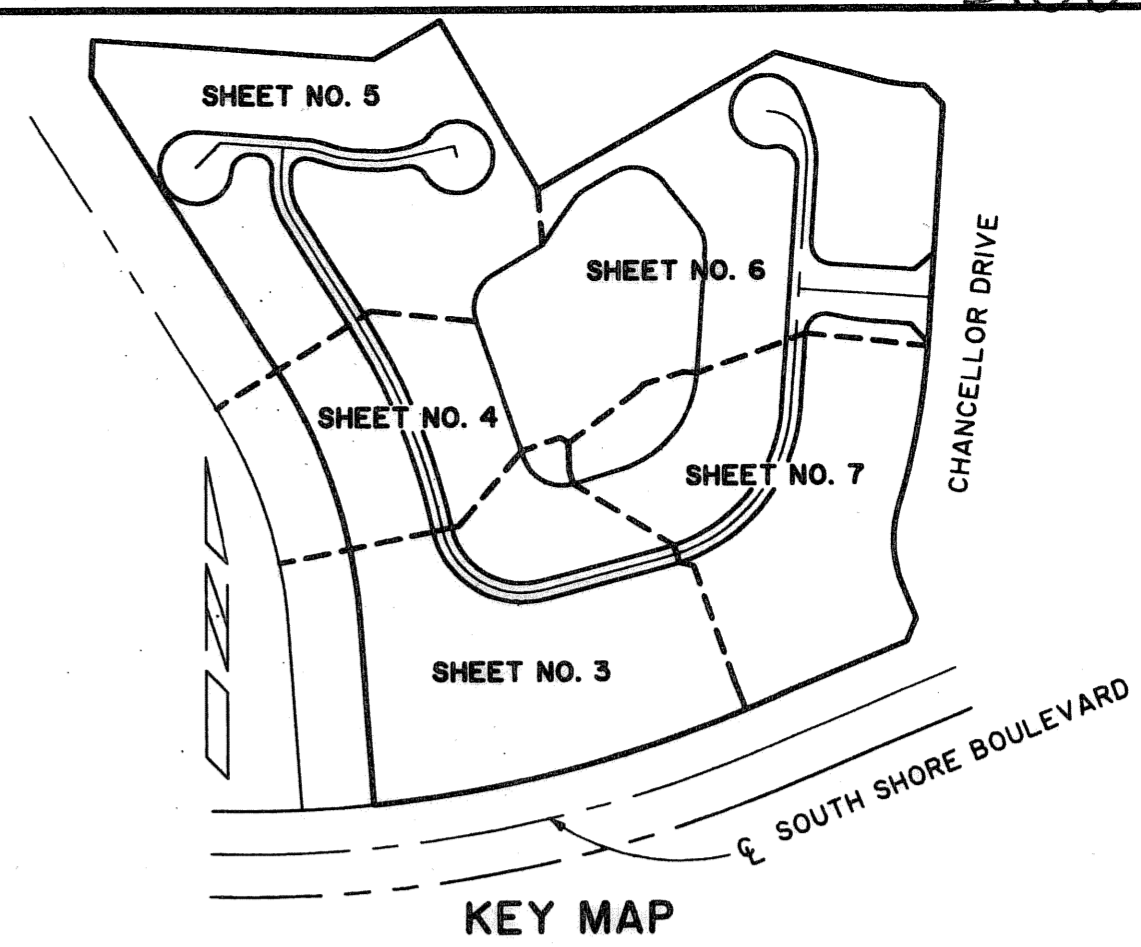
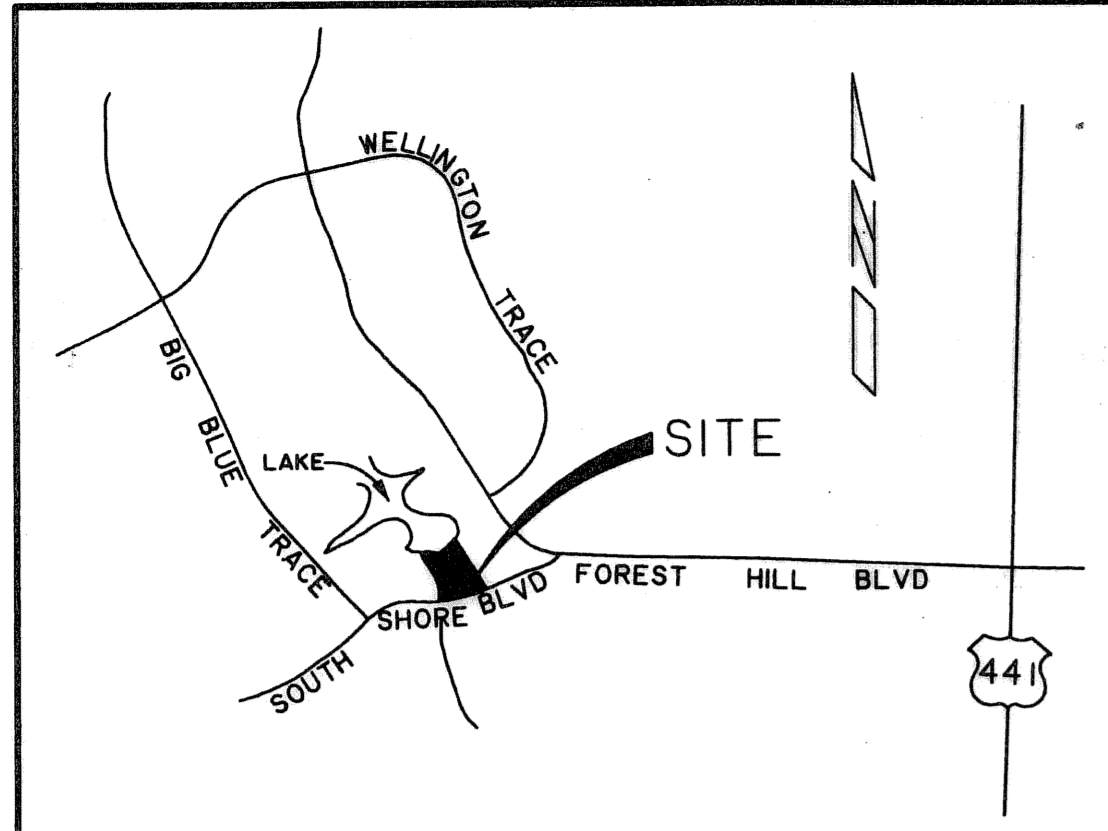


# MAYFAIR AT WELLINGTON

BEING A REPLAT OF TRACT "A", THE INN AT POLO COMMERCIAL DEVELOPMENT, AS RECORDED IN PLAT BOOK 89, PAGES 54 THROUGH 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 10 AND 15, TOWNSHIP 44 SOUTH RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 7  
OCTOBER 2004



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STATE OF FLORIDA SS  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:51 P.M. THIS 19 DAY OF January 2004  
AND DULY RECORDED IN PLAT BOOK NO. 103  
ON PAGE 171-177  
BY DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
DOROTHY H. WILKEN

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ACACIA CREDIT FUND 9-A L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND LAKE WELLINGTON PROFESSIONAL CENTER, INC. A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS MAYFAIR AT WELLINGTON, BEING A REPLAT OF TRACT "A" THE INN AT POLO COMMERCIAL DEVELOPMENT, AS RECORDED IN PLAT BOOK 89, PAGES 54 THROUGH 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 10 AND 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 04°05'35" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 257.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 28°04'06" AND A RADIUS OF 775.40 FEET, A DISTANCE OF 370.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°09'41" WEST, A DISTANCE OF 481.18 FEET; THENCE NORTH 02°30'00" EAST, A DISTANCE OF 51.85 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 86°01'53" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 389.90 FEET; THENCE NORTH 60°15'10" EAST, A DISTANCE OF 106.98 FEET; THENCE SOUTH 29°44'50" EAST, A DISTANCE OF 270.00 FEET; THENCE NORTH 60°15'10" EAST, A DISTANCE OF 380.00 FEET; THENCE SOUTH 74°44'50" EAST, A DISTANCE OF 148.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 17°45'53" AND A RADIUS OF 205.00 FEET, A DISTANCE OF 63.56 FEET TO A POINT OF NON-TANGENCY AND THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 44°19'24" EAST, A DISTANCE OF 37.27 FEET; THENCE SOUTH 03°51'56" WEST, A DISTANCE OF 357.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 12°56'20" AND A RADIUS OF 1000.00 FEET, A DISTANCE OF 225.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 38°27'08" AND A RADIUS OF 170.00 FEET, A DISTANCE OF 117.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°38'50" EAST, A DISTANCE OF 46.42 FEET; THENCE SOUTH 22°21'10" WEST, A DISTANCE OF 35.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 67°21'10" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 2439, PAGES 989 THROUGH 991, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 241.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 16°57'57" AND A RADIUS OF 1803.81 FEET, A DISTANCE OF 534.13 FEET TO THE POINT OF BEGINNING AFORESAID.

CONTAINING 18.89 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

### EASEMENTS

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 UTILITIES.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

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

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, 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, ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

THE LITTORAL ZONES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE BUFFER, DRAINAGE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON FLORIDA.

