHY H. WILKEN
Clerk Circuit Court
By Alana J. Jensen D.C.



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that PBC-Three, LLC, a Florida limited liability company, the owner of the land shown hereon as MIRASOL WALK and lying in Section 3, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

A parcel of land situated in Section 3, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the southeast corner of said Section 3; thence North 88°27'05" West, along the south line of the southeast one-quarter (SE 1/4) of said Section 3, a distance of 903.56 feet; thence North 01°35'04" East, departing said south line, a distance of 98.86 feet to a point on the north right-of-way line of PGA Boulevard, as described in Minutes Of The Circuit Court Book 67, Page 566 of the Public Records in and for Palm Beach County, Florida, said point also being the POINT OF BEGINNING of the herein described parcel of land;

thence South 77°30'46" West along said north right-of-way line of PGA Boulevard, a distance of 180.23 feet to a point of intersection with the north right-of-way line of PGA Boulevard as described in that certain right-of-way deed recorded in Official Record Book 2399, Page 1073 of the said Public Records;

thence North 88°27'05" West along the said north right-of-way line of PGA Boulevard as recorded in Official Record Book 2399, Page 1073, a distance of 468.41 feet to the southeast corner of Tract F of the plat of MIRASOL PLAT ONE as recorded in Plat Book 89, Page 14 of the said Public Records;

thence North 43°30'10" West, departing said north right-of-way line of PGA Boulevard, along the northeasterly line of said Tract F, a distance of 623.10 feet to the northerly corner of said Tract F and a point of intersection with the east line of Tract A of the said plat of MIRASOL PLAT ONE, said point being on the east right-of-way line of Jog Road as shown on the said plat of MIRASOL PLAT ONE;

thence northerly along the said east line of Tract A and the east right-of-way line of Jog Road the following two courses:
(1) thence northeasterly and northwesterly along the arc of a non-tangent curve concave to the northeast having a radius of 175.00 feet, a radial bearing of North 43°30'10" West and a central angle of 111°36'20", a distance of 340.88 feet;

(2) thence northeasterly along the arc of a non-tangent curve concave to the southeast having a radius of 2940.00 feet, a radial bearing of South 83°33'56" East and a central angle of 07°01'34", a distance of 360.53 feet to the southwest corner of Tract J as shown on the said plat of MIRASOL PLAT ONE;

thence South 88°24'56" East departing said east right-of-way line of Jog Road, along the south line of said Tract J and the south lines of Tract G and Tract O as shown on the said plat of MIRASOL PLAT ONE, a distance of 1067.38 feet to the southeast corner of said Tract O and a point of intersection with the westerly limited access right-of-way line of the Florida Turnpike as recorded in Official Record Book 1180, Page 313;

thence South 01°35'04" West departing said south line of Tract O along the said westerly limited access right-of-way line of the Florida Turnpike, a distance of 1041.43 feet to the POINT OF BEGINNING.

Containing 24.21 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the previously described real property as follows:

1. Tract 1, as shown hereon, is hereby reserved by PBC-Three, LLC, a Florida limited liability company for commercial parcels and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

2. Tract 2, as shown hereon, is hereby dedicated for the perpetual use of the public for road right-of-way purposes.

3. The upland preserve easement within Tract 4, as shown hereon, is hereby reserved by PBC-Three, LLC, a Florida limited liability company, as a preservation easement and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens, and in no way be altered from its natural state, except pursuant to a management plan approved by the City of Palm Beach Gardens. Activities prohibited in the preservation easement include, but are not limited to: construction; the depositing of substances such as trash; removal or destruction of trees, shrubs, or other vegetation (with the exception of exotic/nuisance vegetation removal and related maintenance practices); excavation; dredging; removal of soil material; diking or fencing; placement of above or below ground utilities; and any other activity detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

4. Tracts 3 and 4, as shown hereon, are hereby reserved by PBC-Three, LLC, a Florida limited liability company, as open space and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

5. Tract 5, as shown hereon, is hereby reserved by PBC-Three, LLC, a Florida limited liability company, as a water management tract and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

6. The limited access easement, as shown hereon, is hereby dedicated to the City of Palm Beach Gardens for the purpose of control and jurisdiction over access rights.

7. The landscape buffer easements, as shown hereon, are hereby reserved by PBC-Three, LLC, a Florida limited liability company, for landscape purposes and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

8. The water management maintenance easement and the water management access easement, as shown hereon, are hereby reserved by PBC-Three, LLC, a Florida limited liability company, for access to the water management tract and drainage facilities and for performing any and all maintenance activities pursuant to the maintenance obligations, and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

9. 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.

10. The reclaimed water easement and the water and sewer easements, as shown hereon, are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities. Said lands encumbered by said easements shall be the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

8. The water management maintenance easement and the water management access easement, as shown hereon, are hereby reserved by PBC-Three, LLC, a Florida limited liability company, for access to the water management tract and drainage facilities and for performing any and all maintenance activities pursuant to the maintenance obligations, and shall be the perpetual maintenance obligation of PBC-Three, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of Palm Beach Gardens.

9. 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.

10. The reclaimed water easement and the water and sewer easements, as shown hereon, are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities. Said lands encumbered by said easements shall be the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

IN WITNESS WHEREOF, PBC-Three, LLC, a Florida limited liability company, has caused these presents to be signed by its vice president and its corporate seal to be affixed hereto, by and with the authority of its Board of Directors, this 18th day of December, 2003.

