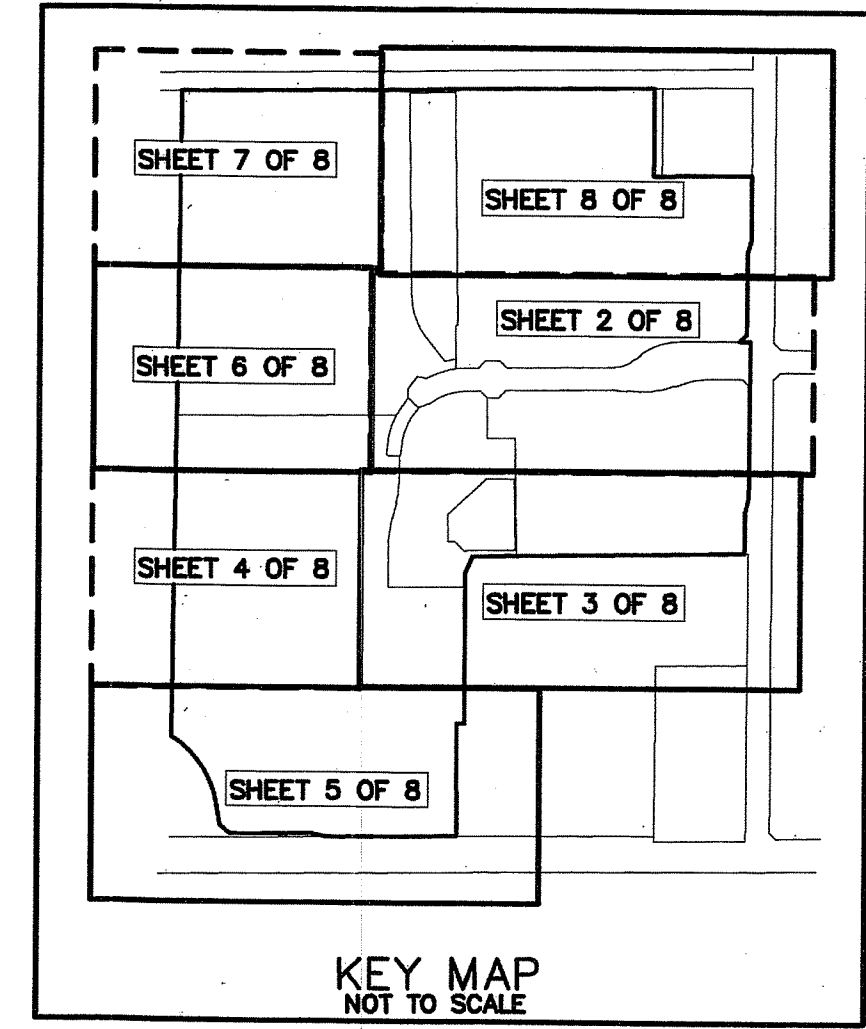


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:30 P.M. THIS 17 DAY OF Dec A.D. 2013 AND DULY RECORDED IN PLAT BOOK 117 ON PAGES 102 AND 109.

SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK



VILLAGGIO ISLES PUD REPLAT

VILLAGGIO ISLES PUD, A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF PARCEL A, TRACT L, TRACT R AND TRACT W, VILLAGGIO ISLES-PHASE I AS RECORDED PLAT BOOK 111, PAGES 123 THROUGH 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 JUNE - 2013



TABULAR DATA table with columns for area and acreage for various parcels and tracts.

DEDICATION AND RESERVATIONS CONTINUED: 10. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS...

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF December, 2013

INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature] PRINT: Betty Levi

CHARLES SCARDINA MANAGING MEMBER

ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED CHARLES SCARDINA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY...

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December, 2013

MY COMMISSION EXPIRES: June 16, 2017 COMMISSION NUMBER: EE 884269

MORTGAGEES 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 RECORDS BOOK 26233 AT PAGE 1906 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 [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF December, 2013

