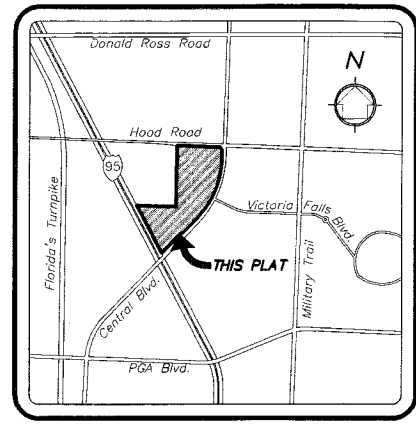


0052-188

CENTRAL GARDENS

BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH,
RANGE 42 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA.

MARCH 2012



LOCATION MAP
(NOT TO SCALE)

CERTIFICATE OF DEDICATION

State of Florida } SS
County of Palm Beach }

Know all men by these presents that Central Gardens, LLC, a Florida Limited Liability Company, and HAMPTONS PFG, L.P., a Delaware Limited Partnership, each the owner of its respective portion of the land shown hereon as CENTRAL GARDENS, being a portion of Sections 35 and 36, Township 41 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

A portion of Sections 35 and 36, Township 41 South, Range 42 East and being the lands described in that certain Special Warranty Deed recorded in Official Records Book 15008, at Page 1441, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the East one-quarter (E 1/4) corner of said Section 35, said point being the POINT OF BEGINNING; Thence North 00°48'03" East along the East line of the Northeast one-quarter (NE 1/4) of said Section 35, for 1,276.73 feet to the South right-of-way line for Hood Road as recorded in Deed Book 1083, at Page 141 of the public Records of Palm Beach County, Florida; Thence South 88°08'09" East along said South line, for 588.22 feet to the limits of the lands granted to Palm Beach County as recorded in Official Records Book 15713, at Page 646, of the Public Records of Palm Beach County, Florida, the following three (3) courses being along said limits; Thence South 01°51'56" West, for 3.50 feet; Thence South 88°08'09" East, for 313.03 feet; Thence South 43°40'21" East, for 81.96 feet to the Westerly right-of-way line for Central Boulevard as recorded in Road Plat Book 6, at Page 88, Official Records Book 5104, at Page 945 and Official Records Book 5805, at Page 181, all of the Public Records of Palm Beach County, Florida, the following six (6) courses being along said Westerly right-of-way; Thence South 00°47'15" West, for 158.98 feet to a point of curvature with a curve concave to the West, said curve having a radius of 1,849.86 feet, through a central angle of 42°50'13"; Thence Southerly along said curve for 1,383.04 feet; Thence South 43°37'28" West, for 24.79 feet; Thence South 45°06'44" West, for 385.15 feet; Thence South 50°05'00" West, for 266.69 feet; Thence South 43°37'28" West, for 370.80 feet to the Easterly right-of-way line for State Road No. 9 (Interstate 95) as shown on the Florida Department of Transportation Right-of-Way Map Section 93220-2474 and recorded in Official Records Book 5805, at Page 181 of the Public Records of Palm Beach County, Florida; Thence North 27°59'44" West along said Easterly line, for 1,114.23 feet to the East-West one-quarter (E-W 1/4) section line of said Section 35; Thence South 87°56'04" East along said line, for 811.60 feet to the POINT OF BEGINNING.

Said lands contain 41.75 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and hereby dedicates as follows:

1. Tract A, as shown hereon is hereby reserved to the owner, HAMPTONS PFG, L.P., a Delaware Limited Partnership, its successors and assigns, for development purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of Palm Beach Gardens.
2. Tract B, as shown hereon is hereby reserved to the owner, Central Gardens, LLC, a Florida Limited Liability Company, its successors and assigns, for development purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of Palm Beach Gardens.
3. Water Management Tract L-1, as shown hereon, is hereby dedicated to Central Gardens Property Owners Association, Inc. a Florida not for profit corporation, its successors and assigns (the "Association"), for water management and other lawful purposes, said Water Management Tract being the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.
4. The Lake Maintenance Tract LM-1, as shown hereon, is hereby dedicated to the Association, its successors and assigns, for access to stormwater management and drainage facilities within Water Management Tract L-1 for purposes of performing any and all maintenance obligations of said Association, its successors and assigns, without recourse to Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.
5. The Lake Maintenance Access Easement (LMAE) as shown hereon is hereby dedicated to the Association, its successors and assigns, solely for access to stormwater management and drainage facilities located within Water Management Tract L-1 for the limited purposes of performing any and all maintenance obligations of said Association, its successors and assigns, without recourse to Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.
6. The Drainage Easements (DE), as shown hereon are hereby dedicated to the Association, its successors and assigns, in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.
7. Preservation Tracts P-1, P-2 and P-3 (Upland Preserve), as shown hereon, are hereby dedicated, to the Association, its successors and assigns, for water management, preservation and other lawful purposes, said Preservation Tracts being the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.

