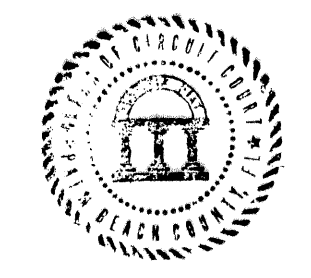


ABERDEEN - PLAT NO. 20
LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACTS 13,14,15,16,27 & 28, BLOCK 47,
PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 49
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
MARCH, 1994
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 12:37 P.M. this 7th day of July, 1994, and duly recorded in Plat Book No. 73 on Page 1-2
Dorothy H. Wilken, Clerk of the Circuit Court
By Leigh A. Stubby, D.C.

2. TRACTS:
PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED UNTO SUNBELT PROPERTIES LTD. ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SUNBELT PROPERTIES LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
PARCEL "B", AS SHOWN HEREON, IS HEREBY RESERVED UNTO SUNBELT PROPERTIES LTD. ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SUNBELT PROPERTIES LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. (PARCEL "B" TO BE REPLATTED PRIOR TO FUTURE DEVELOPMENT)

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ABERDEEN COMMERCIAL CENTER ASSOCIATION, INC. 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 16 DAY OF May 19 94.

P.U.D. TABULATION
(PETITION NO. 80-153)

PARCEL "A" ..... 3.06 ACRES
PARCEL "B" ..... 25.77 ACRES
TOTAL ACREAGE ..... 28.83 ACRES

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF July 1994

BY: Mary McPartly, CHAIR

ATTEST: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: Dawn Bennett, DEPUTY CLERK

COUNTY ENGINEER:

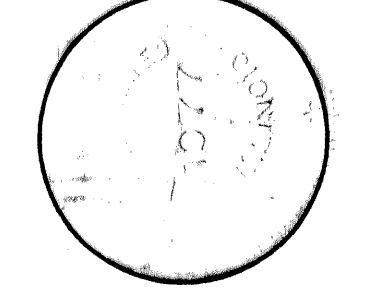
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF July 1994

BY: George T. Webb, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S P.L.S. #5019) ARE SHOWN THUS:
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 02°05'33" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. P.B. DENOTES PLAT BOOK
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
R. DENOTES RADIAL LINE
C.B. DENOTES CHORD BEARING
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
6. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.)
7. 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.

