

CARNAHAN-PROCTOR-CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

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MAY, 2002

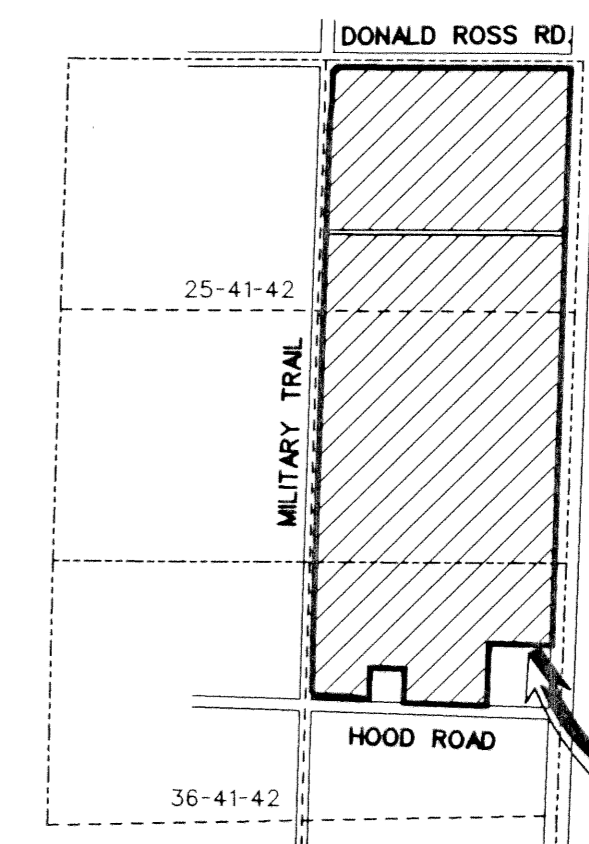
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# EVERGRENE PLAT TWO

A REPLAT OF A PORTION OF TRACT "A", "EVERGRENE" (P.B. 93, PGS. 117-119, P.B.C.R.)

CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

## DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT "A", "EVERGRENE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93 AT PAGES 117 THROUGH 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "EVERGRENE PLAT TWO", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID TRACT "A", LESS THE FOLLOWING DESCRIBED PORTION:

A PORTION OF TRACT "A", "EVERGRENE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93 AT PAGES 117 THROUGH 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE NORTH 01°22'07" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 852.24 FEET; THENCE SOUTH 88°37'53" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°22'07" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 488.32 FEET; THENCE SOUTH 43°37'11" EAST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 01°22'07" WEST, ALONG A LINE 12.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT "A", A DISTANCE OF 425.22 FEET; THENCE SOUTH 14°35'03" WEST, A DISTANCE OF 52.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 365.453 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACTS WM-1, WM-2, WM-3, WM-4, WM-5, WM-6, WM-7, WM-8 AND WM-9, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID TRACTS WM-1, WM-2, WM-3, WM-4, WM-5, WM-6, WM-7, WM-8 AND WM-9 MAY BE CONVEYED IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID TRACTS WM-1, WM-2, WM-3, WM-4, WM-5, WM-6, WM-7, WM-8 AND WM-9 AND THE WATER BODIES AND SAID IMPROVEMENTS THEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACTS WM-1, WM-2, WM-3, WM-4, WM-5, WM-6, WM-7, WM-8 AND WM-9 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS A, D-1, D-2, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL HOUSING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19 AND C-20, THE CONSERVATION TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREA CONSERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION. THESE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9 AND B-10, THE BUFFER TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, AND S-17, THE OPEN SPACE TRACTS, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND OTHER PURPOSES WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS R-1, R-2, R-3, R-4, R-5, AND R-6, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

- THE WATER MANAGEMENT MAINTENANCE EASEMENTS (WMAE), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN.
- THE WATER MANAGEMENT ACCESS EASEMENTS (WMAE), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN.
- THE WATER LINE EASEMENTS (WLE'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE SEWER LINE EASEMENTS (SLE'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- THE LIFT STATION EASEMENTS (LSE), AS SHOWN HEREON, ARE HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACTS R-1, R-2, R-3, R-4, R-5 AND R-6, AS SHOWN HEREON, IS HEREBY GRANTED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACTS R-1, R-2, R-3, R-4, R-5 AND R-6 IS 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.
- THE DRAINAGE EASEMENTS (DE'S), AS SHOWN HEREON, ARE HEREBY GRANTED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE ARE HEREBY GRANTED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN 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.
- THE WATER MANAGEMENT EASEMENTS (W.M.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION, AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS WM-1, WM-2, WM-3, WM-4, WM-5, WM-6, WM-7, WM-8 AND WM-9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.
- THE ROADWAY, DRAINAGE, WATER, SEWER AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN), THE CITY OF PALM BEACH GARDENS AND THE EVERGRENE MASTER ASSOCIATION, INC., FOR PROPER PURPOSES.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER STREET TRACTS R-1, R-2, R-3, R-4, R-5 AND R-6, AS SHOWN HEREON, IS HEREBY GRANTED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN), ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.