BRANCH BANKING AND TRUST COMPANY BY: [Signature] NAME: MARK LEIDER TITLE: SENIOR VICE PRESIDENT

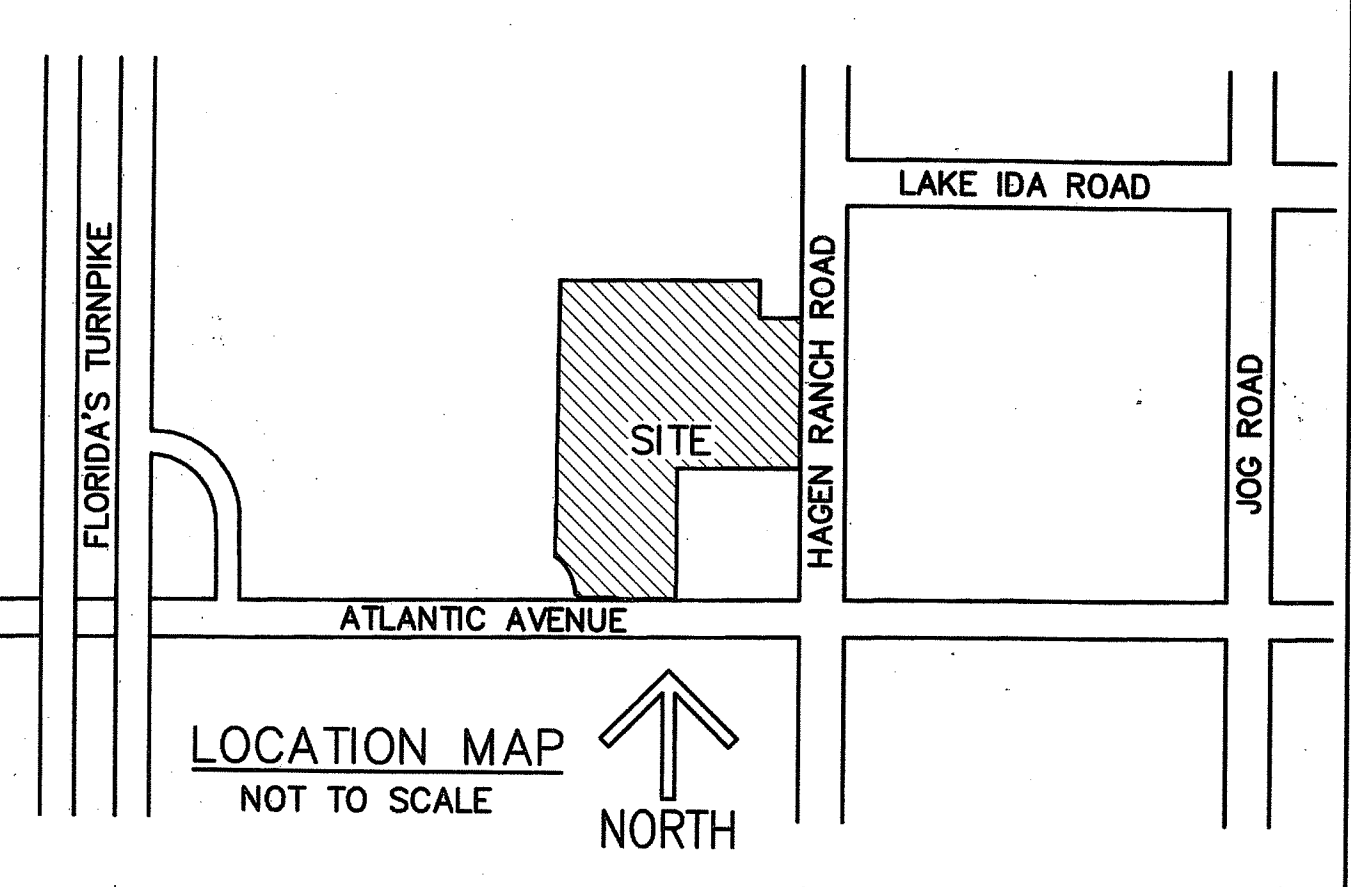
ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] A SUCH INSTRUMENT AS SAID 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 11th DAY OF December, 2013

MY COMMISSION EXPIRES: June 16, 2017 COMMISSION NUMBER: EE 884269

INVESTORS ASSET ACQUISITION, LLC NOTARY



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS VILLAGGIO ISLES PUD REPLAT, VILLAGGIO ISLES PUD, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF PARCEL A, TRACT L, TRACT R AND TRACT W, VILLAGGIO ISLES - PHASE I, AS RECORDED PLAT BOOK 111, PAGES 123 THROUGH 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL A, TRACT L, TRACT R AND TRACT W, VILLAGGIO ISLES - PHASE I, AS RECORDED PLAT BOOK 111, PAGES 123 THROUGH 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 4,004,582 SQUARE FEET/91.9326 ACRES

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

1. PRIVATE STREET

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS 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.

2. ROADWAY CONSTRUCTION EASEMENT

THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.

3. PARCEL A-1, PARCEL B, PARCEL C AND PARCEL D

PARCEL A-1, PARCEL B, PARCEL C AND PARCEL D, AS SHOWN HEREON ARE HEREBY RESERVED FOR INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INVESTORS ASSET ACQUISITION, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

4. OPEN SPACE TRACT

TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS 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.

5. RECREATION AREA

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND PARALLEL TO PUBLIC RIGHT-OF-WAYS, 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, 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.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, 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, TREES, 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 PALM BEACH COUNTY UTILITY EASEMENTS (PBQUE) 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.

7. LIFT STATION EASEMENT THE LIFT STATION 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 A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE 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 TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8. LIMITED ACCESS EASEMENTS 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.

9. WATER MANAGEMENT TRACTS TRACTS W AND W-1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 26036, PAGE 1909 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11th DAY OF December, 2013

VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] NAME: Betty Levi PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 11th DAY OF December, 2013

MY COMMISSION EXPIRES: June 16, 2017 COMMISSION NUMBER: EE 884269

TITLE CERTIFICATION:

STATE OF Florida COUNTY OF PALM BEACH

I, MITCHELL A. SHERMAN, 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 INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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.

DATED: 12-11-13 [Signature] MITCHELL A. SHERMAN ATTORNEY AT LAW LICENSED IN FLORIDA

SURVEY NOTES:

- 1. 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. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°11'52"E, ALONG THE NORTH LINE VILLAGGIO ISLES - PHASE I, AS RECORDED PLAT BOOK 111, PAGES 123 THROUGH 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

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 11th DAY OF December, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: [Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER

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 (P.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.

DATED: 12-12-13 [Signature] DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

Seals and stamps for SPAC, INVESTORS ASSET ACQUISITION, LLC, MORTGAGEE, MORTGAGEE NOTARY, VILLAGGIO RESERVE MASTER POA, VILLAGGIO RESERVE POA, COUNTY ENGINEER, and SURVEYOR.