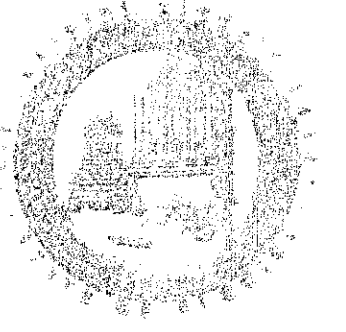


LEGACY PLACE COMMERCIAL REPLAT

BEING A REPLAT OF TRACT "A" AND WATER MANAGEMENT TRACTS "L-1" THROUGH "L-4", LEGACY PLACE COMMERCIAL, AS RECORDED IN PLAT BOOK 108, PAGES 29 THROUGH 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 7 AUGUST, 2007 00052-156



STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 2:34 PM, this 20th day of August, 2007, and duly recorded in Plat Book No. 118 on Pages 118 thru 127. Sharon R. Bock Clerk and Comptroller By: [Signature]

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF PINELLAS THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 12th DAY OF July, 2007.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH 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 THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DAVID C. LIBBERG DATED: THIS 17th DAY OF July, 2007. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 3613

DEDICATIONS AND RESERVATIONS

STATE OF GEORGIA COUNTY OF De KALB KNOW ALL MEN BY THESE PRESENTS, THAT SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP THE OWNER OF THE LAND SHOWN HEREON AS LEGACY PLACE COMMERCIAL REPLAT, BEING A REPLAT OF TRACT "A" AND WATER MANAGEMENT TRACTS "L-1" THROUGH "L-4", LEGACY PLACE COMMERCIAL, AS RECORDED IN PLAT BOOK 108, PAGES 29 THROUGH 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF TRACT "A" AND WATER MANAGEMENT TRACTS "L-1" THROUGH "L-4", LEGACY PLACE COMMERCIAL, AS RECORDED IN PLAT BOOK 108, PAGES 29 THROUGH 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

CONTAINING IN ALL 2,072,670 SQUARE FEET OR 47.58 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF DEVELOPMENT AND CONSTRUCTION OF NONRESIDENTIAL FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA. 2. WATER MANAGEMENT TRACTS "L-1", "L-2", "L-3" AND "L-4", AS SHOWN HEREON, ARE HEREBY RESERVED BY SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- EASEMENTS 3. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 4. THE PERPETUAL PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED, IN PERPETUITY, TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR VEHICULAR ACCESS AND PEDESTRIAN CIRCULATION AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 5. THE 12 FOOT PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.

- 6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS PALM BEACH GARDENS SHALL HAVE THE RIGHT TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH GARDENS PUBLIC STREETS.

- 7. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES NECESSARY TO THE MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- 8. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, SEMBLER RETAIL, INC., A FLORIDA CORPORATION.

THIS 12th DAY OF July, 2007. SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: SEMBLER RETAIL, INC. A FLORIDA CORPORATION, AS ITS SOLE GENERAL PARTNER

WITNESS: [Signature] PRINT NAME: Jennifer Ledbetter

WITNESS: [Signature] PRINT NAME: Sara K. Holt

BY: JEFF FUQUA VICE PRESIDENT AND ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

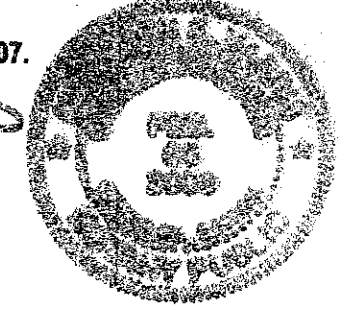
STATE OF GEORGIA COUNTY OF De KALB

BEFORE ME, PERSONALLY APPEARED JEFF FUQUA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF SEMBLER RETAIL, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 July, 2007.

MY COMMISSION EXPIRES: 2/08/08 [Signature] NOTARY PUBLIC

COMMISSION NO. N/A [Signature] (PRINT NAME)



WITNESS: [Signature] PRINT NAME: Joan Sullivan

WITNESS: [Signature] PRINT NAME: Meredith Burns

BY: CRAIG SHER, PRESIDENT

ACKNOWLEDGEMENT:

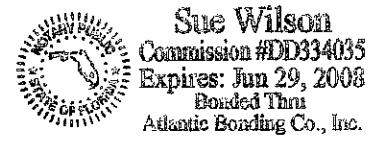
STATE OF FLORIDA COUNTY OF PINELLAS

BEFORE ME, PERSONALLY APPEARED CRAIG SHER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 12th DAY OF July, 2007.

MY COMMISSION EXPIRES: June 29, 2008 [Signature] NOTARY PUBLIC

COMMISSION NO. DD334835 [Signature] (PRINT NAME)



MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

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 17414, PAGE 192, AS MODIFIED IN OFFICIAL RECORD BOOK 17760, PAGE 806, AS MODIFIED IN OFFICIAL RECORD BOOK 17760, PAGE 721, AS MODIFIED IN OFFICIAL RECORD BOOK 18460, PAGE 901, AS MODIFIED IN OFFICIAL RECORD BOOK 18607, PAGE 1758, AS MODIFIED IN OFFICIAL RECORD BOOK 18643, PAGE 491, AS MODIFIED IN OFFICIAL RECORD BOOK 19117, PAGE 604, AS MODIFIED IN OFFICIAL RECORD BOOK 19131, PAGE 1773, AS MODIFIED IN OFFICIAL RECORD BOOK 20457, PAGE 841, AS MODIFIED IN OFFICIAL RECORD BOOK 20485, PAGE 107, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF July, 2007.

