

Prepared by:
John Fenniman, Esquire
John Fenniman, Chartered
900 S.E. Ocean Blvd., Suite 120
Stuart, Florida 34994

Perencevich
7040 Galleon Cove
PBG, FL 33418

Return to:
Robert E. Pershes, Esquire
Buckingham, Doolittle & Burroughs, LLP
2500 N. Military Trail, Suite 480
Boca Raton, FL 33431

COPY

**PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS
IN SEMINOLE GARDENS AT WOODBINE PARCEL "F"
AS TO MASTER ASSOCIATION ASSESSMENTS
AND USE RESTRICTIONS**

**AND
AS TO SEMINOLE GARDENS AT WOODBINE PARCEL "F"
HOMEOWNERS' SUB-ASSOCIATION, INC.
ASSESSMENTS AND USE RESTRICTIONS**

COMES NOW, Schickedanz Bros - Riviera Ltd., a Florida limited partnership, by its sole General Partner, Schickedanz Enterprises, Inc., a Florida corporation, with offices at 7741 N. Military Trail, Suite 1, Palm Beach Gardens, FL 33410 (hereinafter referred to as "Declarant") and Homes by Kennedy, Ltd., a Florida limited partnership, whose mailing address is 600 W. Hillsboro Boulevard, Suite 101, Deerfield Beach, FL 33441 (hereinafter referred to as "Kennedy"); and

WHEREAS, Declarant caused to be filed in the public records of Palm Beach County, Florida, the Declaration of Covenants, Conditions and Restrictions of Woodbine dated May 20, 1994, and filed May 20, 1994, in O.R. Book 8271, Page 9, Palm Beach County, Florida, public records, as amended, including Eighth Amendment thereto adding Seminole Gardens at Woodbine Parcel "F" by amendment recorded in O.R. Book 14428, Page 800, Palm Beach County, Florida, public records (hereinafter jointly referred to as the "Declaration"); and

WHEREAS, Declarant at Section 3.06 of the Declaration reserved to Declarant the right to assign all or part of Declarant's rights under the Declaration; and

WHEREAS, Declarant at Section 9.14 of the Declaration provided that all property owned by Schickedanz Bros - Riviera Ltd. and Declarant shall be exempt from assessments of the Master Association; and

WHEREAS, Declarant at Section 12.37 of the Declaration provided that Declarant assigns shall be exempt during the period of construction and sales from the Use Restrictions of Article 12; and

WHEREAS, Declarant caused to be filed in the public records of Palm Beach County, Florida the Subordinated Declaration of Covenants, Conditions and Restrictions of Seminole Gardens at Woodbine Parcel "F" dated November 22, 2002, and filed in Official Records Book 14428, Page 807, Palm Beach County, Florida, public records (hereinafter referred to as the "Sub-Declaration"); and

WHEREAS, Kennedy has purchased the herein described Residential Lots within Seminole Gardens at Woodbine Parcel "F" according to the Plat thereof recorded in Plat Book 96, Pages 131 through 134, inclusive, Palm Beach County, Florida, public records ("Seminole Gardens at Woodbine Parcel "F").

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, Declarant does hereby assign to Kennedy ["partially assigns" as used herein means all of Declarant's rights as to that item are assigned to Kennedy on a non-exclusive basis as to the Lots and Units within Seminole Gardens at Woodbine Parcel "F"] the following portion of Declarant's rights pursuant to the Declaration:

A. Declarant expressly partially assigns to Kennedy, Declarant's rights under Section 9.14 Exempt Property of the Declaration that the herein described Residential Lots located within WOODBINE shall be exempt from the assessments of the Master Association from the date of this instrument, subject to the time period limitation and the provisions set forth in this instrument.

B. Declarant further partially assigns to Kennedy, Declarant's rights under Section 12.37 Exemption of the Declaration that the herein described Residential Lots located within WOODBINE shall be exempt from the Use Restrictions of Article 12 during the period of construction and sales of the Units located on the herein described Residential Lots, subject to the time period limitation and the provisions set forth in this instrument. Declarant further partially assigns to Kennedy, Declarant's rights under Section 12.19 Declarant's Sales of the Declaration until such time as Kennedy has completed the sale of all herein described Residential Lots.

