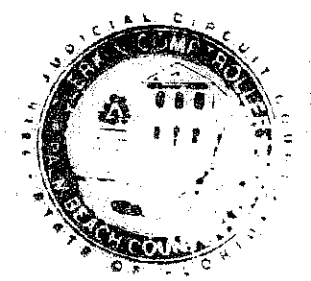


SHOPS OF BOCA GROVE

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
APRIL, 2008 SHEET 1 OF 2

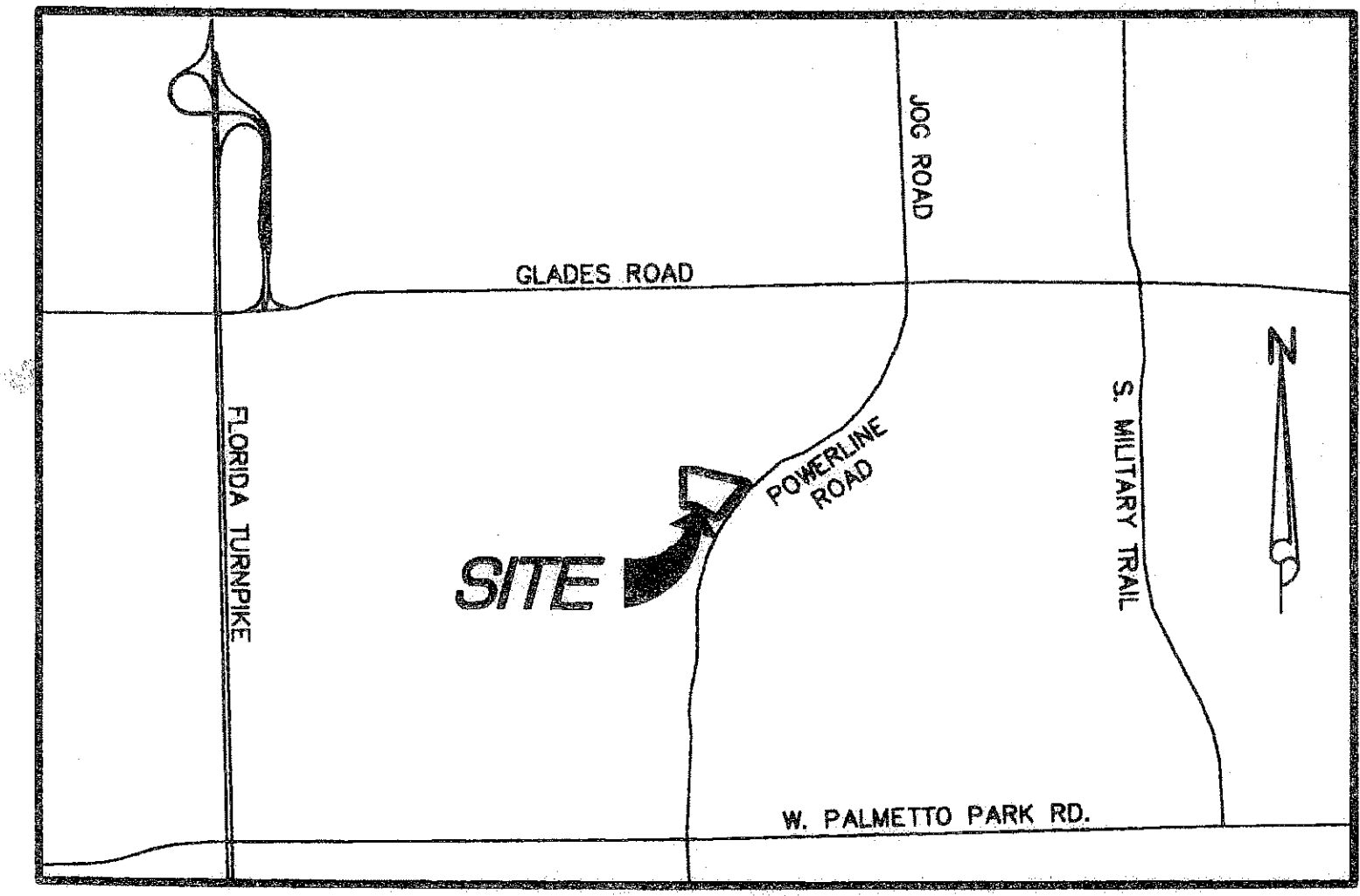


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:44 P.M.
THIS 20 DAY OF JUNE
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK 111 ON
PAGES 85 THROUGH 86
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: CSJ
DEPUTY CLERK

