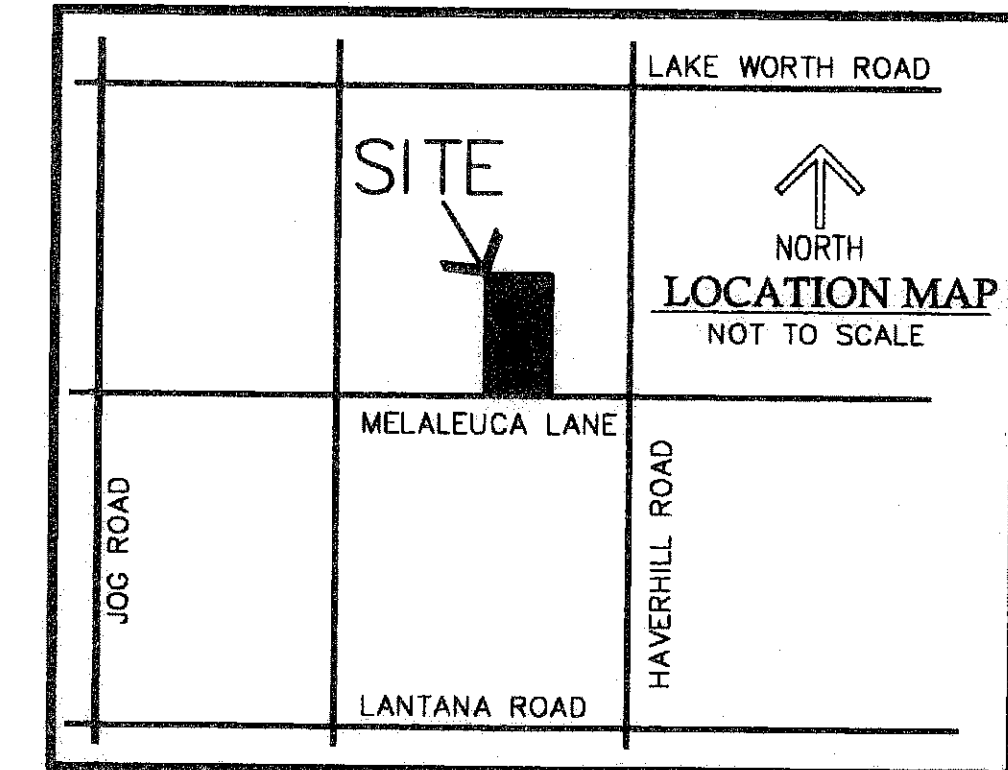


PINERUN VILLAS

BEING A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
JEFFREY R. WAGNER

OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MARCH - 2005



169
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:43 A.M.
THIS 30 DAY OF APRIL
A.D. 2007 AND DULY RECORDED
IN PLAT BOOK 109 ON
PAGES 116 AND 117
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PINERUN VILLAS, BEING A PORTION SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE N.01°19'17"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 1339.46 FEET; THENCE N.89°52'32"W. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 26, A DISTANCE OF 1018.06 FEET; THENCE N.01°15'36"E., A DISTANCE OF 40.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MELALEUCA LANE, AS RECORDED IN OFFICIAL RECORD BOOK 1301, PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°52'32"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 339.23 FEET; THENCE N.01°14'24"E. ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 26, A DISTANCE OF 1,237.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-13, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE S.89°49'49"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 339.66 FEET; THENCE S.01°15'36"W. ALONG THE WEST LINE OF "SUBURBAN PINES", AS RECORDED IN PLAT BOOK 48, PAGES 137 AND 138 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,236.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 419,782 SQUARE FEET OR 9.637 ACRES, MORE OR LESS.

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

1. PARCEL A
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DEEMATE ALL TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTANANCES THERETO, INCLUDING RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE NORTH 11.64 FEET OF PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20914, PAGE 316 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. RECREATIONAL AREAS
TRACTS F AND F1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. LANDSCAPE BUFFER EASEMENTS
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. UTILITY EASEMENTS
THE UTILITY EASEMENTS 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.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTANANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. LIMITED ACCESS EASEMENTS
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.