C. Declarant expressly partially assigns to Kennedy, Declarant's rights under Section 8.11 Exemption of the Sub-Declaration that the herein described Residential Lots located within Seminole Gardens at Woodbine Parcel "F" shall be exempt from the assessments of the Seminole Gardens at Woodbine Parcel "F" Homeowners' Sub-Association, Inc. from the date of this instrument, subject to the time period limitation and the provisions set forth in this instrument. Kennedy, by

acceptance of this Partial Assignment of Declarant's Rights, expressly assumes the obligation of Declarant pursuant to Section 8.11 of the Sub-Declaration to "...pay any operating expenses of the Sub-Association that exceed the Sub-Association assessments received from members and other income of the Sub-Association, which obligation of Declarant shall continue until that point in time when Members other than Declarant are entitled to elect a majority of the members of the Sub-Association Board of Directors".

D. Declarant further partially assigns to Kennedy, Declarant's ~~exemption~~ rights under Sections 4.08, 8.07, 8.08 and 8.17 of the Sub-Declaration. Declarant further partially assigns to Kennedy, Declarant's rights under Section 11.03 Declarant Exemption of the Sub-Declaration that the herein described Residential Lots located within Seminole Gardens at Woodbine Parcel "F" shall be exempt from the Use Restrictions of Article 11 of the Sub-Declaration during the period of construction and sales of the Units located on the herein described Residential Lots, subject to the time period limitation and the provisions set forth in this instrument. Declarant further partially assigns to Kennedy, Declarant's rights pursuant to Sections 13.05 and 14.03 of the Sub-Declaration. Declarant further partially assigns to Kennedy, Declarant's rights under Section 12.19 Declarant's Sales of the Declaration until such time as Kennedy has completed the sale of all herein described Residential Lots.

E. The Residential Lots which to this instrument shall apply are described as:

Lots 1 through 136, inclusive; all SEMINOLE GARDENS AT WOODBINE PARCEL "F", according to the Plat thereof recorded in Plat Book 96, Pages 131 through 134, Palm Beach County, Florida, public records (hereinafter collectively and individually referred to as "Residential Lots").

F. The exemption as to each of the Residential Lots described herein above shall expire at the earlier of:

(1) The date of the transfer of ownership of a Lot or Unit to a third party.

(2) Ninety (90) days after Kennedy obtains a Certificate of Occupancy from the City of Riviera Beach for the respective Residential Lot or Unit; or

(3) in the event that all of the aforesaid one hundred thirty-six

(136) described Residential Lots have not received Certificates of Occupancy within twenty four (24) months from December 2, 2002, all of the foregoing one hundred thirty-six (136) Residential Lots, shall lose their exemption from assessments of both the Master Association and Seminole Gardens at Woodbine Parcel "F" Homeowners' Sub-Association, Inc.

G. The rights assigned by this Partial Assignment shall not be further assigned to any third party without prior written consent by Declarant.

H. The definitions set forth in Article Three of the Declaration and Article Three of the Sub-Declaration shall be the definitions of the capitalized words utilized in this instant Partial Assignment of Declarant's Rights.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the duly authorized officer of Grantor's general corporate partner, this 2ND day of December, 2002.

Signed, sealed and delivered in the presence of:

Gail A. Freese
Signature of Witness #1

Gail A. Freese
Print Name of Witness #1

John Fenniman
Signature of Witness #2

JOHN FENNIMAN
Print Name of Witness #2

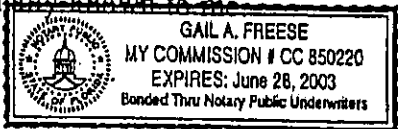
SCHICKEDANZ BROS - RIVIERA LTD.
A Florida Limited Partnership by its
General Partner, Schickedanz Enterprises, Inc.,
a Florida Corporation

By: W.K. Schickedanz, Pres
President

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS was acknowledged before me this 2nd day of December, 2002, by W.K. SCHICKEDANZ, the President, of SCHICKEDANZ ENTERPRISES, INC., a Florida corporation, on behalf of the said corporation as General Partner of SCHICKEDANZ BROS - RIVIERA LTD., a Florida Limited Partnership, who is personally known to me.