TABULAR DATA:
TOTAL PLAT AREA: ±6.31 ACRES
TRACT "A" = 6.31 ACRES

LEGEND:

FP&L	= FLORIDA POWER AND LIGHT
LAE	= LIMITED ACCESS EASEMENT
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PGS	= PAGES
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
■	= DENOTES PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY



LOCATION MAP
SCALE 1" = 2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MS WOOLBRIGHT BOCA GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS "SHOPS OF BOCA GROVE", SITUATE IN SECTION 22 TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 SOUTH 00°12'33" EAST, A DISTANCE OF 850.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 SOUTH 00°12'33" EAST, A DISTANCE OF 426.58 FEET TO THE NORTH RIGHT OF WAY LINE OF SUNSTREAM BOULEVARD AS LAID OUT AND IN USE AND AS DEDICATED PER THE PLAT OF "BOCA GROVE" AS RECORDED IN PLAT BOOK 32, PAGES 12 AND 13 AND THE PLAT OF "BOCA GROVE ADDITION" AS RECORDED IN PLAT BOOK 39, PAGE 194, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSTREAM BOULEVARD NORTH 89°10'22" EAST, A DISTANCE OF 38.19 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 386.54 FEET AND A CENTRAL ANGLE OF 32°12'39"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 217.31 FEET; THENCE CONTINUE ALONG THE SAID NORTH RIGHT OF WAY LINE SOUTH 58°36'59" EAST, A DISTANCE OF 175.48 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 77°11'50" EAST, A DISTANCE OF 34.85 FEET TO A POINT ON A NOW TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 2313.88 FEET AND A CENTRAL ANGLE OF 13°19'25"; AND FROM WHICH A RADIAL LINE BEARS SOUTH 56°59'20" EAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD AS LAID OUT AND IN USE AND AS DEDICATED PER OFFICIAL RECORDS BOOK 1799, PAGE 1422 AND OFFICIAL RECORDS BOOK 3520, PAGE 10, BOTH OF THE AFOREMENTIONED PUBLIC RECORDS, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 538.07 FEET TO THE SOUTHEAST CORNER OF TRACT "A", ESTANCIA 1111 OF VIA VERDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 105 AND 106 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" NORTH 78°32'38" WEST, A DISTANCE OF 659.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°47'27" WEST, A DISTANCE OF 129.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.31 ACRES, MORE OR LESS.

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

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR MS WOOLBRIGHT BOCA GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR EXISTING AND FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR 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 LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ADMINISTRATOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 10TH DAY OF APRIL, 2008

MS WOOLBRIGHT BOCA GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: MS WOOLBRIGHT BOCA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ADMINISTRATOR

WITNESS: Mark Edwards
PRINT NAME
BY: LARRY BERNICK
LARRY BERNICK, VICE PRESIDENT
WOOLBRIGHT BOCA GROVE MEMBER, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Nicole Howard
PRINT NAME
Nicole Howard
PRINT NAME

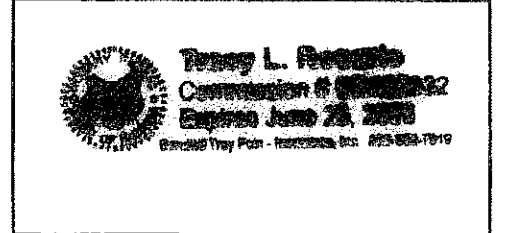
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY BERNICK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Mark Edwards AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF WOOLBRIGHT BOCA GROVE MEMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS ADMINISTRATOR OF MS WOOLBRIGHT BOCA GROVE, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF APRIL, 2008.
MY COMMISSION EXPIRES: 12/31/09
(DATE) NOTARY STAMP

BY: Mary L. Rosendo
NOTARY PUBLIC
PRINT NAME: Mary L. Rosendo
COMMISSION NUMBER: 0051895



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 ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 19089 AT PAGE 1336 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 SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS DATED

THIS 16TH DAY OF APRIL, 2008.

