

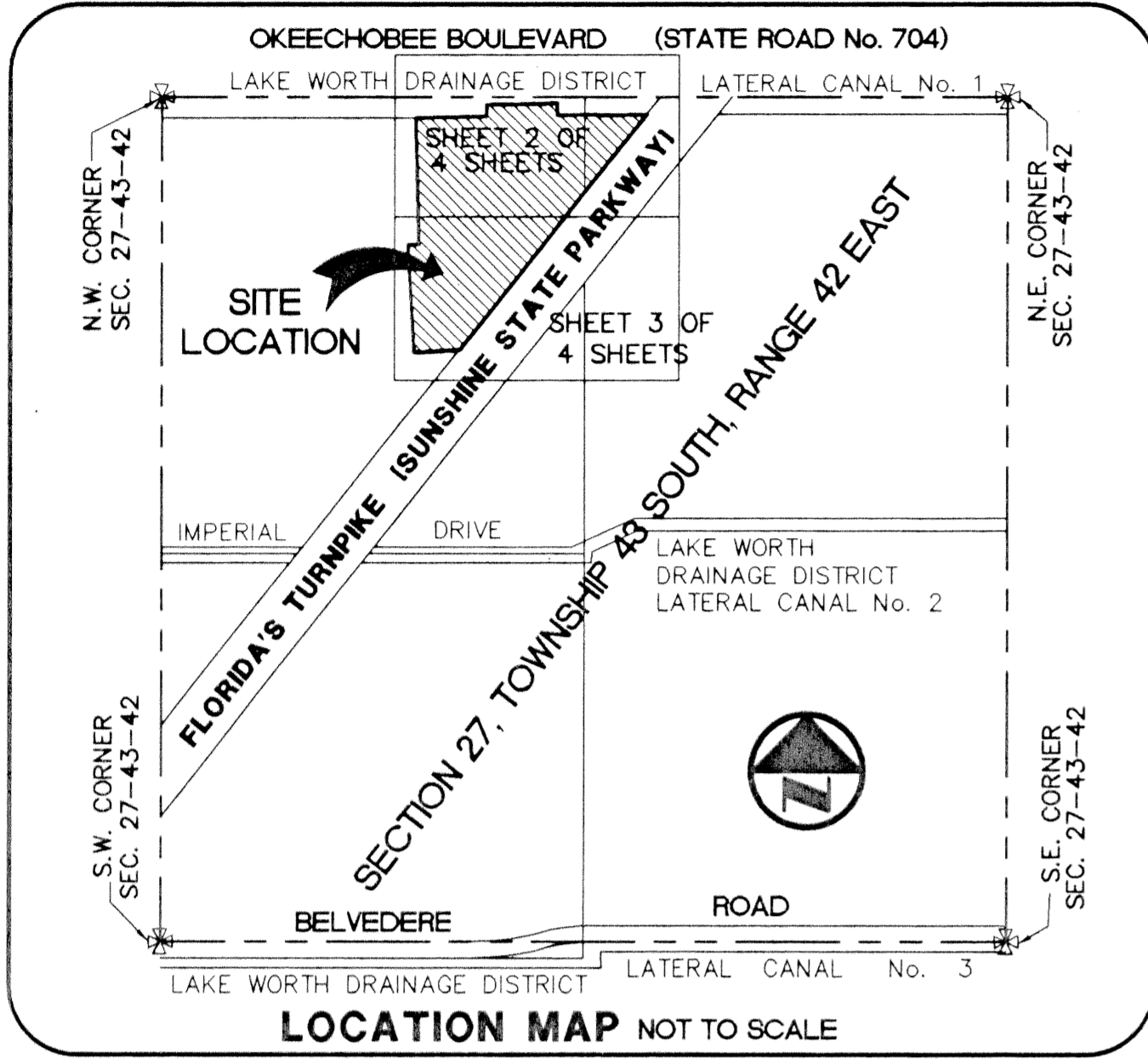
AUTONATION OF PALM BEACH

5000-273



92

A REPLAT OF A PORTION OF TRACT 1 IN BLOCK 4 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 5 AT PAGE 58, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A SUBDIVISION OF THAT PORTION OF THE UNPLATTED LANDS IN THE NORTHEAST ONE-QUARTER LYING SOUTH OF OKEECHOBEE BOULEVARD AND WEST OF FLORIDA'S TURNPIKE, PALM BEACH COUNTY, FLORIDA SITUATED, LYING AND BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST



(MULTI-USE PLANNED DEVELOPMENT)

IN 4 SHEETS
PREPARED BY:



POST, BUCKLEY, SCHUH & JERNIGAN, INC.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 24
2001 N.W. 107th AVENUE
MIAMI, FLORIDA 33172-2507
(305) 592-7275

JULY 1998 SCALE AS SHOWN SHEET 1 OF 4 SHEETS

TRACT	AREA	SQUARE FEET ±	ACRES ±
"A"	807,344	18.53	
"B"	33,275	0.76	
"C"	102,951	2.36	
"D"	46,008	1.06	
"E"	146,640	3.37	
"F"	164,202	3.77	
TOTAL	1,300,420	29.85	

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT 9:38 AM THIS 23 DAY OF September, 1998 AND DULY RECORDED IN PLAT BOOK 83 ON PAGES 102 THROUGH 115
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Suzanne Adams*
DEPUTY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } S.S.

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS 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 TO FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 20, 1998

BY: *Michael M. McLaughlin*
PRINT NAME: Michael M. McLaughlin
TITLE: Assistant Vice President

SURVEYOR'S NOTES:

"FOUND PRM @ " DENOTES A FOUND 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT CONTAINING A DISK STAMPED WITH LICENSE NUMBER 2424.

"SET PRM @ " DENOTES A SET CONCRETE PERMANENT REFERENCE MONUMENT CONTAINING A DISK STAMPED "POST, BUCKLEY, SCHUH & JERNIGAN PRM LB24".

THE COORDINATES AS SHOWN HEREON ARE STATE PLANE GRID COORDINATES, ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, PER THE 1990 ADJUSTMENT.

THE BEARINGS AS SHOWN HEREON ARE BASED ON A FLORIDA STATE PLANE GRID BEARING OF SOUTH 88°45'35" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, PER THE 1990 ADJUSTMENT. ALL OTHER BEARINGS AS DEPICTED THEREON ARE RELATIVE THERETO.

THE LINEAR DIMENSIONS AS DEPICTED HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000030386, WHERE THE GROUND DISTANCE MULTIPLIED BY THE SCALE FACTOR EQUALS THE GRID DISTANCE.

EASEMENT NOTES AND RESTRICTIVE COVENANTS:

BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.

NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED AS REQUIRED FOR SUCH ENCROACHMENTS.

WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

NO ABOVE GROUND UTILITY FACILITY SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY; UTILITY EASEMENTS SHALL HAVE THE SECOND PRIORITY; ACCESS EASEMENTS SHALL HAVE THE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

NOTICE: THIS PLAT, 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, WHETHER GRAPHIC OR DIGITAL.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

POST, BUCKLEY, SCHUH & JERNIGAN, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24

BY: *Carlos M. Del Valle*
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE: August 10, 1998

PALM BEACH 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 22 DAY OF Sept, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SHEET NUMBER	DESCRIPTION
1	COVER SHEET, DEDICATIONS AND NOTES
2	NORTHERLY PORTION OF SUBJECT PROPERTY AS DELINEATED ON LOCATION MAP
3	SOUTHERLY PORTION OF SUBJECT PROPERTY AS DELINEATED ON LOCATION MAP
4	ENTIRE PLATTED PROPERTY CONTAINING INTERIOR TRACT AND EASEMENT DETAILS

PREPARING SURVEYORS' STATEMENT:
THIS INSTRUMENT WAS PREPARED BY:
ENRIQUE POUSADA, JR., PSM AND DOUGLAS W. DEANS, PLS
UNDER THE DIRECTION OF CARLOS M. DEL VALLE, PLS
OF THE FIRM OF
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24
2001 N.W. 107th AVENUE
MIAMI, FLORIDA 33172-2507
TELEPHONE 1-800-597-7275

6. LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF July, 1998.

FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER TRUSTEE
UNDER AUTONATION TRUST 1996-1

WITNESS: *Greg A. Hawley* BY: *Val T. Orton*
VAL T. ORTON, VICE-PRESIDENT

PRINT NAME: *Greg A. Hawley*

WITNESS: *C. Scott Nielsen*

PRINT NAME: *C. Scott Nielsen*

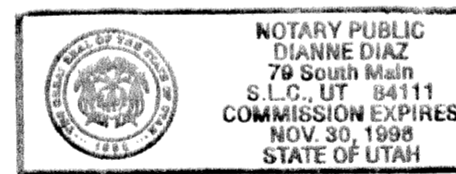
ACKNOWLEDGMENT:

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

BEFORE ME PERSONALLY APPEARED VAL T. ORTON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *N/A* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1 AND 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 THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 21st DAY OF July, 1998.

