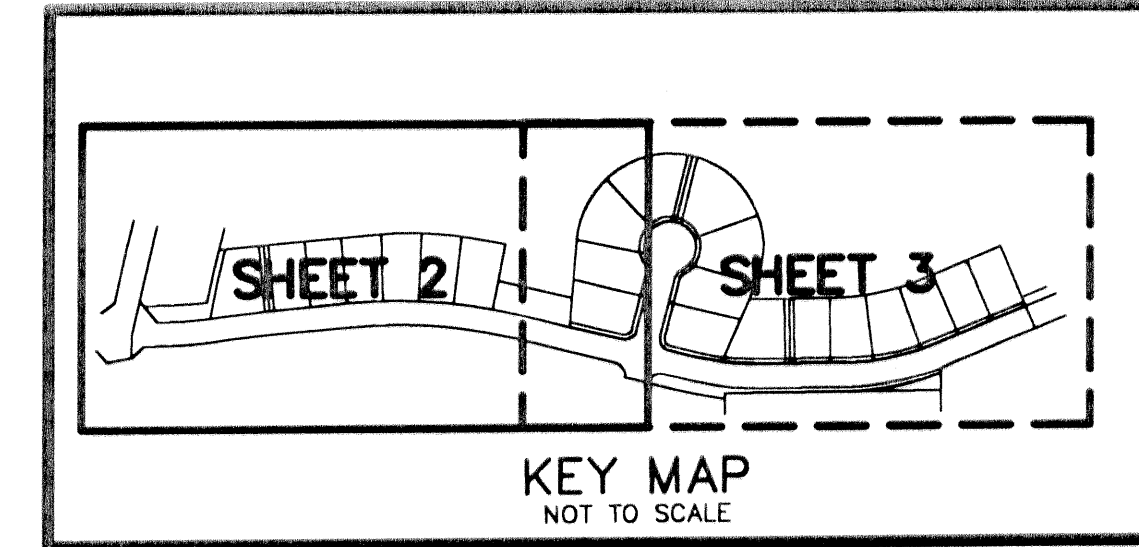


OAKS AT BOCA RATON PLAT TWO

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD
BEING A REPLAT OF A PORTION OF TRACT C, "OAKS AT BOCA RATON PLAT ONE",
AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:05 A.M.
THIS 29 DAY OF May
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK 95 ON
PAGES 192 AND 196
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00002099
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

