

04167-P6
PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by Jeff S. Hodapp, P.S.M.
 951 Broken Sound Parkway, Suite 320
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0925-006

LONG, DEKA & MONTI PLAT - PRESERVE AREA 6

PETITION NO. PDD 2004-206 (ASCOT - 441 ATLANTIC P.U.D.)
 A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 45
 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
 DECEMBER, 2005

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:43 AM
 THIS 29 DAY OF MARCH
 2006, AND DULY RECORDED
 IN PLAT BOOK 107 ON PAGES
 81 THROUGH 82
 SHARON R. BOCK, CLERK
 AND COMPTROLLER
 BY: [Signature]

SHEET 1 OF 2

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, BLUE JAY LANE TEN, LLC, a Florida Limited Liability Company, owners of the land shown hereon, being a portion of the Southeast One-Quarter of Section 14, Township 45 South, Range 41 East, Palm Beach County, Florida, shown hereon as LONG, DEKA & MONTI PLAT - PRESERVE AREA 6, and being more particularly described as follows:

The East one-half of the South one-quarter of the Northeast one-quarter of the Southeast one-quarter of Section 14, Township 45 South, Range 41 East, Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida, and contain 5.027 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tract A, (Preserve Area 6), 5.027 acres, more or less, as shown hereon, Preservation Areas for the Ascot - Atlantic & 441 AGR-PDD (Tivoli Isles) Petition Number 2004-232 is subject to a Conservation Easement recorded in Official Records Book 1930 at page 178, of the Public Records of Palm Beach County, Florida, made in favor of Palm Beach County. Tract A (Preserve Area 6) is reserved to Blue Jay Lane Ten, LLC, a Florida Limited Liability Company, its successors and assigns, in fee simple interest, for perpetual maintenance in accordance with the record conservation easement, without recourse to Palm Beach County.
- Tract A, as shown hereon, is subject to restrictions set forth in Official Records Book 4212, Page 116, and Official Records Book 19834, Page 0932, both of the Public Records of Palm Beach County, Florida, in favor of the Lake Worth Drainage District.

IN WITNESS WHEREOF, the above-named company has caused these presents to be signed by its managers this 27 day of December, 2005.

BLUE JAY LANE TEN, LLC., a Florida Limited Liability Company.

WITNESS: [Signature] BY: [Signature]
 Print Name: Eric Bender, Craig Long, Manager

WITNESS: [Signature] BY: [Signature]
 Print Name: Marc S. Meran, Daryl W. Deka, Manager

WITNESS: [Signature] BY: [Signature]
 Print Name: Eric Bender, Robert Monti, Manager

WITNESS: [Signature] BY: [Signature]
 Print Name: Marc S. Meran

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE me personally appeared Craig Long, Daryl W. Deka, and Robert Monti, who are personally known to me, or have produced a valid identification, and who executed the foregoing instrument as managers of Blue Jay Lane Ten, LLC, a Florida Limited Liability Company, and severally acknowledged before me that they executed said instrument as such officers of said company, and that the seal affixed is the seal of said company and that it was affixed by due and regular company authority and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 27 day of December, 2005.
 My commission expires: 9-17-07

Notary Public,
 State of Florida
 Shere Katzman
 Commission # DD250887
 Expires: SEP 17, 2007

MORTGAGEE'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 Record Book 13125 at page 1978 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 27 day of December, 2005.

South Florida Federal Land Bank Association, FLCA
 by: [Signature]
 Lloyd R. Rosler, Vice President

ACKNOWLEDGEMENT

State of Florida)
 County of Palm Beach)

Before me personally appeared Lloyd R. Rosler, who is personally known to me, or has produced a valid identification, and who executed the foregoing instrument as Vice President of South Florida Federal Land Bank Association, FLCA, 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 December, 2005.
 My commission expires: 10-31-09

Notary Public,
 State of Florida
 [Signature]
 Janice L. Dippe
 Commission # DD465900
 Expires 10/31/2009

MORTGAGEE'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 Record Book 13125 at page 1983 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 27 day of December, 2005.