(NOTARIAL STAMP)

Gail A. Freese
Notary Public
My Commission Expires: JUNE 28, 2003
My Commission Number: CC 850220



Prepared by and Return to:
 John Fenniman, Esquire
 John Fenniman, Chartered
 900 SE Ocean Blvd., Suite 120
 Stuart, Florida 34994

11/22/2002 14:23:15 20020617726
 OR BK 14428 PG 0800
 Palm Beach County, Florida

**EIGHTH AMENDMENT AND SUPPLEMENTAL DECLARATION TO
 DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS
 OF
 WOODBINE
 AMENDING SECTION 3.39
 AND ADDING
 SEMINOLE GARDENS AT WOODBINE PARCEL "F"
 TO SECTION 2.02
 AND
 MODIFYING SECTION 8.01.B
 AS SAID SECTION PERTAINS TO
 SEMINOLE GARDENS AT WOODBINE PARCEL "F"**

COMES NOW SCHICKEDANZ BROS - RIVIERA LTD., a Florida limited partnership, by its sole General Partner, Schickedanz Enterprises, Inc., a Florida corporation, with offices at 7711 N. Military Trail - Third Floor, Palm Beach Gardens, Florida 33418 (hereinafter sometimes referred to as "DECLARANT"); and

WHEREAS, all of Parcel "F" of the Plat of WOODBINE PARTIAL RE-PLAT recorded in Plat Book 77, Pages 143 through 145, inclusive, Palm Beach County, Florida, public records, together with a portion of the Northwest One-Quarter of Section 25, Township 42 South, Range 42 East, Palm Beach County, Florida, lying Easterly of, and contiguous to, said Parcel "F" and being more particularly described as follows: Beginning at the Southeast corner of said Parcel "F"; thence, North 01°45'20" East, along the East line of said Parcel "F", a distance of 501.82 feet to the Northeast corner of said Parcel "F"; thence, South 88°14'40" East, along the South right-of-way line of Woodbine Trail as shown on the Plat of WOODBINE, as recorded in Plat Book 72, Page 46, Public Records, Palm Beach County, Florida, a distance of 175.00 feet; thence, South 43°14'40" East, continuing along said right-of-way line, a distance of 35.36 feet to the intersection thereof with the West right-of-way line of Military Trail (State Road No. 809); thence, South 01°45'20" West, along said West right-of-way line, a distance of 475.44 feet to a point on the South line of the Northwest one-quarter of said Section 25; said point bears North 88°38'25" West, a distance of 60.00 feet from the Southeast corner of the Northwest one-quarter of said Section 25; thence, North 88°38'25" West, along said South line, a distance of 200.00 feet to the Point of Beginning, was replatted as Seminole Gardens at Woodbine Parcel "F", according to the plat thereof filed on November 22, 2002, in Plat Book 96, Page 131,

Palm Beach County, Florida, public records (hereinafter "SEMINOLE GARDENS AT WOODBINE PARCEL "F"), and

WHEREAS, SEMINOLE GARDENS AT WOODBINE PARCEL "F", in the judgment of DECLARANT pursuant to Section 2.05.A, requires additions and modifications of the Declaration of Covenants, Conditions and Restrictions of Woodbine.

NOW THEREFORE, Schickedanz Bros - Riviera Ltd. as DECLARANT, pursuant to the rights reserved to Schickedanz Bros - Riviera Ltd. at Section 2.03 and Section 2.05 of the Declaration of Covenants, Conditions and Restrictions of WOODBINE recorded in Official Records Book 8271, Page 9, Public Records of Palm Beach County, Florida, as amended (hereinafter referred to as the "Declaration"), does amend the Declaration as follows:

1. DECLARANT submits the additional phase and property described as the 2.29 acres more or less of Phase Two (more particularly described in Second Amended Exhibit "C" MAXIMUM POTENTIAL LANDS OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT, attached and made a part hereof) to be subject to this Declaration effective upon the filing of this Eighth Amendment and Supplemental Declaration in the public records of Palm Beach County, Florida. The 2.29 acres of Phase Two and Parcel "F" of the prior Plat of Woodbine Partial Replat comprises all of Seminole Gardens at Woodbine Parcel "F".

