

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN PORTIONS OF SECTIONS 7 AND 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, FLORIDA, SHOWN HEREON AS BUENA VIDA, BEING A REPLAT OF A PORTION OF BLOCKS 16 AND 17 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 37 THROUGH 44, BLOCK 16, TRACTS 25 THROUGH 36, BLOCK 17, TOGETHER WITH ALL THOSE STRIPS OF LAND MARKED AS ROADS WITHIN OR ADJACENT TO BLOCKS 16, AND 17 AS ALL ARE SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIE WITHIN THE BOUNDARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 31, BLOCK 17, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01 DEGREE, 57 MINUTES, 23 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 31, SAID WEST TRACT LINE ALSO BEING THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-1, A DISTANCE OF 86.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 23 MINUTES, 32 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD AS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED AT OFFICIAL RECORD BOOK 5712, PAGE 1646, LYING 86.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 31, A DISTANCE OF 146.91 FEET; THENCE SOUTH 86 DEGREES, 09 MINUTES, 38 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 180.54 FEET; THENCE NORTH 89 DEGREES, 23 MINUTES, 32 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE AS DESCRIBED IN THE ORDER OF TAKING RECORDED AT OFFICIAL RECORD BOOK 4886, PAGE 1354, LYING 72.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACTS 31 AND 32 OF SAID BLOCK 17, A DISTANCE OF 1082.38 FEET; THENCE SOUTH 00 DEGREES, 36 MINUTES, 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, BEING THE EAST LINE OF THE WEST 552.0 FEET OF SAID TRACT 32, A DISTANCE OF 13.31 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 17248.73 FEET AND A RADIAL BEARING OF SOUTH 01 DEGREE, 03 MINUTES, 39 SECONDS WEST AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1646, THROUGH A CENTRAL ANGLE OF 02 DEGREES, 18 MINUTES, 46 SECONDS, A DISTANCE OF 691.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89 DEGREES, 23 MINUTES, 32 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE AS SHOWN IN ROAD PLAT BOOK 2, PAGE 147 OF SAID PUBLIC RECORDS, LYING 38.0 FEET NORTH OF AND PARALLEL WITH A LINE CONNECTING THE SOUTH LINE OF TRACTS 41, 42 AND 43 OF SAID BLOCK 16 AND TRACTS 34, 35 AND 36 OF SAID BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 3572.01 FEET; THENCE NORTH 88 DEGREES, 49 MINUTES, 09 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, A DISTANCE OF 399.94 FEET; THENCE NORTH 89 DEGREES, 23 MINUTES, 32 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, LYING 42.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACT 44 OF SAID BLOCK 16, A DISTANCE OF 500.08 FEET; THENCE NORTH 44 DEGREES, 23 MINUTES, 46 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 70.72 FEET; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, LYING 61.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACT 44 OF SAID BLOCK 16, A DISTANCE OF 519.00 FEET; THENCE NORTH 01 DEGREE, 41 MINUTES, 26 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 400.32 FEET; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, LYING 45.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACT 37 OF SAID BLOCK 16, A DISTANCE OF 285.83 FEET; THENCE SOUTH 89 DEGREES, 24 MINUTES, 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-7, LYING 22.50 FEET SOUTH OF AND PARALLEL WITH THE LINE CONNECTING THE NORTH LINE OF TRACTS 37 THROUGH 40 OF SAID BLOCK 16 AND TRACTS 25 THROUGH 30 OF SAID BLOCK 17, A DISTANCE OF 6778.19 FEET; THENCE SOUTH 01 DEGREE, 57 MINUTES, 23 SECONDS WEST ALONG THE WEST LINE OF TRACTS 30 AND 31 OF SAID BLOCK 17, SAID WEST LINE ALSO BEING THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-1, A DISTANCE OF 1212.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 195.06 ACRES MORE OR LESS

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

VIA GRANDE EAST, VIA BELLEZZA, VIA BRILLIANTE, VIA PRESTIGIO EAST, VIA PRESTIGIO WEST, VIA PRIMA, VIA GRANDE WEST, VIA CASTELLO, VIA ELEGANTE, VIA GRANDEZZA EAST, VIA GRANDEZZA WEST, VIA ALLEGRO, VIA CLASSICO EAST, VIA CLASSICO WEST, VIA FIORE AND VIA BUENA VIDA, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

WATER MANAGEMENT TRACTS 1, 2, 3 AND 4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE OF FOREST HILL BOULEVARD AND LYONS ROAD.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN AND / OR INSPECT ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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

