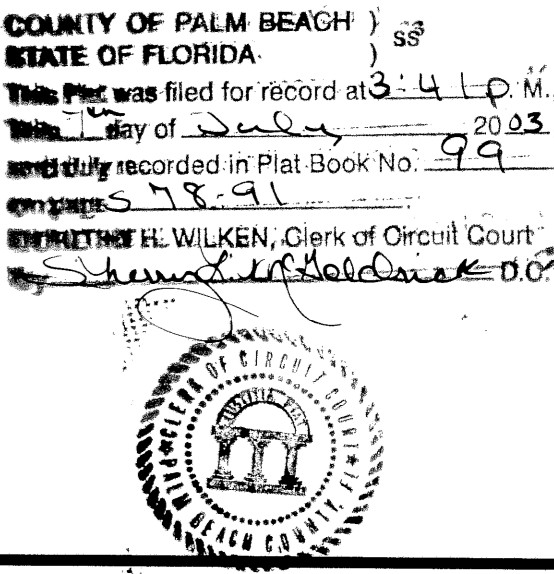


VALENCIA SHORES-PLAT FOUR

BEING ALL OF TRACTS 90 THROUGH 97, AND 104 THROUGH 113, AND A PORTION OF TRACTS 89, 98, 99, 100, 103 AND 114, AND A PORTION OF THE SOUTH 15 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING NORTH OF AND PARALLEL TO SAID TRACTS 89 THROUGH 100, BLOCK 43, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 14 APRIL, 2003



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, L.T.D., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS VALENCIA SHORES-PLAT FOUR, BEING ALL OF TRACTS 90 THROUGH 97, AND 104 THROUGH 113, AND A PORTION OF TRACTS 89, 98, 99, 100, 103 AND 114, AND A PORTION OF THE SOUTH 15 FEET OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING NORTH OF AND PARALLEL TO SAID TRACTS 89 THROUGH 100, BLOCK 43, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 73, BLOCK 43, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 00°29'27" EAST ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 73, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE CENTER OF A PLATTED 30.00 FOOT ROAD, DITCH AND DYKE RESERVATION, ACCORDING TO PLAT BOOK 2, PAGE 45 THROUGH 54; THENCE NORTH 88°58'41" EAST ALONG THE CENTER OF SAID 30.00 FOOT ROAD, DITCH & DYKE RESERVATION, A DISTANCE OF 5282.54 FEET TO THE WEST LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13117, PAGE 1630 AND PAGE 1641 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE SOUTH 01°08'50" EAST ALONG THE WEST LINE OF SAID LYONS ROAD, A DISTANCE OF 710.33 FEET; THENCE SOUTH 88°51'10" WEST, A DISTANCE OF 7.25 FEET; THENCE SOUTH 01°08'50" EAST ALONG THE WEST LINE OF SAID LYONS ROAD, A DISTANCE OF 135.00 FEET; THENCE NORTH 88°51'10" EAST, A DISTANCE OF 7.25 FEET; THENCE SOUTH 01°08'50" EAST ALONG THE WEST LINE OF SAID LYONS ROAD, A DISTANCE OF 490.16 FEET TO THE SOUTH LINE OF TRACTS 103 THROUGH 114, BLOCK 43; THENCE SOUTH 88°58'42" WEST ALONG THE SAID SOUTH LINE OF SAID TRACTS 103 THROUGH 114, BLOCK 43, A DISTANCE OF 4123.83 FEET; THENCE NORTH 01°01'18" WEST, A DISTANCE OF 249.20 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1130.20 FEET, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'18", A DISTANCE OF 1041.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°20'10" WEST, A DISTANCE OF 233.62 FEET; THENCE SOUTH 89°23'13" WEST, A DISTANCE OF 11.57 FEET; THENCE NORTH 01°01'18" WEST, A DISTANCE OF 601.90 FEET; THENCE SOUTH 88°58'41" WEST, A DISTANCE OF 1124.74 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 100; THENCE NORTH 00°29'27" WEST ALONG THE WEST LINE OF SAID TRACT 100 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 145.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 130.849 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" AS SHOWN HEREON IS HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 18111, PAGE 132, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "051" THROUGH "0513" AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "B1" THROUGH "B18", AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "B1" AND "B12" AS SHOWN HEREON ARE HEREBY SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 18111, PAGE 132, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "L3" THROUGH "L19", THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14992, PAGE 364, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 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 VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. ALL TRACTS FOR PRIVATE STREET PURPOSES, 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, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, 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.

12. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY 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, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

13. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS PLAT SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

14. TRACT "R-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VALENCIA SHORES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

15. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

16. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER G.L. HOMES OF BOYNTON BEACH VI CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 30 DAY OF April, 2003.

G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, L.T.D., A FLORIDA LIMITED PARTNERSHIP

BY: Richard A. Costello
RICHARD A. COSTELLO, VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH VI CORPORATION

WITNESS: Richard A. Costello
PRINT NAME: Richard A. Costello

WITNESS: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

WITNESS: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

ACKNOWLEDGMENT

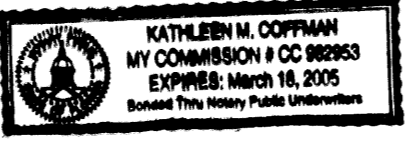
STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD A. COSTELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOYNTON BEACH VI CORPORATION, THE GENERAL PARTNER OF G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, L.T.D., 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF April, 2003.

NOTARY PUBLIC: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES: March 18, 2005
COMMISSION # 982953



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA 33409
LB-6674

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

VALENCIA SHORES MASTER ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF April, 2003.

VALENCIA SHORES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: Theresa Fowler
THERESA FOWLER, PRESIDENT

WITNESS: Rita E. Eisner
PRINT NAME: Rita E. Eisner

WITNESS: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

WITNESS: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

ACKNOWLEDGMENT

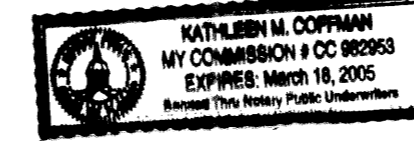
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THERESA FOWLER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA SHORES MASTER ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 30 DAY OF April, 2003.

NOTARY PUBLIC: Kathleen M. Coffman
PRINT NAME: Kathleen M. Coffman

MY COMMISSION EXPIRES: March 18, 2005
COMMISSION # 982953



SITE PLAN DATA VALENCIA SHORES - PLAT FOUR

ZONING PETITION NO. PDD/TDR00-052
(AKA, VALENCIA IV P.U.D.)
TOTAL AREA 130.85 AC.
TOTAL DWELLING UNITS 248
DENSITY 1.90 DU/AC.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-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 12320, AT PAGE 822, AS THE SAME HAVE BEEN AMENDED, RESTRICTED AND MOOPIED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF MAY, 2003.

BANK OF AMERICA, N.A.,
A NATIONAL BANKING ASSOCIATION

BY: Theresa Bello
THERESA BELLO, SENIOR VICE PRESIDENT

WITNESS: Theresa Bello

PRINT NAME: Theresa Bello
WITNESS: Theresa Bello

PRINT NAME: Theresa Bello

ACKNOWLEDGMENT

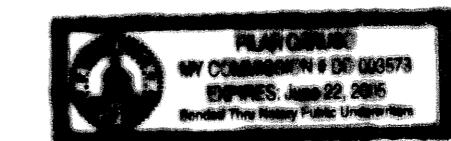
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED THERESA BELLO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 DAY OF MAY, 2003.

