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LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that City National Bank of Miami, a National Banking Association, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551, owner of the land shown hereon, being in Tracts 2, 3, 16-21, 25 and in the thirty foot reservation between said tracts, Block 31, Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, Pages 45 through 54, said land also being a replat of FOUNTAINS SOUTH TRACTS A-1 AND B-1, as recorded in Plat Book 43, Pages 133 and 134 of said records, said land being shown hereon as FOUNTAINS SOUTH REPLAT OF TRACTS A-1 AND B-1, being more particularly described as follows:

Commencing at the south quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East (assumed bearing datum) along the east line of the west half of Section 34, a distance of 2389.00 feet; thence North 87°23'52" West, 40.00 feet to the POINT OF BEGINNING; thence South 47°36'08" West, 35.36 feet; thence North 87°23'52" West, 87.23 feet to a point of curvature; thence westerly along an arc of a curve concave to the north having a radius of 646.00 feet, a central angle of 17°23'20", an arc distance of 196.06 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the south having a radius of 754.00 feet, a central angle of 05°59'28", an arc distance of 78.84 feet to a point of tangency; thence North 76°00'00" West, 75.00 feet; thence North 31°00'00" West, 35.36 feet; thence North 14°00'00" East, 221.00 feet to a point of curvature; thence northerly along an arc of a curve concave to the west having a radius of 1340.00 feet, a central angle of 11°56'23", an arc distance of 279.24 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the east having a radius of 960.00 feet, a central angle of 20°54'01", an arc length of 350.19 feet to a point of reverse curvature; thence northerly along an arc of a curve concave to the west having a radius of 540.00 feet, a central angle of 19°15'22", an arc distance of 181.48 feet to a point of compound curvature being the southwest corner of FOUNTAINS SOUTH TRACT A-3 as recorded in Plat Book 45, pages 134 and 135; thence northerly along the westerly line of Tract A-3 being an arc of a curve concave to the west having a radius of 1140.00 feet, a central angle of 08°42'16", an arc distance of 173.19 feet to a point of compound curvature; thence northerly along the southeasterly line of Tract A-3 being an arc of a curve concave to the southeast, having a radius of 740.00 feet, a central angle of 75°00'00", an arc distance of 968.66 feet to a point of tangency; thence North 80°00'00" West along said line, 50.00 feet to a point of curvature; thence northwesterly along said line being an arc of a curve concave to the northeast having a radius of 310.00 feet, a central angle of 74°31'22", an arc distance of 403.21 feet to a point of tangency on a line that is 120.00 feet South of and parallel with the north line of said Tracts 1 through 4; thence WEST along said line, 80.29 feet to a point on a nontangency curve being the northeast corner of FOUNTAINS SOUTH TRACTS B-7 AND B-8 as recorded in Plat Book 46, Pages 28-30; thence southeasterly along the north-easterly line of Tracts B-7 and B-8 being an arc of a curve concave to the north-east having a radius of 390.00 feet, a central angle of 75°38'56", a chord distance of 478.33 feet bearing South 42°10'32" East, an arc distance of 514.93 feet to a point of tangency; thence South 80°00'00" East, 50.00 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the south having a radius of 660.00 feet, a central angle of 12°20'10", an arc distance of 142.10 feet to a point of nontangency; thence South 23°41'03" East, 264.75 feet; thence SOUTH, 765.00 feet; thence South 12°03'35" East, 594.08 feet; thence South 14°00'00" West, 235.00 feet to a point of curvature; thence westerly along an arc of a curve concave to the south having a radius of 800.00 feet, a central angle of 25°19'19", an arc distance of 353.56 feet to a point of reverse curvature; thence westerly along an arc of a curve concave to the north having a radius of 800.00 feet, a central angle of 25°19'19", an arc distance of 353.56 feet; thence North 76°00'00" West, 85.93 feet; thence South 14°00'00" West, 60.00 feet; thence South 31°00'00" East, 35.36 feet; thence South 76°45'48" East, 60.01 feet; thence South 14°00'00" West, 45.80 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the east having a radius of 370.00 feet, a central angle of 35°30'00", an arc distance of 229.25 feet to a point of reverse curvature; thence southeasterly along an arc of a curve concave to the southwest having a radius of 1530.00 feet, a central angle of 10°10'00", an arc distance of 271.49 feet to a point of tangency; thence South 73°00'00" East (non-radial), 198.60 feet; thence North 17°00'00" East, 166.95 feet; thence EAST, 82.75 feet; thence South 13°00'00" East, 74.25 feet; thence South 74°00'00" East, 300.00 feet; thence North 16°00'00" East, 525.00 feet; thence South 76°00'00" East, 75.00 feet; thence South 31°00'00" East, 35.36 feet; thence South 76°00'00" East, 80.00 feet; thence North 59°00'00" East, 35.36 feet; thence South 76°00'00" East, 75.00 feet to a point of curvature; thence southeasterly along an arc of a curve concave to the south having a radius of 646.00 feet, a central angle of 05°59'28", an arc distance of 67.55 feet to a point of reverse curvature; thence easterly along an arc of a curve concave to the north having a radius of 754.00 feet, a central angle of 17°23'20", an arc length of 228.83 feet to a point of tangency; thence South 87°23'52" East, 87.23 feet; thence South 42°23'52" East, 35.36 feet to a line that is 40.00 feet west of and parallel with said east line of the west half of Section 34; thence North 02°36'08" East along said line, 158.00 feet to the POINT OF BEGINNING, containing 24.60 acres, more or less.