THE VILLAGE OF WELLINGTON DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, ASSOCIATED WITH PUBLIC RIGHTS-OF-WAY. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

### TRACTS

TRACT "C", AS SHOWN HEREON IS HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., ITS SUCCESSORS AND ASSIGNS, FOR PLANTED LITTORAL ZONE, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "R", AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND OTHER APPURTENANCES THERETO, INCLUDING INGRESS/EGRESS, RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAYFAIR AT WELLINGTON CONDOMINIUM, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF October 2004.

ACACIA CREDIT FUND 9-A L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: FUND 9-A MANAGEMENT COMPANY L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER  
BY: ACACIA CAPITAL CORPORATION,  
A CALIFORNIA CORPORATION,  
ITS MANAGING MEMBER  
ATTEST: Robert E. Larson BY: Steven S. Benson  
SECRETARY VICE PRESIDENT  
ROBERT E. LARSON STEVEN S. BENSON  
PRINTED NAME PRINTED NAME

### ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
BEFORE ME PERSONALLY APPEARED ROBERT E. LARSON AND STEVEN S. BENSON WHO ARE PERSONALLY KNOWN TO ME OR WHO PRESENTED AS IDENTIFICATION RESPECTIVELY, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND VICE PRESIDENT OF ACACIA CREDIT FUND 9-A L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 17th DAY OF October 2004.  
MY COMMISSION EXPIRES: MAY 5, 2006  
COMMISSION NUMBER 173410  
KELLEY D'AMATO  
NOTARY PUBLIC  
PRINTED NAME OF NOTARY

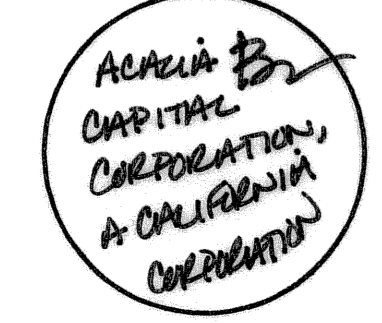
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF November 2004.

LAKE WELLINGTON PROFESSIONAL CENTER, INC.  
A FLORIDA CORPORATION  
ATTEST: Richard Elliott BY: William Wright  
RICHARD ELLIOTT, WILLIAM WRIGHT  
PRESIDENT VICE PRESIDENT

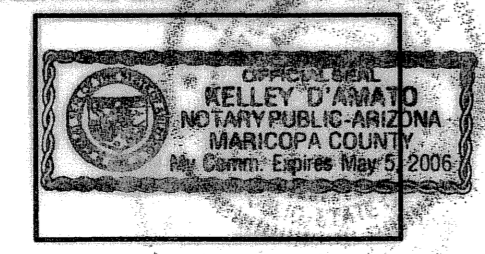
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED WILLIAM WRIGHT AND RICHARD ELLIOTT, WHO ARE PERSONALLY KNOWN TO ME OR WHO PRESENTED FL DRIVERS LICENSE AND A DRIVERS LICENSE AS IDENTIFICATION RESPECTIVELY, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LAKE WELLINGTON PROFESSIONAL CENTER, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 November 2004.  
MY COMMISSION EXPIRES: 9.15.07  
COMMISSION NUMBER DD212809  
Jennifer N. Fry  
NOTARY PUBLIC  
PRINTED NAME OF NOTARY

DEDICATION  
ACACIA CREDIT FUND 9-A L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY



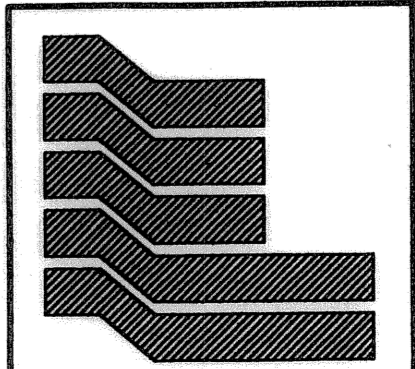
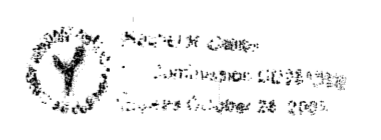
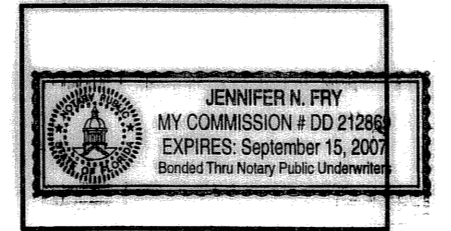
DEDICATION NOTARY  
ACACIA CREDIT FUND 9-A L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY



DEDICATION  
LAKE WELLINGTON PROFESSIONAL CENTER, INC.  
A FLORIDA CORPORATION



DEDICATION NOTARY  
LAKE WELLINGTON PROFESSIONAL CENTER, INC.  
A FLORIDA CORPORATION



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396

MAYFAIR AT WELLINGTON