

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, KG DONALD ROSS LLC. A FLORIDA LIMITED LIABILITY COMPANY, PARKSIDE RETAIL INVESTMENTS LLC. A FLORIDA LIMITED LIABILITY COMPANY, HEIGHTS BIOTECH INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, VILLAS AT BRIGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANDIFLORA MULTIFAMILY INVESTMENTS LLC. A FLORIDA LIMITED LIABILITY COMPANY, FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. OWNERS OF THE LAND SHOWN HEREON AS ALTON PCD, LYING IN SECTIONS 26 AND 35. TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS. PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS

(EAST PARCEL) COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 01°20'36" WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 75.02 FEET TO A POINT ON A LINE PARALLEL WITH AND SOUTHERLY 75.00 FEET FROM THE NORTH LINE OF SAID SECTION, SAID POINT BEING THE POINT OF BEGINNING. SAID POINT ALSO BEING ON THE SOUTH LINE OF DONALD ROSS ROAD THENCE SOUTH 01"20"36" WEST ALONG SAID EAST LINE, A DISTANCE OF 2544.53 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 26; THENCE SOUTH 01°17'32" WEST ALONG SAID EAST LINE. A DISTANCE OF 2619.91 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35: THENCE SOUTH 00°48'03" WEST ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1373.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HOOD ROAD, AS DESCRIBED IN DEED BOOK 1146 PAGE 639. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88:06:56" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 639.65 FEET TO THE EAST LINE OF THE LAND DESCRIBED PARCEL 280 B(2) IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 4296. PAGE 1151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY THENCE ALONG THE BOUNDARY OF SAID PARCEL 280 B(2). NORTH 01°53'04" EAST, A DISTANCE OF 70 00 FEET THENCE NORTH 88 06 56 WEST, A DISTANCE OF 32.20 FEET; THENCE NORTH 83°32'30" WEST. A DISTANCE OF 52 96 FEET: THENCE NORTH 01°53'04" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 83"32"30" WEST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 01°53'04" WEST, A DISTANCE OF 15 00 FEET, THENCE NORTH 83°32'30" WEST, A DISTANCE OF 308.19 FEET THENCE NORTH 88"06'56" WEST A DISTANCE OF 117.31 FEET; THENCE NORTH 00°49'08" EAST, A DISTANCE OF 291.34 FEET THENCE NORTH 89°10'53" WEST. A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 280 B(2), BEING ALSO ON THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35, THENCE NORTH 00°49'08" EAST ALONG SAID WEST LINE, A DISTANCE OF 942.23 FEET TO THE NORTH LINE OF SAID SECTION 35: THENCE NORTH 89°24'49" WEST ALONG SAID NORTH LINE A DISTANCE OF 658.23 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35; THENCE SOUTH 00:49'41" WEST ALONG SAID WEST LINE, A DISTANCE OF 549.73 FEET TO THE NORTHEAST LINE OF THE LAND DESCRIBED IN PARCEL 280 A(1) IN SAID ORDER OF TAKING RECORDED IN SAID OFFICIAL RECORD BOOK 4296. PAGE 1151; THENCE ALONG THE BOUNDARY OF SAID PARCEL 280 A(1). NORTH 28 00'09" WEST. A DISTANCE OF 626.06 FEET TO THE NORTH LINE OF SAID SECTION 35: THENCE CONTINUE NORTH 28°00'09" WEST ALONG SAID BOUNDARY, A DISTANCE OF 3541.88 FEET: THENCE NORTH 24°00'09" WEST ALONG SAID BOUNDARY, A DISTANCE OF 546.72 FEET TO THE BEGINNING OF A CURVE THEREIN, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5635.58 FEET THENCE NORTHWESTERLY A DISTANCE OF 544.09 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°31'54" TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 18 28 15 WEST, A DISTANCE OF 543.08 FEET; THENCE NORTH 14°39'25" WEST, A DISTANCE OF 177 27 FEET, THENCE NORTH 11°29'21" EAST, A DISTANCE OF 190.36 FEET; THENCE NORTH 63"46'51" EAST A DISTANCE OF 190.36 FEET; THENCE NORTH 89°55'36" EAST, A DISTANCE OF 301.88 FEET THENCE NORTH 87°37'27" EAST, A DISTANCE OF 296.35 FEET; THENCE NORTH 89°55'45" EAST, A DISTANCE OF 302.02 FEET: THENCE NORTH 00°04'15" WEST, A DISTANCE OF 6.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 280 B(3) IN SAID ORDER OF TAKING THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 280 B(3), AS DESCRIBED IN OFFICIAL RECORD BOOK 4296, PAGE 1151, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ADDITIONAL RIGHT-OF-WAY FOR DONALD ROSS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 21129. PAGE 218. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NORTH 89"55"45" EAST. A DISTANCE OF 1216.68 FEET: THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 45°04'14" EAST. A DISTANCE OF 56.57 FEET; THENCE ALONG THE EAST LINE OF SAID ADDITIONAL RIGHT-OF-WAY NORTH 00"04'14" WEST, A DISTANCE OF 65.00 FEET TO SAID LINE PARALLEL WITH AND SOUTHERLY 75.00 FEET FROM THE NORTH LINE OF SAID SECTION 26' THENCE NORTH 89"55'46' EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2369.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

