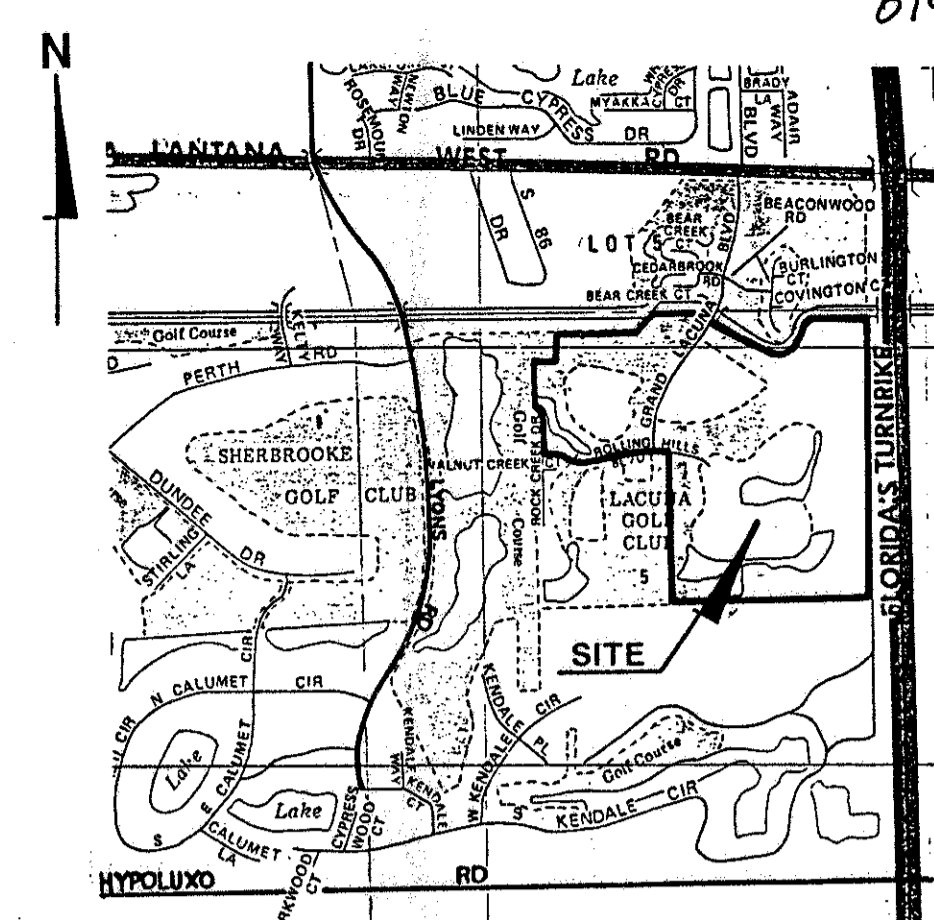


PLAT OF DOUG FORD'S LACUNA GOLF CLUB

A PART OF BALMORAL COUNTRY CLUB P.U.D. BEING A REPLAT OF PORTIONS OF TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13 PLAT BOOK 6, PAGES 98 AND 99, AND BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY PUBLIC RECORDS LYING IN TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

SEPTEMBER 1992



VICINITY MAP

0199-011



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 2:49 P.M. this 20th day of December, 1992, and duly recorded in Plat Book No. 74 on page 18-21 DOROTHY H. WILKENS, Clerk of Circuit Court by South A. Martin, D.C.

PET. 81-233 AUC. #0001 5/2/2/E



APPROVALS BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF Dec, 1994. BY: Ken Postle, Chairman

ATTEST: DOROTHY WILKENS, CLERK BY: South A. Martin, Deputy Clerk

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF Dec, 1994. BY: George Ebb, P.E., County Engineer