2. DECLARANT hereby amends Section 3.39 "Woodbine Residential Planned Unit Development Resolution" to read as follows: (new text underlined)

Section 3.39. "Woodbine Residential Planned Unit Development Resolution" shall mean the conceptual Planned Unit Development designated in City of Riviera Beach Resolution No. 248-91 passed and adopted November 6, 1991, as such Resolution is amended by City of Riviera Beach Resolution No. 7-93, Resolution No. 93-98, and as said Resolutions may be amended by the City of Riviera Beach from time to time. The MAXIMUM POTENTIAL LANDS of Woodbine Residential Planned Unit Development Resolution shall mean the 147.84 acres, more or less, of land (real property) more particularly described in Second Amended Exhibit C, which MAXIMUM POTENTIAL LANDS of Woodbine Residential Planned Unit Development Resolution have been platted as the Plat of Woodbine, Plat of Woodbine Parcel "I", and the Plat of Seminole Gardens at Woodbine Parcel "F".

3. DECLARANT submits the real property and parcels of land of SEMINOLE GARDENS AT WOODBINE PARCEL "F" to become a part of WOODBINE as defined at Section 3.38 of the Declaration by adding to Section 2.02 of the Declaration as additional subparagraph "O" of Section 2.02 all that real estate and parcels of land described as SEMINOLE GARDENS AT WOODBINE PARCEL "F".

4. DECLARANT hereby modifies Section 8.01.B. Common Properties to read as follows: (new text underlined)

The Declarant hereby grants and assigns to each Member of a Sub-Association, and to the guests, tenants, lessees, licensees, and invitees of each member, as an appurtenance to the ownership of such Member's Unit, Lot, or Parcel, a perpetual nonexclusive easement for ingress and egress over, across, through and for the use and enjoyment of all Common Properties, located within those portions of the Properties maintained by any Sub-Association; such use and enjoyment to be shared in common with the other Members of such Sub-Association, their guests, lessees, licensees, and invitees, as well as the guests, lessees, and invitees of the Declarant.

The Declarant hereby grants and assigns to the Person holding fee title to Woodbine Parcel "I" and to the guests, licensees and invitees of each Occupant of a Multi-Family Unit located within Woodbine Parcel "I", as an appurtenance to the Person(s) holding fee title ownership of the Multi-Family Units within Woodbine Parcel "I" a perpetual nonexclusive easement for ingress and egress over, across, through and for the use and enjoyment of the Common Properties with the exception of the pools and clubhouse structure of the Common Property of both Tract "R-1" of Woodbine (Woodbine Residential Planned Unit Development) according to the plat thereof recorded in Plat Book 72, Pages 46 through 49, inclusive, and Tract "R-5", Woodbine Parcel "J" according to the plat thereof recorded in Plat Book 77, Pages 146 through 150, inclusive, both Palm Beach County, Florida, public records, located within those portions of the Properties maintained by any Sub-Association; such use and enjoyment to be shared in common with the other Members of such Sub-Association, their guests, lessees, licensees, and invitees, as well as the guests, lessees, and invitees of the Declarant.

Notwithstanding the foregoing provisions of Section 8.01.B, the access, use and enjoyment of Tract "R" and Tract "P-5" of Seminole Gardens at Woodbine Parcel "F" and the improvements located thereon, shall be for the exclusive use and enjoyment of the members of Seminole Gardens at Woodbine Parcel "F" Homeowners' Sub-Association, Inc., as well as said member's guests, lessees and invites. Seminole Gardens at Woodbine Parcel "F" Homeowners' Sub-Association, Inc. shall be solely responsible for the care, maintenance, repair, upkeep and replacement, if required, of the grounds and facilities of the aforesaid Tract "R" and Tract "P-5" and the Master Association shall have no responsibility to provide any services to either the grounds nor the improvements of aforesaid Tract "R" and Tract "P-5".

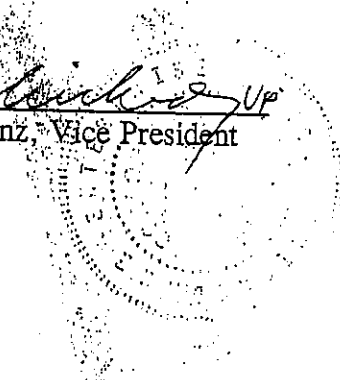
IN WITNESS WHEREOF, the DECLARANT has executed this Eighth Amendment and

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions of WOODBINE Amending Section 3.39 and Adding Seminole Gardens at Woodbine Parcel "F" to Section 2.02 and Modifying Section 8.01.B, as Said Section Pertains to Seminole Gardens at Woodbine Parcel "F", this 22 day of November, 2002.

