

SUN VALLEY II

P.U.D.

IN SECTIONS 22 & 23 TWP. 45 S, RGE. 42 E. INCLUDING A REPLAT OF A PORTION OF BOYNTON GARDENS (6-32 PALM BEACH CO.)

PALM BEACH COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC.

SURVEYORS - ENGINEERS

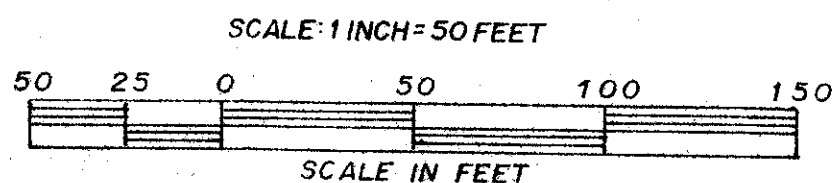
FORT LAUDERDALE, FLORIDA

SHEET 1 OF 8 22-23/45/6

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P.U.D. ACREAGE TABULATION		
PLAT BOUNDARY	6,248,313 SQ. FT.	143,4415 AC.
LOTS	3,602,619 SQ. FT.	82,7047 AC.
LAKE TRACTS	793,223 SQ. FT.	18,2099 AC.
WELL SITES	25,217 SQ. FT.	0.5789 AC.
CIVIC SITE	283,683 SQ. FT.	6.5125 AC.
LWDD EASEMENT	15,974 SQ. FT.	0.3667 AC.
ROADWAY	1,068,436 SQ. FT.	24.5278 AC.
FPBL EASEMENT	459,163 SQ. FT.	10.5409 AC.
375 SINGLE FAMILY RESIDENCES		2.61 DU/AC

THIS INSTRUMENT PREPARED BY: WINNINGHAM & LIVELY, INC. 1040 N.E. 45TH STREET, FT. LAUDERDALE, FLORIDA



DEC. 1986.

SUBDIVISION # Sun Valley
 BOOK 56 PAGE 128
 FLOOD ZONE B FLOOD MAP #
 QUAD # 35 ZONING
 SE ZIP CODE 33437

22-185A
23-190A

13 MAY
 87
 56
 128 Thru 135
 Barbara C. Platt

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT STELAR CORP., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AS: A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING ALL OF TRACTS 39 THRU 49 INCLUSIVE, PORTIONS OF TRACTS 50, 51 AND 52, ALL OF TRACTS 69 THRU 78 INCLUSIVE, ACCORDING TO THE PLAT OF BOYNTON GARDENS, AS RECORDED IN PLAT BOOK 6 AT PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SUN VALLEY P.U.D. I, AS RECORDED IN PLAT BOOK 55 AT PAGES 45 AND 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT OF SUN VALLEY P.U.D. I, BEING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 620 FEET AND A CENTRAL ANGLE OF 6° 48' 41" RUN SOUTHERLY 73.71 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 21° 08' 09" EAST 17.07 FEET ALONG SAID EASTERLY BOUNDARY, BEING THE TANGENT EXTENDED, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 60° 38' 09" EAST 31.80 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 29° 45' 00" EAST 63.70 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 29° 21' 51" WEST 38.58 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 21° 08' 09" EAST 225.83 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 67° 23' 09" EAST 36.12 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 28° 35' 44" EAST 60.22 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 22° 36' 51" WEST 34.58 FEET ALONG SAID EASTERLY BOUNDARY, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 21° 08' 09" EAST 84.77 FEET ALONG SAID EASTERLY BOUNDARY, TO THE NORTH-WESTERLY CORNER OF TRACT R-1, AS SHOWN ON SAID PLAT; THENCE RUN NORTH 68° 51' 51" EAST 230 FEET, TO THE NORTHEASTERLY CORNER OF SAID TRACT R-1; THENCE RUN SOUTH 21° 08' 09" EAST 367.76 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT R-1, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 0° 08' 09" EAST 78.34 FEET ALONG SAID EASTERLY BOUNDARY; THENCE RUN NORTH 89° 30' 11" EAST 67.84 FEET, TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 23; THENCE RUN NORTH 0° 03' 52" WEST 680.02 FEET ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4; THENCE RUN