PRINT NAME: *Dianne Diaz*
NOTARY PUBLIC-STATE OF UTAH
COMMISSION NO.: *N/A*
MY COMMISSION EXPIRES: *NOV. 30, 1998*



MORTGAGEE'S CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN 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 RECORDS BOOK 10371 AT PAGE 1006 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF August, 1998.

NATIONSBANK, N.A., A NATIONAL BANKING ASSOCIATION
AS ADMINISTRATIVE AGENT FOR THE LENDERS UNDER THE CREDIT AGREEMENT
DESCRIBED IN THE MORTGAGE AND AS AGENT FOR THE HOLDERS UNDER THE
PARTICIPATION AGREEMENT DESCRIBED IN THE MORTGAGE.

WITNESS: *Cheryl A. Hanby* BY: *Richard M. Starke*
Richard M. Starke, VICE-PRESIDENT

PRINT NAME: *Cheryl A. Hanby*

WITNESS: *Shane Whisman*

PRINT NAME: *Shane Whisman*

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } S.S.

BEFORE ME PERSONALLY APPEARED *Richard M. Starke* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *driver's license* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF NATIONSBANK, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT FOR THE LENDERS UNDER THE CREDIT AGREEMENT DESCRIBED IN THE MORTGAGE AND AS AGENT FOR THE HOLDERS UNDER THE PARTICIPATION AGREEMENT DESCRIBED IN THE MORTGAGE, 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 THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 4th DAY OF August, 1998.

PRINT NAME: *Cheryl A. Hanby*
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO.: *CC 483667*
MY COMMISSION EXPIRES: *NOV. 29, 1999*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "AUTONATION OF PALM BEACH", THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF A PORTION OF TRACT 1 IN BLOCK 4 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF TRACT 28 IN BLOCK 1 OF "THE PALM BEACH FARMS CO. PLAT NO. 9", AS RECORDED IN PLAT BOOK 5 AT PAGE 58, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A SUBDIVISION OF THAT PORTION OF THE UNPLATTED LANDS IN THE NORTHEAST ONE-QUARTER LYING SOUTH OF OKEECHOBEE BOULEVARD AND WEST OF FLORIDA'S TURNPIKE, SITUATE, LYING AND BEING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ:

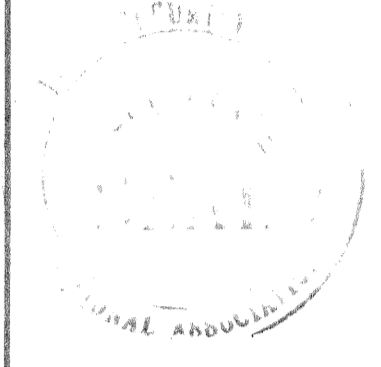
COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST IN PALM BEACH COUNTY, FLORIDA; THENCE S88°45'35"E ALONG THE NORTHERLY LINE OF SAID SECTION 27 FOR 1781.04 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT 28 IN BLOCK 1 OF "THE PALM BEACH FARMS CO. PLAT NO. 9"; THENCE DEPARTING SAID NORTHERLY LINE OF SECTION 27, S00°50'31"W ALONG SAID NORTHERLY PROLONGATION OF THE WESTERLY LINE AND THE WESTERLY LINE OF TRACT 28 FOR 105.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S88°45'35"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL FOR 442.41 FEET; THENCE N01°47'13"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL FOR 75.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 28; THENCE S88°45'35"E ALONG SAID NORTHERLY LINE OF TRACT 28 FOR 444.35 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF TRACT 28, S02°49'20"W FOR 75.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (FLORIDA STATE ROAD NO. 704); THENCE S88°45'35"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (FLORIDA STATE ROAD NO. 704) FOR 26.90 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27; THENCE S88°41'31"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (FLORIDA STATE ROAD NO. 704) FOR 199.30 FEET; THENCE S83°08'53"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (FLORIDA STATE ROAD NO. 704) FOR 51.74 FEET; THENCE S88°41'31"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (FLORIDA STATE ROAD NO. 704) FOR 279.07 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (FLORIDA STATE ROAD NO. 91); THENCE S40°39'10"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (FLORIDA STATE ROAD NO. 91) FOR 1879.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT 1 IN BLOCK 4 OF "THE PALM BEACH FARMS CO. PLAT NO. 3"; THENCE S89°02'59"W ALONG SAID SOUTHERLY LINE OF TRACT 1 FOR 286.73 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST ONE-HALF OF SAID TRACT 1; THENCE N00°57'01"W ALONG SAID WESTERLY LINE OF THE EAST ONE-HALF OF TRACT 1 AND ITS NORTHERLY PROLONGATION THEREOF FOR 674.71 FEET; THENCE N89°02'59"E FOR 68.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF TRACT 28; THENCE N00°50'31"E ALONG SAID WESTERLY LINE OF TRACT 28 AND ITS SOUTHERLY PROLONGATION THEREOF FOR 791.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL MEASURING AND CONTAINING 29.85 ACRES, MORE OR LESS.

