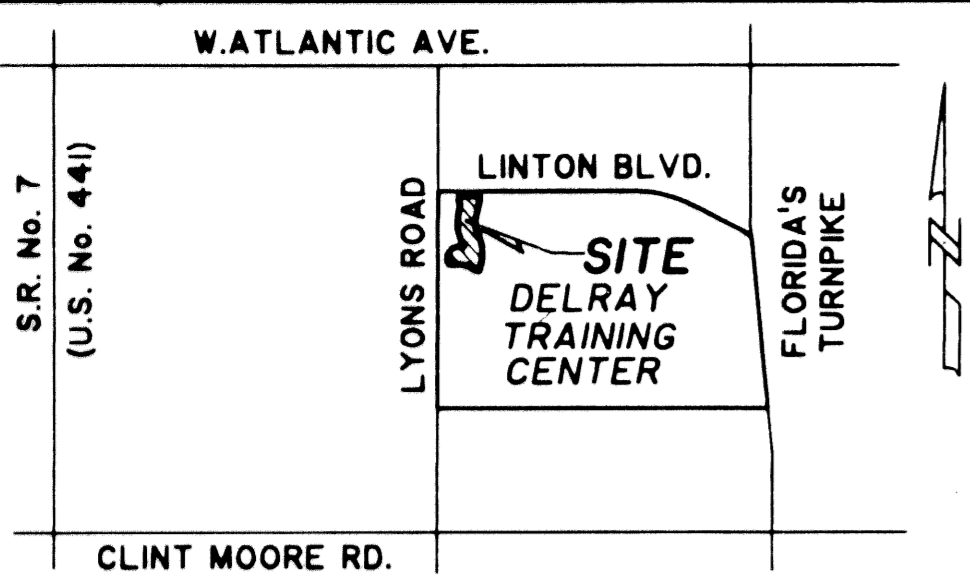


DELRAY TRAINING CENTER P.U.D. - PARCEL A

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF PARCEL - A, DELRAY TRAINING CENTER - PLAT ONE, AS RECORDED IN
PLAT BOOK 86, PAGES 60 THROUGH 67, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 29, TOWNSHIP
46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT TBI/PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS DELRAY TRAINING CENTER - PLAT ONE, AS RECORDED IN PLAT BOOK 86, PAGES 60 THROUGH 67, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL -A, ACCORDING TO DELRAY TRAINING CENTER - PLAT ONE, AS RECORDED IN PLAT BOOK 86, PAGES 60 THROUGH 67, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 12.14 ACRES MORE OR LESS.

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

1. STREETS

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER 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. EASEMENTS

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.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO PALM BEACH COUNTY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO FLORIDA POWER & LIGHT SOLELY FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS WHICH MAY BE ABOVE-GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS P.S.U.E., TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY. NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.

FURTHER NON-EXCLUSIVE EASEMENTS MAY BE GRANTED OVER THE P.S.U.E., AS PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS WHICH ENCUMBERS THE PROPERTY.

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.

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 MIZNER COUNTRY CLUB MASTER 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 THE 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS (R.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY, TO LOT OWNERS AND ASSIGNS, ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO, AND MAINTENANCE OF, IMPROVEMENTS, ROOF OVERHANGS, DRAINAGE AND UTILITY SERVICES WITHIN THE LOT ADJACENT TO SAID EASEMENTS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

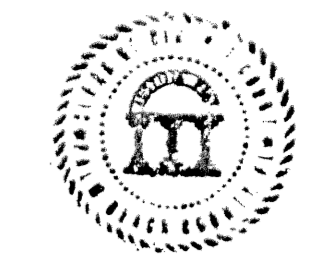
3. TRACTS

TRACT "R-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "OS-1" AND "OS-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

0669-002

TABULATION DATA (PETITION NO. PDD87-07(C1))	
TOTAL AREA	12.14 ACRES
RECREATION TRACT (TRACT "R-1")	0.57 ACRES
ROAD (TRACT "S-1")	2.05 ACRES
OPEN SPACE (TRACTS "OS-1", AND "OS-2")	0.50 ACRES
DENSITY (47 RESIDENTIAL LOTS)	3.9 UNITS/ACRE



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
11:21A M. THIS 21 DAY OF
1999 AND ONLY RECORDED IN
PLAT BOOK 86
ON PAGE 130-131
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY Debra J. Standley

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TOLL FL GP CORP., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 18 DAY OF August, 1999.

TBI/PALM BEACH LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

BY: TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: Edis W...