- THE WETLAND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR WETLAND CONSERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION. THESE WETLAND EASEMENTS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE WETLAND EASEMENTS INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC NUISANCE VEGETATION REMOVAL, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. ANY ALTERATIONS TO THE WETLAND EASEMENTS, AS SHOWN HEREON, MUST BE APPROVED IN WRITING BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT COMPLIANCE STAFF.
- THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS PURPOSES.
- TRACTS F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, F-9, F-10 AND F-11, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL HOUSING, ROADWAY, CONSERVATION, OPEN SPACE AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF: COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENTS AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16<sup>TH</sup> DAY OF MAY, 2002.

COMMUNITIES FINANCE COMPANY, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
WITNESS: Joe Miodowitz BY: Paul Angelo  
PRINT NAME: JOE Miodowitz PRINT NAME: PAUL ANGELO VICE-PRESIDENT

WITNESS: Sima Narvus BY: Kevin G. Roman  
PRINT NAME: SIMA NARVUS PRINT NAME: KEVIN G. ROMAN VICE-PRESIDENT

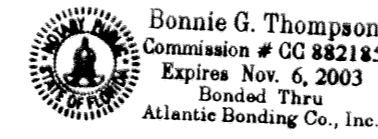
## ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Paul Angelo AND Kevin G. Roman, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENTS OF COMMUNITY FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>TH</sup> DAY OF May, 2002.

MY COMMISSION EXPIRES: Bonnie G. Thompson  
PRINT NAME: BONNIE G. THOMPSON  
NOTARY PUBLIC-STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_



## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE EVERGRENE MASTER ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16<sup>TH</sup> DAY OF MAY, 2002.

WITNESS: Dorothy H. Wilken EVERGRENE MASTER ASSOCIATION, INC.,  
PRINT NAME: Dorothy H. Wilken A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: Thomas Pagnotta BY: Thomas Pagnotta  
PRINT NAME: SIMA NARVUS PRINT NAME: THOMAS PAGNOTTA PRESIDENT

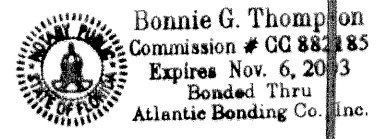
## ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Bonnie G. Thompson WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 16<sup>TH</sup> DAY OF MAY, 2002.

MY COMMISSION EXPIRES: Bonnie G. Thompson  
PRINT NAME: BONNIE G. THOMPSON  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_



## MORTGAGEE CONSENT

FLEET NATIONAL BANK (formerly known as BANKBOSTON, N.A.), a national banking association, as Agent (the "Mortgagee"), the holder of that certain Second Consolidated, Amended and Restated Mortgage and Security Agreement and Notice of Future Advance, Dated April 26, 2000, and recorded on April 28, 2000 in Official Records Book 11748, Page 117, of the Public Records of Palm Beach County, Florida (the "Mortgage"), which Mortgage constitutes a lien upon the herein described property, hereby consents to the Dedications by COMMUNITIES FINANCE COMPANY, LLC, a Delaware Limited Liability Company, shown hereon, and joins in for the purpose of agreeing that the lien and encumbrance of the Mortgage shall be subordinate to the dedications shown hereon.

The subordination set forth herein is limited strictly to the dedications created by this plat and the subordination contained in the preceding paragraph shall not constitute subordination to the rights of any other person or entity that holds any interest in the property, as defined herein.

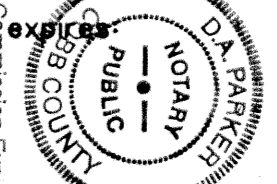
Witnesses: FLEET NATIONAL BANK, As Agent  
Steve Selbo BY: Steve Selbo  
Print name: Steve Selbo Print Name: Steve Selbo  
Angela M. Wilkins Director  
Print name: Angela M. Wilkins

## MORTGAGEE ACKNOWLEDGEMENT

STATE OF Georgia ) SS  
COUNTY OF DeKalb )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2002, by Steve Selbo, Director of FLEET NATIONAL BANK, a national banking-association, who is personally known to me.

My commission expires: Da-Ref...  
Print Name: \_\_\_\_\_  
Notary Public - State of \_\_\_\_\_  
Commission No. \_\_\_\_\_



EVERGRENE MASTER ASSOCIATION, INC.