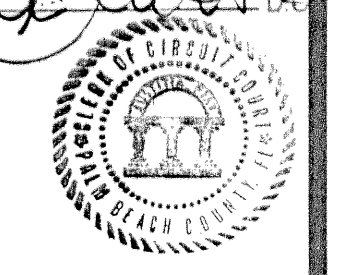


COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 3:18 P.M.
This day of April 2003
and duly recorded in Plat Book No. 18
on page 139-145
DOROTHY H. WILLYEN, Clerk of Circuit Court,
by _____



OLD PALM PLAT TWO
A REPLAT OF A PORTION OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN
PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN THE WEST HALF OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET No.1 OF 7 MARCH 2003

DEDICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH ss

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 A PORTION OF PARCEL 1, OLD PALM PLAT 1, AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE WEST HALF OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OLD PALM PLAT TWO", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWEST CORNER OF PARCEL 1 OF SAID OLD PALM PLAT 1, SAID CORNER LYING ON THE WEST LINE OF SAID SECTION 2, AND ALSO AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PGA BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 7819, PAGE 1428 AND OFFICIAL RECORDS BOOK 2417, PAGE 516 (THE PREVIOUS OFFICIAL RECORDS BOOKS CITED ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), AND THE EASTERLY RIGHT-OF-WAY LINE OF THE RONALD REAGAN TURNPIKE (FORMERLY THE SUNSHINE STATE PARKWAY) AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATION 3334+58.46 TO STATION 3343+22.17" SHEET 8 OF 12, DATED JULY 27, 1955;

- 1. THENCE NORTH 02°10'34" EAST ALONG SAID WEST LINE OF SAID SECTION 2, A DISTANCE OF 119.24 FEET;
- 2. THENCE NORTH 05°24'53" EAST, A DISTANCE OF 471.83 FEET;
- 3. THENCE NORTH 35°24'53" EAST, A DISTANCE OF 325.37 FEET;
- 4. THENCE NORTH 46°35'32" EAST, A DISTANCE OF 458.00 FEET;

THE PREVIOUSLY DESCRIBED FOUR (4) COURSES BEING ADJACENT TO AND COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SAID RONALD REAGAN TURNPIKE, AND THE WESTERLY LINE OF SAID PARCEL 1, OLD PALM PLAT 1:

THENCE NORTH 81°00'38" EAST, A DISTANCE OF 136.25 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 561.50 FEET, A CENTRAL ANGLE OF 21°26'37" TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 61°00'38" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.15 FEET;

THENCE NORTH 08°11'03" EAST, A DISTANCE OF 40.41 FEET;

THENCE NORTH 40°04'42" EAST, A DISTANCE OF 60.30 FEET;

THENCE SOUTH 75°06'48" EAST, A DISTANCE OF 39.54 FEET;

THENCE NORTH 63°34'15" EAST, A DISTANCE OF 53.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 568.00 FEET, AND A CENTRAL ANGLE OF 53°46'28";

THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 533.09 FEET;

THENCE SOUTH 80°12'13" EAST RADIALLY, A DISTANCE OF 60.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 628.00 FEET, AND CENTRAL ANGLE OF 28°15'55";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 309.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 775.50 FEET, AND A CENTRAL ANGLE OF 100°13'58";

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1358.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 924.50 FEET, AND A CENTRAL ANGLE OF 23°54'02";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.65;

THENCE SOUTH 32°08'13" EAST, A DISTANCE OF 55.37 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 23°34'05", TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS SOUTH 03°28'52" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF 35°55'42";

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.77 FEET;

THENCE SOUTH 81°07'15" EAST RADIALLY, A DISTANCE OF 152.25 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3879.72 FEET, AND A CENTRAL ANGLE OF 06°42'46";

- 1. THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 454.55 FEET;
- 2. THENCE SOUTH 02°09'59" WEST, A DISTANCE OF 2868.10 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF PGA BOULEVARD;

THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS RECORDED IN ROAD PLAT BOOK 6, PAGE 88, AND OFFICIAL RECORDS BOOK 5104, PAGE 945, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

3. THENCE NORTH 88°22'39" WEST, A DISTANCE OF 1011.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 11359.16 FEET, AND A CENTRAL ANGLE OF 02°37'40";

4. THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 520.97 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11559.16 FEET, AND A CENTRAL ANGLE OF 02°51'19";

5. THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 576.03 FEET;

- 6. THENCE NORTH 80°58'48" WEST, A DISTANCE OF 124.22 FEET;
- 7. THENCE NORTH 84°28'05" WEST, A DISTANCE OF 293.34 FEET TO THE POINT OF BEGINNING.

THE PREVIOUSLY DESCRIBED FIVE (5) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PGA BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 7819, PAGE 1428, AND OFFICIAL RECORDS BOOK 2417, PAGE 516, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THE PREVIOUSLY DESCRIBED SEVEN (7) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF PARCEL 1, OLD PALM PLAT 1 AS RECORDED IN PLAT BOOK 96, PAGES 31 THROUGH 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

CONTAINING 5,635,285.43 SQUARE FEET (129.368 ACRES, MORE OR LESS) AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. GOLF TRACTS 1 AND 2 AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR GOLF COURSE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 2. OPEN SPACE TRACTS 1 THROUGH 10 INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 3. LAKE TRACTS 1 THROUGH 3 AS SHOWN HEREON ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. SAID LAKE TRACTS 1 THROUGH 3 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 4. THE STREET TRACTS SHOWN AND DESIGNATED HEREON AS TRACTS "S-1", AND "S-2", ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROADWAYS, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACTS "S-1", AND "S-2", SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

- 5. PRESERVE TRACTS 1 THROUGH 7 AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVATION, AND WATER MANAGEMENT. SAID PRESERVE TRACTS 1 THROUGH 7 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID FOUNDATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 6. TRACT-"A", AS SHOWN HEREON IS HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR SALES CENTER PURPOSES AND ANY OTHER PURPOSES REQUIRED BY SAID LIMITED LIABILITY COMPANY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 7. CONTROL STRUCTURE TRACT-1 AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR STORMWATER DRAINAGE PURPOSES. NORTHERN SHALL HAVE THE PERPETUAL OBLIGATION TO MAINTAIN STORM DRAINAGE FACILITIES IN, UNDER, AND UPON SAID TRACT IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE TRACT AREA.