WITNESS: [Signature]
KEYBANK NATIONAL ASSOCIATION,
A NATIONAL BANKING ASSOCIATION
BY: [Signature]
PRINT NAME: DAVID M. LUKES
PRINT TITLE: SVP

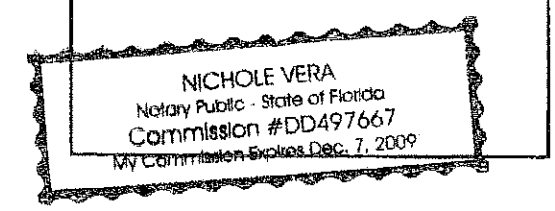
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Lukes WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Mark Edwards AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE SVP OF KEYBANK NATIONAL ASSOCIATION, 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 APRIL, 2008.
MY COMMISSION EXPIRES: 12/31/09
(DATE) NOTARY STAMP

BY: [Signature]
NOTARY PUBLIC
PRINT NAME: NICHOLE VERA
COMMISSION NUMBER: 00497667



TITLE CERTIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 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 MS WOOLBRIGHT BOCA GROVE, LLC.; 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 9TH DAY OF APRIL, 2008.

BY: [Signature]
PRINT NAME: Peter W. Keyes
PRINT TITLE: Sen. Title Exam.
FIDELITY NATIONAL TITLE
INSURANCE COMPANY

PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER OF
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 20TH DAY OF JUNE A.D., 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

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.

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.

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT), FLORIDA EAST ZONE. THE BEARING BETWEEN PALM BEACH COUNTY CONTROL STATIONS "LT. COL. HIGGINS" AND "EAST POWER" IS NORTH 58°53'05" EAST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

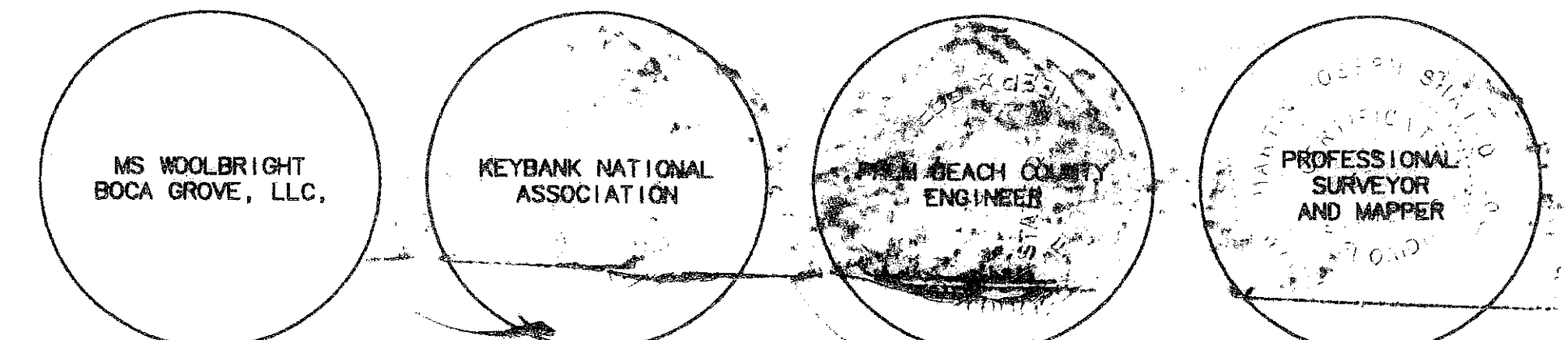
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000295
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA.

THIS 24TH DAY OF APRIL, 2008.

BY: [Signature]
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219



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.

Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
2035 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 LB No. 7055
THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REGISTRATION NO. 5219
IN THE OFFICES OF WANTMAN GROUP, INC.