6. ADDITIONAL RIGHT-OF-WAY
TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING MEMBERS OF THE COMPANY, THIS 23 DAY OF MARCH 2007.

PINERUN DEVELOPERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: LANDMARK INVESTMENTS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER
BY: *[Signature]*
MICHAEL LEVIN, MANAGER

WITNESS: *[Signature]*
PRINT NAME: Susan S. Cowan

WITNESS: *[Signature]*
PRINT NAME: M. Marie Sublette

BY: GREEN PALM, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER
BY: *[Signature]*
JOSE CORKIDI, MANAGER

WITNESS: *[Signature]*
PRINT NAME: Susan S. Cowan

WITNESS: *[Signature]*
PRINT NAME: M. Marie Sublette

ACKNOWLEDGMENT:

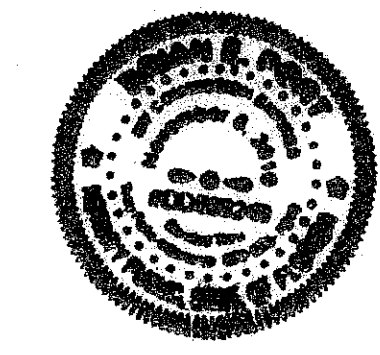
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED MICHAEL LEVIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LANDMARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 AND OFFICIAL SEAL THIS 23 DAY OF March 2007.

MY COMMISSION EXPIRES: 11/6/10
COMMISSION NUMBER: DD588240

NOTARY PUBLIC
[Signature]
PRINT NAME: *[Name]*



ACKNOWLEDGMENT:

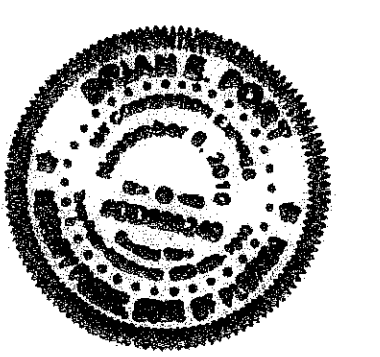
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED JOSE CORKIDI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREEN PALM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PINERUN DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 AND OFFICIAL SEAL THIS 23 DAY OF March 2007.

MY COMMISSION EXPIRES: 11/6/10
COMMISSION NUMBER: DD588240

NOTARY PUBLIC
[Signature]
PRINT NAME: *[Name]*



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF March 2007.

WITNESS: *[Signature]*
PRINT NAME: Susan S. Cowan

BY: *[Signature]*
MICHAEL LEVIN, PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: M. Marie Sublette

PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

ACKNOWLEDGMENT:

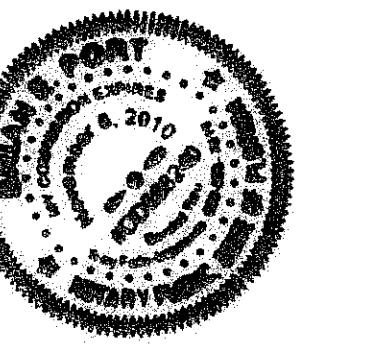
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED MICHAEL LEVIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PINERUN VILLAS CONDOMINIUM 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 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 23 DAY OF March 2007.

MY COMMISSION EXPIRES: 11/6/10
COMMISSION NUMBER: DD588240

NOTARY PUBLIC
[Signature]
PRINT NAME: *[Name]*



LANDMARK INVESTMENTS, LLC
LANDMARK INVESTMENTS, LLC NOTARY
GREEN PALM, LLC
GREEN PALM, LLC NOTARY
PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC.
PINERUN VILLAS CONDOMINIUM ASSOCIATION, INC. NOTARY
MORTGAGEE
MORTGAGEE NOTARY
COUNTY ENGINEER
SURVEYOR

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. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPILED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 3/27/07
BY: *[Signature]*
JEFFREY R. WAGNER
REG. LAND SURVEYOR #5302
STATE OF FLORIDA
LB #3591

"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 PALM BEACH COUNTY.

PINERUN VILLAS
PAGE 109
RECORDED IN PLAT BOOK 109
PAGE 116
DATE: 3/27/07