

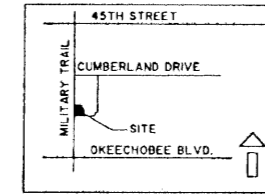
SAN MARINO AT BEAR LAKES

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED
 PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12,
 TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 3

44

LOCATION MAP

SEC 12 TWP 43 RNG 42



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 3:11
 P.M. THIS 27th DAY OF September 2001
 AND DULY RECORDED IN PLAT BOOK NO 92
 ON PAGE 444 AND 446
 DOROTHY M. WILKEN, CLERK OF THE CIRCUIT COURT

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT BEAR LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SAN MARINO AT BEAR LAKES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BRIGER TRACT PLAT NO. 1, SAID POINT BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 4617, PAGE 1242, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°56'43" EAST ALONG THE WEST LINE OF SAID BRIGER TRACT PLAT NO. 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 6100 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTH 01°56'32" EAST ALONG THE WEST LINE OF SAID BRIGER TRACT PLAT NO. 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 1694.83 FEET; THENCE NORTH 46°56'43" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 88°03'17" EAST, A DISTANCE OF 324.13 FEET; THENCE NORTH 03°56'43" EAST, A DISTANCE OF 38.51 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 43.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°52'09" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 10.70 FEET; THENCE SOUTH 45°07'35" EAST, A DISTANCE OF 212.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 15°32'03" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 13.56 FEET; THENCE SOUTH 60°39'38" EAST, A DISTANCE OF 60.03 FEET; THENCE SOUTH 81°30'48" EAST, A DISTANCE OF 459.69 FEET; THENCE SOUTH 03°35'15" WEST, A DISTANCE OF 280.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 29°37'27" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 51.70 FEET; THENCE SOUTH 26°04'12" EAST, A DISTANCE OF 147.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 26°04'12" AND A RADIUS OF 40.00 FEET, A DISTANCE OF 18.20 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 85.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 100.00 FEET, AND A DISTANCE OF 157.08 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 63.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 67°55'42" AND A RADIUS OF 70.45 FEET, A DISTANCE OF 83.52 FEET; THENCE SOUTH 61°50'30" WEST, A DISTANCE OF 43.74 FEET; THENCE SOUTH 11°39'13" EAST, A DISTANCE OF 49.33 FEET; THENCE SOUTH 01°40'48" WEST, A DISTANCE OF 826.47 FEET TO A POINT ON A LINE 6100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE NORTH 88°19'12" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 108.38 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 45.45 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

2. TRACTS

TRACT "I", AS SHOWN HEREON, IS HEREBY RESERVED FOR BEAR LAKES ASSOCIATES, LTD., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT "K", AS SHOWN HEREON, IS HEREBY RESERVED FOR BEAR LAKES ACQUISITION, LTD., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

WATER MANAGEMENT TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, BEAR LAKES ASSOCIATION, LTD., A FLORIDA LIMITED PARTNERSHIP, DOES HERETO SET ITS HAND AND SEAL THIS 18 DAY OF September, 2001.

WITNESS: *[Signature]* BY: *[Signature]*
 BEAR LAKES ASSOCIATION, LTD.
 A FLORIDA LIMITED PARTNERSHIP
 JORGE LOPEZ, VICE PRESIDENT
 CORNERSTONE BEAR LAKES, L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY
 ITS SOLE GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED JORGE LOPEZ WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORNERSTONE BEAR LAKES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AS SOLE GENERAL PARTNER OF BEAR LAKES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2001
 MY COMMISSION EXPIRES: 8-13-05 *[Signature]*
 NOTARY PUBLIC

IN WITNESS WHEREOF, BEAR LAKES ACQUISITION, LTD., A FLORIDA LIMITED PARTNERSHIP, DOES HERETO SET ITS HAND AND SEAL THIS 18 DAY OF September, 2001.

WITNESS: *[Signature]* BY: *[Signature]*
 BEAR LAKES ACQUISITION, LTD.
 A FLORIDA LIMITED PARTNERSHIP
 JORGE LOPEZ, VICE PRESIDENT
 CORNERSTONE BEAR LAKES, L.L.C.
 A FLORIDA LIMITED LIABILITY COMPANY
 ITS SOLE GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

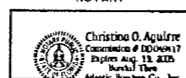
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WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 2001
 MY COMMISSION EXPIRES: 8-13-05 *[Signature]*
 NOTARY PUBLIC

DEDICATION
 BEAR LAKES ASSOCIATES, LTD.,
 A FLORIDA LIMITED PARTNERSHIP



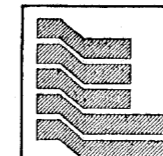
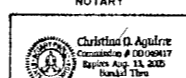
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 BEAR LAKES ACQUISITION, LTD.,
 A FLORIDA LIMITED PARTNERSHIP



DEDICATION
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Landmark Surveying & Mapping Inc.
 L.B. NO. 4396
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida

SAN MARINO AT
 BEAR LAKES