LACUNA GOLF

SEE NOTARY ACKNOWLEDGEMENT

LACUNA NOTARY

LACUNA HOMEOWNERS ASSOCIATION

LACUNA HOME OWNERS ASSOCIATION

SEE NOTARY ACKNOWLEDGEMENT

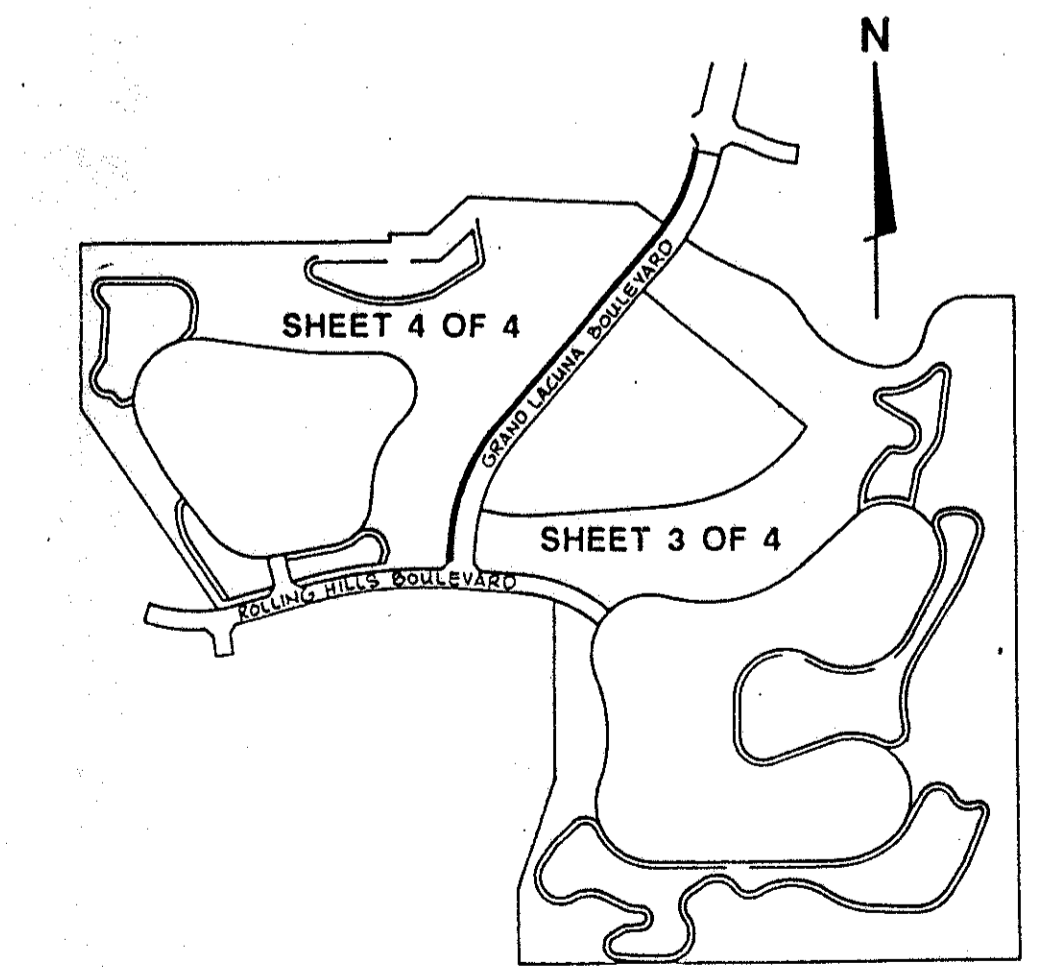
LACUNA HOME OWNERS NOTARY

NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3426 SET. 2) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3978 FOUND. 3) BEARINGS SHOWN ARE REFERENCED TO A BEARING OF S89°21'26"U ALONG THE SOUTHERLY BOUNDARY OF FAIRFIELD'S LACUNA PLAT NO. 3, PLAT BOOK 56, PAGES 105-109, PALM BEACH COUNTY PUBLIC RECORDS, AND ARE CONSISTENT WITH THE BEARINGS OF SAID PLAT AND FAIRFIELD'S LACUNA PLAT NOS. 1-4 AND 6 AS NOTED HEREON. 4) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 5) LANDSCAPING ON UTILITY EASEMENTS WHICH ARE NOT FOR WATER AND SEWER PURPOSES SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. 6) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. 7) THE WATER MANAGEMENT TRACTS AS SHOWN ARE TO BE MAINTAINED BY THE LACUNA HOMEOWNERS ASSOCIATION.

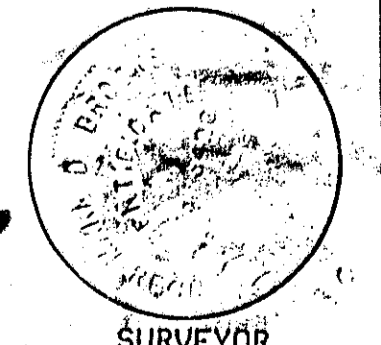
ZONING DATA

- A) TOTAL AREA: 80.282 ACRES, MORE OR LESS. B) OPEN SPACE AREA: 80.282 ACRES, MORE OR LESS.



KEY MAP

74/18



NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACH

WE, TICOR TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION 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 LACUNA GOLF LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; 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 OPERATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10-31-94 BY: JAMES C. CARLUS, CLS CLC ASSISTANT VICE PRESIDENT TICOR TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION 2393 SOUTH CONGRESS AVENUE WEST PALM BEACH FLA. 33406

SURVEYOR'S CERTIFICATE

I HEREBY 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

MARK D. BROOKS REGISTERED SURVEYOR NO. 3426 STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID LEVIN, AND THOMAS BEARD, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT, RESPECTIVELY OF THE ABOVE-NAMED LACUNA HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION. THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 31st DAY OF December, 1994.

