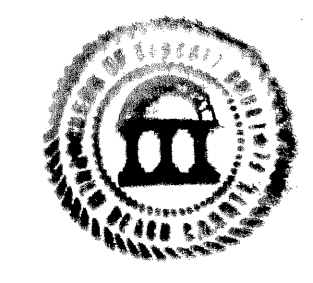


PGA COMMONS PLAT NO. 3

A PARCEL OF LAND BEING A REPLAT OF LOTS 3 THROUGH 21, INCLUSIVE, PGA COMMONS PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
JANUARY, 2004

134

STATE OF FLORIDA
This Plat was filed for record at 11:10 AM
This 22 day of March 2004
and duly recorded in Plat Book No. 101
of page 134-136
DOROTHY H. WILKEN, Clerk of Circuit Court
D.



DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999; MICHAEL P. ROMAIN AND CATHERINE T. ROMAIN, HUSBAND AND WIFE; AND TIMOTHY WISNER, JR.; ALLISON BEESON; PATRICK GAMBALE; MICHELE KAUFMAN; DAVID A. AND JANE M. OCHS, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS "PGA COMMONS PLAT NO. 3", LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 3 THROUGH 21, INCLUSIVE, PGA COMMONS PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 57,464.5 SQUARE FEET OR 1.319 ACRES, MORE OR LESS.

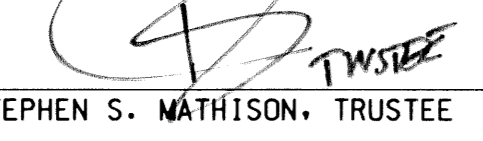
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1.) TRACTS "A1" AND "B1", AS SHOWN HEREON, ARE HEREBY RESERVED BY STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, FOR COMMERCIAL DEVELOPMENT PURPOSES, INGRESS AND EGRESS PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, I, STEPHEN S. MATHISON, AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, DO HEREBY SET MY HAND THIS 15th DAY OF March, 2004.

BY: STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999

WITNESS: Hope Osani
PRINT NAME: Hope Osani

BY: 
STEPHEN S. MATHISON, TRUSTEE

WITNESS: Kristen M. Hagen
PRINT NAME: Kristen M. Hagen

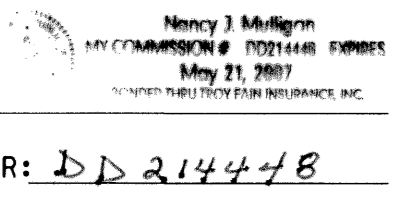
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS STEPHEN S. MATHISON AS TRUSTEE OF PGA COMMONS LAND TRUST AGREEMENT DATED FEBRUARY 12, 1999, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID LAND TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MARCH, 2004.

MY COMMISSION EXPIRES: MAY 21, 2007

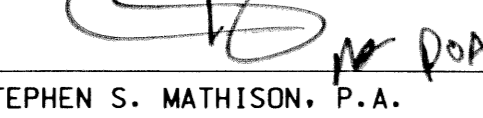
NOTARY SEAL: 

COMMISSION NUMBER: DD 214448

IN WITNESS WHEREOF, MICHAEL P. ROMAIN AND CATHERINE T. ROMAIN, HUSBAND AND WIFE; TIMOTHY WISNER, JR., ALLISON BEESON; PATRICK GAMBALE; MICHELE KAUFMAN; DAVID A. AND JANE M. OCHS, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY LICENSED ATTORNEY IN FACT, THIS DAY 15th OF March, A.D., 2004.

WITNESS: Hope Osani
PRINT NAME: Hope Osani

WITNESS: Kristen M. Hagen
PRINT NAME: KRISTEN M. HAGEN

BY: 
STEPHEN S. MATHISON, P.A.
FLORIDA BAR NO. 362786
BY POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 15981, PAGE 1942 AND OFFICIAL RECORD BOOK 16018, PAGE 1844, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

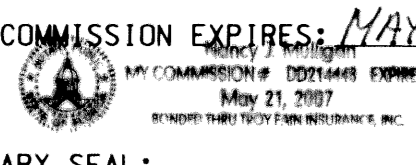
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS ATTORNEY IN FACT FOR MICHAEL P. ROMAIN AND CATHERINE T. ROMAIN, HUSBAND AND WIFE; TIMOTHY WISNER, JR., ALLISON BEESON; AND PATRICK GAMBALE, MICHELE KAUFMAN, DAVID A. AND JANE M. OCHS, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March, 2004.