Table with 2 columns: Description and Value. Includes FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, P.U.D. SITE DATA, AREAS, OPEN SPACE, and DENSITY.

A PLANNED UNIT DEVELOPMENT

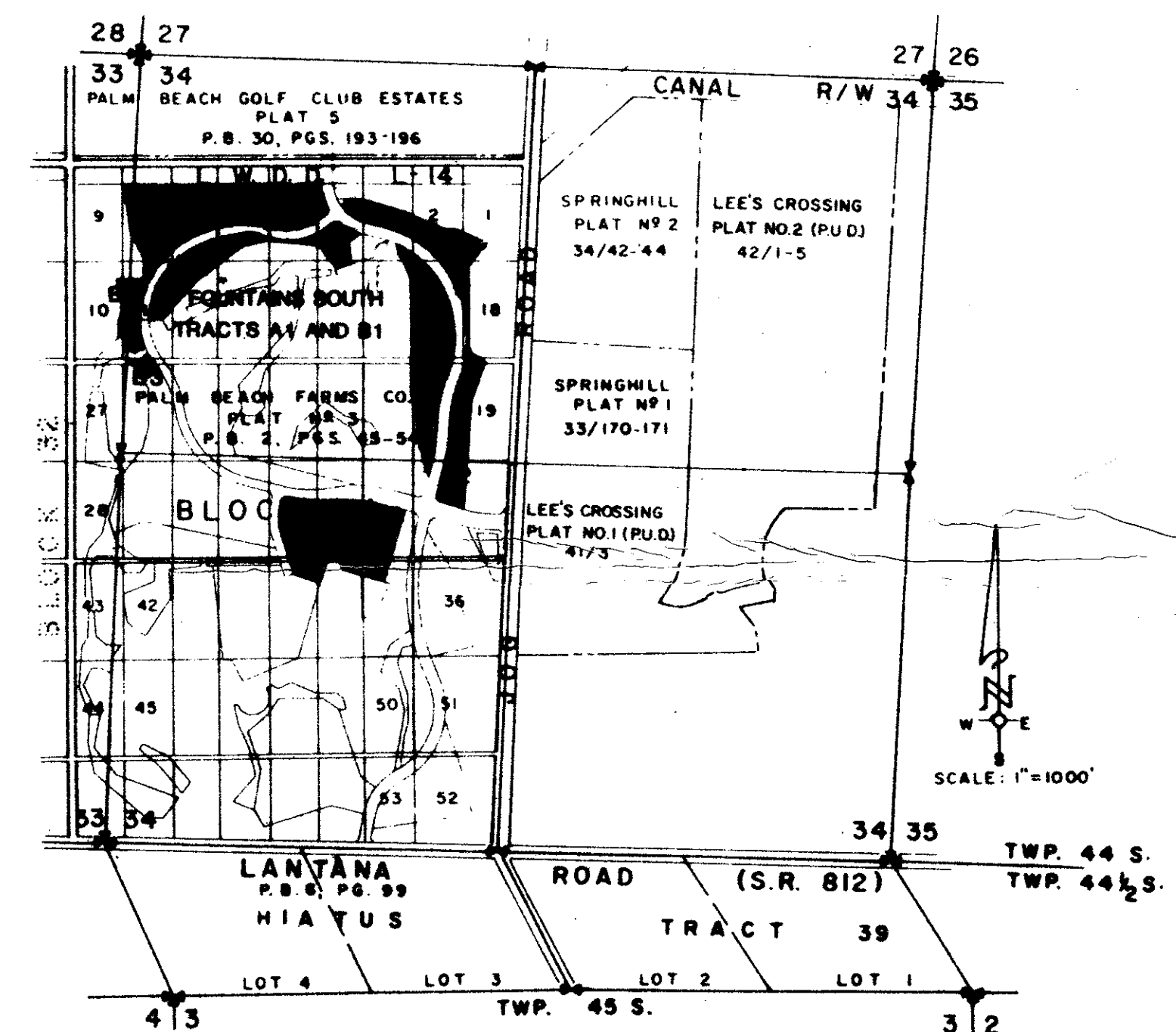
Fountains South

REPLAT OF TRACTS A1 AND B1

IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BLOCK 31, PALM BEACH FARMS CO. PLAT NO. 3, P.B.2, PG'S. 45-54,

AND BEING A REPLAT OF FOUNTAINS SOUTH TRACTS A1 & B1, P.B. 43, PG'S 133 & 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



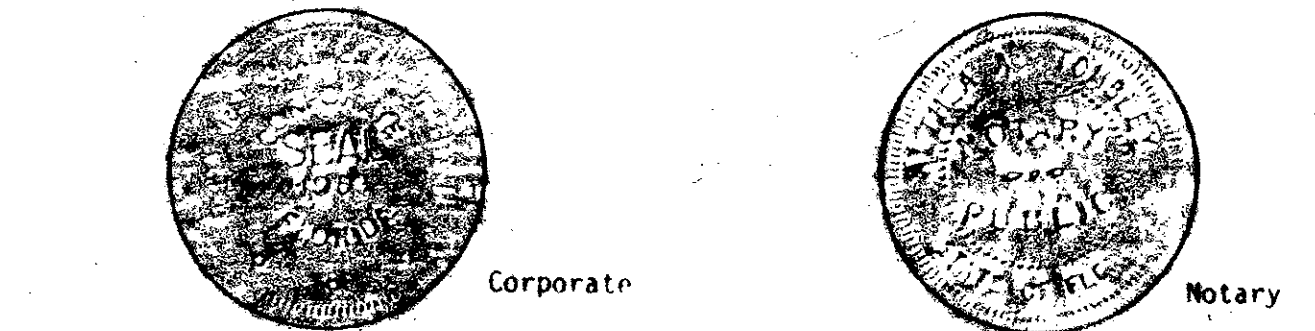
LOCATION MAP

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President & Trust Officer, and its corporate seal affixed hereto by and with the authority of the Beneficiaries of Trust 5004551, this August 9th day of August, 1984, A.D..