DECLARANT:

SCHICKEDANZ BROS - RIVIERA LTD.
a Florida Limited Partnership,
by its General Partner,
SCHICKEDANZ ENTERPRISES, INC.,
a Florida corporation

By: G. H. Schickedanz
G.H. Schickedanz, Vice President



Signed, sealed and delivered
in the presence of:

Gail A. Freese
(Signature of Witness #1)

Gail A. Freese
(Print Name of Witness #1)

ANA M. WILLIAMS
(Signature of Witness #2)

ANA M. WILLIAMS
(Print Name of Witness #2)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing document was acknowledged before me this 22 day of November, 2002, by G. H. SCHICKEDANZ, Vice President of SCHICKEDANZ ENTERPRISES, INC., a Florida corporation, General Partner of SCHICKEDANZ BROS - RIVIERA LTD., a Florida Limited Partnership, on behalf of the Partnership. He is personally known to me.



Janice M. Fenniman
MY COMMISSION # CC953072 EXPIRES
November 5, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

(NOTARIAL STAMP)

Janice M. Fenniman
NOTARY PUBLIC

Print Name:
My Commission No.:
My Commission Expires:

SECOND AMENDED EXHIBIT C

MAXIMUM POTENTIAL LANDS

of

Woodbine Residential Planned Unit Development Resolution

Land lying in the Northwest One-Quarter of Section 25, Township 42 South, Range 42 East, City of Riviera Beach, Palm Beach County, Florida, said land being more particularly described as follows:

COMMENCING AT the Northwest Corner of Said Section 25; thence, South $01^{\circ}39'13''$ West, along the West line of said Section 25, a distance of 30.00 feet for a Point of Beginning;

THENCE, continue South $01^{\circ}39'13''$ West, along the West line of said Section 25, a distance of 2188.75 feet to the Northwest Corner of the West 475 feet of the South 425 feet of the Northwest One-Quarter of said Section 25; thence, South $88^{\circ}38'25''$ East, along the North line of the West 475 feet of the South 425 feet of the Northwest One-Quarter of said Section 25, a distance of 475.01 feet to the Northeast Corner of the West 475 feet of the South 425 feet of the Northwest One-Quarter of said Section 25; thence, South $01^{\circ}39'13''$ West, along the East line of the West 475 feet of the South 425 feet of the Northwest One-Quarter of said Section 25, a distance of 425.01 feet to the Southeast Corner of the West 475 feet of the South 425 feet of the Northwest One-Quarter of said Section 25; thence, South $88^{\circ}38'25''$ East, along the South line of the Northwest One-Quarter of said Section 25; a distance of 1939.32 feet; thence North $01^{\circ}45'20''$ East, departing said South line, a distance of 501.82 feet; thence, South $88^{\circ}14'40''$ East, a distance of 175.00 feet; thence, South $43^{\circ}14'40''$ East, a distance of 35.36 feet to the intersection thereof with the West Right-of-Way line of Military Trail (S.R. No. 809); thence, North $01^{\circ}45'20''$ East, along said West Right-of-Way line, and along a line 60.00 feet West of, as measured at right angles to, the East line of the Northwest One-Quarter of said Section 25, a distance of 15.00 feet to the intersection thereof with the Right-of-Way line of an additional Right-of-Way for Military Trail as recorded in Official Records Book 6919, Page 745, Public Records, Palm Beach County, Florida; thence, North $88^{\circ}14'40''$ West, along said additional Right-of-Way line, a distance of 12.00 feet; thence, North $01^{\circ}45'20''$ East, continuing along said additional Right-of-Way line, a distance of 135.00 feet; thence, South $46^{\circ}45'20''$ West, departing said Right-of-Way line, a distance of 35.36 feet; thence, North $88^{\circ}14'40''$ West, a distance of 248.00 feet to the Point of Curvature of a curve to the left, having a radius of 800.00 feet; thence, Westerly along said curve, through a central angle of $00^{\circ}55'52''$, a distance of 13.00 feet to the end of said curve; thence, North $01^{\circ}45'20''$ East, a distance of 188.88 feet; thence, North $88^{\circ}14'40''$ West, a distance of 188.00 feet; thence, North $01^{\circ}45'20''$ East, a distance of 251.00 feet; thence, North $58^{\circ}23'55''$ West, a distance of 70.33 feet; thence, North $01^{\circ}45'20''$ East, a distance of 235.00 feet; thence, North $38^{\circ}21'45''$ East, a distance of 43.60 feet; thence, North $01^{\circ}45'20''$ East, a distance of 230.00 feet; thence, North $46^{\circ}45'20''$ East, a distance of 36.77 feet; thence, South $88^{\circ}14'40''$ East, a distance of 199.00 feet; thence, North $01^{\circ}45'20''$ East, a distance of 332.00 feet; thence South $88^{\circ}14'40''$ East, a distance of 271.00 feet; thence, South $43^{\circ}14'40''$ East, a distance of 35.36 feet to the intersection thereof with the West Right-of-Way line of Military Trail (S.R. No. 809); thence, North $01^{\circ}45'20''$ East, along the West Right-of-Way line of said Military Trail and along

