

(A.K.A. DUBOIS AGR P.U.D.)

BRIDGES - PLAT FOUR

BEING A PORTION OF TRACTS 105 THROUGH 109 AND 117 THROUGH 120, BLOCK 29, PALM BEACH FARMS CO. PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST

SHEET 1 OF 4 AUGUST, 2011



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 2:58pm
the 15th day of March 2012
and duly recorded in the Public
Records of the State of Florida
on Page(s) 56-59 of
Volume 2012-01022-87
By: *[Signature]* P.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "BRIDGES - PLAT FOUR", BEING A REPLAT OF A PORTION OF TRACTS 105 THROUGH 109 AND TRACTS 117 THROUGH 120, BLOCK 29, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 051, BRIDGES - PLAT ONE, AS RECORDED IN PLAT BOOK 114, PAGES 111 THROUGH 112 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 00°35'10" WEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 136°52'13"; THENCE ALONG THE BOUNDARY OF SAID BRIDGES - PLAT ONE FOR THE FOLLOWING TWENTY-THREE (23) DESCRIBED COURSES, NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 71.67 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 52°23'07"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 137.14 FEET, TO A POINT OF TANGENCY; THENCE NORTH 04°55'44" EAST, A DISTANCE OF 100.23 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 91°07'09"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 238.55 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 83°57'07" EAST, A DISTANCE OF 105.16 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 25°04'49"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 87.53 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 25°04'49"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 65.66 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 83°57'07" EAST, A DISTANCE OF 37.36 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 89°29'33"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 92.64 FEET, TO A POINT OF TANGENCY; THENCE NORTH 07°34'50" EAST, A DISTANCE OF 107.24 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°32'46"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 19.02 FEET, TO A POINT OF TANGENCY; THENCE NORTH 82°57'56" WEST, A DISTANCE OF 208.82 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 10°56'55"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 181.53 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 24°43'03"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 172.66 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 65°26'02"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 171.31 FEET, TO A POINT OF TANGENCY; THENCE NORTH 03°45'45" WEST, A DISTANCE OF 100.20 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 05°37'23"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 49.07 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07°47'32"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 68.00 FEET, TO A POINT OF TANGENCY; THENCE NORTH 09°59'54" WEST, A DISTANCE OF 104.50 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 829.00 FEET AND A CENTRAL ANGLE OF 02°02'16"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 29.48 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 21°07'49"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 11.06 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 84°04'06" EAST, A DISTANCE OF 144.06 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 64°45'07" WEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 19°18'59"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 10.11 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 05°59'54" EAST, A DISTANCE OF 74.52 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 77°02'02"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 201.67 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 82°57'56" EAST, A DISTANCE OF 182.20 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°48'33"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 101.39 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 16°49'14"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 234.86 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 79°32'04"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 208.22 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 07°54'00" WEST, A DISTANCE OF 317.54 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 09°54'39"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 172.98 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 193.00 FEET AND A CENTRAL ANGLE OF 47°07'10"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 158.72 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 135°22'31"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 82.70 FEET, TO A POINT OF CURVE; THENCE SOUTH 89°24'50" WEST, A DISTANCE OF 802.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.175 ACRES, MORE OR LESS.

DEDICATION (CONTINUED)

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 THE BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "OSI" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 THE BRIDGES HOMEOWNERS 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.
- ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING TRACTS, 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, 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.
- THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING TRACTS, 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. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, 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 PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS 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 THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY PALM BEACH COUNTY. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VI CORPORATION, A FLORIDA CORPORATION, THIS 29th DAY OF November, 2011.

BOCA RATON ASSOCIATES VI, L.L.P. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
ALAN FANT, VICE PRESIDENT
BOCA RATON VI CORPORATION, A FLORIDA CORPORATION
ITS GENERAL PARTNER
WITNESS: *[Signature]*
PRINT NAME: *Anthony Lofredo*
WITNESS: *[Signature]*
PRINT NAME: *Kathleen M Coffman*

SITE PLAN DATA
BRIDGES - PLAT FOUR (AKA DUBOIS AGR P.U.D.)

CONTROL NO.	2004-250
TOTAL AREA	18.175 AC.
TOTAL DWELLING UNITS (SINGLE FAMILY)	41 DU
DENSITY	2.26 DU/AC.

THE BRIDGES HOMEOWNERS ASSOCIATION, INC. COUNTY ENGINEER SURVEYOR BANK OF AMERICA, N.A. AS AGENT BOCA RATON VI CORPORATION

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA RATON VI CORPORATION, THE GENERAL PARTNER OF BOCA RATON ASSOCIATES VI, 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 THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND OFFICIAL AND SEAL THIS 29th DAY OF November, 2011.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *Kathleen M Coffman*
MY COMMISSION EXPIRES: *Mar 18, 2013* COMMISSION NUMBER: *LD 835384*

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BRIDGES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 29th DAY OF November, 2011.

THE BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: *[Signature]*
NICOLE MUSCARELLA, PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: *Anthony Lofredo*
WITNESS: *[Signature]*
PRINT NAME: *Kathleen M Coffman*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICOLE MUSCARELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BRIDGES HOMEOWNERS 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 THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF November, 2011.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *Kathleen M Coffman*
MY COMMISSION EXPIRES: *Mar 18, 2013* COMMISSION NUMBER: *LD 835384*

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 THAT PERMANENT CONTROL POINTS ("C.P.'S") 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: *[Signature]* DATE: *12-09-11*
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA 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 BOCA RATON ASSOCIATES VI, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA
BY: *[Signature]* DATE: *12-09-2011*
GEORGE TEJELZ, VICE-PRESIDENT

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 18955 AT PAGE 525 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF November, 2011.

BANK OF AMERICA, N.A. AS AGENT
BY: *[Signature]*
WILLIAM CAMPANO, SENIOR VICE PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: *Willie Rodriguez*
WITNESS: *[Signature]*
PRINT NAME: *Floralba Conception*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED WILLIAM CAMPANO, 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 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 THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF November, 2011.

NOTARY PUBLIC: *[Signature]*
PRINT NAME: *Nelice Lima*
MY COMMISSION EXPIRES: *June 8, 2015* COMMISSION NUMBER: *872 96 046*