(WEST PARCEL) BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00°36'37" EAST ALONG THE WEST LINE OF SAID SECTION. A DISTANCE OF 4365.67 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 280 A(1) IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 4296, PAGE 1151 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, THENCE ALONG SAID BOUNDARY SOUTH 34°23'37" EAST, A DISTANCE OF 112.80 FEET; THENCE SOUTH 33"14'52" EAST, A DISTANCE OF 493.78 FEET ALONG SAID BOUNDARY TO THE BEGINNING OF A CURVE THEREIN, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11365 16 FEET: THENCE SOUTHEASTERLY A DISTANCE OF 813.16 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°05'58" TO A POINT OF TANGENCY; THENCE SOUTH 29°08'54" EAST, A DISTANCE OF 1199 30 FEET, THENCE SOUTH 28°00'09" EAST ALONG SAID BOUNDARY, A DISTANCE OF 2426.49 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE CONTINUE SOUTH 28"00'09" EAST ALONG SAID BOUNDARY, A DISTANCE OF 1464.87 FEET; THENCE NORTH 89"04'14" WEST ALONG SAID BOUNDARY AND ALONG THE NORTH LINE OF THE LAND DESCRIBED IN PARCEL 280 B(1) OF SAID ORDER OF TAKING A DISTANCE OF 339.10 FEET; THENCE SOUTH 86°53'01" WEST ALONG SAID NORTH LINE. A DISTANCE OF 401.53 FEET TO THE NORTHERLY LINE OF HOOD ROAD: THENCE NORTH 88-06'56" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 518.05 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 35; THENCE NORTH 00°50'35" EAST ALONG SAID EAST LINE. A DISTANCE OF 628 52 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4): THENCE NORTH 89°02'37" WEST. A DISTANCE OF 658.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°50'56" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 617.85 FEET TO SAID NORTH LINE OF HOOD ROAD THENCE NORTH 88°06'56" WEST ALONG SAID NORTH LINE, A DISTANCE OF 392 92 FEET TO A POINT ON THE NORTH LINE OF THE FLORIDA'S TURNPIKE RIGHT-OF-WAY AS DESCRIBED IN MINUTES OF THE CIRCUIT COURT BOOK 70, PAGE 443, PALM BEACH COUNTY, FLORIDA, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR [4] COURSES: NORTH 01°53'04" EAST, A DISTANCE OF 10.00 FEET; NORTH 88°06'56" WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 83°28'53" WEST, A DISTANCE OF 503.22 FEET; THENCE NORTH 89°00'28" WEST. A DISTANCE OF 73.33 FEET TO THE WEST LINE OF SAID SECTION 35: THENCE MORTH 00 51'38" EAST ALONG SAID WEST LINE, A DISTANCE OF1204.18 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 681.69 ACRES, MORE OR LESS.

SAID OWNERS HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

ALTON PCD

LYING IN SECTIONS 26 AND 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA. OCTOBER, 2014 SHEET 1 OF 10