MY COMMISSION EXPIRES: MAY 21, 2007

NOTARY SEAL: 

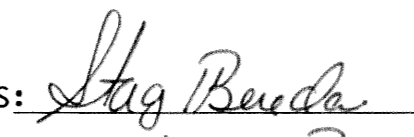
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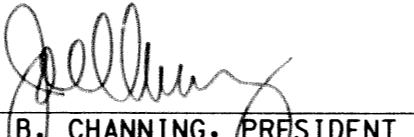
ACCEPTANCE OF RESERVATIONS:

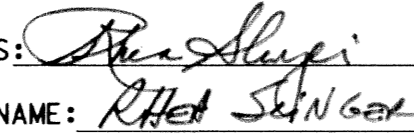
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS, FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF March, 2004.

THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: 
PRINT NAME: Stacy BEREDA

BY: 
JOEL B. CHANNING, PRESIDENT

WITNESS: 
PRINT NAME: Rhett SKINSGAR

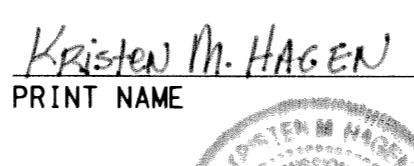
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOEL B. CHANNING, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-FOR-PROFIT CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March, 2004.

MY COMMISSION EXPIRES: March 2, 2006

NOTARY SEAL: 

COMMISSION NUMBER: DD 081323

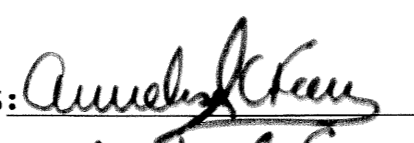
MORTGAGEE'S CONSENT:

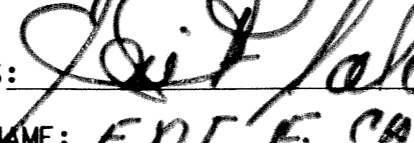
STATE OF FLORIDA)
COUNTY OF PALM BEACH)


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 RECORD BOOK 10936, AT PAGE 882, ASSIGNED TO OCEAN BANK IN OFFICIAL RECORD BOOK 13097, AT PAGE 615, RE-STATE IN OFFICIAL RECORD BOOK 13097, AT PAGE 618, AND MODIFIED IN OFFICIAL RECORD BOOK 16406 AT PAGE 606 AND OFFICIAL RECORD BOOK 13885, AT PAGE 606, ALL 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 AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF March, 2004.

BY: OCEAN BANK
A FLORIDA BANKING CORPORATION

WITNESS: 
PRINT NAME: Eugene FONT, VICE PRESIDENT

WITNESS: 
PRINT NAME: ERIC F. CALVINO

NOTARY SEAL: 

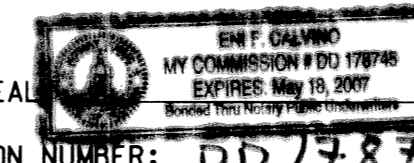
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EUGENE FONT, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OCEAN BANK, A FLORIDA BANKING CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF March, 2004.

MY COMMISSION EXPIRES: 5-18-07

NOTARY SEAL: 

COMMISSION NUMBER: DD 178745

MORTGAGEE'S CONSENT:

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 RECORD BOOK 15495, AT PAGE 245 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 DULY LICENSED ATTORNEY IN FACT THIS 15th DAY OF March, 2004.

BY: OHIO SAVINGS BANK
A FEDERAL SAVINGS BANK

STEPHEN S. MATHISON, P.A.
FLORIDA BAR NO. 362786
BY POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 16018, PAGE 1844, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

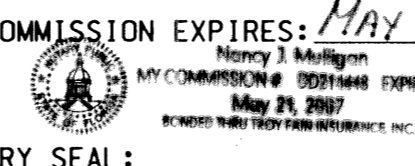
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

