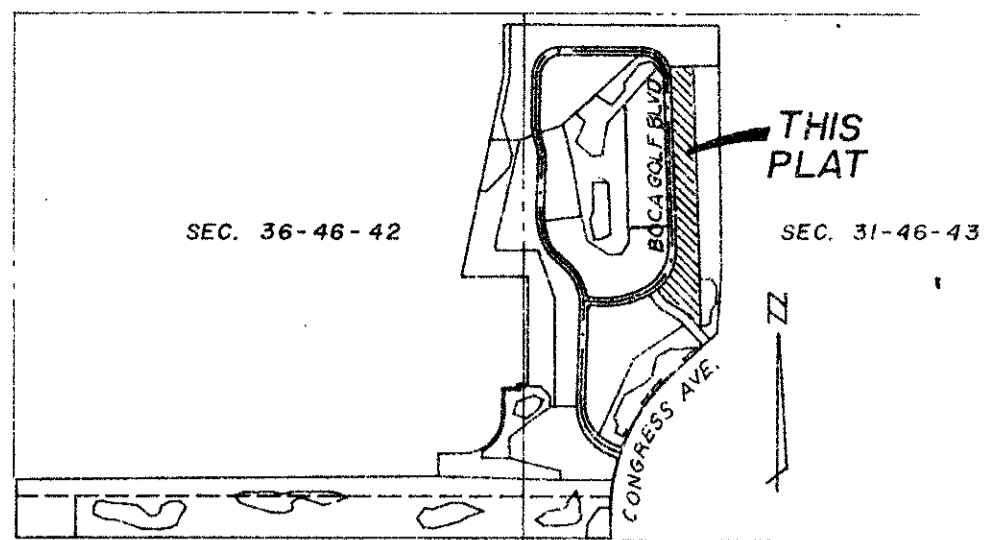


THE GREENS AT BOCA GOLF & TENNIS CLUB

PALM AIRE EAST P.U.D.
 A PLAT OF A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

30



LOCATION MAP
 (SCALE 1" = 2000')

WINNINGHAM & LIVELY, INC. SURVEYORS - ENGINEERS FORT LAUDERDALE, FLORIDA

SCALE: 1" = 50'



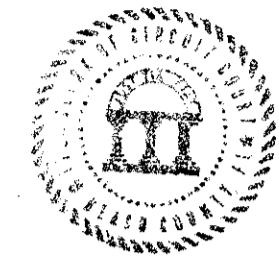
OCT. 1986.

| P.U.D. | ACREAGE | TABULATION |
|---------------------|----------------|-------------|
| PLAT BOUNDARY | 644,094 SQ.FT. | 14.7864 AC. |
| LOTS | 447,414 SQ.FT. | 10.2712 AC. |
| ROADWAY | 86,599 SQ.FT. | 1.9880 AC. |
| TRACTS | 110,081 SQ.FT. | 2.5271 AC. |
| 137 TOWNHOUSE UNITS | | 9.27 DU/AC |

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }
 I, OCTAVIO LIMA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF TOTAL CONCEPTS AND DEVELOPMENT, INC. A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID OFFICERS 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 1st DAY OF JUNE, 1987.
 MY COMMISSION EXPIRES: 4-23-89
 Notary Public - State of Florida

THIS INSTRUMENT PREPARED BY:
 WINNINGHAM & LIVELY, INC.
 1040 N.E. 45 STREET
 OAKLAND PARK, FLORIDA



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This was filed for record at 1:08 P.M.
 this 6th day of July
 1987, and duly recorded in Plat Book No.
 57 on page 30-31
 JOHN B. DUNKLE, Clerk
 Barbara A. Platt

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
 COUNTY OF DADE }
 I, THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO 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 3399 AT PAGE 259 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
 PHEASANT RUN INC.

ATTEST: Arthur V. Strock SECRETARY
 ARTHUR V. STROCK - SECRETARY
Erminio P. Gulliano PRESIDENT
 ERMINIO P. GULLIANO - PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 BEFORE ME PERSONALLY APPEARED ERMINIO P. GULLIANO AND ARTHUR V. STROCK, TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF PHEASANT RUN INC. A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 1st DAY OF JUNE, 1987.

MY COMMISSION EXPIRES: 4-23-89
Jessica B. Spence
 NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
 COUNTY OF DADE }
 I, THE UNDERSIGNED HEREBY CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO 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 4646 AT PAGE 1638 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
 CHASE MANHATTAN BANK, N.A.

ATTEST: William F. Carmody VICE PRESIDENT
 WILLIAM F. CARMODY - VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK }
 COUNTY OF DADE }
 BEFORE ME PERSONALLY APPEARED WILLIAM F. CARMODY AND KEVIN P. NORTON, TO ME WELL KNOWN, AND KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND 2nd VICE PRESIDENT OF CHASE MANHATTAN BANK, N.A. A NEW YORK ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 1st DAY OF JUNE, 1987.