SHEET 1 OF 3

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "OAKS AT BOCA RATON PLAT TWO", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF TRACT C, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT C; THENCE S22°42'08"E ALONG THE EAST LINE THEREOF, A DISTANCE OF 185.00 FEET; THENCE S67°17'54"W, A DISTANCE OF 202.01 FEET TO A POINT OF CURVE, TO THE RIGHT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 00°49'03"; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 7.49 FEET; THENCE S00°25'59"E, A DISTANCE OF 10.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N21°27'51"W, A RADIAL DISTANCE OF 535.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°01'02", A DISTANCE OF 196.25 FEET; THENCE S83°33'11"W, A DISTANCE OF 192.03 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 14°14'40"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 133.01 FEET; THENCE N76°12'09"W, A DISTANCE OF 56.36 FEET; THENCE S58°47'51"W, A DISTANCE OF 27.07 FEET; THENCE N76°12'09"W, A DISTANCE OF 70.00 FEET; THENCE N31°12'09"W, A DISTANCE OF 27.07 FEET; THENCE N76°12'09"W, A DISTANCE OF 219.78 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 19°03'36"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 322.68 FEET; THENCE S84°44'15"W, A DISTANCE OF 175.73 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET AND A CENTRAL ANGLE OF 04°03'08"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 68.25 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET AND A CENTRAL ANGLE OF 10°21'08"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 187.00 FEET; THENCE S46°01'28"W, A DISTANCE OF 16.55 FEET; THENCE S80°04'36"W, A DISTANCE OF 17.86 FEET; THENCE N00°46'49"E, A DISTANCE OF 49.10 FEET; THENCE N12°40'41"E, A DISTANCE OF 72.60 FEET; THENCE S38°26'21"E, A DISTANCE OF 13.05 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N01°26'00"E, A RADIAL DISTANCE OF 940.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°41'47", A DISTANCE OF 109.86 FEET; THENCE N84°44'15"E, A DISTANCE OF 20.58 FEET; THENCE N12°40'41"E, A DISTANCE OF 65.10 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,339.00 FEET AND A CENTRAL ANGLE OF 01°06'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 45.41 FEET; THENCE N84°44'15"E, A DISTANCE OF 325.43 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 15°51'05"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 207.49 FEET; THENCE S79°24'40"E, A DISTANCE OF 60.64 FEET; THENCE S10°59'45"W, A DISTANCE OF 136.57 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S10°59'45"W, A RADIAL DISTANCE OF 1,030.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°48'06", A DISTANCE OF 50.37 FEET; THENCE S76°12'09"E, A DISTANCE OF 112.93 FEET; THENCE N04°30'01"E, A DISTANCE OF 180.06 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 192.62 FEET AND A CENTRAL ANGLE OF 198°35'49"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 667.66 FEET; THENCE S23°05'50"W, A DISTANCE OF 35.18 FEET; THENCE N89°33'11"E, A DISTANCE OF 170.63 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 22°15'18"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 194.21 FEET; THENCE N67°17'54"E, A DISTANCE OF 170.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 412,542 SQUARE FEET OR 9.471 ACRES, MORE OR LESS.

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

1. PRIVATE STREET

TRACT R AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. OPEN SPACE TRACT

TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS A AND B

TRACTS A AND B AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. DRAINAGE EASEMENTS

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 OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS 27 DAY OF February 2003.

THE OAKS AT BOCA RATON VENTURE, L.P.
A FLORIDA LIMITED PARTNERSHIP
BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
GENERAL PARTNER

WITNESS: [Signature] BY: [Signature]
PRINT NAME: [Name] NAME: Richard Finkelstein
WITNESS: [Signature] MANAGER
PRINT NAME: [Name]

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF March 2003.

MY COMMISSION EXPIRES: 9-23-06
NOTARY PUBLIC
COMMISSION NUMBER: 0014421
PRINT NAME: Nancy E. O'Brien

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OAKS AT BOCA RATON PROPERTY OWNERS' 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 27 DAY OF February 2003.

THE OAKS AT BOCA RATON
PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Dean J. Borg PRESIDENT
WITNESS: [Signature] DEAN J. BORG VICE

WITNESS: [Signature]
PRINT NAME: M. Elaine Browning

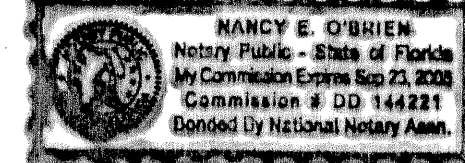
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., 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 27 DAY OF February 2003.

MY COMMISSION EXPIRES: 9-23-06
NOTARY PUBLIC
COMMISSION NUMBER: 0014421
PRINT NAME: Nancy E. O'Brien



THE OAKS AT BOCA RATON
DEVELOPMENT, LLC

THE OAKS AT BOCA RATON
DEVELOPMENT, LLC
NOTARY

THE OAKS AT BOCA RATON PROPERTY
OWNERS' ASSOCIATION, INC.