WITNESS: Shawn R. McIntyre
Print Name Shawn R. McIntyre
BY: North American Properties Investors, Inc., a Florida Corporation
Manager of PBC-Three, LLC
Dale G. Hafels
Dale G. Hafels, Vice President

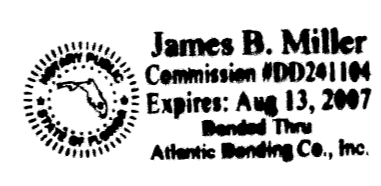
WITNESS: Carol L. Gorkjick
Print Name Carol L. Gorkjick
BY: James B. Miller
James B. Miller, Notary Public-State of Florida
Commission No. 2224104

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF LEE

BEFORE ME personally appeared Dale G. Hafels, who is personally known to me, or has produced a driver's license as identification and who executed the foregoing instrument as Vice President of North American Properties Investors, Inc., a Florida Corporation, as the Manager of PBC-Three, LLC, a Florida limited liability company, and severally 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 and limited liability company.

WITNESS my hand and official seal this 18th day of December, 2003.
My commission expires: 8/13/2007
Commission No. 2224104



MORTGAGE JOINDER AND CONSENT

STATE OF FLORIDA } SS
COUNTY OF LEE

The undersigned, Sun Trust Bank, as the owner and holder of that certain Mortgage by PBC-Three, LLC, a Florida limited liability company in favor of Sun Trust Bank, including its successors and assigns, dated February 11, 2003, and recorded March 12, 2003, in Official Records Book 14913, Pages 427 through 438, inclusive, as secured by that Conditional Assignment of Leases, Rents and Profits of even date recorded in Official Records Book 14913, Pages 439 through 443, inclusive, and that certain UCC Financing Statement by PBC-Three, LLC, a Florida limited liability company, in favor of Sun Trust Bank, including its successors and assigns, recorded March 12, 2003, in Official Records Book 14913, Pages 444 through 447, inclusive, all of the Public Records of Palm Beach County, Florida, hereby joins in, consents to, and subordinates the lien of the Mortgage to this plat of Mirasol Walk and all dedications, reservations, and other matters shown hereon.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its fully authorized officer this 22nd day of December, 2003.

Sun Trust Bank
BY: Michael J. Anderson
Print Name: Michael J. Anderson
Print Title: SENIOR VICE PRESIDENT

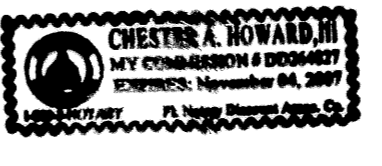
ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF LEE

BEFORE ME personally appeared Michael Dunkin, who is personally known to me, or has produced a driver's license as identification and who executed the foregoing instrument as Senior Vice President of Sun Trust Bank, and severally acknowledged to and before me that he executed such instrument as such officer of said bank, and that the seal affixed to the foregoing instrument is the 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 22nd day of December, 2003.

My commission expires: 11/04/07
Commission No. 2261122
Chester A. Howard III
Print Name
Notary Public-State of Florida
Commission No. 2261122



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF LEE

I, Stephen E. Thompson, of the law firm of Roetzel & Andress, a legal professional association, as 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 in PBC-THREE, LLC, a Florida limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of 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.

Roetzel & Andress
a legal professional association
Dated: 18 Dec. 2003
BY: Stephen E. Thompson
Stephen E. Thompson, Attorney
and Managing Partner - Florida Offices

REVIEWING SURVEYOR

This Plat has been reviewed for conformity in accordance with Chapter 177.001(4) 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 Monuments at lot corners.

O. Howard Dukes
O. Howard Dukes, PSM
Professional Surveyor and Mapper
Florida License Number LS4533

APPROVALS

City of Palm Beach Gardens
County of Palm Beach, Florida

This Plat is hereby approved for record this 15th day of January, 2004.

By: Eric Jablun
Eric Jablun, Mayor
Attest: Patricia Snider
Patricia Snider, City Clerk

City Engineer:
This Plat is hereby accepted for record this 15th day of January, 2004.

By: Daniel P. Clark
Daniel P. Clark, P.E., City Engineer

SURVEYOR'S CERTIFICATION

This is to certify that the Plat shown hereon was prepared under my direction and supervision and 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"), Permanent Control Points ("P.C.P.s") and Monuments according to Chapter 177.001 (9), F.S. have been placed as required by law; and, further, that the plat complies with all the plat and survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Palm Beach Gardens, Florida

Elizabeth A. Lindsay
Elizabeth A. Lindsay, P.S.M.
Professional Surveyor and Mapper - Florida License Number LS4724
BETSY LINDSAY, INC.
208 North U.S. 1, # 8
Tequesta, Florida 33469
Certificate of Authorization Number LB6852

NOTES

Bearings shown hereon are relative to the north right of way line of PGA Boulevard which bears North 88°27'05" West.

Building Setback Lines shall be no less than required by City of Palm Beach Gardens, Florida Zoning Regulations.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

No fences shall be placed on Lake Maintenance Easements.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

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.

THIS INSTRUMENT PREPARED BY:
Elizabeth A. Lindsay, P.S.M.
Professional Surveyor and Mapper
Florida License Number LS4724
BETSY LINDSAY, INC.
208 North U.S. 1, # 8
Tequesta, Florida 33469
Certificate of Authorization Number LB6852

COMPUTED JAD
DRAWN JAD
CHECKED
APPROVED
JOB NO. 21-069.11