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EVERGRENE P.C.D. PLAT FIVE
A REPLAT OF TRACT F-7 AND WATER MANAGEMENT TRACTS WM-6 AND WM-7, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
SHEET No.1 OF 4 FEBRUARY 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 TRACT F-7 AND WATER MANAGEMENT TRACTS WM-6 AND WM-7, EVERGRENE PLAT TWO AS RECORDED IN PLAT BOOK 95, PAGES 29 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'EVERGRENE P.C.D. PLAT FIVE'.

SAID TRACTS CONTAIN 1140381.61 SQUARE FEET (26.1796 ACRES, MORE OR LESS) AND ARE 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. THE STREET TRACT SHOWN AND DESIGNATED HEREON AS TRACT "S-1" IS HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY, EXCLUSIVELY FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, CABLE TELEVISION SYSTEMS AND RELATED PURPOSES. SAID TRACT "S-1" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
2. OPEN SPACE TRACTS-1 THROUGH 14 INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
3. UPLAND PRESERVE TRACT-1 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 UPLAND PRESERVATION AND WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL 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. UPLAND PRESERVE TRACT-1 MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES WITHIN UPLAND PRESERVE TRACT-1 INCLUDE BUT ARE NOT LIMITED TO ALL TYPES OF CONSTRUCTION, 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.
4. LAKE TRACTS-1 AND 2 AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID LAKE TRACTS-1 AND 2 MAY BE CONVEYED WITHOUT ENCUMBRANCES AND 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 LAKE TRACTS-1 AND 2 TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNTIL SUCH A CONVEYANCE OCCURS, AND A NORTHERN ACCEPTANCE THEREOF RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAKE TRACTS-1 AND 2 SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID EVERGRENE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO EITHER THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.
5. 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.
6. 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 THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, FLORIDA.
7. 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.

8. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1", AND OPEN SPACE TRACTS-1 THROUGH 14 IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. SAID LAND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "S-1", AND OPEN SPACE TRACTS-1 THROUGH 14 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 TRACT "S-1", AND OPEN SPACE TRACTS-1 THROUGH 14.

9. THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) 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 NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS, SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

10. THE WATER MANAGEMENT MAINTENANCE EASEMENTS 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 NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.

11. LANDSCAPE EASEMENTS OVER OPEN SPACE TRACTS-3, 4, 5, 7, 10 AND 11 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR LANDSCAPE PURPOSES INCLUDING THE RIGHT BUT NOT THE OBLIGATION TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE WITHIN THESE EASEMENTS AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

12. AN EASEMENT FOR INGRESS AND EGRESS OVER TRACT "S-1" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS PURPOSES FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES, THE LANDS ENCUMBERED BY SAID INGRESS AND EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THIS EASEMENT REPLACES THE WATER MANAGEMENT ACCESS EASEMENT RECORDED IN PLAT 2.

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 10th DAY OF February 2003.

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

BY: Paul Angelo (Signature)
WITNESS: Sina Narcus (Signature)
VICE PRESIDENT PRINT NAME: Sina Narcus
WITNESS: Kenneth Tuma (Signature)
PRINT NAME: Kenneth Tuma

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED PAUL ANGELO 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 10th DAY OF FEBRUARY 2003.
MY COMMISSION EXPIRES: Nov 6, 2003
NOTARY PUBLIC
BONNIE G. THOMPSON
PRINT NAME: BONNIE G. THOMPSON

ACCEPTANCE OF RESERVATIONS BY THE EVERGRENE MASTER ASSOCIATION, INC.

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS
THE EVERGRENE MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 10th DAY OF February 2003.

THE EVERGRENE MASTER ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: Thomas Pagnotta (Signature)
WITNESS: Kenneth Tuma (Signature)
PRINT NAME: THOMAS PAGNOTTA
PRESIDENT

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED THOMAS PAGNOTTA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, 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 10th DAY OF FEBRUARY 2003.
MY COMMISSION EXPIRES: Nov 6, 2003
NOTARY PUBLIC
BONNIE G. THOMPSON
PRINT NAME: BONNIE G. THOMPSON

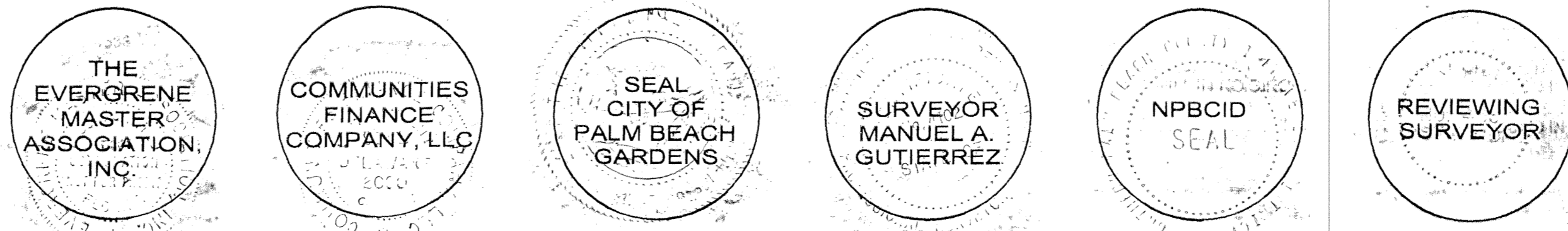
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT AND ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES AND ACCEPTS THE WATER MANAGEMENT EASEMENTS OVER LAKE TRACTS-1 AND 2, AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS SHOWN HEREON, FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENTS; AND HEREBY ACCEPTS LANDSCAPE EASEMENTS OVER OPEN SPACE TRACTS-3, 4, 5, 7, 10 AND 11, AND ACKNOWLEDGES THAT NPBCID HAS THE RIGHT BUT NOT THE OBLIGATION TO PLANT, INSPECT AND MAINTAIN SUCH LANDSCAPE IMPROVEMENTS INCLUDING INCIDENTALS AND APPURTENANCES RELATIVE THERETO WITHIN THESE EASEMENTS; AND HEREBY ACCEPTS THE INGRESS AND EGRESS EASEMENT OVER TRACT "S-1", AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID INGRESS AND EGRESS EASEMENT; AND SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.
DATED THIS 12th DAY OF FEBRUARY 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
Pamela M. Rauch (Signature)
TITLE: PAMELA M. RAUCH
PRESIDENT, BOARD OF SUPERVISORS
ATTESTED BY: Peter L. Pimentel (Signature)
TITLE: PETER L. PIMENTEL O'NEAL BARDIN, JR.
SECRETARY, BOARD OF SUPERVISORS

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 3:04 P.M.
This 12th day of March 2003
on page 2 of 144 - 144
and duly recorded in Plat Book No. 97
BOOK 95, PAGE 29-54
ROBERT H. WILKEN, Clerk of Circuit Court
by [Signature]

TITLE CERTIFICATION
I, HUGH W. PEARLY, 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 COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA. 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.
DATE: 2/26/03
ATTORNEY AT LAW: Hugh W. Pearly (Signature)
PRINT NAME: HUGH W. PEARLY
FLORIDA BAR NO. 9623600



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THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
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