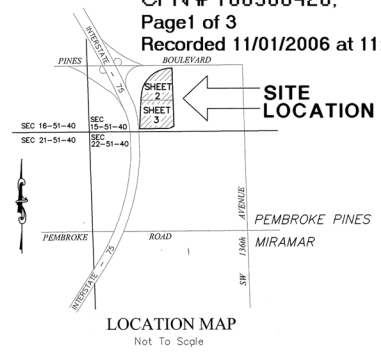


THIS INSTRUMENT PREPARED BY:
ROBERT W. JACKSON, JR., P.S.M.
Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791
APRIL 2006

SHOPS AT PEMBROKE GARDENS

PORTIONS OF TRACTS 40 THROUGH 43 AND TRACTS 54 THROUGH 57 OF SECTION 15,
TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "THE EVERGLADES SUGAR & LAND CO.
SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST" (P.B. 2, PG. 39, D.C.R.)
LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

CFN # 106560426.
Page 1 of 3
Recorded 11/01/2006 at 11:08 AM



LAND DESCRIPTION:

Portions of Tracts 40 through 43 and Tracts 54 through 57 lying in the South one-half (S 1/2) of Section 15, Township 51 South, Range 40 East, "EVERGLADES SUGAR & LAND CO. SUBDIVISION", as recorded in Plat Book 2 at Page 39 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commencing at the Northeast Corner of the Southwest one quarter (S.W. 1/4) of Section 15, Township 51 South, Range 40 East; thence South 61°40'09" East, a distance of 380.94 feet to a point on the Northerly projection of the West line of said Parcel "A", "SOUTHERN BELL PEMBROKE PINES", according to the Plat thereof as recorded in Plat Book 112, Page 40, of the Public Records of Broward County, Florida, said point also being the POINT OF BEGINNING; thence South 01°45'44" East on the said Northerly projection and on the West line of said Parcel "A" and on the West line of Tract 58, "EVERGLADES SUGAR & LAND CO. SUBDIVISION", according to the Plat thereof as recorded in Plat Book 2, Page 39, of the Public Records of Broward County, Florida, a distance of 1,835.95 feet; thence South 68°17'56" West, a distance of 126.30 feet to the beginning of a tangent curve concave to the Southeast; thence Westerly on the arc of said curve having a radius of 761.29 feet, through a central angle of 03°35'20", an arc distance of 47.69 feet; thence South 89°41'06" West, a distance of 918.13 feet to the intersection with the Easterly right-of-way line of Interstate 75 as shown on Florida Department of Transportation Right-of-Way Map for section 86075-2402 (latest revision date January 1984); thence on said Easterly right-of-way line of Interstate 75 the following three (3) courses and distances: 1. North 02°32'33" East, a distance of 1,004.86 feet to a point on the arc of a non tangent curve concave to the Southeast, whose radius point bears South 87°47'22" East; 2. Northeasterly on the arc of said curve having a radius of 931.74 feet, through a central angle of 83°29'27", an arc distance of 1,357.72 feet; 3. North 85°42'05" East, a distance of 117.27 feet to the POINT OF BEGINNING;

Said lands lying in Pembroke Pines, Broward County, Florida, and containing 1,742,402 square feet or 40,000+ acres, more or less.

No improvements, trees or encroachments including utilities except for overhead power, cable or telephone lines with a minimum 25 foot clearance or landscaping are allowed within easements dedicated to South Broward Drainage District without the approval of and a permit from South Broward Drainage District. It is the intent of this provision that all utilities except for overhead power, cable or telephone lines with a minimum 25 foot clearance proposed to be constructed within utility easements dedicated to South Broward Drainage District must be reviewed and permitted by South Broward Drainage District.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that AD PEMBROKE LAND COMPANY, LLC, an Indiana Limited Liability Company, is the owner of lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "SHOPS AT PEMBROKE GARDENS", a replat.

IN WITNESS WHEREOF: Cindy Schembre, as Manager of Duke Construction Limited Partnership, has caused these presents to be signed by this 19th day of MAY, 2006.

Amber Roeger
WITNESS
Print Name: Amber Roeger
Deborah L. Mallah
WITNESS
Print Name: Deborah L. Mallah

AD PEMBROKE LAND COMPANY, LLC, an Indiana limited liability company

By: Duke Construction Limited Partnership,
an Indiana limited partnership

By: Duke Business Centers Corporation, an Indiana corporation,
Sole General Partner

By: Cynthia J. Schembre
Cynthia J. Schembre
Senior Vice President

ACKNOWLEDGMENT:

STATE OF INDIANA }
COUNTY OF HAMILTON } SS

Before me, a Notary Public in and for said County and State, personally appeared this 19th day of May, 2006, Cynthia J. Schembre, by me known, to be the Senior Vice President, Retail Operations of Duke Business Centers Corporation, the General partner of Duke Construction Limited Partnership, an Indiana limited partnership, the sole member of AD PEMBROKE LAND COMPANY, LLC, who acknowledged the execution of the foregoing Plat on behalf of said partnership.

My commission expires: 2-29-2008
Commission number:

By: Linda Ruth Keck
Notary public-State of Indiana
Print name:

Linda Ruth Keck
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
COMMISSION EXPIRES 2-29-2008

CITY ADMINISTRATIVE SERVICES DEPARTMENT:

This plat was approved by the City of Pembroke Pines, Florida, ADMINISTRATIVE SERVICES DEPARTMENT, this 19th day of April, 2006.

BY: John H. Hays
DIRECTOR

CITY PLANNING AND ZONING BOARD:

This plat was approved by the City of Pembroke Pines, Florida, PLANNING AND ZONING BOARD, this 23rd day of April, 2006.

BY: John H. Hays
CHAIRPERSON

CITY COMMISSION:

This plat was approved by the City of Pembroke Pines, Florida, CITY COMMISSION, this 13th day of May, 2006.

BY: John H. Hays
MAYOR

"No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due."

CITY ENVIRONMENTAL SERVICES DEPARTMENT:

This plat was approved by the City of Pembroke Pines, Florida, ENVIRONMENTAL SERVICES DEPARTMENT, this 23rd day of October, 2006.

BY: John H. Hays
ENGINEERING DIVISION

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT:

This Plat is hereby approved and accepted for record.

BY: John H. Hays 10-30-06
DIRECTOR/DESIGNEE DATE

SOUTH BROWARD DRAINAGE DISTRICT:

This Plat was approved by the South Broward Drainage District on the following dates:

BY: John H. Hays 5/23/06 BY: John H. Hays 10/15/06
SUPERVISOR DATE DISTRICT DIRECTOR DATE

"Prior to development of this property, the developer shall contact South Broward Drainage District for determination of additional drainage/flowage/levee/canal easements and or other dedications which may be required by the South Broward Drainage District for drainage purposes."

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY that the Broward County Planning Council approved this Plat subject to its compliance with dedication of right-of-way for traffic ways This 26th day of January, 2006.

BY: John H. Hays 01/26/06
CHAIRPERSON DATE

This Plat complies with the approval of Broward County Planning Council of the above date and is approved and accepted for record this 30th day of October, 2006.

BY: John H. Hays
EXECUTIVE DIRECTOR OR DESIGNEE DATE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This Plat is approved and accepted for record.

BY: Richard P. Legg 10/30/06 BY: Robert P. Legg 10/30/06
DATE DATE
RICHARD TORNESE ROBERT P. LEGG, JR.
Director of Engineering Professional Engineer and Mapper
Florida Professional Engineer Florida Registration Number LS 4030
Registration Number 40263

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

This instrument was filed for record this 1ST day of November, 2006. And recorded in P.B. 176, at Page 101, Record Verified.

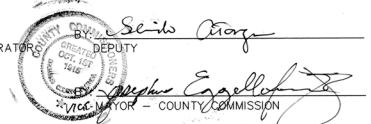
ATTEST: Pamela D. Brangaccio BY: Cindy Schembre
COUNTY ADMINISTRATOR DEPUTY



BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY that this Plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 27th day of JUNE, 2006.

ATTEST: Pamela D. Brangaccio BY: Cindy Schembre
COUNTY ADMINISTRATOR DEPUTY



SURVEYOR'S CERTIFICATION:

I, HEREBY CERTIFY that the attached Plat is a true and correct representation of the lands recently surveyed, subdivided, and platted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, and the portions of Chapter 61G17-6, Florida Administrative Code as required to comply with the Broward County Land Development Code. The permanent reference monuments (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177 this 18th day of MAY, 2006. The benchmarks (B.M.'s) shown hereon are referenced to the NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey for third order control standards.

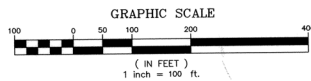
BY: Robert W. Jackson, Jr.
ROBERT W. JACKSON, JR.
Professional Surveyor & Mapper No. LS 4158
State of Florida

CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Certificate of Authorization Number LB 6791

DEDICATION	CITY OF PEMBROKE PINES	CITY ENGINEER	BROWARD COUNTY SURVEYOR	BROWARD COUNTY ENGINEER	BROWARD COUNTY COMMISSION	SURVEYOR



PORTIONS OF TRACTS 40 THROUGH 43 AND TRACTS 54 THROUGH 57 OF SECTION 15,
TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "THE EVERGLADES SUGAR & LAND CO.
SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST" (P.B. 2, PG. 39, D.C.R.)
LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ALUM.	=	ALUMINUM
B.C.R.	=	BROWARD COUNTY RECORDS
B.M.	=	BENCHMARK
CA	=	CENTRAL ANGLE
C	=	CENTERLINE
CONC.	=	CONCRETE
COR	=	CORNER
D.C.R.	=	DADE COUNTY RECORDS
D.B.	=	DEED BOOK
ELEV.	=	ELEVATION
FND	=	FOUND
L.B.	=	LICENSED BUSINESS
L	=	LENGTH
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT

(4"x4"x24" Concrete Monument with a 60d Nail in a 2" Aluminum Plate, stamped "LB 6791", unless otherwise noted).

- R = RADIUS
- REF = REFERENCE
- R/W = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- N 600000.000 = NORTHERN STATE PLANE COORDINATE
- E 800000.000 = EASTING STATE PLANE COORDINATE
- /// = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W

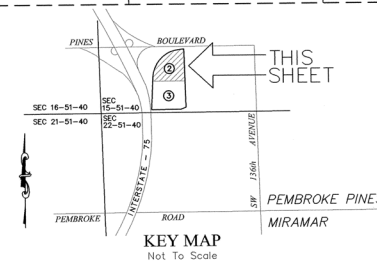
1. Benchmark of Origin: Broward County Benchmark No. 3699 (Nail and Tab in concrete base of light pole #1A1, 0.3 miles West of S.W. 136h Avenue on the South side of Pineas Boulevard. Elevation: 12.5 feet. (Elevations are based on the National Geodetic Vertical Datum of 1929).
2. The State Plane Coordinates and Grid Bearings shown on this plat were based on the North American Datum of 1927 coordinates values shown on the "Crown Thompson, Inc. Resurvey of all of Township 51 North, Range 40 East, as recorded on Broward County Plat Book 10, Page 102, recorded on Broward County Public Records, and transferred to the North American Datum of 1983, with the 1990 adjustment. The North line of the S.W. 1/4 of Section 15-51-51 is 1689.62 feet.
3. Notice: This plat, as recorded in its graphic form, is the official depiction of the boundary and boundary description of the acreage as accurately ascertained by authority by any other graphic or digital form of the plat. There may be additional restrictions not recorded on this plat, that may be found in the Public Records of Broward County.
4. If a building permit for a principal building (excluding dry, model, sales, and construction offices) and first inspection approval are not issued by **June 27, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the county will be deemed to have approved the building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth in the Broward County Land Development Code. The County shall not be responsible for providing evidence to Broward County from the appropriate governmental entity, demonstrating compliance with this requirement within the above referenced time frame; and/or;