COMMISSION NUMBER: 10884 LOPEZ My Commission Expires MAR 12, 1995 Noted by M 100-422-1088

THIS INSTRUMENT WAS PREPARED BY: MARK D. BROOKS PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA NO. 3426 FOR: TIMOTHY J. MESSLER, INC. 600 SANDTREE DRIVE SUITE 301 PALM BEACH GARDENS, FLA. 33403

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOUGLAS M. FORD, AND PAMELA A. FORD, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED DOUG FORD GOLF SHOPS, INC., A FLORIDA CORPORATION, THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 16th DAY OF March, 1992.

COMMISSION NUMBER: 1574 PHILLIPS My Commission Expires OCT 28, 1995

LACUNA HOME OWNERS ASSOCIATION

LACUNA HOME OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF TRACTS W-1 THROUGH W-7 AND THE 20' MAINTENANCE EASEMENT WITHIN THE PERIMETER OF SAID TRACTS, AND THE DRAINAGE EASEMENTS AS SHOWN HEREON, AND FURTHER ACKNOWLEDGES THAT SAID TRACTS, MAINTENANCE EASEMENTS, AND DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY OR TO THE LACUNA GOLF LIMITED PARTNERSHIP.

DATE: 12-10-1992 BY: Thomas B. Beard, President

ATTEST: Beverly A. Gallup, Adam Thip, Beverly A. Gallup, Adam Thip, Witnesses

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS BEARD, AND Beverly A. Gallup, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED LACUNA HOME OWNERS ASSOCIATION, INC., THEY DID NOT TAKE AN OATH, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH 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 18th DAY OF December, 1992.

COMMISSION NUMBER: 20121 GETTINGS My Commission Expires MAR 12, 1993 COMM # AA 251021

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12628, PAGES 154-4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

MARINE MIDLAND BANK, N.A. AS TRUSTEE BY: LENNAR FLORIDA PARTNERS I, L.P., A DELAWARE LIMITED PARTNERSHIP ITS ATTORNEY-IN-FACT

BY: LENNAR FLORIDA HOLDINGS, INC., A FLORIDA CORPORATION, A GENERAL PARTNER

PRINTED NAME: DAVID LEVIN TITLE VICE PRESIDENT ATTEST: Thomas B. Beard, Beverly A. Gallup, Adam Thip, Witnesses

Timothy J. Messler, Inc. CONSULTING ENGINEERS

600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

0199-011

DOUG FORD'S LACUNA GOLF CLUB

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT: LACUNA GOLF LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN HEREON, IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND TRACT 41, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF LOTS 2 AND 3, TRACT 41, PALM BEACH FARMS COMPANY PLAT NO. 13, PLAT BOOK 6, PAGES 98 AND 99, AND TRACTS 2 THROUGH 11, 22 THROUGH 31, 34 THROUGH 38, 41, 42, AND 58 THROUGH 63, BLOCK 37, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY PUBLIC RECORDS, SHOWN HEREON AS: PLAT OF DOUG FORD'S LACUNA GOLF CLUB

- DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS: 1. THE GOLF COURSE AS SHOWN HEREON IS HEREBY RESERVED BY LACUNA GOLF LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 2. TRACTS W-1 THROUGH W-7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 3. THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED TRACTS W-1 THROUGH W-7 FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND CABLE TELEVISION. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. 5. 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. 6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO LACUNA HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE MAINTENANCE OF AN EXISTING DRAINAGE SYSTEM AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. 7. LACUNA GOLF LIMITED PARTNERSHIP AND LACUNA HOME OWNERS ASSOCIATION, INC., HAVE ENTERED INTO A MAINTENANCE AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6698, PAGE 671, PALM BEACH COUNTY PUBLIC RECORDS, WHICH SETS FORTH CERTAIN MAINTENANCE OBLIGATIONS OF THE PARTIES TO SAID AGREEMENT.

IN WITNESS WHEREOF, DOUG FORD GOLF SHOPS, INC., A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF LACUNA GOLF LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Secretary, AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON BEHALF OF SAID CORPORATION, THIS 16th DAY OF March, 1992.

LACUNA GOLF LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP BY: DOUG FORD GOLF SHOPS, INC., A FLORIDA CORPORATION, I MANAGING GENERAL PARTNER BY: Douglas M. Ford, President DOUGLAS M. FORD, PRESIDENT ATTEST: Pamela A. Ford, Secretary PAMELA A. FORD, SECRETARY

Donna Hampton, Witness

742-740 SUBDIVISION # Club B PAGE 18 FLOOD MAP # 1784 ZONING # 49 QUAD # 49 SE 81-233 BALMORAL COUNTRY CLUB

Table with columns: DESIGN, DRAWN, CHECKED, D.C., NO, DATE, REVISION, APP D. BY

PROJ. NO. 92-048P SCALE: NONE DATE: JUNE 1992 SHEET 1 OF 4