



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063

PHONE: 954-972-3959 FAX: 954-972-4178

SEPTEMBER 2003

990901-5

JJM

DESCRIPTION, DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS: THAT COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF:

TRACT F-5, "EVERGRENE PLAT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; SAID LANDS CONTAIN 12.072 ACRES, MORE OR LESS.

SAID LANDS SHOWN HEREON AS "EVERGRENE P.C.D. PLAT NINE", A REPLAT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S-1" IS HEREBY RESERVED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
2. OPEN SPACE TRACTS "0-1" THROUGH "0-6" INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED TO THE EVERGRENE MASTER ASSOCIATION, INC...
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES...
4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC...
5. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "S-1", "A-1", "A-2", AND OPEN SPACE TRACTS "0-1" THROUGH "0-6" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY...
6. THE ACCESS EASEMENT OVER TRACT "0-5", AS SHOWN HEREON, IS HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
7. AN EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1" AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...
8. THE WATER LINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY...
9. THE SIGHT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC...
10. TRACTS "A-1" AND "A-2" AS SHOWN HEREON AS HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC...

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 30th DAY OF JANUARY, 2004.

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA,
WITNESS: [Signature] BY: Kenneth A. Thompson
PRINT NAME: STEVE LEONHART VICE PRESIDENT
WITNESS: [Signature] BY: KEN THOMPSON
PRINT NAME: KEN THOMPSON

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Kenneth A. Thompson WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, AND 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 SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF January, 2004.

MY COMMISSION EXPIRES: Nov 14, 2007 NOTARY PUBLIC: Bonnie H. Thompson

PRINT NAME: Bonnie H. Thompson

PRINT NOTARY NUMBER: DD 258,806



ACCEPTANCE OF RESERVATIONS

THE EVERGRENE MASTER 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 30th DAY OF January, 2004.

THE EVERGRENE MASTER ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] BY: [Signature]

PRINT NAME: Paul Angelo PRESIDENT

WITNESS: [Signature] BY: [Signature]

PRINT NAME: J. Douglas O. Brink

PRINT NAME: Brian J. French

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Douglas O. Brink WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EVERGRENE MASTER 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 30th DAY OF January, 2004.

MY COMMISSION EXPIRES: Nov 14, 2007 NOTARY PUBLIC: Bonnie H. Thompson

PRINT NAME: Bonnie H. Thompson

PRINT NOTARY NUMBER: DD 258,806



TITLE CERTIFICATION

I, Hugh W. Perry, 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 COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA; 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.

DATE: January 20, 2004 ATTORNEY AT LAW: H.W. Perry

PRINT NAME: Hugh W. Perry

FLORIDA BAR NO.: D603600

EVERGRENE P.C.D. PLAT NINE

A REPLAT OF TRACT F-5, "EVERGRENE PLAT TWO" AS RECORDED IN PLAT BOOK 95 AT PAGES 29 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

AREA TABULATION

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 02

Table with 2 columns: Tract ID and Area (S.F.). Includes rows for Lots 1-76, Tracts A-1 through S-1, and a Total of 525,866 S.F.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT AND ACCEPTANCE OF DEDICATIONS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES AND ACCEPTS THE ACCESS EASEMENT OVER TRACT "0-5" AND THE INGRESS AND EGRESS EASEMENT OVER TRACT "S-1", AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID EASEMENTS; AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 13th DAY OF February, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: [Signature] HUBBARD HALL VALCICHO VICE PRESIDENT

ATTESTED BY: [Signature] O'NEAL BARDIN, JR. SECRETARY

CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF March, 2004.

BY: [Signature] ERIC JABLON MAYOR ATTEST: [Signature] CITY CLERK

PRINT NAME: Patricia Swiden

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF March, 2004.

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

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

THIS 24th DAY OF February, 2004.