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by **June 27, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the county's finding of adequacy shall expire and no additional building shall be constructed on the property. The finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be waived by the Broward County project plan review committee, as approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

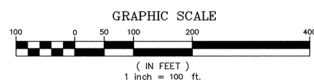
5. This plot is restricted to 399,999 square feet of Commercial use, excluding banks. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

6. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, Subsection (28), Florida Statutes. Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, that such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities or services of a public utility, the National Safety Code as adopted by the Florida Public Services Commission.




THIS INSTRUMENT PREPARED BY:
ROBERT W. JACKSON, JR., P.S.M.
Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
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APRIL 2006



SHOPS AT PEMBROKE GARDENS

PORTIONS OF TRACTS 40 THROUGH 43 AND TRACTS 54 THROUGH 57 OF SECTION 15,
TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "THE EVERGLADES SUGAR & LAND CO.
SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST" (P.B. 2, PG. 39, D.C.R.)
LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

LEGEND:

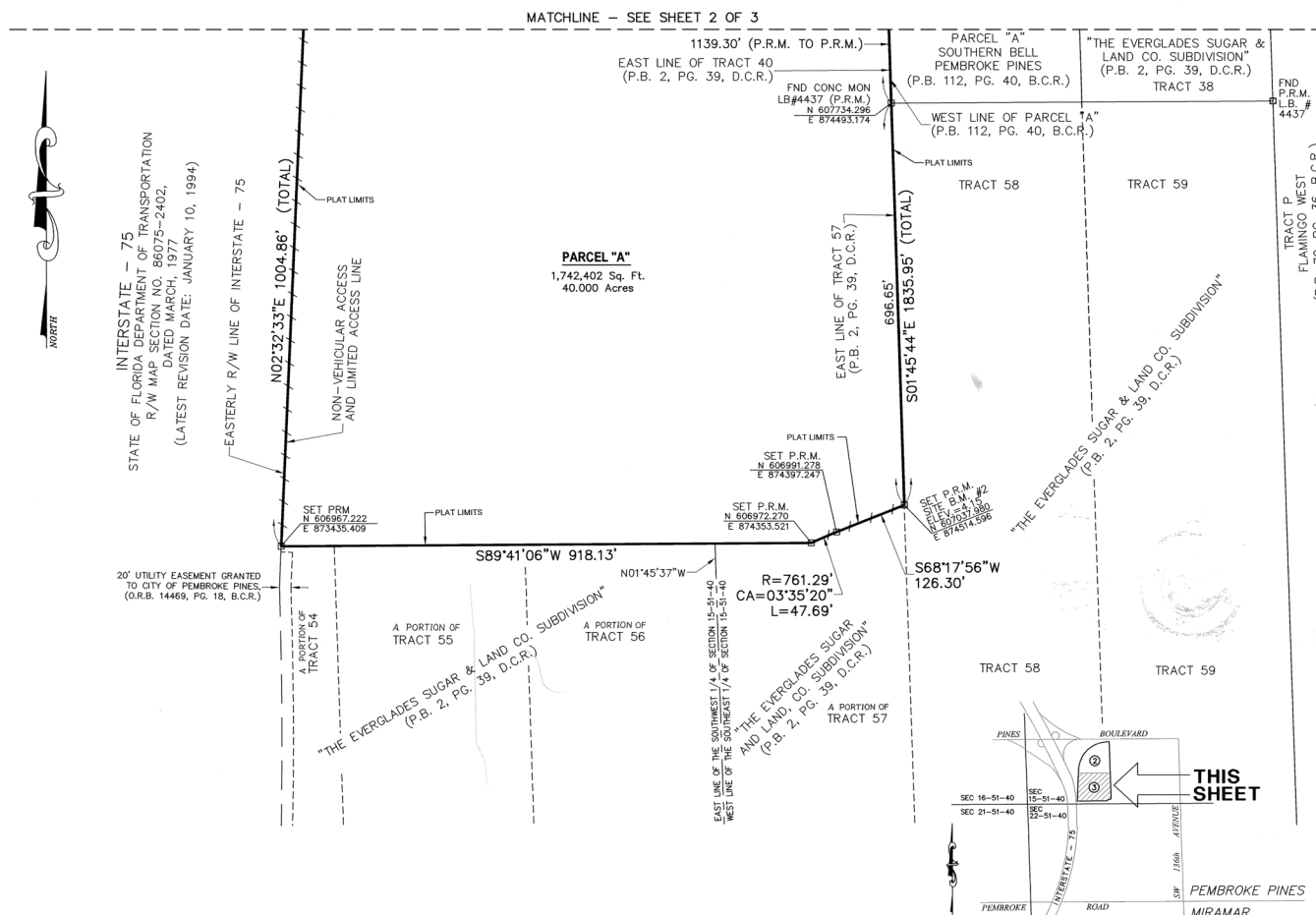
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E 800000.000	=	EASTING STATE PLANE COORDINATE
UNITED ACRES R/W	=	UNITED ACRES R/W
---	=	NON-VEHICULAR ACCESS R/W