NORTH 76° 49' 08" EAST 154.77 FEET; THENCE RUN NORTH 83° 11' 25" EAST 95.40 FEET; THENCE RUN NORTH 89° 33' 26" EAST 104.2 FEET, TO AN INTERSECTION WITH A LINE 40 FEET WEST AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 23, THENCE RUN NORTH 0° 42' 42" EAST 185.00 FEET ALONG SAID PARALLEL LINE TO THE NE CORNER OF AFORESAID TR. 39, ACCORDING TO THE PLAT OF BOYNTON GARDENS; THENCE RUN SOUTH 89° 33' 26" WEST 262.49 FEET, ALONG THE NORTH LINE OF AFORESAID TRACTS 39 THRU 46 INCLUSIVE AND THEIR PROJECTION, TO THE WEST LINE OF SAID SECTION 23; THENCE RUN SOUTH 0° 12' 26" EAST 585.33 FEET ALONG SAID WEST LINE OF SAID SECTION 23, TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE AFORESAID SECTION 22; THENCE RUN SOUTH 89° 47' 23" WEST 671.28 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF THE NE 1/4, THENCE RUN SOUTH 0° 19' 39" EAST 1197.79 FEET ALONG THE WEST LINE OF THE E 1/2 OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 22; THENCE RUN NORTH 79° 51' 51" EAST 754.03 FEET, ALONG THE NORTHERLY BOUNDARY OF SAID SUN VALLEY P.U.D. I TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID MOST NORTHERLY CORNER OF THE PLAT OF SUN VALLEY P.U.D. I; THENCE RUN NORTH 51° 06' 10" EAST 783.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89° 30' 11" WEST 30 FEET, TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING SOUTH 77° 57' 15" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 775 FEET AND A CENTRAL ANGLE OF 2° 16' 25" RUN NORTHERLY 30.75 FEET; THENCE RUN NORTH 89° 30' 11" EAST 232.5 FEET; THENCE RUN SOUTH 0° 29' 49" EAST 30 FEET, TO THE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID MOST NORTHERLY CORNER OF THE PLAT OF SUN VALLEY P.U.D. I; THENCE RUN NORTH 5° 52' 28" EAST 744.17 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 54° 15' 50" EAST 91.06 FEET; THENCE RUN NORTH 88° 45' 53" EAST 30.07 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHEASTERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING SOUTH 38° 12' 25" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 580 FEET AND A CENTRAL ANGLE OF 3° 04' 46" RUN NORTHEASTERLY 36.55 FEET; THENCE RUN NORTH 35° 07' 39" WEST 84.60 FEET ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE; THENCE RUN NORTH 56° 53' 49" WEST 135.35 FEET; THENCE RUN NORTH 42° 24' 51" WEST 112.97 FEET; THENCE RUN NORTH 25° 22' 11" WEST 114.21 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHEASTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 89° 47' 34" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 54° 03' 24" RUN SOUTHEASTERLY 349.08 FEET TO THE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT SAID MOST NORTHERLY CORNER OF THE PLAT OF SUN VALLEY P.U.D. I; THENCE RUN NORTH 39° 27' 05" WEST 820.93 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89° 47' 23" EAST 30 FEET; THENCE RUN NORTH 0° 12' 23" WEST 30 FEET; THENCE RUN SOUTH 89° 47' 23" WEST 30 FEET; THENCE RUN SOUTH 0° 12' 23" EAST 30 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 142.3800 ACRES, MORE OR LESS. HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND REPLATTED AS SHOWN HEREON, AND TO BE KNOWN AS SUN VALLEY II.

