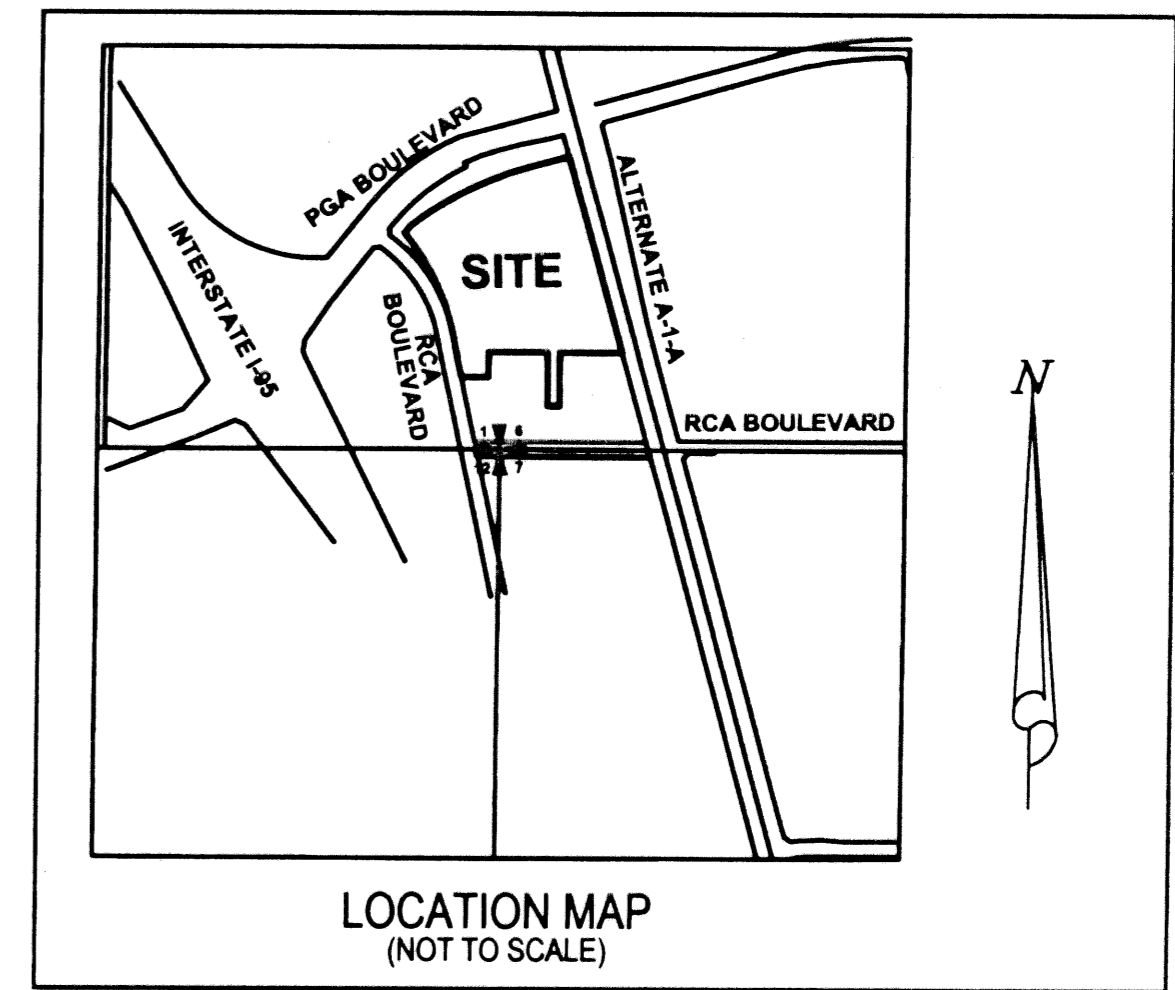


MACARTHUR PARCEL 5B

SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SEPTEMBER, 2002 SHEET 1 OF 2