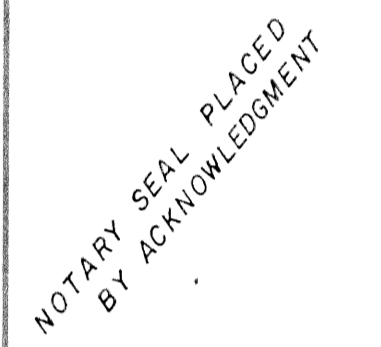
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS OR RESERVATIONS:

- TRACTS "A" AND "F", AS SHOWN HEREON ARE HEREBY RESERVED FOR FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL PURPOSES.
 - TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THE RESTRICTIONS SET FORTH IN THE FLOWAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8708 AT PAGE 373 AND THE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 9212 AT PAGE 1278, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, A SPECIAL TAXING DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING THE ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - TRACTS "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FIRST SECURITY BANK, NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS OWNER-TRUSTEE UNDER AUTONATION TRUST 1996-1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" AS SHOWN HEREON, IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN THE OFFICIAL RECORDS BOOK 10578, PAGE 74 B, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. 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.

SECURITY BANK, N.A. CORPORATE SEAL



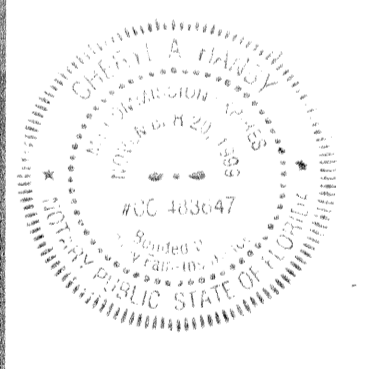
AS TO SECURITY BANK, N.A. NOTARY PUBLIC SEAL



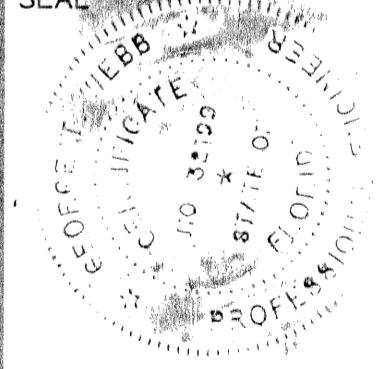
NATIONSBANK, N.A. CORPORATE SEAL



AS TO NATIONSBANK, N.A. NOTARY PUBLIC SEAL



PALM BEACH COUNTY ENGINEER'S SEAL



CARLOS M. DEL VALLE, PLS SURVEYOR'S OFFICIAL SEAL

SUBDIVISION * Autonation of Palm Beach Farms Co. Plat No. 3
 BOOK 83 PAGE 102
 FLOOD ZONE B
 CLASS 2-31
 ZIP CODE 33409
 FUD NAME Autonation of Palm Beach Farms Co. Plat No. 3
 117
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