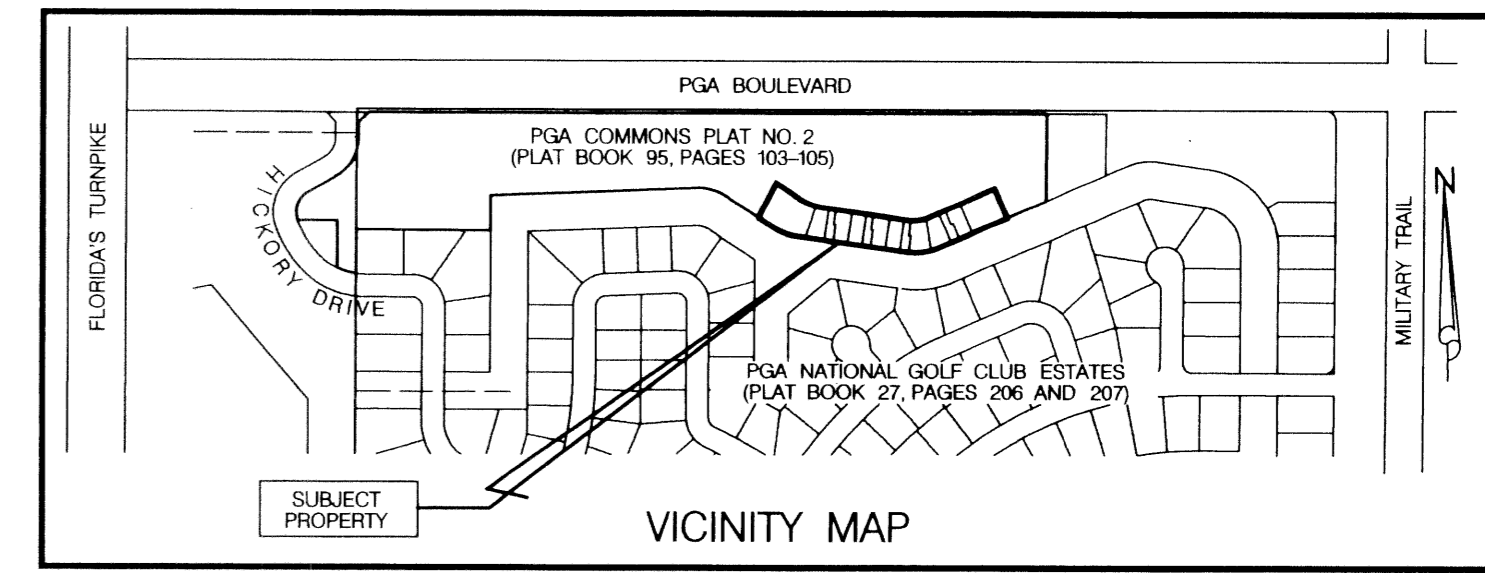
BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS ATTORNEY IN FACT FOR OHIO SAVINGS BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MARCH, 2004.

MY COMMISSION EXPIRES: MAY 21, 2007

NOTARY SEAL: 

COMMISSION NUMBER: DD 214448



MORTGAGEE'S CONSENT:

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 RECORD BOOK 16595, AT PAGE 350 AND OFFICIAL RECORD BOOK 16595, AT PAGE 365 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 DULY LICENSED ATTORNEY IN FACT THIS 15th DAY OF March, 2004.

BY: AMERICA'S WHOLESALE LENDER,
A NEW YORK CORPORATION

WITNESS: Hope Osani
PRINT NAME: Hope OSANI

WITNESS: Kristen M. Hagen
PRINT NAME: KRISTEN M. HAGEN

STEPHEN S. MATHISON, P.A.
FLORIDA BAR NO. 362786
BY POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 16018, PAGE 1844, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

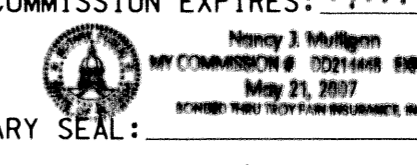
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

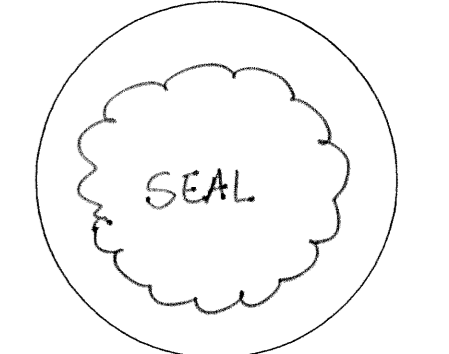
BEFORE ME PERSONALLY APPEARED STEPHEN S. MATHISON, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS ATTORNEY IN FACT FOR OHIO SAVINGS BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MARCH, 2004.


MY COMMISSION EXPIRES: MAY 21, 2007

NOTARY SEAL: 

COMMISSION NUMBER: DD 214448



THE PGA COMMONS PROPERTY OWNERS' ASSOCIATION, INC.



LIDBERG LAND
SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-9454

CAD: K:\UST\124242\03-208\2083306\SHEET1.DGN		
REF.		
FLD. K.C.	FB. PG.	JOB 03-208-306
OFF. R.J.W.	426 29	DATE 12/23/03
CKD. D.C.L.	SHEET 1 OF 3	DWG. D03-208P