ATTEST: David Buznego, DAVID BUZNEGO, Vice President & Trust Officer

ACKNOWLEDGMENT AS TO CITY NATIONAL BANK OF MIAMI. BEFORE ME personally appeared FRANK C. BURNHAM and STEVEN E. GOLDMAN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SENIOR VICE PRESIDENT & TRUST OFFICER of the City National Bank of Miami, a National Banking Association, as Trustee of said Trust 5004551, 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 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.

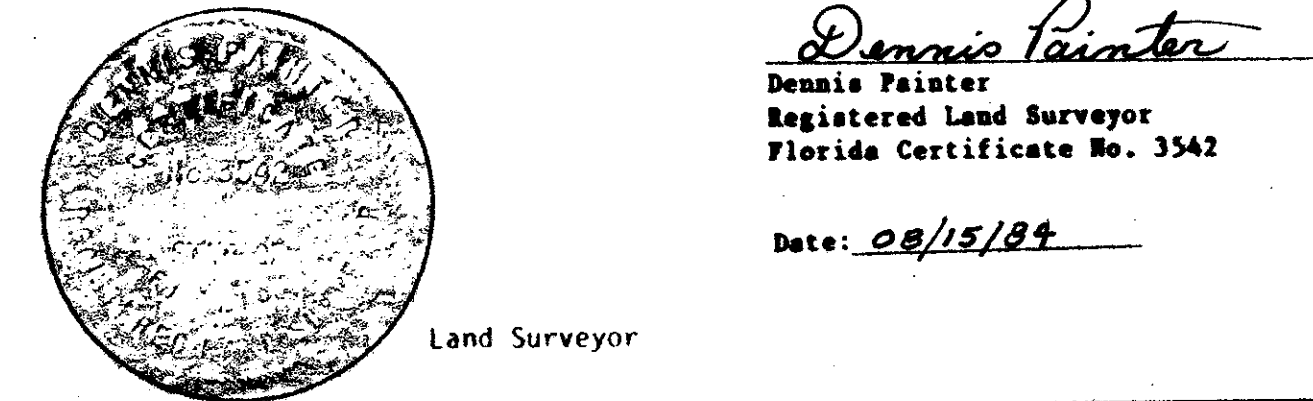
WITNESS my hand and official seal this 9th day of August, 1984, A.D.. My commission expires: AUGUST 10, 1987