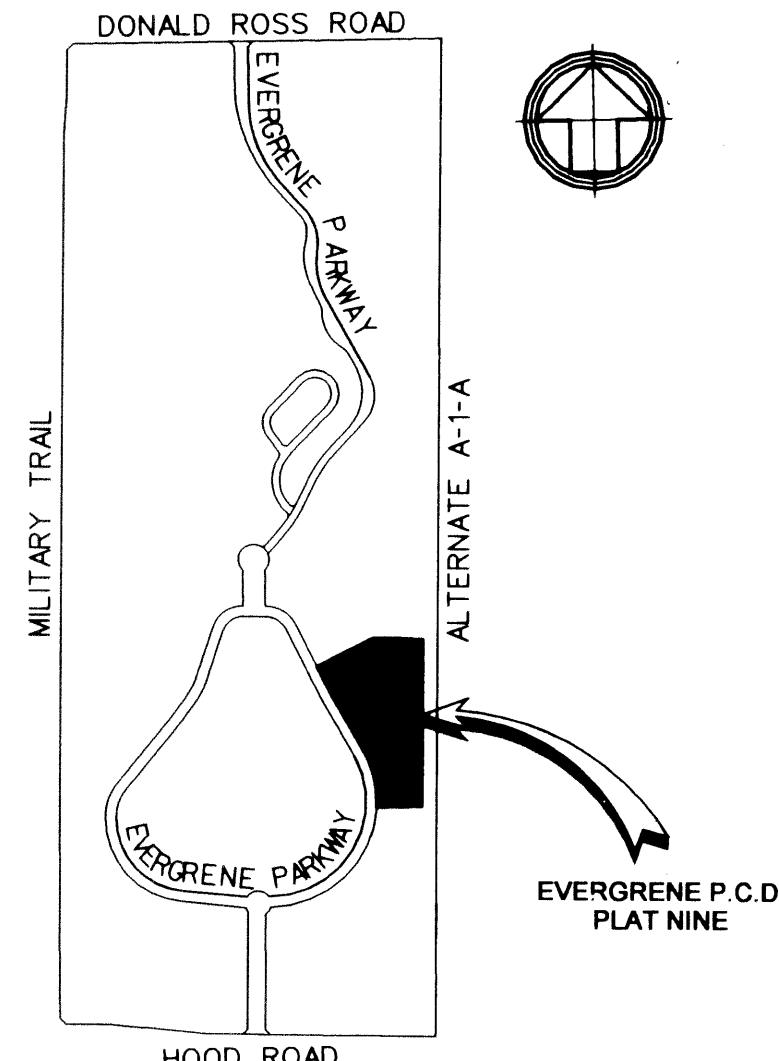
[Signature] O. HOWARD DUKES PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS4533

Table with 5 columns: COMMUNITIES FINANCE COMPANY, LLC; EVERGRENE MASTER ASSOCIATION, INC.; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; CITY OF PALM BEACH GARDENS; REVIEWING SURVEYOR. Includes signatures and stamps.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:00 AM
2004 AND DULY RECORDED IN PLAT BOOK 101, ON PAGES 124 THRU 126.
DOROTHY H. WILKEN, CLERK
BY: [Signature]

SHEET 1 OF 3



SURVEYOR'S NOTES

- 1. 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.
2. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN APPROVED BY THE CITY OF PALM BEACH GARDENS, FLORIDA.
3. NO STRUCTURES OR BUILDINGS 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.
4. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
5. LOT LINES ARE RADIAL UNLESS NOTED (N.R.).
6. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTH LINE OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST BEARING AS SHOWN ON THE PLAT OF "EVERGRENE PLAT TWO", AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING NORTH 89°52'40" WEST.
7. 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.

SURVEYOR'S CERTIFICATION

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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT AND 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.

THIS 5th DAY OF February, 2004.

[Signature] DONNA C. WEST PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS4290 CARNAHAN PROCTOR CROSS, INC. CERTIFICATE OF AUTHORIZATION NO. LB2936