- TRACTS "S-1", "S-2" AND "S-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF PALM BEACH GARDENS FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, DRAINAGE, UTILITY, LANDSCAPING AND OTHER RELATED PURPOSES. MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "B", "C-1", "C-2", "C-3", "DEF" AND "GH", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR PALM BEACH COUNTY, ITS SUCCESSORS AND OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "FPL", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "RW-1", "RW-2" AND "RW-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND OTHER RELATED PURPOSES.
- 6. TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-8", "O-9", "O-10" AND "O-11", AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 7. TRACT "O-7", AS SHOWN HEREON, IS HEREBY DEDICATED TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER, DRAINAGE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 8. TRACTS "P-1" THROUGH "P-8", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS CONSERVATION AREAS FOR PRESERVATION, WATER MANAGEMENT, AND OTHER LAWFUL PURPOSES. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID TRACTS MAY NOT BE ALTERED FROM THEIR NATURAL STATE WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC NUISANCE VEGETATION, THE CONSTRUCTION AND MAINTENANCE OF THE FIREBREAK AREAS LOCATED WITHIN THE EASTERLY 15 FEET OF SAID TRACTS "P-1", "P-2", "P-3", AND "P-4" AND FPL'S TRANSITION ZONE FOR THE MANAGEMENT OF VEGETATION WHICH ALLOWS FOR UPPER TREE CANOPY TRIMMING ONLY WITHIN THE EASTERLY 25 FEET OF TRACTS "P-1", "P-2", "P-3" AND "P-4" ALL IN ACCORDANCE WITH THE APPROVED PRESERVATION AREA MANAGEMENT PLAN (THE "PAMP") ON FILE WITH THE CITY OF PALM BEACH GARDENS. IN THE WESTERLY 5 FEET OF THE EASTERLY 20 FEET OF TRACTS "P-1" THROUGH "P-4", FPL SHALL HAVE THE RIGHT TO TRIM THE UPPER TREE CANOPY TO A HEIGHT NO LESS THAN TWELVE FEET FROM EXISTING GRADE AND FPL SHALL HAVE THE RIGHT TO SELECTIVELY REMOVE PINE TREES AND INVASIVE EXOTICS FROM SAID AREA. IN THE WESTERLY 5 FEET OF THE EASTERLY 25 FEET OF TRACTS "P-1" THROUGH "P-4", FPL SHALL HAVE THE RIGHT TO SIDE TRIM THE UPPER TREE CANOPY IN ACCORDANCE WITH THE PAMP. ABSENT A SITUATION DEEMED AN EMERGENCY BY FPL, PRIOR TO FPL WORKING WITHIN THE TRANSITION ZONE, THEY MUST CONTACT THE CITY OF PALM BEACH GARDENS CITY MANAGER AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. FPL IS HEREBY GRANTED ACCESS TO THE TRANSITION ZONE IN PERPETUITY FOR MAINTENANCE PURPOSES IN ACCORDANCE WITH THE AFOREMENTIONED RESTRICTIONS. ACTIVITIES PROHIBITED IN SAID TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACEMENT OF BUILDINGS ON OR ABOVE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, THE REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. AN EASEMENT OVER SAID TRACTS "P-1" THROUGH "P-8", INCLUSIVE, IS HEREBY GRANTED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND MAINTENANCE
- 9. TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY, LANDSCAPING AND OTHER RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. A WATER MANAGEMENT EASEMENT OVER SAID TRACT IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ADJOINING WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE THE CITY OF PALM BEACH GARDENS
- 10. TRACTS "W-1" AND "W-2", AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL, EXPLORATION AND MINING RIGHTS, ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM
- 11. TRACTS "LM-1" AND "LM-2" AS SHOWN HEREON, TOGETHER WITH THE UNDERLYING MINERAL EXPLORATION AND MINING RIGHTS, ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, PASSIVE RECREATION AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE THE CITY OF PALM BEACH GARDENS. STRUCTURES AND LANDSCAPING MAY BE PERMITTED WITHIN SAID TRACTS AS APPROVED BY OR WITH PRIOR WRITTEN CONSENT OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- 12. THE WATER MANAGEMENT EASEMENTS #1 THROUGH #9 INCLUSIVE, AS SHOWN HEREON AND DESIGNATED AS W.M.E., ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS, FLORIDA. 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.
- 13. DRAINAGE EASEMENTS #1 THROUGH #8, INCLUSIVE, AS SHOWN HEREON AND DESIGNATED AS D.E., ARE HEREBY DEDICATED TO ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS, FLORIDA, 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.

- 14. THE PARKWAY BUFFER EASEMENTS AND ROADWAY BUFFER EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS P.B.E. AND R.B.E., RESPECTIVELY, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUBLIC ACCESS, BUFFER, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED UPON THE PARKWAY BUFFER EASEMENTS AND ROADWAY BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- 15. THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS S.U.A.E., AND S.U.A.E. #1 THROUGH S.U.A.E. #26, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. 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, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 16. THE LIFT STATION EASEMENTS #1 AND #2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES. 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, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 17. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS L.A.E., ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 18. THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREON DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 19. THE IRRIGATION SYSTEM ACCESS EASEMENT, AS SHOWN HEREON AND DESIGNATED AS I.S.A.E. IS HEREBY RESERVED TO THE CITY OF PALM BEACH GARDENS FOR ACCESS TO THE IRRIGATION FACILITIES ASSOCIATED WITH THEIR ROADWAY LANDSCAPING. SAID IRRIGATION FACILITIES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ALTON PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS

IN WITNESS WHEREOF WE, KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARKSIDE RETAIL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEIGHTS BIOTECH INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GRANDIFLORA MULTIFAMILY INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGER THIS 474 DAY OF Noven 4ex, 2014.

THE KOLTER GROUP LLC.

