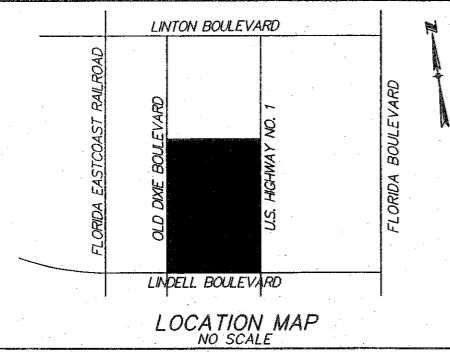


00012-075



LATITUDE DELRAY
BEING A REPLAT OF A PORTION OF BLOCKS 4 AND 8, A PORTION OF DIXIE BOULEVARD, A PORTION OF THE SOUTH HALF OF THE ABANDONED AVENUE K, A PORTION OF THE ABANDONED AVENUE L, ALL BEING IN THE PLAT OF DEL-RATON PARK (PLAT BOOK 14, PAGES 9-10); LOTS B, C, D, E, F AND G, TROPIC PALMS PLAT NO. 1, (PLAT BOOK 25, PAGES 99-102) AND A PORTION OF LOT 1, TROPIC GARDENS (PLAT BOOK 29, PAGE 121), BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

AUGUST 2005
SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT PM
THIS 5th DAY OF APRIL
2006, AND DULY RECORDED IN PLAT BOOK NO
107 ON PAGE 115-116
SHARON R. BOCK, CLERK OF CIRCUIT COURT
BY [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SAVION HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCKS 4 AND 8, A PORTION OF DIXIE BOULEVARD, A PORTION OF THE SOUTH HALF OF THE ABANDONED AVENUE K, A PORTION OF THE ABANDONED AVENUE L, ALL BEING IN THE PLAT OF DEL-RATON PARK (PLAT BOOK 14, PAGES 9-10); LOTS B, C, D, E, F AND G, TROPIC PALMS PLAT NO.1 (PLAT BOOK 25, PAGES 99-102) AND A PORTION OF LOT 1, TROPIC GARDENS (PLAT BOOK 29, PAGE 121), BEING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS 'LATITUDE DELRAY', BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1 THROUGH 44, INCLUSIVE, BLOCK 8, LESS THE EAST 2 FEET OF LOTS 23 THROUGH 32, INCLUSIVE, DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
THE NORTH 1/2 OF AVENUE 'L', LYING SOUTH OF BLOCK 8, EAST OF THE EAST RIGHT OF WAY LINE OF DIXIE BOULEVARD AND WEST OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ONE, DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
THE TWO (2), TEN FOOT WIDE, ALLEYWAYS WITHIN BLOCK 8 OF DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
THE SOUTH 1/2 OF AVENUE 'K' LYING NORTH OF BLOCK 4, DIXIE BOULEVARD AND BLOCK 8, EAST OF THE EAST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AND WEST OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ONE, DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 50.0 FEET THEREOF.

TOGETHER WITH:
THE EAST 1/2 OF DIXIE BOULEVARD LYING WEST OF BLOCK 8 AND AVENUE 'L', BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, BLOCK 8, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF AVENUE 'L', DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 4, DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE WEST HALF OF DIXIE BOULEVARD LYING EAST OF LOTS 1, THROUGH 9, INCLUSIVE, BLOCK 4, BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 4, AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 4, DEL-RATON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS B, C AND D OF TROPIC PALMS PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF AVENUE 'L' LYING EAST OF THE EAST RIGHT OF WAY LINE OF DIXIE BOULEVARD AND WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT B OF TROPIC PALMS PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 99 AND THE EAST HALF OF THE 80 FOOT RIGHT OF WAY OF DIXIE BOULEVARD LYING WEST OF LOT D OF SAID PLAT OF TROPIC PALMS PLAT NO. 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 1 OF TROPIC GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF AVENUE 'L', BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 OF TROPIC GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ONE.

PARCEL 3:
LOTS E, F AND G, TROPIC PALMS PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF THAT 80 FOOT RIGHT OF WAY OF DIXIE BOULEVARD LYING EAST OF LOTS E, F, & G OF SAID PLAT OF TROPIC PALMS PLAT NO. 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 331,949 SQUARE FEET OR 7.62 ACRES MORE OR LESS.

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

LOTS 1 THROUGH 35 (INCLUDING 'A' & 'B' LOTS) ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT 'A' IS HEREBY RESERVED FOR THE LATITUDE DELRAY MASTER ASSOCIATION, INC. FOR INGRESS-EGRESS PARKING, DRAINAGE AND UTILITY PURPOSES, SAID TRACT TO BE OWNED AND MAINTAINED BY SAID CORPORATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACTS 'B' AND 'C' ARE HEREBY DEDICATED TO THE LATITUDE DELRAY MASTER ASSOCIATION, INC. FOR RECREATIONAL PURPOSES AND IS TO BE MAINTAINED BY SAID CORPORATION.

TRACT 'D' IS HEREBY DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

ALL GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE NON-VEHICULAR ACCESS LINE AS SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS.

THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LATITUDE DELRAY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

THE MASS TRANSIT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND USE OF THE PUBLIC TRANSIT BUS SHELTER, BOARDING AND LIGHTING AREA, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE LATITUDE DELRAY MASTER ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS, UNTIL SUCH TIME THE CITY, ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH THE UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE. AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND OR ASSIGNS. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF MARCH 2006.

SAVION HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]
NAME: MABEL S. BORDO
MANAGER

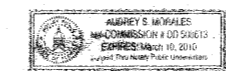
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MAYER ABBO
WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED KNOWN TO ME AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SAVION HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND OFFICIAL THIS 22nd DAY OF MARCH 2006.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
NAME: AUDREY S. MORALES
COMMISSION NO.: DD-508613



MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Broward

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 RECORDS BOOK, PAGE 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 21st DAY OF MARCH 2006.

BANK UNITED
A FLORIDA BANKING CORPORATION

WITNESS: [Signature] BY: [Signature]
NAME: Susan D. Johnson
NAME: Arthur L. Bigelow
VICE-PRESIDENT

WITNESS: [Signature]
NAME: Hillie Swartz

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED ARTHUR L. BIGELOW WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWN TO ME AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANK UNITED, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF MARCH 2006.

MY COMMISSION EXPIRES: 3/31/07 BY: [Signature]
NAME: J. MAURAS
NOTARY PUBLIC

CITY APPROVAL:

THIS PLAT OF 'LATITUDE DELRAY' AS APPROVED ON THE 21st DAY OF MARCH, A.D. 2006, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH

MAYOR: [Signature] ATTEST: [Signature]
CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Dorley, DIRECTOR OF PLANNING AND ZONING
Randall H. Kuykendall, CITY ENGINEER
Meredith Trade, CHAIRPERSON, PLANNING AND ZONING BOARD
David C. Halo, DIRECTOR OF ENVIRONMENTAL SERVICES
W.S. [Signature], FIRE MARSHAL

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, [Signature], 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 TO SAVION HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 23, 2006
[Signature]
NAME: CHARLES LUBITZ
ATTORNEY, STATE OF FLORIDA

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] 3/20/06
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF 'LATITUDE DELRAY' AS REQUIRED BY CHAPTER 177.09(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 3-27-06
[Signature]
JOHN D. WEAVER
LICENSE NO. 35550
STATE OF FLORIDA
WEAVER-WEAVER AND SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 HAVING AN ASSUMED BEARING OF N89°00'00"E.
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.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UNIFORM MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

