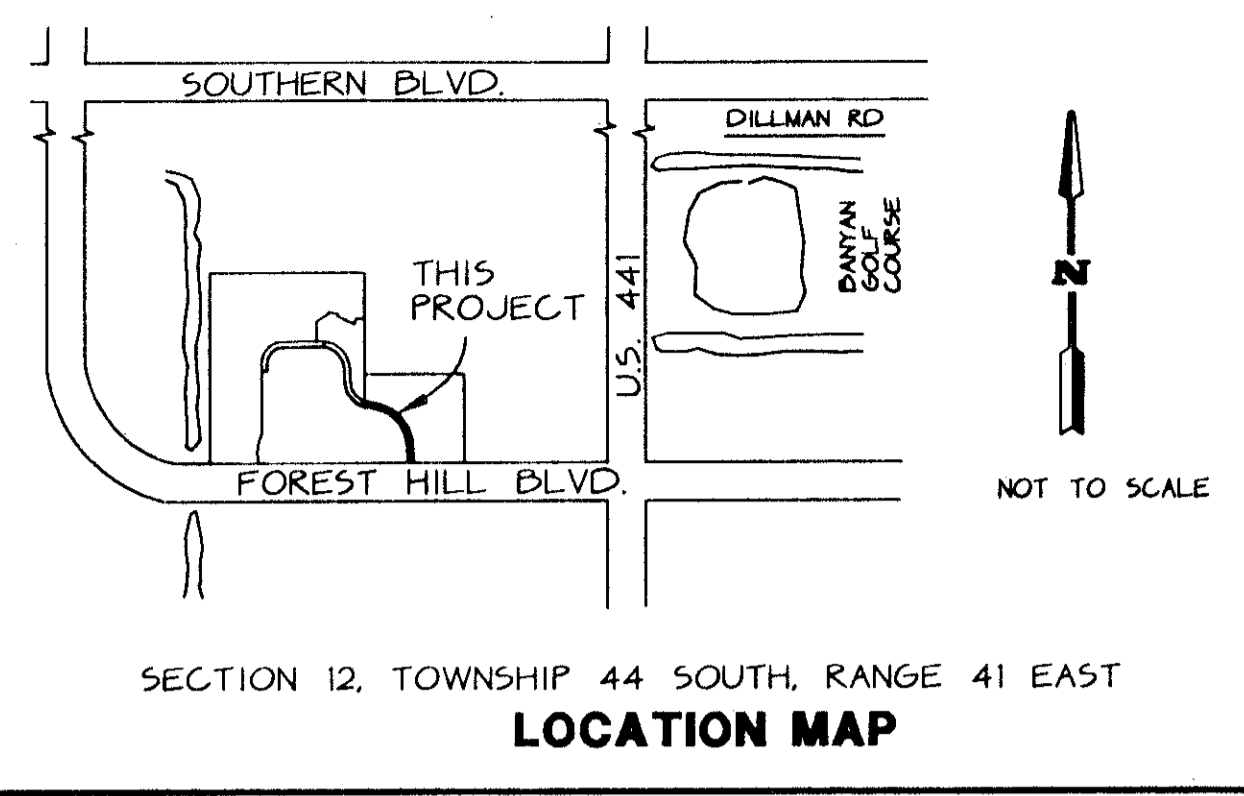


WELLINGTON'S EDGE BOULEVARD - PARCEL 79, A P.U.D.

A PORTION OF TRACTS 24 AND 25, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 2 OF 3



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, DOOSE, CASEY, CARLIN, LUDITZ, MARTENS, MCDANE & O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS 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 SUNICE, INC., A FLORIDA CORPORATION 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: AUGUST 6, 1996
UPDATED: JANUARY 3, 1998 -BC

DOOSE, CASEY, CARLIN, LUDITZ, MARTENS
MCDANE & O'CONNELL, PARTNERSHIP
BY: [Signature]
ROBERT L. CRANE, ATTORNEY AT LAW
LICENSED IN FLORIDA

MORTGAGEE'S 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 RECORD BOOK #230, PAGE #402 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 ITS BOARD OF DIRECTORS THIS 22 DAY OF AUGUST, 1996.

REPUBLIC SECURITY BANK
A FLORIDA CORPORATION

WITNESS: [Signature] ALAN E. ARMOUR II
[Signature] CARL P. ST. HELENE

BY: [Signature]
PRINTED NAME: Roger P. Savage
PRESIDENT - SENIOR VICE PRESIDENT

VILLAGE OF
WELLINGTON
14000 GREENWAY BLVD.
WELLINGTON, FLORIDA 33414
(561) 791-4000

0332-131

82/9

TAX 1000
RECORDED
2000
WELLINGTON'S EDGE BLVD