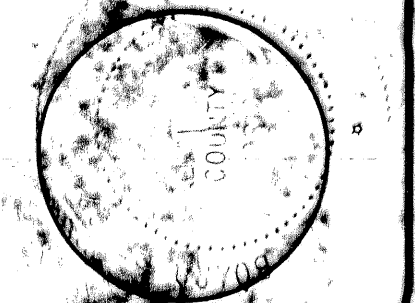
DEDICATION



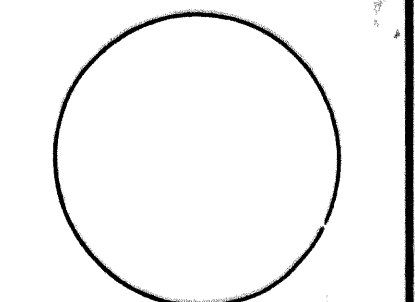
DEDICATION NOTARY



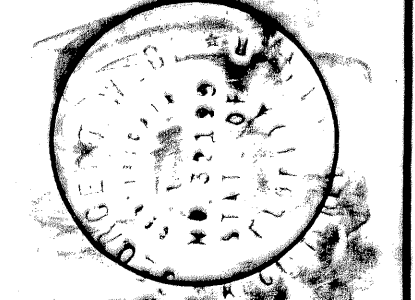
BOARD OF COUNTY COMMISSION



CLERK OF CIRCUIT COURT



COUNTY ENGINEER



SURVEYOR



KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA, AS SUNBELT COMMERCIAL LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A REPLAT OF A PORTION OF TRACTS 13, 14, 15, 16, 27 AND 28, BLOCK 47, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABERDEEN - PLAT NO. 20, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 15, THENCE WITH A BEARING OF SOUTH 02°05'33" WEST, ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 15, A DISTANCE OF 1083.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LE CHALET BOULEVARD, AS RECORDED IN PLAT BOOK 44, PAGES 77 & 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE WITH A BEARING OF SOUTH 41°29'00" EAST ALONG THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF LE CHALET BOULEVARD, A DISTANCE OF 188.12 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 35°24'57" WEST, A DISTANCE OF 938.39 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00°48'52" WEST, A DISTANCE OF 438.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 21, AS RECORDED IN OFFICIAL RECORD BOOK 2532, PAGE 821 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF NORTH 89°11'08" WEST, ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 487.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4456, PAGES 581 - 584, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2472.06 FEET, A CHORD BEARING OF NORTH 07°13'50" EAST, A CENTRAL ANGLE OF 43°41'53", AND AN ARC LENGTH OF 1885.38 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 74°50'27" EAST, A DISTANCE OF 35.82 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF LE CHALET BOULEVARD; THENCE WITH A BEARING OF SOUTH 59°23'54" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 195.88 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1900.01 FEET A CHORD BEARING OF SOUTH 50°28'27" EAST, A CENTRAL ANGLE OF 17°54'54", AND AN ARC LENGTH 612.85 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 41°29'00" EAST, A DISTANCE OF 31.88 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 28.830 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
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.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM.
THE 5' AND 15' LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABERDEEN COMMERCIAL CENTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE 75' VEGETATIVE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ABERDEEN COMMERCIAL CENTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR NATURAL VEGETATION AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 13 DAY OF May 19 94.

SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT COMMERCIAL LIMITED PARTNERSHIP.

BY: U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.

WITNESS: Larry W. Seay, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME APPEARED LARRY W. SEAY WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS 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 13 DAY OF May 19 94

MY COMMISSION EXPIRES: Oct. 11, 1997

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC. 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 16th DAY OF May 19 94.

ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Melvin Leisner, Pres.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Melvin Leisner WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A 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 16th DAY OF May 19 94

MY COMMISSION EXPIRES: Oct. 17, 1995

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Charles Black WHO IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President of ABERDEEN COMMERCIAL CENTER ASSOCIATION, INC., A 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 16th DAY OF May 19 94

MY COMMISSION EXPIRES: Oct. 17, 1995

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, INC. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP DOING BUSINESS IN THE STATE OF FLORIDA AS SUNBELT COMMERCIAL LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

UNIVERSAL LAND TITLE, INC.

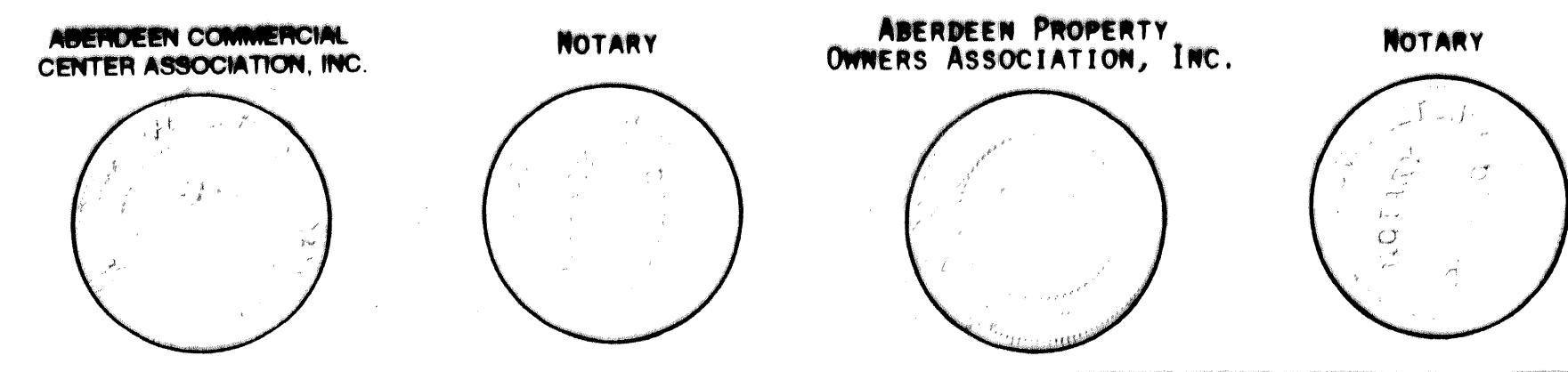
DATE: May 16, 1994 BY: Steve Ross, VICE PRESIDENT

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 ("P.R.M.'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: May 17, 1994 CRAIG S. PUSEY, P.L.S. LICENSE NO. 5019 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA
ABERDEEN - PLAT NO. 20

SUBDIVISION # ABERDEEN PLAT NO. 20
BOOK 73 PAGE 1
FLOOD ZONE # 185A
TRAD # 34 ZONING RS/KE
Petition # 80-153 ZIP CODE 33437
15/3/94 TAZ#44