a line 60 feet West of, as measured at right angles to, the East line of the Northwest One-Quarter of said Section 25, a distance of 15.00 feet to the intersection thereof with the Right-of-Way line of an additional Right-of-Way for Military Trail as recorded in Official Records Book 6919, Page 745, of said Public Records; thence, North $88^{\circ}14'40''$ West, along said additional Right-of-Way line, a distance of 12.00 feet; thence North $01^{\circ}45'20''$ East, continuing along said additional Right-of-Way line, a distance of 334.00 feet; thence, North $05^{\circ}34'10''$ East, continuing along said additional Right-of-Way line, a distance of 180.40 feet; thence, North $01^{\circ}45'20''$ East, departing said additional Right-of-Way line, along the West Right-of-Way line of said Military Trail and along a line 60 feet West of, as measured at right angles to, the East line of the Northwest One-Quarter of said Section 25, a distance of 176.97 feet to the intersection thereof with a line 30 feet South of, as measured at right angles to, the North line of the Northwest One-Quarter of said Section 25; thence, North $88^{\circ}38'56''$ West, along said line, a distance of 2618.98 feet to the Point of Beginning.

CONTAINING 136.76 acres, more or less.

TOGETHER WITH PHASE ONE containing 8.79 acres, more or less.

A parcel of land lying in the Northwest One-Quarter of Section 25, Township 42 South, Range 42 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as Follows:

Beginning at the Northeast corner of Parcel "I", Woodbine, according to the Plat thereof, as recorded in Plat Book 72, Page 46, Public Records, Palm Beach County, Florida; thence, South $01^{\circ}45'20''$ West, along the Easterly boundary line of said Parcel "I", a distance of 332.00 feet; thence, North $88^{\circ}14'40''$ West, continuing along said boundary line, a distance of 199.00 feet; thence South $46^{\circ}45'20''$ West, continuing along said boundary line, a distance of 36.77 feet; thence, South $01^{\circ}45'20''$ West, continuing along said boundary line, a distance of 230.00 feet; thence, South $38^{\circ}21'45''$ West, continuing along said boundary line, a distance of 43.60 feet; thence, South $01^{\circ}45'20''$ West, continuing along said boundary line, a distance of 235.00 feet; thence, South $58^{\circ}23'55''$ East, continuing along said boundary line, a distance of 70.33 feet; thence, South $01^{\circ}45'20''$ West, continuing along said boundary line, a distance of 251.00 feet; thence, South $88^{\circ}14'40''$ East, continuing along said boundary line, a distance of 188.00 feet; thence, South $01^{\circ}45'20''$ West, continuing along said boundary line, a distance of 188.88 feet to the Southeast corner of said Parcel "I"; said Southeast corner being a point on the North right-of-way line of Woodbine Trail as shown on said Plat; said point being a point on a curve concave Southerly, having a radius of 800.00 feet and whose radius point bears South $00^{\circ}49'28''$ West; thence, Easterly along said right-of-way line, through a central angle of $00^{\circ}55'52''$, a distance of 13.00 feet; thence, North $01^{\circ}45'20''$ East, departing said right-of-way line, a distance of 802.77 feet; thence, South $88^{\circ}14'40''$ East, a distance of 239.00 feet to the intersection thereof with the West right-of-way line of Military Trail (State Road No. 809); thence North $01^{\circ}45'20''$ East, along said right-of-way line, a distance of 505.00 feet to the intersection thereof with the South right-of-way line of Woodbine Trail as shown on said Plat of Woodbine; thence, North $43^{\circ}14'40''$ West, along said South right-of-way line, a distance of 35.36 feet; thence, North $88^{\circ}14'40''$ West,

continuing along said South right-of-way line, a distance of 271.00 feet to the point of beginning.