79

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
The Plat was filed for record at 12:16 P.M.
on the 19th day of October 2002
and duly recorded in Plat Book No. 96
in pages 79-80
JOSEPH H. WILKIN, Clerk of Circuit Court
Sherry L. McAdams, C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT RCA CENTER II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MACARTHUR PARCEL 5B, SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AND SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2A AS SHOWN ON THE PLAT OF RCA PARK, AS RECORDED IN PLAT BOOK 83, PAGE 83, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°34'17" WEST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 507.17 FEET TO A POINT AT THE NORTHEAST CORNER OF TRACT S AS SHOWN ON SAID PLAT OF RCA PARK, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°34'17" WEST ALONG SAID NORTH LINE OF SAID TRACT S A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT S; THENCE NORTH 01°24'35" EAST ALONG THE WEST LINE OF AN ACCESS AGREEMENT EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 10792, PAGE 745, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 356.19 FEET; THENCE NORTH 88°34'17" WEST A DISTANCE OF 388.28 FEET; THENCE SOUTH 01°24'35" WEST A DISTANCE OF 186.38 FEET; THENCE NORTH 88°34'17" WEST A DISTANCE OF 178.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RCA ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1530, PAGE 447, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 10°39'38" WEST, ALONG SAID EAST RIGHT-OF-WAY OF RCA ACCESS ROAD A DISTANCE OF 317.23 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1433.28 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 79°22'28" WEST; THENCE NORTH ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF RCA ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 11810, PAGE 1127, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 28°42'37" A DISTANCE OF 718.20 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PGA BOULEVARD AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 11810, PAGE 1127; THENCE NORTH 37°43'02" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 61.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2207.87, FROM WHICH A RADIAL LINE BEARS SOUTH 38°38'13" EAST; THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°34'54" A DISTANCE OF 870.00 FEET; THENCE NORTH 73°50'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 280.08 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE F.E.C. RAILROAD; THENCE SOUTH 14°05'24" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF THE F.E.C. RAILROAD A DISTANCE OF 1,343.13 FEET; THENCE SOUTH 88°34'17" WEST A DISTANCE OF 408.38 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED ACCESS EASEMENT AGREEMENT; THENCE SOUTH 01°24'35" WEST ALONG SAID EAST LINE A DISTANCE OF 356.19 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,308,146 SQUARE FEET, OR 30.03 ACRES, MORE OR LESS.
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY 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 SEPTEMBER, 2002.

RCA CENTER II OF FLORIDA, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: PGA GATEWAY, LTD.
A FLORIDA LIMITED PARTNERSHIP
SOLE MEMBER
BY: DIVER MANAGEMENT, INC.
A FLORIDA CORPORATION
GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: RYAN B. JENNIFER
WITNESS: *[Signature]*
PRINT NAME: KENNETH R. BLAIR
BY: *[Signature]*
DANIEL S. CATALFUMO, PRESIDENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11006, PAGE 935, 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF SEPTEMBER, 2002.

BANKATLANTIC
A FEDERAL SAVINGS BANK
WITNESS: *[Signature]*
PRINT NAME: Julie Ryan
WITNESS: *[Signature]*
PRINT NAME: Kay Ramage
BY: *[Signature]*
KAREN H. HITTSON, SENIOR
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED KAREN H. HITTSON, 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 BANKATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 19th DAY OF SEPTEMBER, 2002

MY COMMISSION EXPIRES: 7/6/03
NOTARY PUBLIC: *[Signature]*
PRINT NAME: Julie Ryan
COMMISSION No.: 0684268

NOTARY SEAL:

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JAMES E. JACOBY, 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 RCA CENTER II OF FLORIDA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATE: 8/28/02
[Signature]
JAMES E. JACOBY
ATTORNEY AT LAW BAR NO. 369578

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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"), 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 THE CITY OF PALM BEACH GARDENS, FLORIDA.

[Signature]
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA
DATE: 8/28/02

ABBREVIATIONS

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PRC = POINT OF REVERSE CURVE
- PC = POINT OF CURVE
- PT = POINT OF TANGENT
- NR = NON RADIAL
- C/L = CENTER LINE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- F.E.C. = FLORIDA EAST COAST RAILROAD
- PRM = PERMANENT REFERENCE MONUMENT
- LB = LICENSED BUSINESS
- DOT = DEPARTMENT OF TRANSPORTATION
- LBE = LANDSCAPE BUFFER EASEMENT
- LAE = LIMITED ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK

675 West Indian Town Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD	K:\AUTOCAD 2000\014242\98-158\DWG\1588306.DWG
REF	K:\AUTOCAD\MACARTHUR\1588-105C.DWG
FLD	A.M./B.D.
OFF	S.F.B.
CKD	D.C.L.
FB	291 299 308 311
PC	48 72-73 74 07
JOB	98-158-306
DATE	03/12/02
DWG	D98-158P

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DANIEL S. CATALFUMO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DIVER MANAGEMENT, INC., A FLORIDA CORPORATION, AND 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 10 DAY OF SEPTEMBER, 2002.

MY COMMISSION EXPIRES: July 4, 2005
NOTARY PUBLIC: *[Signature]*
PRINT NAME: JANE L. BALLARD

COMMISSION No.: DD 038844
NOTARY SEAL: