

MISSION BAY PARCEL 'F' - PHASE I
LYING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF TRACT "F" OF MISSION BAY P.U.D.
AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:48 P.M. THIS
16 DAY OF MAR
1989 AND DULY RECORDED
IN PLAT BOOK NO. 53
ON PAGE 92-93.
JOHN B. DUNKLE
CLERK CIRCUIT COURT
By: [Signature]

DESCRIPTION

A PORTION OF TRACT "F", MISSION BAY, A P.U.D.; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "F"; THENCE SOUTH 85°47'35" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT A DISTANCE OF 938.54 FEET; THENCE NORTH 05°50'40" WEST A DISTANCE OF 297.96 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS BEARS NORTH 17°17'52" WEST FROM SAID POINT OF INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 417.00 FEET AND A CENTRAL ANGLE OF 02°36'23", A DISTANCE OF 18.97 FEET; THENCE NORTH 18°40'20" EAST A DISTANCE OF 39.09 FEET; THENCE NORTH 32°45'03" WEST A DISTANCE OF 65.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 271.00 FEET AND A CENTRAL ANGLE OF 03°44'53"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.73 FEET; THENCE NORTH 36°29'56" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 77°01'01" WEST A DISTANCE OF 45.61 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS BEARS NORTH 28°49'05" WEST FROM SAID POINT OF INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 520.99 FEET AND A CENTRAL ANGLE OF 15°21'43"; AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF DIEGO DRIVE EAST, A DISTANCE OF 139.69 FEET; THENCE SOUTH 04°01'08" WEST A DISTANCE OF 45.61 FEET; THENCE SOUTH 36°29'56" EAST A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 351.00 FEET AND A CENTRAL ANGLE OF 03°44'53"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.96 FEET; THENCE SOUTH 32°45'03" EAST A DISTANCE OF 73.36 FEET; THENCE SOUTH 80°53'17" EAST A DISTANCE OF 37.24 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS BEARS NORTH 39°01'32" WEST FROM SAID POINT OF INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 417.00 FEET AND A CENTRAL ANGLE OF 04°29'14", A DISTANCE OF 32.66 FEET; THENCE NORTH 46°29'15" EAST A DISTANCE OF 97.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 46°53'41"; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 167.79 FEET; THENCE NORTH 51°22'25" EAST A DISTANCE OF 28.60 FEET; THENCE NORTH 07°10'35" EAST A DISTANCE OF 120.86 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH, WHOSE RADIUS BEARS NORTH 20°17'37" EAST FROM SAID POINT OF INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 237.50 FEET AND A CENTRAL ANGLE OF 07°14'14", A DISTANCE OF 30.00 FEET; THENCE SOUTH 76°56'37" EAST A DISTANCE OF 134.21 FEET; THENCE NORTH 09°44'57" EAST A DISTANCE OF 113.03 FEET TO A RADIAL INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH, WHOSE RADIUS BEARS NORTH 09°44'57" FROM SAID POINT OF INTERSECTION; (1) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 830.00 FEET AND A CENTRAL ANGLE OF 04°06'40", A DISTANCE OF 59.55 FEET; (2) THENCE SOUTH 84°21'43" EAST A DISTANCE OF 37.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 323.20 FEET AND A CENTRAL ANGLE OF 16°37'19"; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.76 FEET; (4) THENCE SOUTH 37°57'06" EAST A DISTANCE OF 159.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 47°49'17"; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 417.32 FEET; (6) THENCE SOUTH 09°52'11" WEST A DISTANCE OF 131.99 FEET TO THE POINT OF BEGINNING. (THE SIX (6) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE PLATTED NORTHERLY AND EASTERLY BOUNDARIES OF SAID TRACT "F". SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINS 12.07 ACRES, MORE OR LESS; AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HERON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HERON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, AND OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 4473 AT PAGES 481 AND 488 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, AMERIFIRST BANK, A FEDERAL SAVINGS BANK, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS DIVISION VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF FEBRUARY, 1989.

AMERIFIRST BANK
A FEDERAL SAVINGS BANK
ATTEST: [Signatures]
CAROL N. BRETT
DIVISION VICE PRESIDENT
JOHN A. DIEHL
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED CARL N. BRETT AND JOHN A. DIEHL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF AMERIFIRST BANK, A FEDERAL SAVINGS BANK, SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14th DAY OF FEBRUARY, 1989.
[Signature]
Michelle Buttrill
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 2, 1989

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, WALLACE J. McDONALD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LAS FLORES AT MISSION BAY JOINT VENTURE AND MISSION BAY DEVELOPMENT CO., INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HERON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND TRUE AND CORRECT.

THERE ARE ENCUMBRANCES THAT DO NOT AFFECT THE SUBDIVISION OF THE LAND.
THIS 1ST DAY OF FEB. 1989
[Signature]
WALLACE J. McDONALD
ATTORNEY AT LAW

APPROVALS
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF MARCH, 1989.

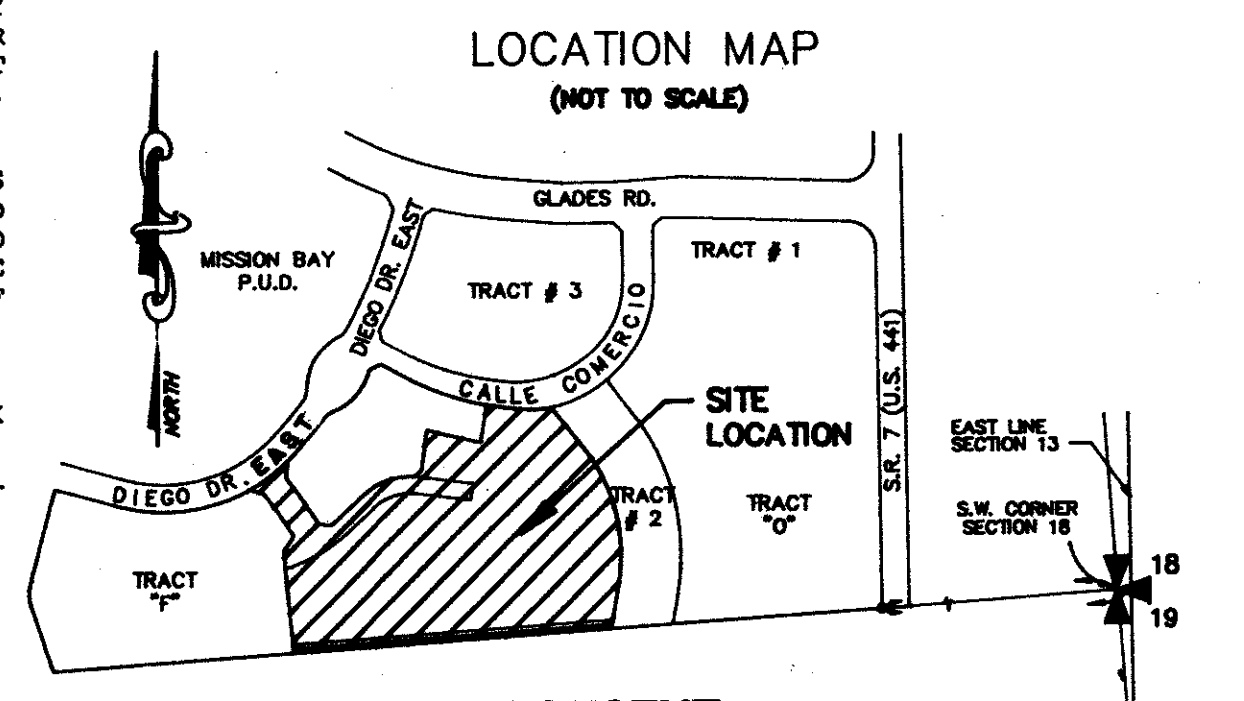
[Signature]
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
[Signature]
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF MARCH, 1989.

[Signature]
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SHEET 1 OF 2
THIS INSTRUMENT PREPARED BY



MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HERON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HERON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, AND OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5834 AT PAGE 779 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, PROFESSIONAL SAVINGS BANK, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1ST DAY OF FEBRUARY, 1989.

PROFESSIONAL SAVINGS BANK
A FLORIDA BANK
ATTEST: [Signatures]
DANA HUNTER
ASSISTANT VICE PRESIDENT
ROBERT F. BOLSTER
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED ROBERT F. BOLSTER AND DANA HUNTER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF PROFESSIONAL SAVINGS BANK, SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 1ST DAY OF FEBRUARY, 1989.