NOTES:

1. Benchmark of pole #A1, Crown County Benchmark No. 3699 (Nail and Tab in concrete base of light pole #A1, 0.3 miles West of S.W. 136th Avenue on the South side of Pines Boulevard. Elevation = 691 feet. (Elevations are based on the National Geodetic Vertical Datum of 1929)
2. The State Plane Coordinates and Grid Bearings shown on this plat were based on the North American Datum 1983, 1929 coordinate values shown on the Crown Thompson, Inc. Survey of all of Township 51 North, Range 40 East, as recorded in the Public Plat for Township 51 North, Range 40 East, Public Land, Florida, and transformed to the North American Datum of 1983, with the 1990 adjustment. The North line of the S.W. 1/4 of Section 15-51-40 bears N89°42'20"E.
3. Notice: This plat, as recorded in its graphic form, is the official depiction of the lands and described interests therein, and is the official record of the same. No authority by any other graphic or digital form of the plat. There may be additional restrictions not recorded on this plat, that may be found in the Public Records of Broward County.
4. If a building permit for a principal building (excluding dry docks, sales and construction offices) and first inspection approval are not issued by June 27, 2011, which date is five (5) years from the date of approval of this plat by Broward County, then the county's finding of adequacy shall expire and no additional building permits shall be issued. The expiration of the adequacy finding shall not constitute a finding that the application satisfies the adequacy requirements set forth within the Broward County Land Use Ordinance. The applicant shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above time frame.

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by **June 27, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the county's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, providing a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental engineering or environmental consulting firm documenting compliance with this requirement within the above referenced time frame.

5. This plot is restricted to 399,999 square feet of Commercial use, excluding banks. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these issues for increased impact.
- This note is required by Chapter 5, Article IX, Broward County Code of Ordinances. The note shall be amended as the County Board of County Commissioners and County Commissioners. The notation and any amendments thereto are solely indicatory of the approved development level for property located within the plot and do not operate as a restriction in favor of the County. The County Center shall be the center of the property within this plot who took title to the property with reference to this plot.
6. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, Subsection (28), Florida Statutes. Platted utility easements are also subject to the conditions of the Broward County Code of Ordinances and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and easements for electric, gas, water, sewer, telephone, and other public utility. If a cable television company damages the facilities of a public utility, it shall be solely responsible for the repair of the facilities. No easement shall be granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code and the National Fire Protection Association Code.



KEY MAP
Not To Scale