TITLE CERTIFICATION. I, Steven E. Goldman, 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 City National Bank of Miami, a National Banking Association, as trustee under the provisions of a certain land trust agreement dated November 1, 1979, and known as Trust 5004551; that the current taxes have been paid; and that I find the property is encumbered only by the mortgage shown hereon, and that said mortgage is true and correct, and that there are no other encumbrances of record.

LAND 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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that the Permanent Control Points (P.C.P.'s) will be set under the guarantee posted 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.

Dennis Painter, Registered Land Surveyor, Florida Certificate No. 3542. Date: 08/15/84



BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA. This plat is hereby approved for record this 16 day of October, 1984, A.D. Ken Spillias, Chairman. COUNTY ENGINEER: Herbert Kahler, County Engineer.

MORTGAGEE'S CONSENT. 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 3209 at Pages 1172 and 1231 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

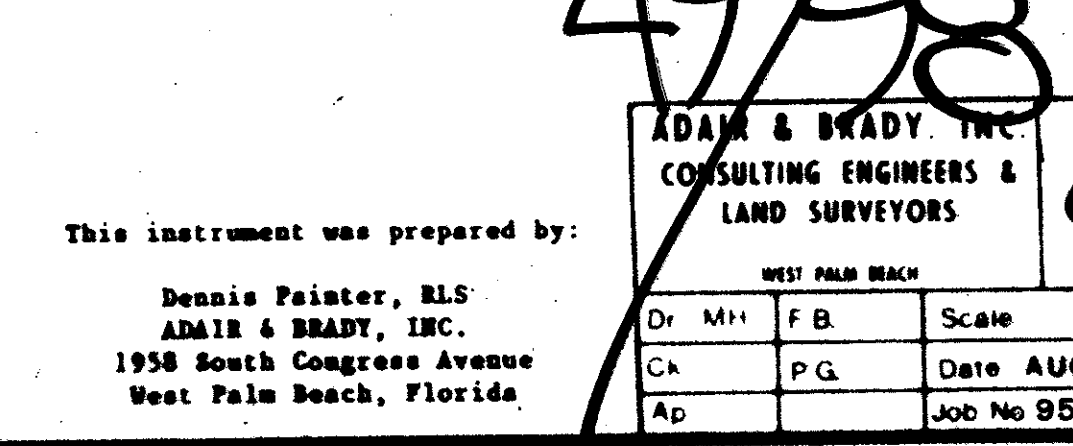
ATTEST: Louis E. Vogt, LOUIS E. VOGT Vice-President; Herbert A. Kolben, HERBERT A. KOLBEN Vice-President.

ACKNOWLEDGMENT. BEFORE ME personally appeared Louis E. Vogt and Herbert A. Kolben to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President of Citicorp Real Estate, Inc., a Delaware 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 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.

