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CANYON TOWN CENTER TMD

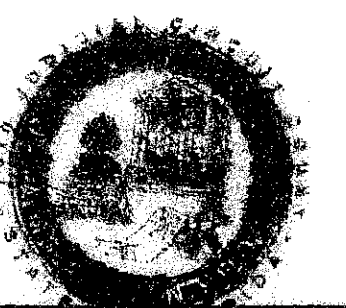
BEING A REPLAT OF TRACT "A", ACCORDING TO THE PLAT OF BOYNTON - LYONS,
AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 8, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
ALL LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3 DECEMBER, 2007

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. LS-4213 STATE OF FLORIDA
ARCADIS U.S. INC., LB 7062
ENGINEERS PLANNERS SURVEYORS
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411

17

COUNTY OF PALM BEACH }
STATE OF FLORIDA }
This Plat was filed for record at 2:48 P.M.
This 11 day of February, 2008
and duly recorded in Plat Book No. 111
on page 17-18
SHARON B. BOCK, Clerk & Comptroller
by [Signature] D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH ASSOCIATES X, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS CANYON TOWN CENTER TMD, BEING A REPLAT OF TRACT "A", ACCORDING TO THE PLAT OF BOYNTON - LYONS, AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
CONTAINING 40.851 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:

1. 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.
2. 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.
3. TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO BOYNTON BEACH ASSOCIATES X, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, UNLESS PALM BEACH COUNTY EVER ACQUIRES FEE SIMPLE TITLE TO SUCH TRACT.
5. TRACT "C" IS HEREBY RESERVED FOR BOYNTON BEACH ASSOCIATES X, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RURAL PARKWAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO BOYNTON BEACH ASSOCIATES XVII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. TRACTS "L-1" AND "L-2", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 22285, PAGE 307, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. THE NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS OVER TRACT "C", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR VEHICULAR, PEDESTRIAN AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUCH NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS ARE FURTHER RESERVED FOR USE BY THE FEE SIMPLE OWNERS OF TRACTS "A" AND "B", AND THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES XVII, L.L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 7 DAY OF January, 2008.

BOYNTON BEACH ASSOCIATES XVII, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY: [Signature]
ALAN J. FANT, VICE PRESIDENT

WITNESS: Allen R. Wagner
PRINT NAME: Allen R. Wagner

WITNESS: [Signature]
PRINT NAME: Greg Lieberman

IN WITNESS WHEREOF, BOYNTON BEACH ASSOCIATES X, L.L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 7 DAY OF January, 2008.

BOYNTON BEACH ASSOCIATES X, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY: [Signature]
ALAN J. FANT, VICE PRESIDENT

WITNESS: Allen R. Wagner
PRINT NAME: Allen R. Wagner

WITNESS: [Signature]
PRINT NAME: Greg Lieberman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH XVII CORPORATION, A FLORIDA CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES XVII, L.L.P., 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 7 DAY OF January, 2008.

NOTARY PUBLIC: Pamela A. Dubaney
PRINT NAME: Pamela A. Dubaney
MY COMMISSION EXPIRES: May 8, 2009

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOYNTON BEACH X CORPORATION, A FLORIDA CORPORATION, THE GENERAL PARTNER OF BOYNTON BEACH ASSOCIATES X, L.L.P., 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 7 DAY OF January, 2008.

NOTARY PUBLIC: Pamela A. Dubaney
PRINT NAME: Pamela A. Dubaney
MY COMMISSION EXPIRES: May 8, 2009

| CANYON TOWN CENTER TMD | |
|------------------------|-----------------------|
| PETITION NO. | 04-471 |
| TOTAL AREA | 40.851 ACRES |
| TOTAL AREA TRACT "A" | 24.927 ACRES |
| TOTAL AREA TRACT "B" | 10.800 ACRES |
| TOTAL AREA TRACT "C" | 2.844 ACRES |
| TOTAL AREA TRACT "L-1" | 0.934 ACRES |
| TOTAL AREA TRACT "L-2" | 0.889 ACRES |
| TOTAL AREA TRACT "D" | 0.257 ACRES |
| TOTAL UNITS APPROVED | MULTI-FAMILY 38 UNITS |
| DENSITY | 1.45 UNITS/ACRE |

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, 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 BOYNTON BEACH ASSOCIATES X, L.L.P. AND BOYNTON BEACH ASSOCIATES XVII, 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.

LAWYERS TITLE INSURANCE CORPORATION

BY: Robert B. Sesholtz
ROBERT B. SESHOLTZ,
VICE PRESIDENT

DATE: 1/4/2008

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON TRACTS "A", "L-1" AND "L-2" DESCRIBED HEREON AND OWNED BY BOYNTON BEACH ASSOCIATES XVII, L.L.P. 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 22250 AT PAGE 34 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 7 DAY OF January, 2008.

G.L. COMMERCIAL, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: N. Maria Mendez
N. MARIA MENDEZ, VICE PRESIDENT

WITNESS: Allen R. Wagner
PRINT NAME: Allen R. Wagner

WITNESS: [Signature]
PRINT NAME: Greg Lieberman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED N. MARIA MENDEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. COMMERCIAL, L.L.C. 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 7 DAY OF January, 2008.

