

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID ASSOCIATES II, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS 6801 LAKE WORTH ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF A PORTION OF TRACTS 74 AND 75, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 74, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 46 THROUGH 54, INCLUSIVE, LESS RIGHT-OF-WAY FOR STATE ROAD 292.

TOGETHER WITH: THE NORTH 220 FEET OF THE WEST 140 FEET OF LOT 75, BLOCK 22, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE; LESS AND EXCEPT THE EAST 5 FEET THEREOF.

THIS PROPERTY IS ALSO KNOWN AS LOTS 4 AND 5 OF SUNCREST RIDGE, SECTION 1, AN UNRECORDED SUBDIVISION AND RE-SUBDIVISION OF PALM BEACH FARMS COMPANY, PLAT NO. 3, LOTS NO. 45, 55, 64, 75, BLOCK 22 (PLAT BOOK 2, PAGE 47), AS SHOWN ON ASSESSOR'S MAP NO. 24, LESS THE LAKE WORTH ROAD RIGHT-OF-WAY; LESS AND EXCEPT THE EAST 5 FEET THEREOF.

TOGETHER WITH: THE WEST 140 FEET OF LOT 75, BLOCK 22, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE; LESS AND EXCEPT THE NORTH 220 FEET THEREOF; AND LESS THE EAST 5 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND LESS RIGHT-OF-WAY FOR LAKE WORTH ROAD.

THIS PROPERTY IS ALSO KNOWN AS LOTS 1, 2 AND 3 OF SUNCREST RIDGE, SECTION 1, AN UNRECORDED SUBDIVISION AND RE-SUBDIVISION OF PALM BEACH FARMS COMPANY, PLAT NO. 3, LOTS NO. 45, 55, 64, 75, BLOCK 22 (PLAT BOOK 2, PAGE 47), AS SHOWN ON ASSESSOR'S MAP NO. 24, LESS THE LAKE WORTH ROAD RIGHT-OF-WAY; LESS AND EXCEPT THE EAST 5 FEET THEREOF.

CONTAINING 6.30 ACRES, MORE OR LESS

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

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS 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.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO DAVID ASSOCIATES II, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY") FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF November, 2006.

WITNESS: Mike Zarig, DAVID ASSOCIATES II, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS: Kathleen C. Rose, Alfred N. Marulli, Jr., MANAGING PARTNER

ACKNOWLEDGEMENTS

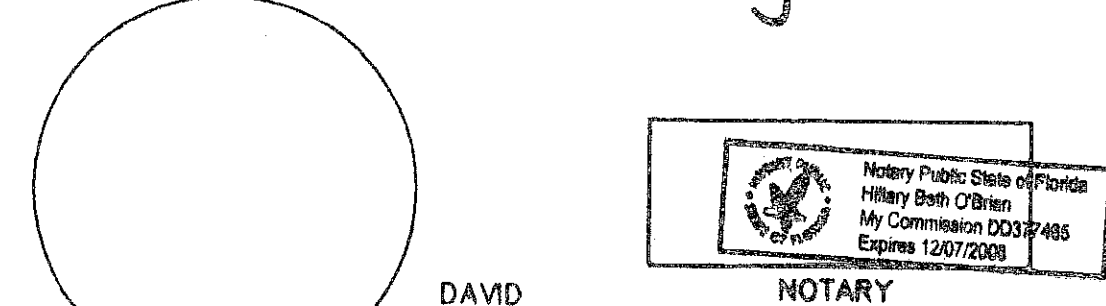
STATE OF FLORIDA) SS COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALFRED N. MARULLI, JR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF DAVID ASSOCIATES II, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, 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 17th DAY OF November, 2006.

MY COMMISSION EXPIRES: 12/7/08

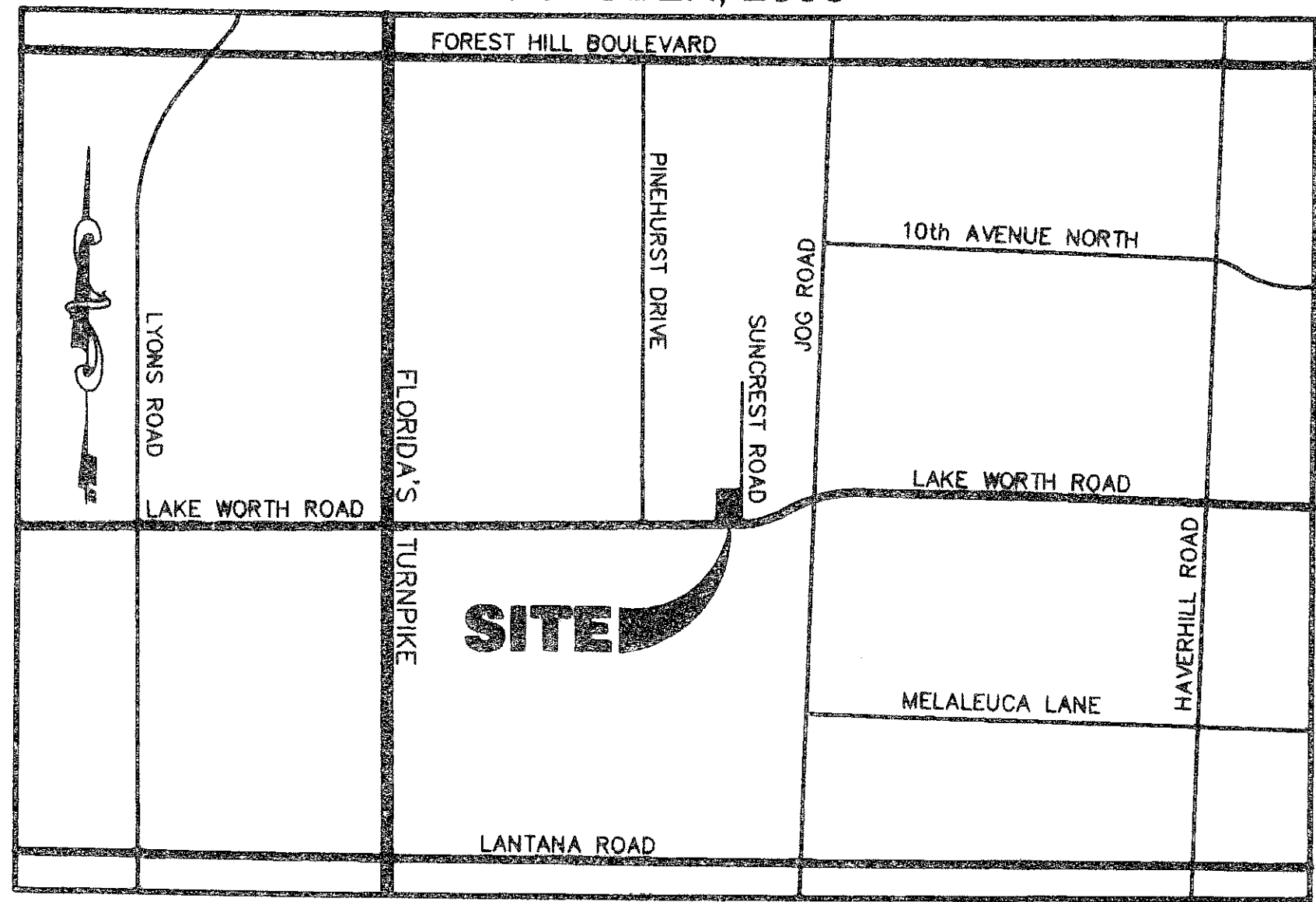
NOTARY PUBLIC: Hilary Zarnoch



DAVID ASSOCIATES II, L.L.P.

Plat of 6801 LAKE WORTH ROAD

Being a Replat of a portion of Tracts 74 and 75, Block 22, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida; in Sections 22 and 27, Township 44 South, Range 42 East, in the City of Greenacres, Florida OCTOBER, 2006



LOCATION MAP (NOT TO SCALE)

TABULAR DATA

LOT 1	4.477 ACRES
LOT 2	1.252 ACRES
LOT 3	+ 0.571 ACRES
TOTAL AREA	6.300 ACRES

MORTGAGEE'S COMMENT

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 17424, AT PAGE 8732, AS ASSIGNED IN OFFICIAL RECORD BOOK 26697, AT PAGE 0064, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF October, 2006.

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENWICH CAPITAL COMMERCIAL FUNDING CORP. COMMERCIAL MORTGAGE TRUST 2005-GG3, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2996-GG3

BY: MIDLAND LOAN SERVICES, INC., A DELAWARE CORPORATION, ITS ATTORNEY-IN-FACT

DATE: 10/31/06 BY: Sharon G. Hamber, PRINT NAME: Sharon G. Hamber, PRINT TITLE: Loan Services Director

WITNESS: Fred Foster, PRINT NAME: Fred Foster, WITNESS: Lucretia C. Robinson, PRINT NAME: Lucretia C. Robinson

ACKNOWLEDGMENT

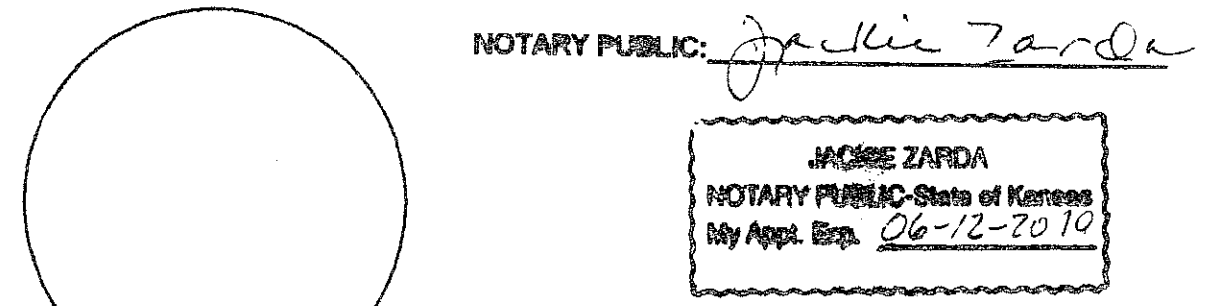
STATE OF KANSAS) SS COUNTY OF JOHNSON)