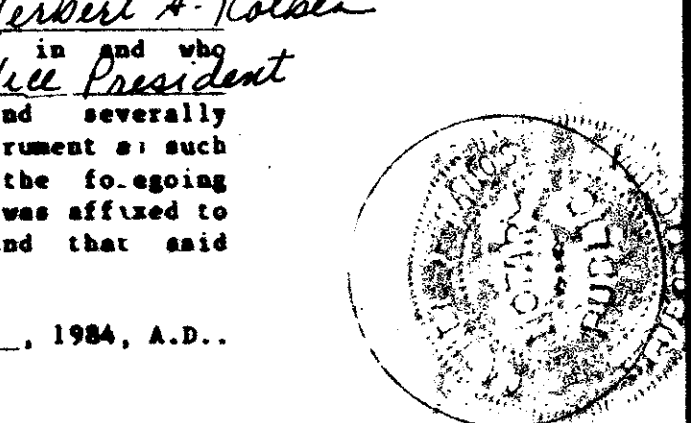
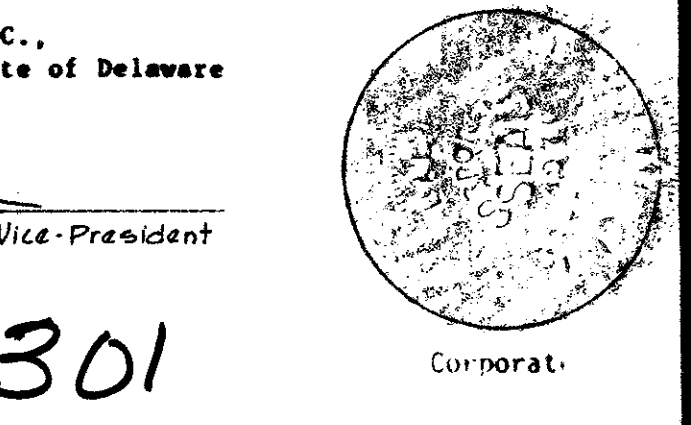
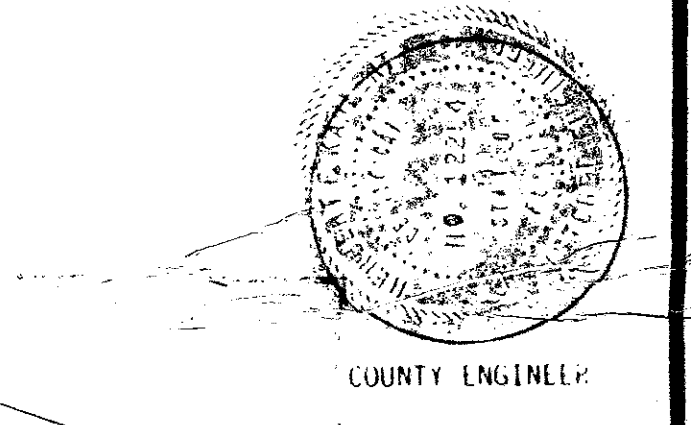
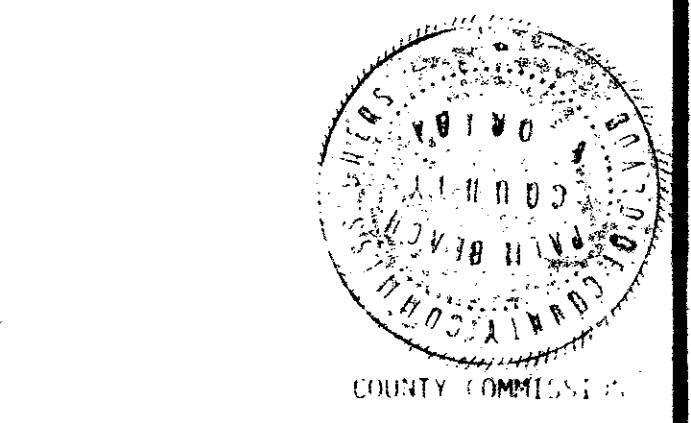
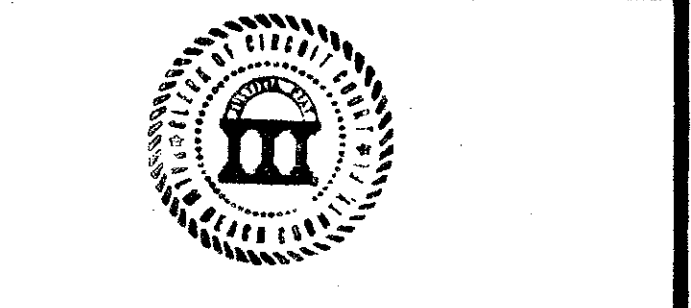
WITNESS my hand and official seal this 13 day of AUGUST, 1984, A.D.. My commission expires: Notary Public, State of Florida, at Large.

Notary Public, State of Florida, at Large. Commission expires: AUGUST 10, 1987.

This instrument was prepared by: ADAM & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS. Date: AUG. 1984. Job No 9562 J.



STATE OF FLORIDA COUNTY OF PALM BEACH. This Plat was filed for record at 12:30 PM on the 19th day of OCTOBER, 1984, A.D., and duly recorded in Plat Book No. 49 on Pages 18, 49, and 100.



Record Plat information: ADAM & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS. FOUNTAINS SOUTH REPLAT OF TRACTS A-1 AND B-1 RECORD PLAT. WEST PALM BEACH. Scale: 1" = 40'. Date: AUG. 1984. Job No 9562 J. FP 823 1 OF 3.