The Preservation Tracts may in no way be altered from their natural state. Activities prohibited with the Preservation Tracts include, but are not limited to, parking or placing of buildings on or above the ground, dumping or placing soil or other substances such as trash, removal or destruction of trees, shrubs, or other vegetation with the exception of exotic/nuisance vegetation removal and other activities detrimental to drainage, flood control, water conservation, erosion control or wildlife habitat conservation or preservation.

8. Landscape Buffer Tracts LB-1, LB-2, LB-3 (Parkway), LB-4, LB-5 LB-6 and LB-7 as shown hereon, are hereby dedicated to the Association, its successors and assigns, for access, buffer, drainage basin berms, landscape, sidewalks, signs, walls, fences, lighting, drainage and utility purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens. Areas encumbered by Seacoast Utility Authority ("SUA") utility, water and sewer easements are for the exclusive use of the SUA and not for use by other utility providers without written consent from SUA or unless provided otherwise in any separate SUA recorded easement.

9. Ingress-Egress Easements, over Tracts, L-1, LM-1 and LB-1, LB-2 (Parkway) and over the Lake Maintenance Access Easement (LMAE), inclusive, as shown hereon are hereby dedicated to the Northern Palm Beach County Improvement District for pedestrian and vehicular ingress and egress, including temporary parking, to and from Northern's water management improvements and other facilities, lands and easements, the lands encompassed by said ingress-egress easements being the perpetual maintenance obligation of the Association, its grantees, successors and/or assigns without recourse to Northern Palm Beach County Improvement District and without recourse to the City of Palm Beach Gardens.

10. Open Space Tract OS-1, as shown hereon, is hereby dedicated to the Association, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

11. The Water and Sewer Easement (WSE), as shown hereon, is hereby granted to SUA, its successors and assigns, for installation, operation and maintenance of water and sewer facilities, the lands encumbered by said WSE being the perpetual maintenance obligation of the Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Managing Member, this 22 Day of June 2012.

Central Gardens, LLC, a Florida Limited Liability Company
By: Gary L. Schottenstein
Gary L. Schottenstein
Managing Member

Witness: Adam Wakeland
Adam Wakeland
Print Name
Carolyn Adams
Carolyn Adams
Print Name

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner, this 28 Day of June 2012.

HAMPTONS PFG, L.P., a Delaware Limited Partnership
By: NWM ZOM GP, LLC a Delaware Limited Liability Company, its sole General Partner
By: ZF Development II, LLC a Florida Limited Liability Company, its Managing Member
By: ZOM Holding, Inc. a Florida Corporation its Manager
By: Greg T. West
Greg T. West
Executive Vice President

Witness: Kyle Clayton
Kyle Clayton
Print Name
Brett Gelsomino
Brett Gelsomino
Print Name

ACKNOWLEDGMENT

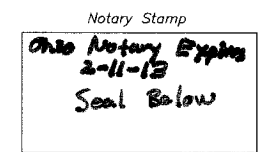
State of OHIO } SS
County of FRANKLIN }

Before me personally appeared Gary L. Schottenstein who is personally known to me, or has produced driver license as identification, and who executed the foregoing instrument as the Managing Member of Central Gardens, LLC, a Florida Limited Liability Company, 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 22nd day of JUNE 2012.

My commission expires: 2/11/2013 (Date)

By: Beverly Ressler
Beverly Ressler
Print Name
Commission Number: 210670



ACKNOWLEDGMENT

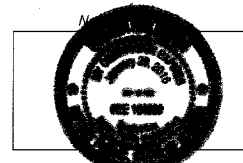
State of Florida } SS
County of Broward }

Before me personally appeared Greg T. West who is personally known to me, or has produced drivers license as identification and who executed the foregoing instrument as the Executive Vice President of ZOM Holding, Inc. as manager of ZF Development II, LLC, manager of NWM ZOM GP, LLC, the sole general partner of HAMPTONS PFG, L.P., a Delaware limited partnership, on behalf of the limited partnership and that said instrument is the free act and deed of said limited partnership.

Witness my hand and official seal this 28 day of June 2012.