- 8. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND STREET LIGHTING SYSTEMS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION AND STREET LIGHTING SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

- 9. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 10. THE FLOWAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR STORMWATER DRAINAGE PURPOSES. NORTHERN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN STORM DRAINAGE FACILITIES IN, UNDER, AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH THE EASEMENT AREA.

- 11. THE WATER LINE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

- 12. THE LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

- 13. THE FORCE MAIN EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF FORCE MAIN FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

- 14. THE WALL EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF A WALL, SAID WALL EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 15. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER TRACTS "S-1", AND "S-2" ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS; NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SAID TRACTS "S-1", AND "S-2" ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER SAID TRACTS "S-1", AND "S-2".

- 16. THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON, ARE HEREBY RESERVED BY COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. SAID LAKE MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

- 17. THE ACCESS EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR ACCESS TO NORTHERN FACILITIES. NORTHERN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN THE IMPROVEMENTS LOCATED IN, UNDER, AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED ACCESS TO SAID NORTHERN'S FACILITIES.

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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF MARCH 2003.

COMMUNITIES FINANCE COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA,

BY: Kenneth G. Tuma
PRINT NAME: Kenneth G. Tuma
VICE PRESIDENT

Edwin J. Hill
WITNESS
PRINT NAME: Edwin J. Hill

Steve Lombardt
WITNESS
PRINT NAME: Steve Lombardt

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA ss
COUNTY OF PALM BEACH ss

BEFORE ME PERSONALLY APPEARED Kenneth G. Tuma WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS 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 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 26 DAY OF MARCH, 2003.

MY COMMISSION EXPIRES:

Bonnie D. Thompson
NOTARY PUBLIC
PRINT NAME: Bonnie D. Thompson
PRINT NOTARY NUMBER: CC 872185

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH ss

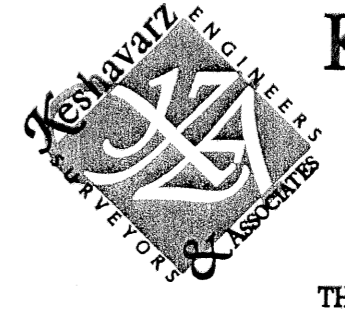
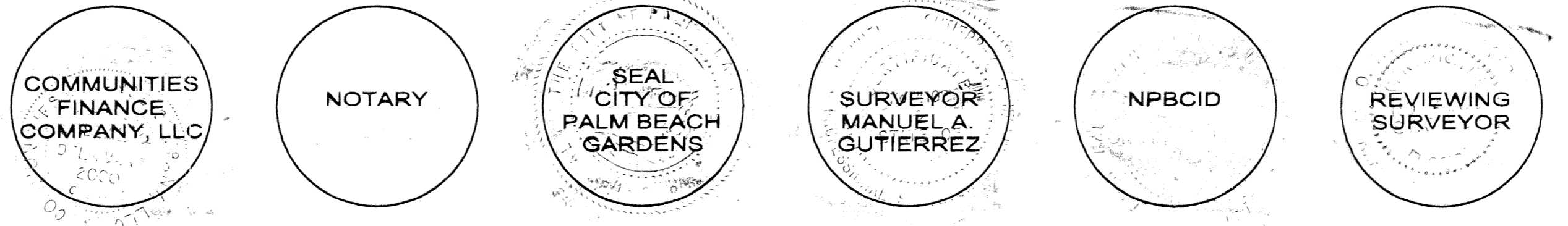
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF CONTROL STRUCTURE TRACT-1, AND FURTHER ACKNOWLEDGES THE PERPETUAL OBLIGATION TO MAINTAIN STORMWATER FACILITIES IN, UNDER, AND UPON THE TRACT AREAS IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH SAID TRACT AREAS; AND ALSO ACCEPTS THE DEDICATION OF FLOWAGE EASEMENTS IN FAVOR OF SAID DISTRICT, FOR STORMWATER DRAINAGE PURPOSES, AND FURTHER ACKNOWLEDGES THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN STORMWATER FACILITIES IN, UNDER, AND UPON THE EASEMENT AREAS IN ORDER TO PROVIDE FOR THE UNINTERRUPTED FLOWAGE OF STORMWATER THROUGH SAID EASEMENT AREAS; AND ALSO ACCEPTS THE DEDICATION OF AN ACCESS EASEMENT IN FAVOR OF SAID DISTRICT, FOR ACCESS TO NORTHERN'S FACILITIES, AND FURTHER ACKNOWLEDGES THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, CONSTRUCT, REPAIR, REPLACE, UPGRADE AND MAINTAIN THE IMPROVEMENTS LOCATED IN, UNDER, AND UPON THE EASEMENT AREA IN ORDER TO PROVIDE FOR THE UNINTERRUPTED ACCESS TO SAID NORTHERN'S FACILITIES. SAID NPBCID ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 26th DAY OF APRIL, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Pamela M. Rauch
PAMELA M. RAUCH
PRESIDENT, BOARD OF SUPERVISORS
ATTESTED BY: Wheeler Bardin, Jr.
O'NEAL BARDIN, JR.
SECRETARY, BOARD OF SUPERVISORS

TITLE:



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.