THE LIMITED ACCESS EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

A PERPETUAL EASEMENT IS HEREBY DEDICATED FOR ACCESS TO, MAINTENANCE AND CONSTRUCTION OF ALL UTILITY FACILITIES LOCATED IN VIA GRANDE EAST, VIA GRANDE WEST, VIA BELLEZZA, VIA BRILLIANTE, VIA PRESTIGIO EAST, VIA PRESTIGIO WEST, VIA PRIMA, VIA CASTELLO, VIA ELEGANTE, VIA GRANDEZZA EAST, VIA GRANDEZZA WEST, VIA ALLEGRO, VIA CLASSICO EAST, VIA CLASSICO WEST, VIA BUENA VIDA AND VIA FOIRE.

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT B1, AS SHOWN HEREON, IS HEREBY DEDICATED TO BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. TRACT B-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 3839, PAGE 1119 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

TRACT 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE 15 FOOT RAW WATER EASEMENT IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF THE RAW WATER LINE AND OTHER PROPER PURPOSES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE BUENA VIDA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH THE TRACTS FOR PRIVATE STREET PURPOSES AND THE THIRTY-FIVE FOOT WIDE UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH FOREST HILL BOULEVARD, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINE, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON, ARE CANCELED AND SUPERSEDED. IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON FROM PUBLIC RECORD AND USE THAT PORTION OF ROADWAYS DEDICATED BY PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WITHIN THE LIMITS OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF Sept, 2002.

MINTO COMMUNITIES, INC.
A FLORIDA CORPORATION
ATTEST: Craig S. Unger BY: Michael Greenberg
SR. VICE PRESIDENT PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG S. UNGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SR. VICE PRESIDENT RESPECTIVELY, OF MINTO COMMUNITIES, INC., A FLORIDA 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 23rd DAY OF September, 2002.

MY COMMISSION EXPIRES: Sept. 26, 2006
Linda D. Yankee
PRINT NAME: Linda D. Yankee
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. 00152900

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BUENA VIDA MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF September, 2002.

BUENA VIDA MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: T.R. Beer BY: T.R. Beer
T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

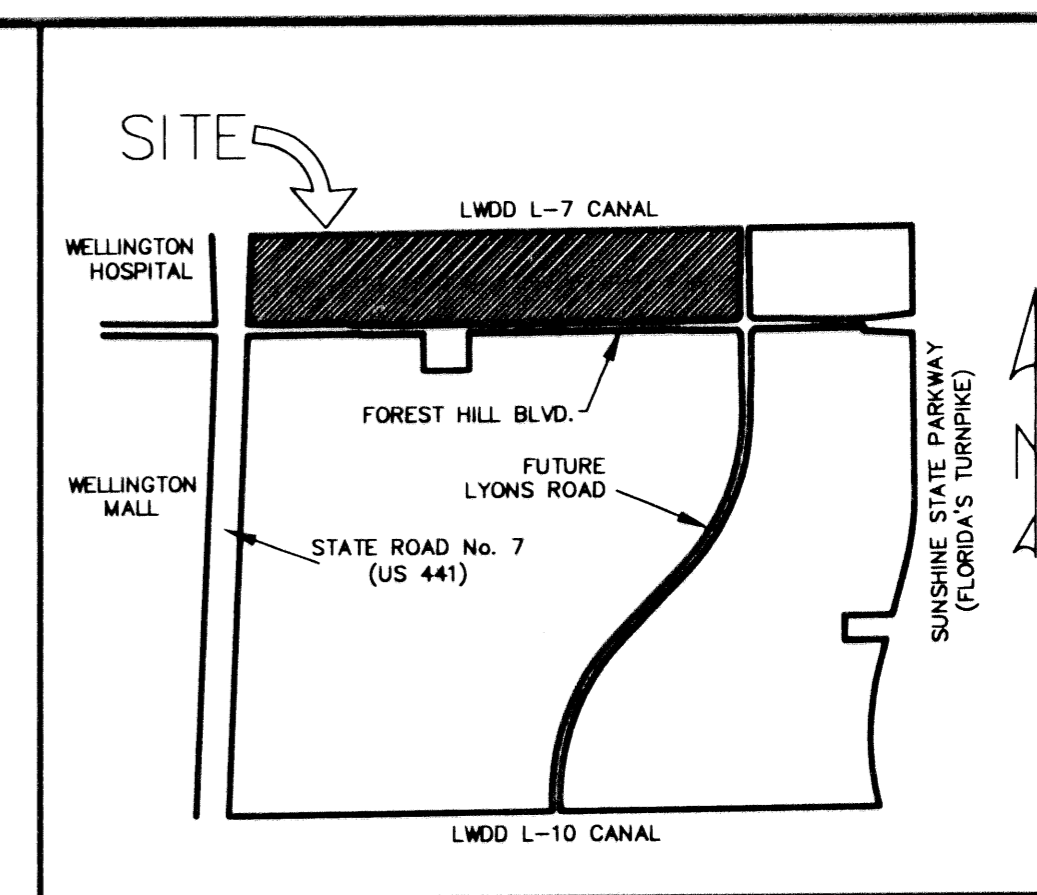
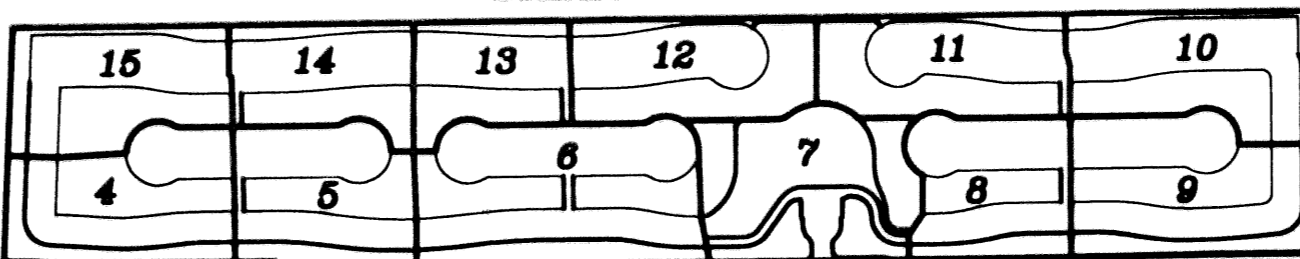
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BUENA VIDA MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 23rd DAY OF September, 2002.