NOTARY PUBLIC-STATE OF FLORIDA
Pamela A. Dubaney
Commission #DD413868
Expires: MAY 08, 2009
Bonded thru Atlantic Bonding Co., Inc.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998. THE NORTH LINE OF TRACT "A" OF BOYNTON - LYONS, PLAT BOOK 110, PAGES 5 THROUGH 8, HAVING A BEARING OF N 89°02'44" E.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE.
4. 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.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, ACCESS EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
PLAT BEARING = GRID BEARING

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 2 DAY OF February, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

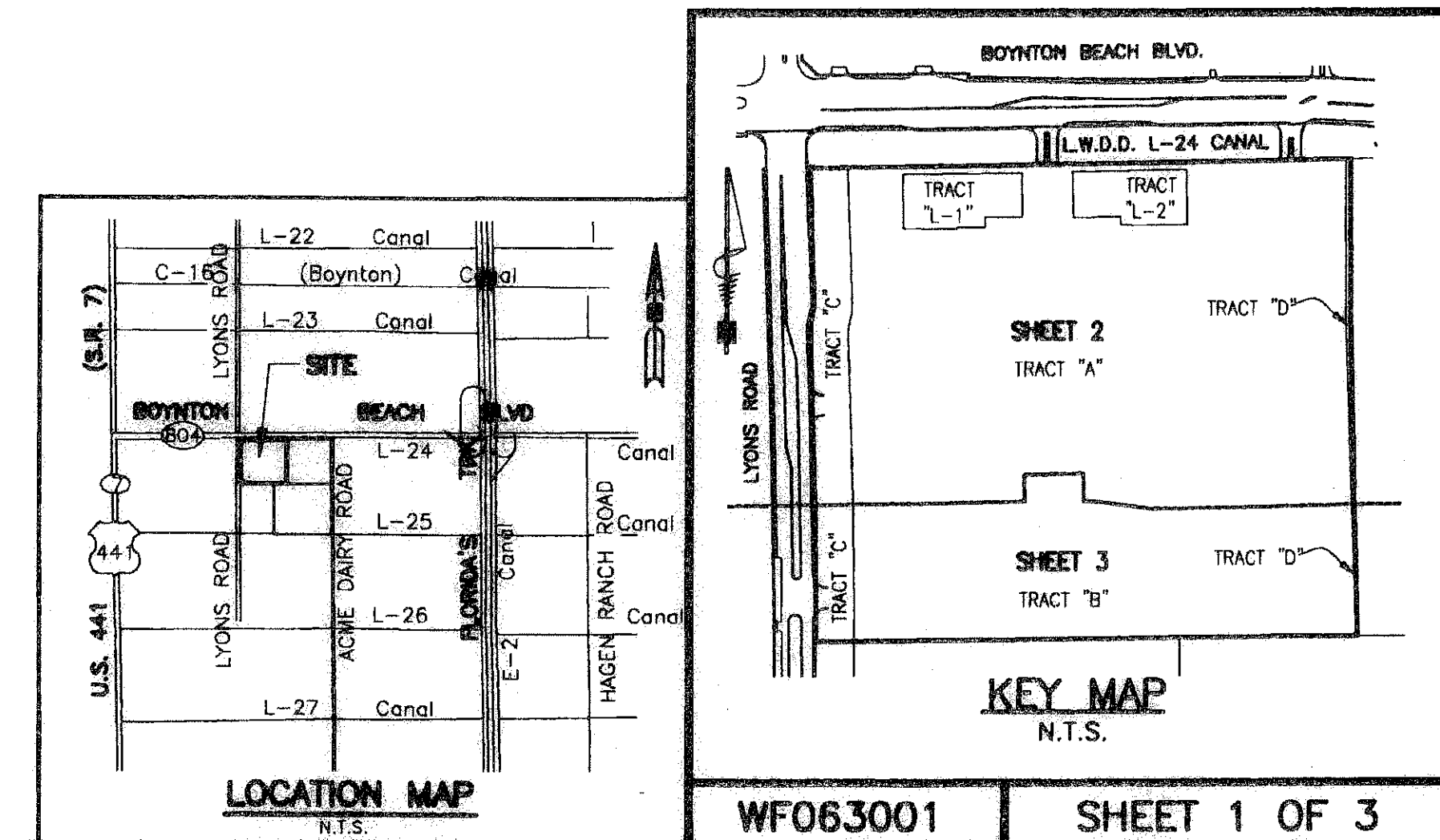
DATE: Feb. 2, 2008

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 MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

BY: Perry C. White
PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 1-8-08



BOYNTON BEACH X CORPORATION NOTARY FOR BOYNTON BEACH X CORPORATION BOYNTON BEACH XVII CORPORATION NOTARY FOR BOYNTON BEACH XVII CORPORATION SURVEYOR COUNTY ENGINEER CLERK AND COMPTROLLER

NOTARY PUBLIC-STATE OF FLORIDA
Pamela A. Dubaney
Commission #DD413868
Expires: MAY 08, 2009
Bonded thru Atlantic Bonding Co., Inc.