BEFORE ME PERSONALLY APPEARED Sharon G. Hamber, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Loan Services Director OF MIDLAND LOAN SERVICES, INC., A DELAWARE CORPORATION, THE SUB-SERVICER AND ATTORNEY IN FACT FOR LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENWICH CAPITAL COMMERCIAL FUNDING CORP. COMMERCIAL MORTGAGE TRUST 2005-GG3, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2996-GG3, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF MIDLAND LOAN SERVICES, INC. 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 MIDLAND LOAN SERVICES, INC. AS SAID SUB-SERVICER AND ATTORNEY IN FACT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF October, 2006.

MY COMMISSION EXPIRES: 06-12-2010

NOTARY PUBLIC: Jackie Zarda



MORTGAGEE NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

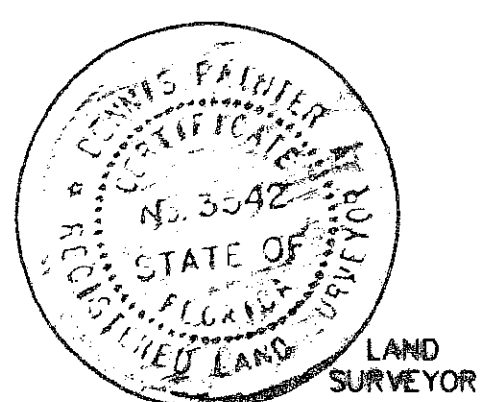
I, ANDREW FRITSCH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DAVID ASSOCIATES II, L.L.P.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED 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: 11/1/06 BY: Andrew Fritsch, PRINT NAME: Andrew Fritsch, PRINT TITLE: Attorney at Law, LICENSED IN FLORIDA

LAND 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"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.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 THE CITY OF GREENACRES, FLORIDA.

DATE: Nov. 3, 2006 BY: Dennis Painter, PRINT NAME: Dennis Painter, PRINT TITLE: Registered Land Surveyor, FLORIDA CERTIFICATE NO. 3642



CITY SEAL

REVIEWING LAND SURVEYOR

CITY OF GREENACRES APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO CITY OF GREENACRES IN ACCORDANCE WITH SECTION 177.07(1), F.S., THIS 11th DAY OF November, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CITY OF GREENACRES IN ACCORDANCE WITH SECTION 177.08(1), F.S.

CITY COUNCIL OF GREENACRES

BY: Sarah Ferreri, Mayor

BY: Wade Atallah, P.E., City Manager

BY: Terrence Bailey, P.E., City Engineer

ATTEST: Andrea K. Hill, City Clerk

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF GREENACRES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S).

THIS 19th DAY OF October, 2006

SFRN, INC. LB 6603 C. Andre Rayman, Professional Surveyor and Mapper, Florida Certificate No. 4538

LAND SURVEYOR'S NOTES:

BEARINGS REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, 1972 FREE ADJUSTMENT, AS DETERMINED BY PALM BEACH COUNTY SURVEY DIVISION, BASED ON A TRAVERSE BETWEEN PALM BEACH COUNTY CONTROL MONUMENTS. THE CENTER LINE OF SUNCREST ROAD BEARS NORTH 69°57'24" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

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 BEING DETERMINED BY USE RIGHTS GRANTED.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT CITY OF GREENACRES ZONING REQUIREMENTS.

THIS PLAT SUBJECT TO THE DECLARATION OF RESTRICTIONS, EASEMENTS AND PROTECTIVE COVENANTS AS FILED IN OFFICIAL RECORD BOOK, PAGE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. ADAIR & BRADY 3542".

INDICATES SET MAG NAIL & DISK STAMPED "ADAIR & BRADY 3542", UNLESS OTHERWISE NOTED.

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF A & B ENGINEERING, INC. BY: DENNIS PAINTER, R.L.S.

A & B ENGINEERING, INC. 112 ADAIR & BRADY, INC. CONSULTING ENGINEERS - LAND SURVEYORS 3481 Foliage Farms Road Wellington, Florida 33414 (561) 383-7480		RECORD PLAT 6801 LAKE WORTH ROAD	
Dr. db	SCALE: 1"=40'	FP 1872B	1 SHEET OF 2
Ck. dp	Date: OCT., 2006 Job. No. 97013F		

00018-026