BY: Edward D. Weber
EDWARD D. WEBER VICE PRESIDENT

WITNESS: Joseph Cleary

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE No. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 23 DAY OF November, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
 DENOTES SET PERMANENT CONTROL POINTS #5019 (P.C.P.)
- 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.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°52'24" EAST GRID 83, 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

5. LEGEND

- R DENOTES RADIUS
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES
- L DENOTES ARC LENGTH
- Δ DENOTES DELTA ANGLE
- C DENOTES CENTERLINE
- NR DENOTES NON RADIAL LINE
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- FND. DENOTES FOUND
- PBC. DENOTES PALM BEACH COUNTY
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENTS
- U.E. DENOTES UTILITY EASEMENT
- RL. DENOTES RADIAL LINE
- D.E. DENOTES DRAINAGE EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENTS
- L.B.E. DENOTES LANDSCAPE BUFFER EASEMENTS
- L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT
- C.B. DENOTES CHORD BEARING
- R.E. DENOTES RECIPROCAL MAINTENANCE & ROOF OVERHANG EASEMENT
- P.S.U.E. DENOTES RECIPROCAL MAINTENANCE & ROOF OVERHANG EASEMENT

6. BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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.

DATE: 9/8/99
Craig S. Pusey
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WRAY D. JORDAN, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

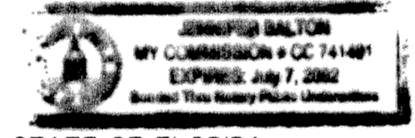
ACKNOWLEDGMENTS

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

BEFORE ME PERSONALLY APPEARED EDWARD D. WEBER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOLL FL GP CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF TBI/PALM BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, 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 SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF August, 1999.

MY COMMISSION EXPIRES: 7/7/02
Jennifer Balton
JENNIFER BALTON, NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF August, 1999.

MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Edis W...

BY: Kenneth G. Tuma
KENNETH G. TUMA, PRESIDENT

WITNESS: Joseph Cleary

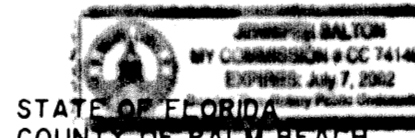
ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH G. TUMA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE MIZNER COUNTRY CLUB MASTER ASSOCIATION, INC., A CORPORATION, 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 THIS 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 18 DAY OF August, 1999.

MY COMMISSION EXPIRES: 7/7/02
Jennifer Balton
NOTARY PUBLIC, JENNIFER BALTON

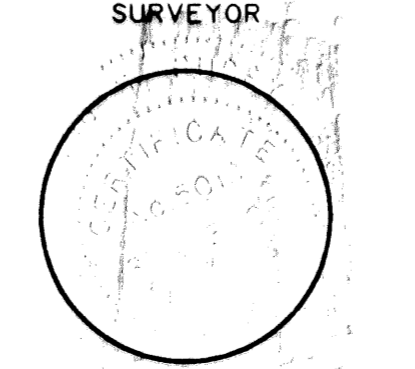
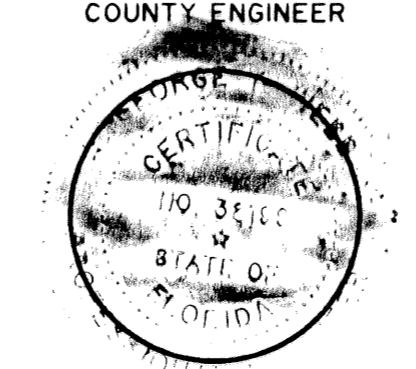
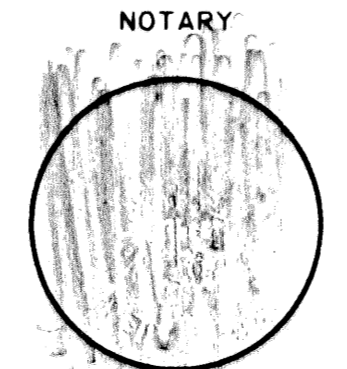
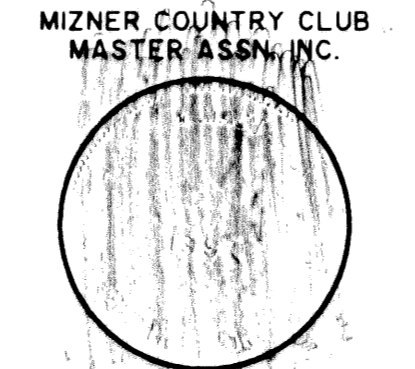
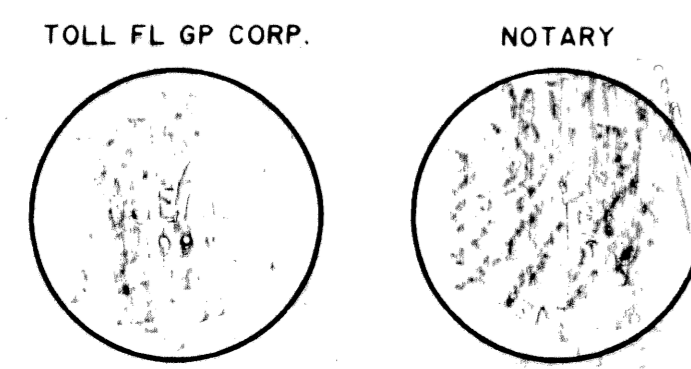


TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID M. LAYMAN, 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 TBI/PALM BEACH, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATING OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 7/23/99 BY: David M. Layman
10/11/99
DAVID M. LAYMAN
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA



Subdivision: Delray Training Center
Parcel # 130
Book: 86 Page: 130
Flood Zone: B
Quadrant: 5A
Zone: P-20
TAX: 160/160
PUD NAME: Delray Training Center

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

DELRAY TRAINING CENTER P.U.D.-
PARCEL A

2395A_SJ