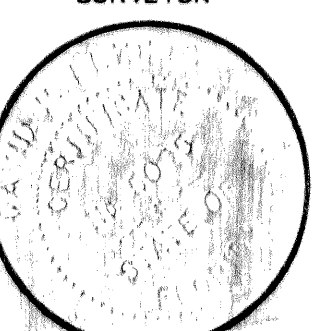
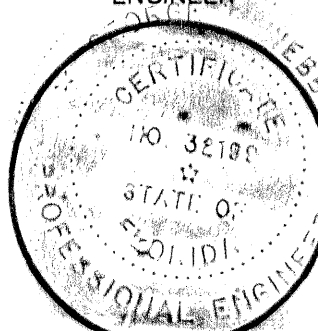
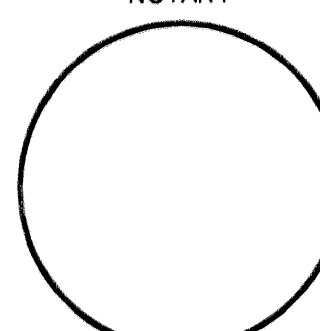
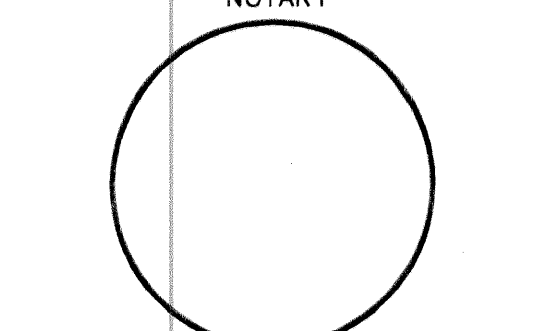
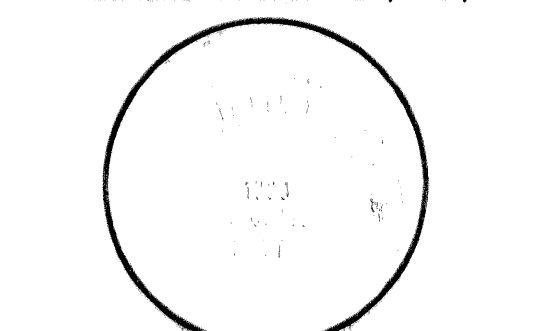
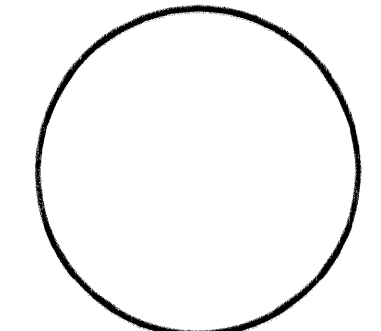
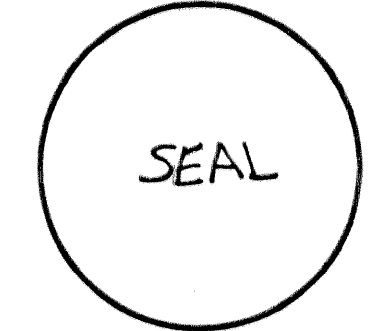
THE OAKS AT BOCA RATON PROPERTY
OWNERS' ASSOCIATION, INC.,
NOTARY

CITY NATIONAL BANK
OF FLORIDA

CITY NATIONAL BANK
OF FLORIDA
NOTARY

COUNTY
ENGINEER

SURVEYOR



MORTGAGEES 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 2585 AT PAGE 1625 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF March 2003.

CITY NATIONAL BANK OF FLORIDA,
A BANKING CORPORATION AUTHORIZED
TO DO BUSINESS IN FLORIDA

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Judy Matthews Gray NAME: Scott McClellan
VICE PRESIDENT

WITNESS: [Signature]
PRINT NAME: M. Elaine Browning

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 20 DAY OF March 2003.

MY COMMISSION EXPIRES: 4-24-2003
NOTARY PUBLIC
COMMISSION NUMBER: 0020212
PRINT NAME: Judy J. Matthews Gray



SUBDIVISION OAKS AT BOCA RATON PL 2
BOOK 95 PAGE 196
FLOOD ZONE 5 FLOOD MAP # 215 A
QUAD # 52 ZONING ABR
SE TAZ 800 ZIP CODE 33446
FUD NAME RAINBOW