BANK OF AMERICA, N.A. AND BANK OF AMERICA AS ADMINISTRATIVE AGENT

WITNESS: [Signature] PRINT NAME: Michael Brown

WITNESS: [Signature] PRINT NAME: Kyle Brown

BY: VICTORIA KATCHUK

ACKNOWLEDGEMENT:

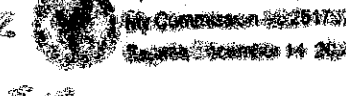
STATE OF FLORIDA COUNTY OF HILLSBOROUGH

BEFORE ME, PERSONALLY APPEARED VICTORIA KATCHUK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 13th DAY OF July, 2007.

MY COMMISSION EXPIRES: December 14, 2007 [Signature] NOTARY

COMMISSION NO. DD 251707 [Signature] (PRINT NAME)



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

WE, CHICAGO 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 SEMBLER FAMILY PARTNERSHIP #31, LTD., A FLORIDA LIMITED PARTNERSHIP, 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.

DATED: THIS 26th DAY OF June, 2007 [Signature] PRINT NAME: LYNDIA DURSO

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) 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.

[Signature] DATE: 7/12/07 RICHARD H. SMITH, PSM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. PSM 5238

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON PLAT OF LEGACY PLACE COMMERCIAL, PLAT BOOK 108, PAGE 29-36. THE SOUTH LINE OF SAID PLAT BEARS SOUTH 88°34'17" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER. 3) 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. 4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME. 5) 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. 6) THE SEACOAST UTILITY AUTHORITY WATER AND SEWER EASEMENTS (S.U.A.) AS SHOWN HEREON, WERE ORIGINALLY CREATED BY THE PLAT OF LEGACY PLACE COMMERCIAL, RECORDED IN PLAT BOOK 108, PAGES 29-36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ARE SUBJECT TO AN EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 20702, PAGE 1151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ARE AMENDED BY AN ENVOIEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 20758, PAGE 1788, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 7) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

ABBREVIATIONS

- 4"x4" CONCRETE MONUMENT LB4431 (PRM) 5/8" IRON ROD AND CAP LB4431 (MONUMENT) PRM = PERMANENT REFERENCE MONUMENT R = RADIUS L = ARC LENGTH D = DELTA SUA = SEACOAST UTILITY AUTHORITY FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION N.P.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FPL = FLORIDA POWER & LIGHT LME = LAKE MAINTENANCE EASEMENT LB = LICENSED BUSINESS ORB = OFFICIAL RECORD BOOK PB = PLAT BOOK PG = PAGE

CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF July, 2007.

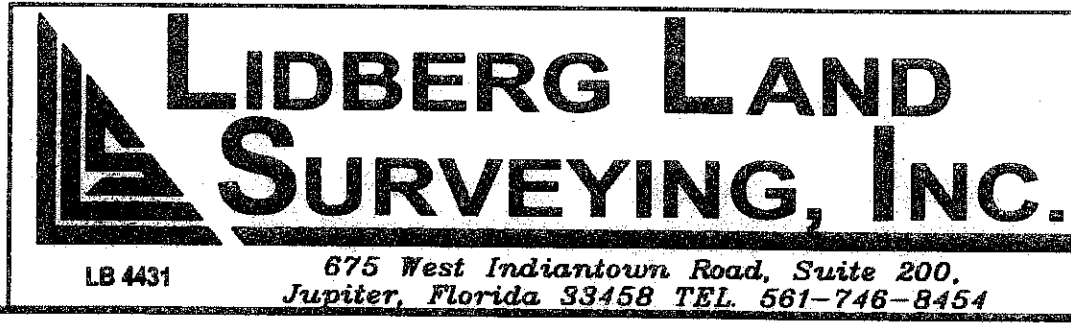
BY: [Signature] JOSEPH RUSSO, MAYOR

ATTEST: [Signature] PATRICIA SNIDER, CMC, CITY CLERK

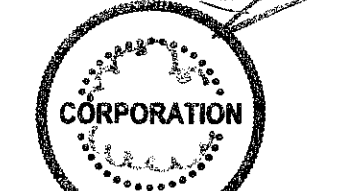
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF July, 2007.

BY: [Signature] DANIEL P. CLARK, P.E. CITY ENGINEER

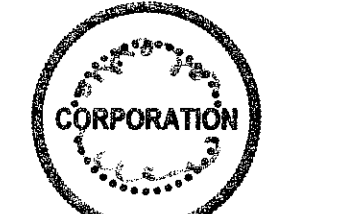
DESC.	S.F.	ACRES
TRACT "A"	2,072,670	47.582
"L-1"	38,602	0.886
"L-2"	49,763	1.143
"L-3"	52,581	1.207
"L-4"	53,977	1.239



CAD K:\AUTOCAD2000\084243\00-154-306_SEMBLER.DWG	JOB 00-154 (306A)
REF	DATE 05/21/2007
FLD	DATE 05/21/2007
OFF J.K.O.	DATE 05/21/2007
CKD D.C.L.	SHEET 1 OF 7 DWG 000-154PP



SEMBLER FAMILY PARTNERSHIP #31, LTD.



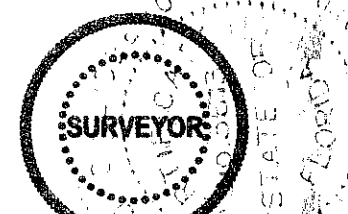
PARCEL 28.01 PROPERTY OWNERS ASSOCIATION, INC.



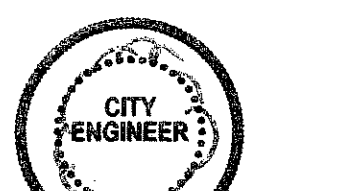
BANK OF AMERICA, N.A.



RICHARD H. SMITH, P.S.M.



DAVID C. LIBBERG, P.S.M.



DANIEL P. CLARK, P.E.



CITY OF PALM BEACH GARDENS