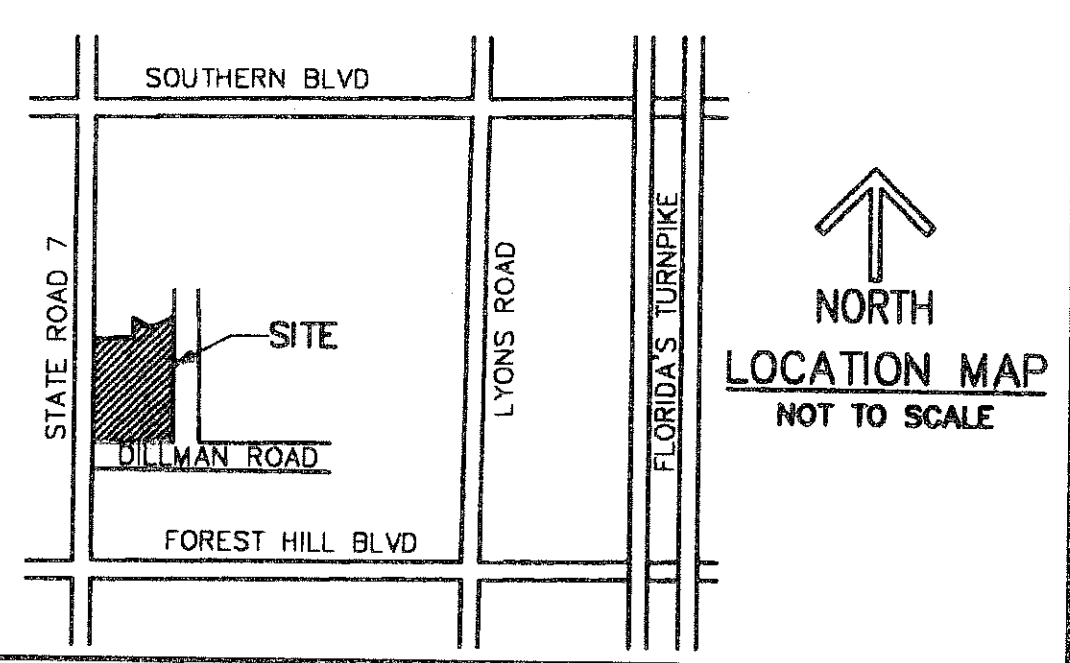


20070418671

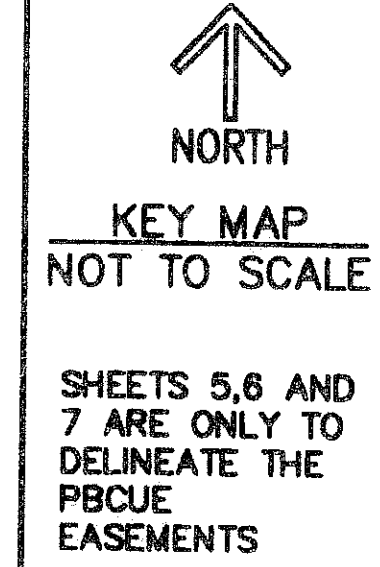
132



THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JULY - 2007

ISLA VERDE OF WELLINGTON BEING A REPLAT OF A PORTION OF TRACTS 32, 33, 44, BLOCK 10, TOGETHER WITH ALL OF TRACTS 43 THROUGH 48, BLOCK 10, ALL OF THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

TABULAR AREA DATA table with columns for AREA OF TRACT, TOTAL AREA THIS PLAT, and ACRES. Includes rows for Tracts A, B, C, D, E, W, W1, W2, W3, L, L1, L2, L3, and R.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:45 AM THIS 4 DAY OF Sept A.D. 2007 AND DULY RECORDED IN PLAT BOOK 110 ON PAGES 182 AND 183

SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK

SHEET 1 OF 7

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ISLA VERDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS ISLA VERDE OF WELLINGTON, BEING A REPLAT OF A PORTION OF TRACTS 32, 33, 44, BLOCK 10, TOGETHER WITH ALL OF TRACTS 43 THROUGH 48, BLOCK 10, ALL OF THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 48, BLOCK 10; THENCE S.89°03'05"W. ALONG THE SOUTH LINE OF SAID TRACTS 46 THROUGH 48, BLOCK 10, A DISTANCE OF 1,326.86 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 46, BLOCK 10; THENCE N.01°35'48"E. ALONG THE WEST LINE OF SAID TRACTS 32, 45 AND 46, BLOCK 10, A DISTANCE OF 1,680.53 FEET; THENCE N.89°03'15"E. ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF SAID TRACT 32, BLOCK 10, A DISTANCE OF 600.13 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 33, BLOCK 10; THENCE N.00°58'38"W. ALONG SAID WEST LINE, A DISTANCE OF 329.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT 33, BLOCK 10; THENCE S.60°22'08"E., A DISTANCE OF 267.48 FEET; THENCE N.87°13'23"E., A DISTANCE OF 108.50 FEET; THENCE N.66°26'06"E., A DISTANCE OF 344.71 FEET TO THE NORTHEAST CORNER OF SAID TRACT 34, BLOCK 10; THENCE S.00°48'57"E. ALONG THE EAST LINE OF SAID TRACTS 34, 43 AND 48, BLOCK 10, A DISTANCE OF 2,008.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,333,482 SQUARE FEET OR 53,569 ACRES MORE OR LESS. AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A, B, C, D, F AND G. AS SHOWN HEREON ARE HEREBY RESERVED BY ISLA VERDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. TRACT E. AS SHOWN HEREON IS HEREBY RESERVED BY ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WEST 40 FEET OF PARCEL E IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20132, PAGES 740-744, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

3. WATER MANAGEMENT TRACTS. TRACTS W, W1, W2 AND W3, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. OPEN SPACE TRACTS. TRACTS L, L1, L2, AND L3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WEST 40 FEET OF TRACT L2 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20132, PAGES 740-744, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

5. LANDSCAPE BUFFER EASEMENTS. LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS. THE DRAINAGE EASEMENTS (DE), LAKE MAINTENANCE EASEMENTS (LME) AND LAKE MAINTENANCE ACCESS EASEMENTS (LMAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING INGRESS, EGRESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF TRACT E, R, W, W1, W2 AND W3 AND THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. CONSERVATION EASEMENTS. THE CONSERVATION EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

8. LIMITED ACCESS EASEMENTS. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

9. TRACT R, AS SHOWN HEREON IS HEREBY RESERVED BY ISLA VERDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

10. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

DEDICATION AND RESERVATIONS CONTINUED:

10. CONTINUED

THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

11. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS SHALL HAVE VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICALLY ACCESSIBLE AREAS OF TRACT E, R FOR THE PURPOSES OF INGRESS, EGRESS AND ACCESS TO PALM BEACH COUNTY OWNED UTILITIES.

12. ALL PREVIOUS PLATS OF LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED. IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE, ANNULL AND ABANDON ANY UNDERLYING PLATS AND COVENANTS OF RECORD.

IN WITNESS WHEREOF, SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ISLA VERDE MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, THIS 12th DAY OF July 2007.

SHOPPES AT ISLA VERDE LTD. A FLORIDA LIMITED PARTNERSHIP BY: ISLA VERDE MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: [Signatures] PRINT NAME: Bruce Weiner, Bruce Weiner VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR-HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ISLA VERDE MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, GENERAL PARTNER OF SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP, 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 12th DAY OF July 2007.

MY COMMISSION EXPIRES: 11/21/08 Doreen Hammes NOTARY PUBLIC COMMISSION NUMBER: DD373623 Doreen Hammes PRINT NAME

IN WITNESS WHEREOF, ISLA VERDE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGERS OF THE COMPANY, THIS 12th DAY OF July 2007.

WITNESS: [Signatures] PRINT NAME: Doreen Hammes, Doreen Hammes NOTARY PUBLIC COMMISSION NUMBER: DD373623 Doreen Hammes PRINT NAME

ACKNOWLEDGMENT:

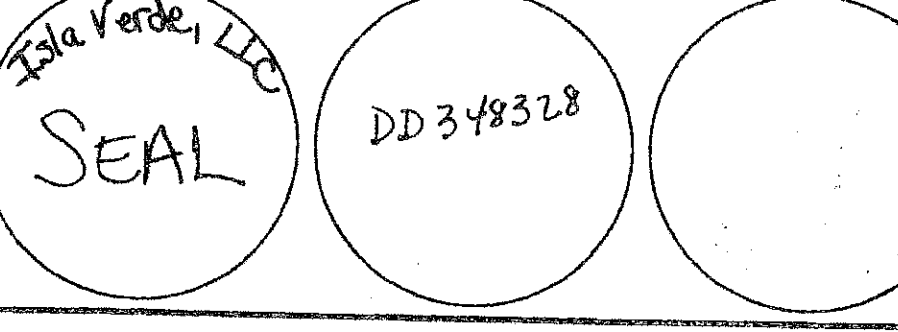
STATE OF FLORIDA COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JEFFREY M. ROSENBERG, WHO IS PERSONALLY KNOWN TO ME, OR-HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ISLA VERDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF July 2007.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC COMMISSION NUMBER: DD348328 Ronnie King PRINT NAME

ISLA VERDE, LLC ISLA VERDE, LLC ISLA VERDE MANAGEMENT COMPANY, INC. ISLA VERDE MANAGEMENT COMPANY, INC. BANK BANK ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. VILLAGE OF WELLINGTON VILLAGE OF WELLINGTON VILLAGE OF WELLINGTON SURVEYOR



00073-044

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF July 2007.

ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: [Signature] BRUCE WEINER VICE PRESIDENT

WITNESS: [Signatures] PRINT NAME: Bruce Weiner, Bruce Weiner VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR-HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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: 11/21/08 Doreen Hammes NOTARY PUBLIC COMMISSION NUMBER: DD373623 Doreen Hammes PRINT NAME

MORTGAGEES CONSENT:

STATE OF FLORIDA COUNTY OF

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 11093, AT PAGE 1008 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July 2007.

WITNESS: [Signatures] PRINT NAME: Theresa M. [Signature], Theresa M. [Signature] SENIOR VICE PRESIDENT

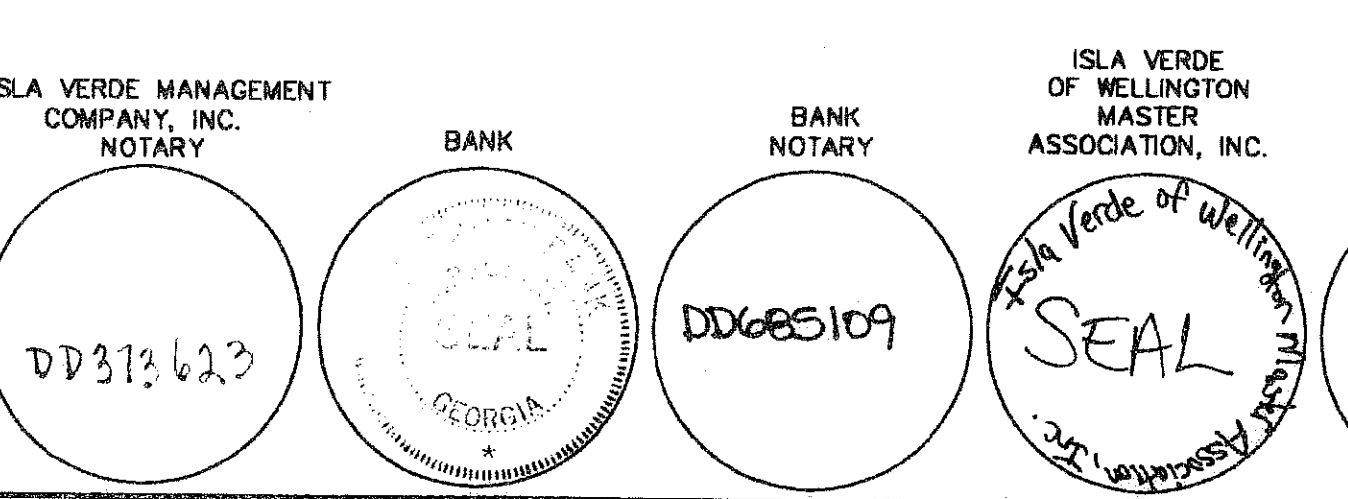
ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Timothy Thompson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF July 2007.

MY COMMISSION EXPIRES: 6/13/2011 Larissa Sanchez NOTARY PUBLIC COMMISSION NUMBER: DD685109 Larissa Sanchez PRINT NAME



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 28th DAY OF August 2007.

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY: [Signature] THOMAS M. WENHAM MAYOR

ATTEST: [Signature] AWILDA RODRIGUEZ VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF August 2007.

MY COMMISSION EXPIRES: 10-26-07 [Signature] RACHEL R. CALLOVI NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. 3126158

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 28th DAY OF August 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: [Signature] GARY R. CLOUGH, P.E. VILLAGE ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, Jeffrey M. Kavanagh, 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 ISLA VERDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SHOPPES AT ISLA VERDE 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: 7/12/07 [Signature] ATTORNEY AT LAW FLORIDA BAR #738881

SURVEYOR'S CERTIFICATE:

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON 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 VILLAGE OF WELLINGTON, FLORIDA.

DATED: 7-11-07 [Signature] DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