MY COMMISSION EXPIRES: May 19, 1988
Shirley A. DePalma
 NOTARY PUBLIC - STATE OF NEW YORK

TITLE CERTIFICATE

STATE OF FLORIDA }
 COUNTY OF DADE }
 I, JOSEPH A. HUBERT, 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 TOTAL CONCEPTS AND DEVELOPMENT, INC. A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO APPLICABLE DEED RESERVATIONS WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 6-11-87
 BY: Joseph A. Hubert

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTER WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

WINNINGHAM & LIVELY, INC.
Charlie C. Winningham
 CHARLIE C. WINNINGHAM
 REGISTERED LAND SURVEYOR NO. 1580
 STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF JUNE, 1987.

BY: Carol Roberts
 CAROL ROBERTS - CHAIR

ATTEST:
 JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF JUNE, 1987.

BY: William F. Carmody
 WILLIAM F. CARMODY, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO A RECORDED BEARING OF N.01 38'57"W. ALONG THE WEST LINE OF TRACT X-3 ACCORDING TO THE PLAT OF BOCA GOLF AND TENNIS CLUB SECTION 1 AS RECORDED IN PLAT BOOK 48 AT PAGES 79-81 (P.B.C.R.).
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 L.A.E. DENOTES LIMITED ACCESS EASEMENT
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: 0
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
 THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
 LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO PLANTS ABOVE TWO FEET IN HEIGHT WILL BE ALLOWED AT THE ACCESS POINTS TO BOCA CLUB BLVD. AND TRACT X-1.

SURVEYOR'S CERTIFICATE NOTE:
 THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET IN CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT TOTAL CONCEPTS AND DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE GREENS AT BOCA GOLF AND TENNIS CLUB, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF TRACT X-3, AS SHOWN ON THE PLAT OF BOCA GOLF & TENNIS CLUB SECTION 1, AS RECORDED IN PLAT BOOK 48 AT PAGES 79 THRU 81 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 1 38'57" EAST (ON AN ASSUMED BEARING) 2696.86 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT X-3; THENCE RUN NORTH 42' 01'21" WEST 155.99 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 550.92 FEET AND A CENTRAL ANGLE OF 18' 08'52" RUN NORTHWESTERLY 174.50 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 60' 10'13" WEST 95.97 FEET ALONG THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 219.28 FEET AND A CENTRAL ANGLE OF 28' 41'44" RUN NORTHWESTERLY 134.86 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 31' 28'29" WEST 40.61 FEET ALONG THE TANGENT EXTENDED; THENCE RUN NORTH 8' 24'42" EAST 32.06 FEET, TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 41' 42'07" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALSO FORMING THE WESTERLY RIGHT OF WAY LINE OF BOCA CLUB BOULEVARD, AS SHOWN ON SAID PLAT OF BOCA GOLF & TENNIS CLUB SECTION 1, HAVING A RADIUS OF 540 FEET AND A CENTRAL ANGLE OF 49' 56'50" RUN NORTHEASTERLY 470.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 1 38'57" WEST 1746.58 FEET ALONG SAID WESTERLY LINE BEING THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, THENCE ALONG SAID WESTERLY LINE ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF 17 57'21" RUN NORTHERLY 74.02 FEET; THENCE RUN NORTH 88' 21'03" EAST 244.61 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 14.7864 ACRES MORE OR LESS.
 HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS THE GREENS AT BOCA GOLF AND TENNIS CLUB AND DO HEREBY DEDICATE AS FOLLOWS:

- THE ACCESS TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA GOLF AND TENNIS TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA GOLF AND TENNIS TOWNHOMES HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- TRACTS A, B, C, D, E, F, G, H, AND I, THE LANDSCAPE TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA GOLF AND TENNIS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT R-1, THE RECREATION TRACT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA GOLF AND TENNIS TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATION AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF TOTAL CONCEPTS AND DEVELOPMENT, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF June, 1987.

TOTAL CONCEPTS AND DEVELOPMENT, INC.,
 A FLORIDA CORPORATION
 WITNESS: Luia J. Montano AS TO BOTH
William J. McCleughen
 WILLIAM J. MCCLEUGHEN
 PRESIDENT
 WITNESS: Luia J. Montano AS TO BOTH
 Attest: Octavio Lima
 OCTAVIO LIMA
 VICE PRESIDENT

3/14/87
 SUBDIVISION: The Greens at Boca Golf & Tennis Club
 BOOK 57 PAGE 30
 FLOOD ZONE A7E112 FLOOD MAP # 820B
 QUAD # 22 ZONING
 SE ZIP CODE 33431
 PUD NAME Palm Aire East P.U.D.
 TAZ 573

NOTARY SEAL CHASE MANHATTAN NOTARY SEAL SURVEYOR'S SEAL NOTARY SEAL

THE GREENS AT BOCA GOLF & TENNIS CLUB 57/30