MY COMMISSION EXPIRES: Sept. 26, 2006
Linda D. Yankee
PRINT NAME: Linda D. Yankee
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. 00152900

SHEET INDEX



LOCATION MAP
(NOT TO SCALE)

BUENA VIDA
BEING A REPLAT OF A PORTION OF BLOCKS 16 AND 17 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. IN PART OF SECTIONS 7 AND 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 15
MARCH 2002

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12/31/2002
HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

MORTGAGE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 RECORDS BOOK 12416 AT PAGE 832 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ~~VICE-PRESIDENT~~ VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF October, 2002.

WITNESS: Harry Binnie BY: Steven B. King
PRINT NAME: Harry Binnie VICE-PRESIDENT
T.R. Beer

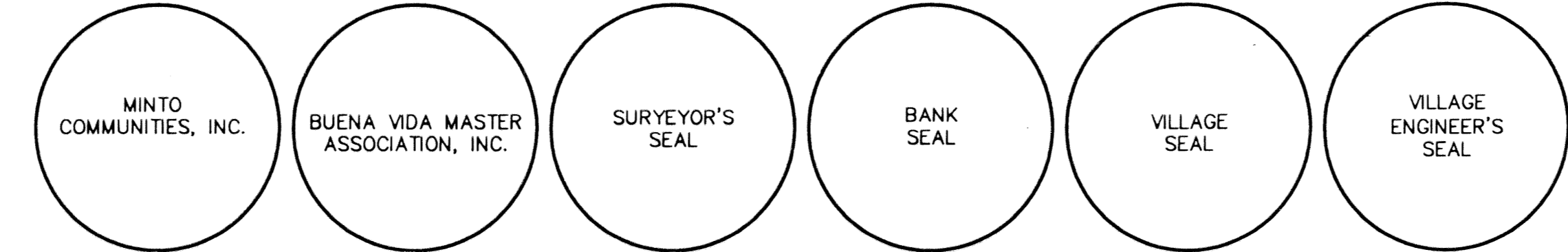
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Steven B. King WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF Bank of America, N.A. AND SEVERALLY 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 25 DAY OF October, 2002.

MY COMMISSION EXPIRES: 9-25-2006
HARRY BINNIE
PRINT NAME: Harry Binnie
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. 00153548



BUENA VIDA
NICK MILLER, INC.
Surveying & Mapping Consultants
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2560 RCA BLVD.
PALM BEACH GARDENS, FLORIDA 33410
TEL 561 627-5200 FAX 561 627-0983
D.B.P.R. LICENSED BUSINESS NO. 4318

SHEET NO. **1**
SCALE: N/A
DATE: MARCH 2002
JOB NO. 1008.09
FILE: 1008.09