1. THE THOROUGHFARES AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS AND ROAD RIGHTS OF WAY.

2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SUN VALLEY COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

4. TRACTS D-5 THRU D-10 INCLUSIVE, THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SUN VALLEY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE DEVELOPER RESERVES THE CIVIC SITE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO P.U.D. REQUIREMENTS AND, IF REQUIRED SHALL DEDICATE THE SAME, AT NO COST TO THE COUNTY.

STELAR CORP.
 BY: LARRY D. GLASSMAN PRESIDENT
 ATTEST: STEVEN M. GLASSMAN SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }
 TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF STELAR CORP., A FLORIDA CORPORATION, AND 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 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 29 DAY OF April, 1987.

MY COMMISSION EXPIRES: 4-24-91
John Storch
 NOTARY PUBLIC-STATE OF FLORIDA

0498-002

0498-002

SURVEYOR'S CERTIFICATE NOTE:
 THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET IN CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (PRM'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (PCPS) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTER WITH PALM BEACH COUNTY FOR 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.

WINNINGHAM & LIVELY, INC.
Charlie C. Spinningham II
 REGISTERED LAND SURVEYOR NO. 1580
 STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF MAY 1987.

BY: John Adams CHAIR, VICE
Key Adams
 BY: Kathryn S. Miller CLERK

ATTEST:
 JOHN B. DUNKLE, CLERK

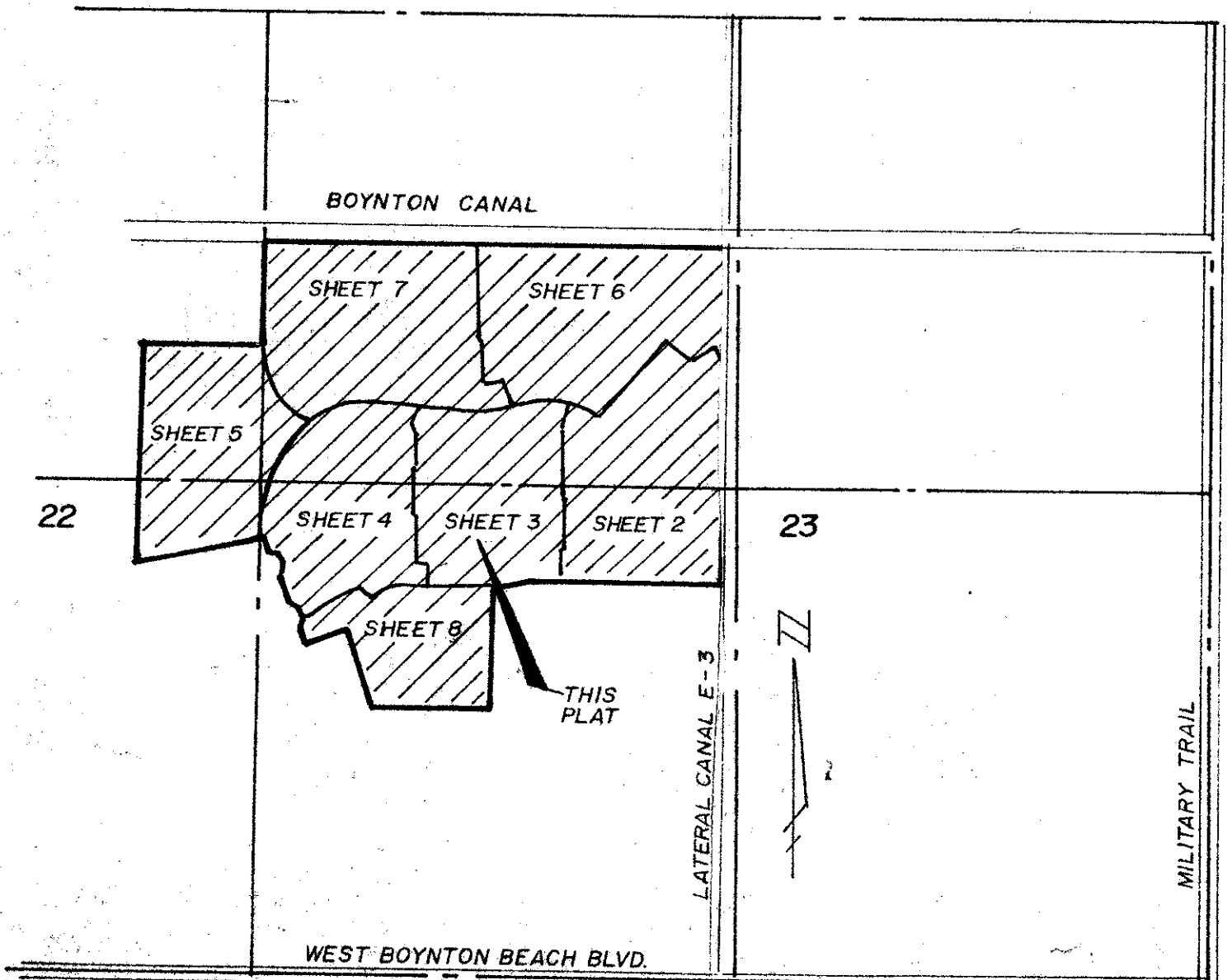
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF MAY 1987.

BY: H.F. Kahler
 H.F. KAHLER, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO THE PLAT OF SUN VALLEY P.U.D. I AS RECORDED IN PLAT BOOK 55 AT PAGES 45 & 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: PC.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: *
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, OR MAINTENANCE EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WASTE AND SEWER OR UPON DRAINAGE, OR MAINTENANCE EASEMENTS. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY 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 THE USE RIGHT.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.



LOCATION MAP NOT TO SCALE

MORTGAGEES CONSENT

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 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 RECORD BOOK 5096 AT PAGE 1603 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

SOUTHEAST BANK, N.A.
 ATTEST: Gene Glass Assistant Cashier
 BY: Gene Glass Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 BEFORE ME PERSONALLY APPEARED Stanley J. Garment AND Ciane L. Ross TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF SOUTHEAST BANK, N.A., CHARTERED IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK, 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 BANK, WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF April, 1987.

MY COMMISSION EXPIRES: Feb. 12, 1991
Marion E. Miller
 NOTARY PUBLIC-STATE OF FLORIDA

MORTGAGEES CONSENT

STATE OF FLORIDA }
 COUNTY OF DADE }
 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 RECORD BOOK 5124 AT PAGE 1189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

SECURITY SAVINGS BANK
 (FORMERLY KNOWN AS S)

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH MIAMI

ATTEST: Sandra Jones Best Corporate Secretary
 BY: Sandra Jones Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF DADE }
 BEFORE ME PERSONALLY APPEARED DAVID H. ROSS AND Sandra Kemere TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH MIAMI AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, 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 ASSOCIATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF April, 1987.

MY COMMISSION EXPIRES: 7/18/89
Sandra Kemere
 NOTARY PUBLIC-STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA }
 COUNTY OF DADE }
 I, HERMAN BRETAN, 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 STELAR CORP., A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: April 10, 1987
Herman Bretan
 BY: HERMAN BRETAN

PLAN-HOLD CORPORATION • PALM BEACH COUNTY, FLORIDA
 PLAN-HOLD CORPORATION • PALM BEACH COUNTY, FLORIDA
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