

50/170

170

PART OF A P.U.D.
LA PAZ AT BOCA POINTE - PHASE II
 A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF A PORTION OF TRACT P, BOCA POINTE NO. 1, AS RECORDED
 IN PLAT BOOK 42, PAGES 141-143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1984

SHEET 2 OF 3

MORTGAGE CERTIFICATE

STATE OF TEXAS: The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein, 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 3979 at Page 939 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown herein.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Vice President/Treasurer, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 23 day of August, 1984.

MBC FINANCIAL SERVICES CORPORATION
 a Delaware corporation

Attest: [Signature] By: [Signature]
 JOHN SIMOES, Assistant Vice President/Treasurer D. ANTHONY McCOLL, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS: Before me personally appeared D. ANTHONY McCOLL and JOHN SIMOES, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Vice President/Treasurer of the above named MBC FINANCIAL SERVICES CORPORATION, a Delaware corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, that the seal affixed to the foregoing instrument is the seal of said Corporation, 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.

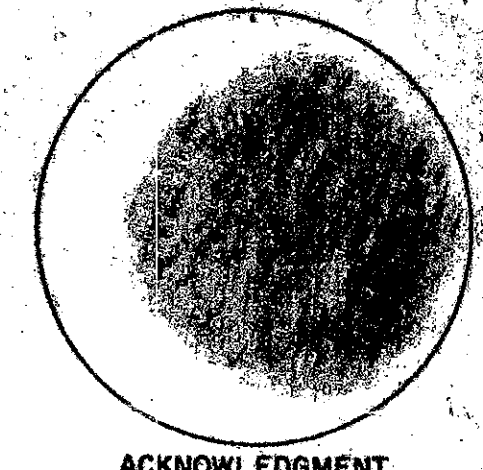
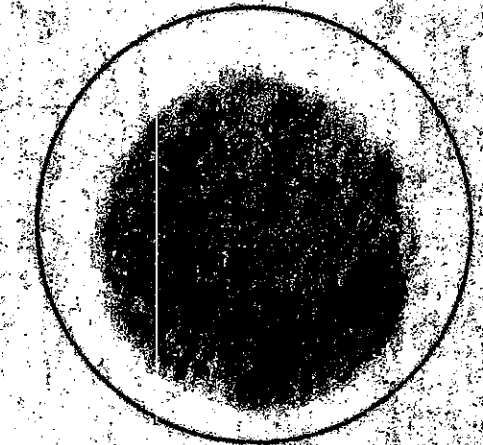
Witness my hand and official seal this 23 day of August, 1984.

My Commission expires: 12-21-85
[Signature]
 Notary Public, State of Texas

ADDITIONAL ENCUMBRANCES

1. Right-of-Way for LAKE WORTH DISTRICT LATERAL NO. 50 as set forth in a Quit-Claim Deed recorded September 29, 1981, in Official Records Book 3603, Page 1663.
2. Matters shown on the Plat of BOCA POINTE NO. 1 according to the Plat thereof recorded in Plat Book 42 at Page 141.
3. Declaration of Covenants, Conditions and Restrictions for BOCA POINTE dated June 26, 1981, filed July 1, 1981, and recorded in Official Records Book 3557, Page 1488, and Amendment to Declaration of Covenants, Conditions and Restrictions of Boca Pointe, recorded in Official Records Book 3921, at Page 657.
4. Restrictions contained in that certain Deed from BOCA DEL MAR ASSOCIATES to MARKBOROUGH PROPERTIES, LTD. dated October 10, 1979, filed October 10, 1979, recorded in Official Records Book 3151, Page 1835. These restrictions are restated in a Corrective Deed dated December 9, 1981, filed January 11, 1982, recorded in Official Records Book 3655, Page 308.
5. Agreement between MARKBOROUGH PROPERTIES, LTD. and the LAKE WORTH DRAINAGE DISTRICT dated June 19, 1981, recorded in Official Records Book 3636, Page 845, as assigned by MARKBOROUGH PROPERTIES, LTD. to BOCA POINTE COMMUNITY ASSOCIATION, INC. pursuant to that certain Assignment of Contract dated October 6, 1982, and recorded in Official Records Book 3811, Page 356.
6. Restrictions contained within that certain Deed from MARKBOROUGH PROPERTIES, LTD., an Ontario company authorized to do business in the State of Florida, to TERRACES OF BOCA ASSOCIATES, a Florida general partnership, dated January 12, 1982, recorded in Official Records Book 3666, Page 592.
7. That certain Cross Easement dated April 12, 1982, recorded in Official Records Book 3710, Page 1944, between MARKBOROUGH PROPERTIES, LTD. and TERRACES OF BOCA ASSOCIATES, a Florida general partnership.
8. That certain Easement Agreement between TERRACES OF BOCA ASSOCIATES, a Florida general partnership, and WEST BOCA CABLEVISION, INC., and CABLE SENTRY CORP. dated April 5, 1982, recorded in Official Records Book 3732, Page 734, as assigned by WEST BOCA CABLE-VISION, INC. to WB CABLE ASSOCIATES, LTD. pursuant to that certain Assignment of Easements dated December 8, 1983, and recorded in Official Records Book 4105, Page 1751.
9. That certain Agreement between MARKBOROUGH PROPERTIES, LTD., and WEST BOCA CABLEVISION, INC. and CABLE SENTRY CORP. dated March 29, 1982, recorded in Official Records Book 3746, Page 1475.
10. That certain 12-foot Drainage Easement dated February 22, 1983, between TERRACES OF BOCA ASSOCIATES, a Florida general partnership, and THE COUNTY OF PALM BEACH, recorded in Official Records Book 3918, Page 1875.
11. Sanitary Sewer Easement dated October 23, 1982 between Terraces of Boca Associates, a Florida general partnership and the City of Palm Beach, filed April 13, 1983, in Official Records Book 3918, Page 1878.
12. The Declaration of Condominium for LA PAZ AT BOCA POINTE, A CONDOMINIUM, according to the Declaration thereof, as recorded in Official Records Book 4155, at Page 524, and the Amendment thereto recorded in Official Records Book 4269, Page 1165.
13. Declaration of Covenants and Restrictions of LA PAZ, as recorded in Official Records Book 4155, Page 493, and the First Amendment to the Declaration of Covenants and Restrictions of LA PAZ, recorded in Official Records Book 4269, Page 1160.

All of the foregoing instruments recorded in the Public Records of Palm Beach County, Florida.



0211-320