NOTARY PUBLIC: Theresa Bello
PRINT NAME: Theresa Bello

MY COMMISSION EXPIRES: JUNE 22, 2005
COMMISSION # DD 003573



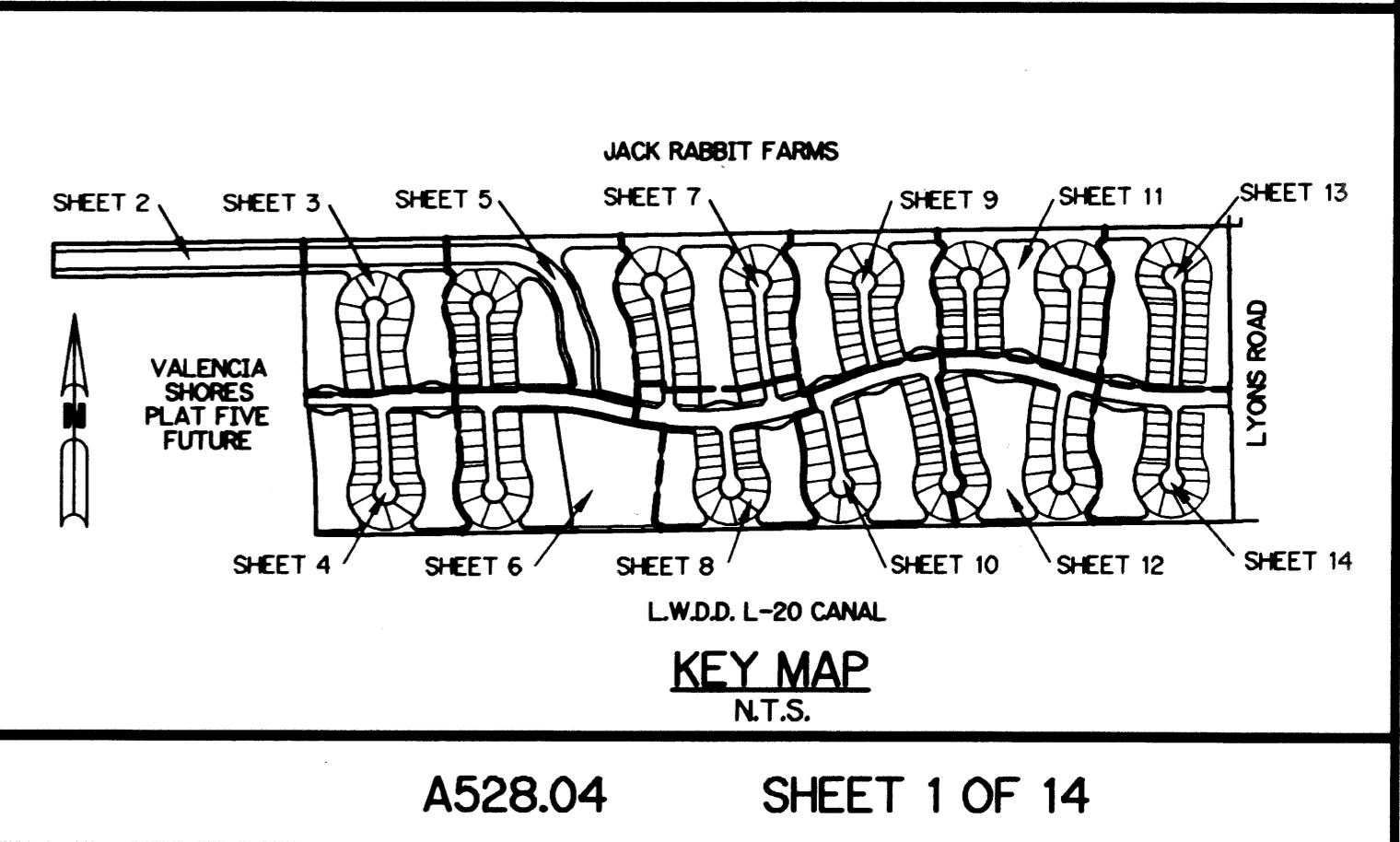
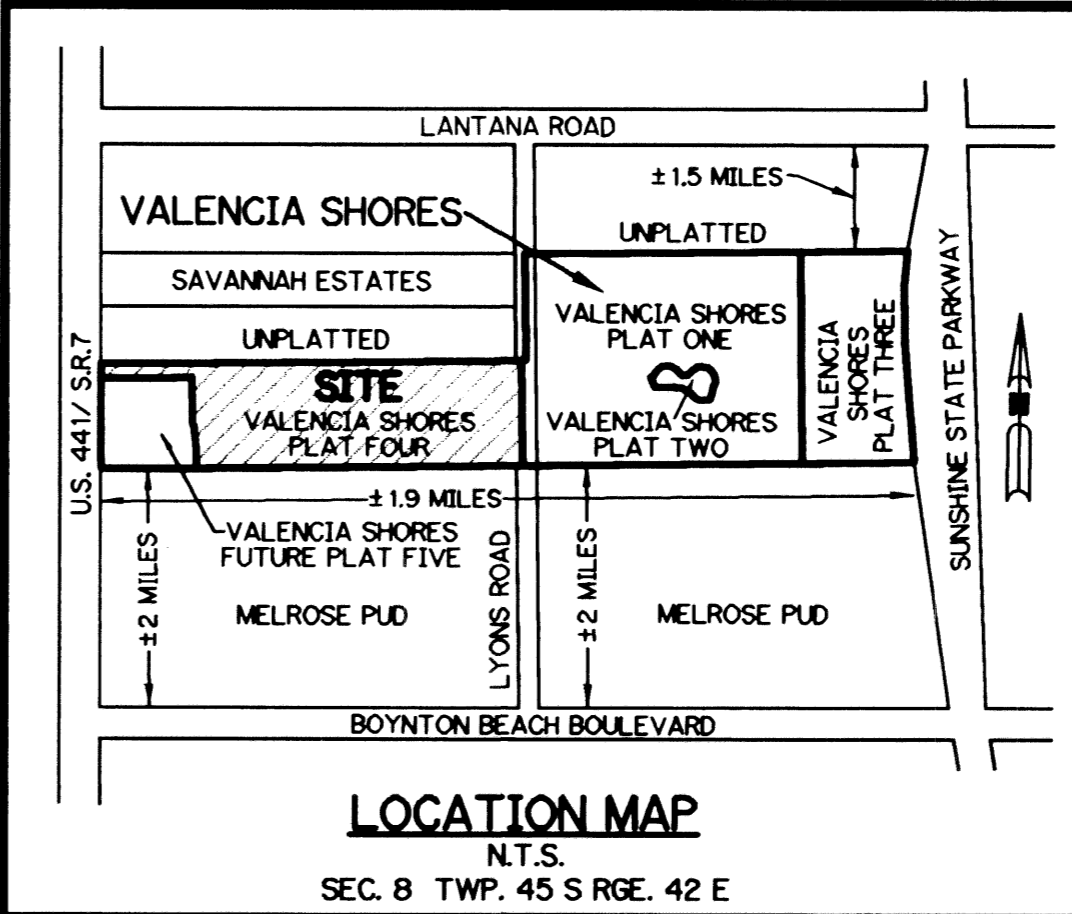
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, 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 IN G.L. HOMES OF BOYNTON BEACH ASSOCIATES VI, L.T.D., A FLORIDA LIMITED PARTNERSHIP; 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.

CHICAGO TITLE INSURANCE COMPANY
BY: Michael M. McCormick VICE PRESIDENT
MICHAEL M. MCCORMICK, ASSISTANT VICE PRESIDENT

DATE: April 21, 2003



SUBDIVISION VALENCIA SHORES PLAT 4
BOOK 99
FLOOD ZONE B
QUAD # 49
PAGE 78
ZONING PUD
SE
TAG 749
PUD NAME VALENCIA SHORES