Farm Credit of South Florida, ACA
 by: [Signature]
 Lloyd R. Rosler, Vice President

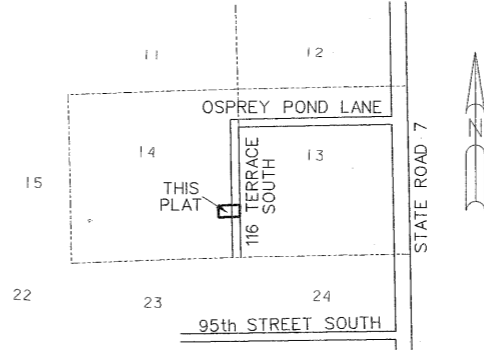
ACKNOWLEDGEMENT

State of Florida)
 County of Palm Beach)

Before me personally appeared Lloyd R. Rosler, who is personally known to me, or has produced a valid identification, and who executed the foregoing instrument as Vice President of Farm Credit of South Florida, ACA, 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 December, 2005.
 My commission expires: 10-31-09

Notary Public,
 State of Florida
 [Signature]
 Janice L. Dippe
 Commission # DD465900
 Expires 10/31/2009



LOCATION MAP NOT TO SCALE

SITE DATA

Zoning Petition Number PDD 2004-206
 Tract A (Preserve Area 6) 5.027 Acres

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 28 day of March, 2006, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

[Signature]
 George T. Webb, P.E.
 County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, Timothy C. Glass, 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 Blue Jay Lane Ten, LLC, a Florida Limited Liability Company; that the current taxes have been paid; that all mortgages not satisfied or released or 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.

[Signature] 1-17-06
 Date

NOTES:

- The bearings shown hereon are based on the East line of the Southeast One-Quarter of said Section 14-45-41, having a bearing of South 00°56'37" East, as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 adjustment.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.
- All lines which intersect curved lines are radial unless noted as being non-radial (N.R.)
- Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County, Florida.
- All distances shown are ground distances. Scale factor used for this plat was 1.0000153.

- The Open Space Preservation Areas approved as a part of Petition 2004-232, and subject to a Conservation Easement as recorded in O.R.B. 1930, page 178, P.B.C.R. shall be restricted to preservation uses as follows.

Permitted Uses. Grantor may use the Property for:

- Crop production, pasture, equestrian activities, Wholesale or retail nursery operation or fallow land;
- Construction and maintenance of structures essential to the uses listed in subsection 1a., Above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities and packing plants, which are prohibited;

- Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B-10 of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;

- A Water Preserve Area if designated by the South Florida Water Management District ("SFWMD"), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management ("ERM") and managed for environmental resource values;

- Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and

- Those other activities authorized within a Preservation Area

Prohibited Uses. Any use of or on the property that is not specifically listed or included in Section 6, above, and that is inconsistent with agricultural, environmentally significant uplands or wetlands, or open space preservation is prohibited by this easement.

- The platting of this property will not result in the creation of an illegal lot of record.

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

[Signature] 12-22-05
 Jeff S. Hodapp, P.S.M.
 License No. LS5111
 State of Florida
 Perimeter Surveying & Mapping, Inc.
 951 Broken Sound Parkway, Suite 320
 Boca Raton, FL 33487
 Certification of Authorization No. LB7264

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|------------------------|-----------------------------------|---|-----------------|----------|
| BLUE JAY LANE TEN, LLC | FARM CREDIT OF SOUTH FLORIDA, ACA | SOUTH FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA | COUNTY ENGINEER | SURVEYOR |
| [Seal] | [Seal] | [Seal] | [Seal] | [Seal] |

STATION #
 BLOCK #
 PLAT #
 ZONE #
 QUAD #
 SEC #
 TWP #
 RANGE #