My commission expires: 1/29/2016 (Date)

By: Wanda Salomon
Wanda Salomon
Notary Public
Print Name: Wanda Salomon
Commission Number: 164539



ACCEPTANCE OF RESERVATIONS

State of Florida } SS
County of Broward }

The Central Gardens 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 28 day of June 2012.

Central Gardens Property Owners Association, Inc. a Florida not for profit corporation
By: Greg T. West
Greg T. West
President

Witness: Kyle Clayton
Kyle Clayton
Print Name
Brett Gelsomino
Brett Gelsomino
Print Name

ACKNOWLEDGMENT

State of Florida } SS
County of Broward }

Before me personally appeared Greg T. West who is personally known to me, or has produced drivers license as identification, and who executed the foregoing instrument as the President of Central Gardens Property Owners Association, Inc., a Florida not for profit 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 28 day of June 2012.

My commission expires: 1/29/2016 (Date)

By: Wanda Salomon
Wanda Salomon
Notary Public
Print Name: Wanda Salomon
Commission Number: 164539



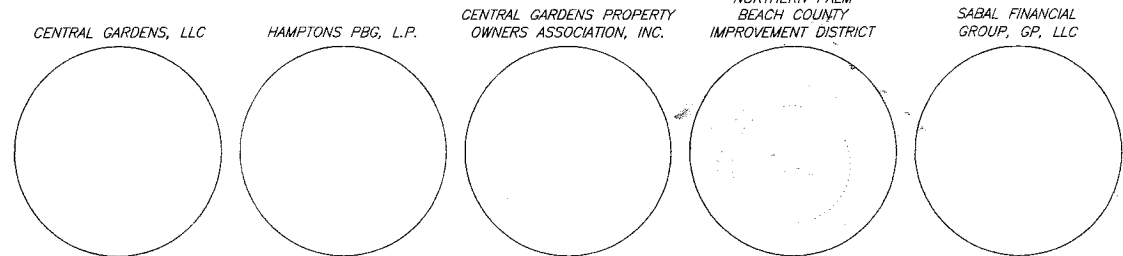
ACCEPTANCE

State of Florida } SS
County of Palm Beach }

The NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby accepts the Ingress-Egress Easements, as shown hereon and hereby acknowledges said Northern Palm Beach County Improvement District has no maintenance obligation, in, over, under or upon the lands over which said easements lie, and hereby accepts the right but not the obligation to construct, operate, repair, replace, upgrade, inspect and maintain its water management facilities lying within said Ingress-Egress Easements.

Dated this 2nd day of July 2012

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
Attest: Ronald M. Ash
Ronald M. Ash, Assistant Secretary
Board of Directors
By: Ronald M. Ash
Ronald M. Ash, President
Board of Directors



TITLE CERTIFICATION

State of Florida } SS
County of Palm Beach }

Cohen, Norris, Wolmer, Ray, Telepman and Cohen as agents for First American Title Insurance Company, do hereby certify that we have examined the title to the hereon described property; that we find the title to a portion of the property is vested to Central Gardens, LLC, a Florida Limited Liability Company; 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 subdivision of the subdivision depicted by this plat.

By: David B. Norris, Esq.
David B. Norris, Esq.
Licensed in Florida
Florida Bar No. 356654
Date: 6-21-12

MORTGAGEE'S CONSENT

State of California } SS
County of Orange }

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 Records Book _____, at Page _____ 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 Chief Executive Officer and its corporate seal to be affixed hereon by and with the authority of its board of directors this 21st day of June 2012.

Witness: Valerie Hill
Valerie Hill
Print Name
Valerie Hill
Valerie Hill
Print Name
Ann O'Donnell
Ann O'Donnell
Print Name
By: R. Patterson Jackson
R. Patterson Jackson
Print Name and Title

ACKNOWLEDGMENT

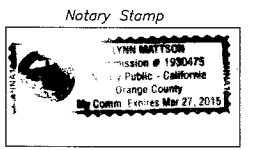
State of California } SS
County of Orange }

Before me personally appeared R. Patterson Jackson who is personally known to me, or has produced drivers license as identification, and who executed the foregoing instrument as the CEO of Sabal Financial Group, GP, LLC, in its capacity as the general partner of Sabal Financial Group, L.P., a Delaware limited partnership as attorney-in-fact for PMO Loan Acquisition Venture, LLC, the managing member of AMT CADC VENTURE, LLC, a Delaware limited liability company, on behalf of said AMT CADC VENTURE, LLC, 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 21st day of June 2012.

My commission expires: 03/21/2015 (Date)

By: Lynn Mathew
Lynn Mathew
Notary Public
Print Name: Lynn Mathew
Commission Number: 1930475



WGI
Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(888) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.