HOWARD ERBSTEIN

AUTHORIZED SIGNATORY

A FLORIDALIMITED LIABILITY COMPANY, MANAGER

A KOL & Argelaker

Micde E. Angelakos PRINTED NAME:

THE KOLTER GROUP LLC ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF THE KOLTER GROUP LLC. A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF KH ALTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, KG DONALD ROSS LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARKSIDE RETAIL INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEIGHTS BIOTECH INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GRANDIFLORA MULTIFAMILY INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4

NICOL & Angelekon COMMISSION NO. EE 178318 Nicole & . Angelakos

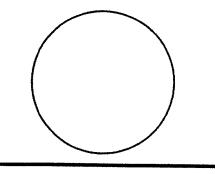
ECHINES HANDINGS

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY. FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ATTESTED BY ITS CLERK AND COMPTROLLER, AND ITS SEAL TO BE AFFIXED HERETO, THIS $\underline{5}$ OF November, 2014.

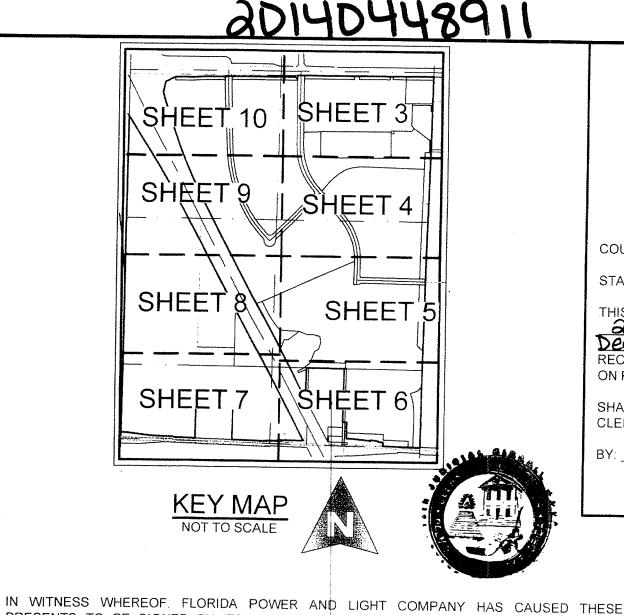
PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA **BOARD OF COUNTY COMMISSIONERS**

There of the PRISCILLA A. TAYLOR, MAYOR

SHARON R(BOCK CLERK AND COMPTROLLER



THE KOLTER GROUP LLC



P.M. THIS 5 DAY OF DECEMBER , 2014, AND DULY RECORDED IN PLAT BOOK NO. 118 ON PAGE 197 THRU 206 SHARON R. BOCK, CLERK AND COMPTROLLER

THIS PLAT WAS FILED FOR RECORD AT

COUNTY OF PALM BEACH

STATE OF FLORIDA

CITY OF PALM **BEACH GARDENS** PRESENTS TO BE SIGNED BY ITS DIRECTOR OF CORPORATE REAL ESTATE . AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF November 2014.

FLORIDA POWER AND

NOTARY

VILLAS AT BRIGER, LLC

NOTARY

ALTON PROPERTY OWNERS

ASSOCIATION, INC.

NOTARY

EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF NEVENDER 2014. MY COMMISSION EXPIRES: 9/18/15 While Malman

AS IDENTIFICATION. AND WHO EXECUTED THE

FLORIDA POWER AND LIGHT COMPANY.

DIRECTOR OF CORPORATE REAL ESTATE

A FLORIDA CORPORATION

IN WITNESS WHEREOF, VILLAS AT BRIGER, LLC. A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ______ DAY OF ________, 2014.

BEFORE ME PERSONALLY APPEARED DEAN J. GIRARD, WHO IS PERSONALLY KNOWN TO ME

FOREGOING INSTRUMENT AS DIRECTOR OF CORPORATE REAL ESTATE OF FLORIDA POWER

AND LIGHT COMPANY, A FLORIDA CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT HE

VILLAS AT BRIGER, LLC A FLORIDA LIMITED LIABILITY COMPANY

FLORIDA POWER AND LIGHT COMPANY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

OR WHO HAS PRODUCED

COMMISSION NO. EE 105 168

The world of the same of the s

ARMANDO A. TABERNILLA AUTHORIZED SIGNATORY

VILLAS AT BRIGER, LLC ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARMANDO A. TABERNILLA, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF VILLAS AT BRIGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: 3/8/18 COMMISSION NO. FF 103556

S. J. CARR COMMISSION # FFIN EXPIRES, March 18, 2018

DAY OF NOVEMBER 2014 S.J.CARR PRINTED NAME

BOARD OF COUNTY COMMISSIONERS

SHEET 1 OF 10

NOTARY

TEL. (561) 968-0080 FAX. (561) 642-9726

MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406

ALTON PCD

Z \(\text{BRIGER}\) 1608 (KOLTER-UNIT2)\(\text{1608}\) ALTON PCD PLAT DWG. 11/3/2014 11:07:02 AM. Leslie