[Signature]
ANDREA LONCO
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 20, 1989

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.C.P.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.S.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THIS PLAT. I HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.
REGISTERED SURVEYOR NO. 4102

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS, THAT LAS FLORES AT MISSION BAY JOINT VENTURE, A FLORIDA JOINT VENTURE JOINED WITH MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, THE OWNERS OF LAND SHOWN HERON AND DESCRIBED HEREIN UNDER DESCRIPTION, TO BE KNOWN AS MISSION BAY PARCEL "F" - PHASE I, BEING A REPLAT OF A PORTION OF TRACT "F" OF MISSION BAY P.U.D. AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA HAS CAUSED THE LAND TO BE SURVEYED AND REPLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL 'A' (PRIVATE ROADWAY), AS SHOWN, IS A PRIVATE ROADWAY FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, DRAINAGE AND UTILITIES AND IS HEREBY DEDICATED TO THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCELS 'B', 'C', 'D', AND 'E' (ACCESS TRACTS), AS SHOWN, ARE PRIVATE ACCESS TRACTS FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, DRAINAGE AND UTILITIES AND ARE HEREBY DEDICATED TO THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCEL 'P' (COMMON AREA), AS SHOWN, IS HEREBY DEDICATED TO THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE RECREATION TRACT, AS SHOWN, IS HEREBY DEDICATED TO THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE HEREBY DEDICATED TO THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

RIGHT OF ACCESS IS HEREBY GRANTED TO PALM BEACH COUNTY OVER PARCELS 'A', 'B', 'C', 'D' AND 'E' FOR EMERGENCY SERVICES, WATER AND SEWER MAINTENANCE, AND SOLID WASTE COLLECTION PURPOSES.
\* AND THE MISSION BAY COMMUNITY ASSOCIATION, INC.

IN WITNESS WHEREOF, LAS FLORES AT MISSION BAY JOINT VENTURE, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LAS FLORES DEVELOPMENT, INC., A FLORIDA CORPORATION AND LAS FLORES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS JOINT VENTURERS ON BEHALF OF LAS FLORES AT MISSION BAY JOINT VENTURE THIS 1st DAY OF FEB., 1989.

LAS FLORES AT MISSION BAY JOINT VENTURE
A FLORIDA JOINT VENTURE
BY: LAS FLORES DEVELOPMENT, INC.
A FLORIDA CORPORATION, JOINT VENTURER

ATTEST: Anita Bowman
ANITA BOWMAN
SECRETARY

LAS FLORES, LTD.
A FLORIDA LIMITED PARTNERSHIP, JOINT VENTURER
BY: RAGLAND LAS FLORES, INC.
A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: Dino Mendicino
DINO MENDICINO
VICE PRESIDENT

[Signature]
RONALD A. GARGANO
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED CHARLES W. BROWNLEE AND ANITA BOWMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF LAS FLORES DEVELOPMENT, INC., A FLORIDA CORPORATION, AS JOINT VENTURER OF LAS FLORES AT MISSION BAY JOINT VENTURE, A FLORIDA JOINT VENTURE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT THE SEAL AFFIXED HERON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF February, 1989.
[Signature]
Carol J. Elmqvist
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/11/90

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED RONALD A. GARGANO AND DINO MENDICINO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF RAGLAND LAS FLORES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF LAS FLORES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS A JOINT VENTURER OF LAS FLORES AT MISSION BAY JOINT VENTURE, A FLORIDA JOINT VENTURE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF SAID CORPORATION AS GENERAL PARTNER OF LAS FLORES, LTD., A FLORIDA LIMITED PARTNERSHIP, JOINT VENTURER OF SAID JOINT VENTURE AND THAT THE SEAL AFFIXED HERON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF February, 1989.
[Signature]
Dino Mendicino
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 22, 1990

IN WITNESS WHEREOF, MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER AND ATTESTED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF FEBRUARY, 1989.

MISSION BAY DEVELOPMENT CO., INC.
A FLORIDA CORPORATION
ATTEST: [Signature]
CHARLES W. BROWNLEE
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED JAMES G. BRADY AND CHARLES W. BROWNLEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS CHIEF EXECUTIVE OFFICER AND PRESIDENT, RESPECTIVELY, OF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF February, 1989.
[Signature]
Carol J. Elmqvist
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/11/90

CLERK
of CIRCUIT COURT

Notary seals for AMERIFIRST BANK, PROFESSIONAL SAVINGS BANK, MISSION BAY DEVELOPMENT CO., INC., LAS FLORES DEVELOPMENT, INC., LAS FLORES INC., RAGLAND LAS FLORES INC., and SURVEYOR MANUEL A. GUTIERREZ.

MISSION BAY PARCEL "F" Phase I

Mission Bay Parcel #1
62 B
68
100 B
ATS 24-95 TR2 777
33434
Mission Bay PUD
13/19/89