TOGETHER WITH PHASE TWO containing 2.29 acres more or less.

A portion of the Northwest One-Quarter of Section 25, Township 42 South, Range 42 East, Palm Beach County, Florida, lying Easterly of, and contiguous to, said Parcel "F" and being more particularly described as follows:

Beginning at the Southeast corner of said Parcel "F"; thence, North $01^{\circ}45'20''$ East, along the East line of said Parcel "F", a distance of 501.82 feet to the Northeast corner of said Parcel "F"; thence, South $88^{\circ}14'40''$ East, along the South right-of-way line of Woodbine Trail as shown on the Plat of WOODBINE, as recorded in Plat Book 72, Page 46, Public Records, Palm Beach County, Florida, a distance of 175.00 feet; thence, South $43^{\circ}14'40''$ East, continuing along said right-of-way line, a distance of 35.36 feet to the intersection thereof with the West right-of-way line of Military Trail (State Road No. 809); thence, South $01^{\circ}45'20''$ West, along said West right-of-way line, a distance of 475.44 feet to a point on the South line of the Northwest one-quarter of said Section 25; said point bears North $88^{\circ}38'25''$ West, a distance of 60.00 feet from the Southeast corner of the Northwest one-quarter of said Section 25; thence, North $88^{\circ}38'25''$ West, along said South line, a distance of 200.00 feet to the Point of Beginning

SEMINOLE GARDENS AT WOODBINE PARCEL "F"

(A PART OF WOODBINE RESIDENTIAL PLANNED UNIT DEVELOPMENT)
LYING IN, AND BEING A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF MYRTLE BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF PARCEL "F", WOODBINE PARTIAL RE-PLAT, RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

PLAT BOOK 96 PAGE

EDUCATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
PART OF PARCEL 12

WOODBINE PARTIAL RE-PLAT
RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

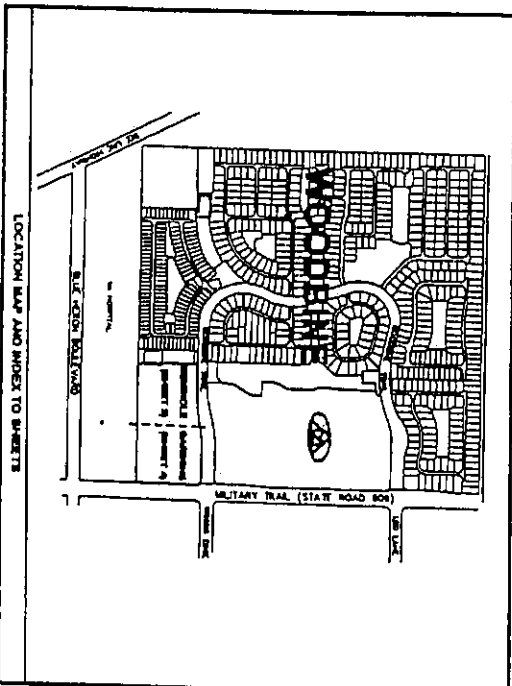


Table with 2 columns: AREA TABLE, and 2 rows of data listing various areas and their corresponding acreages.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING EASEMENT SHALL COMPREHEND TO THE CITY OF MYRTLE BEACH...
2. THE NORTHWEST QUARTER SECTION 25...
3. THESE EASEMENTS AND UNITRY EASEMENTS...
4. THESE EASEMENTS AND UNITRY EASEMENTS...

SURVEYOR'S NOTES AND LEGEND:

- 1. EASEMENT BEING REFERRED TO IN THIS PLAT...
2. DENOTES A ROUND PERMANENT CONTROL POINT...
3. DENOTES A SET PERMANENT CONTROL POINT...

SITE APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT OF SEMINOLE GARDENS AT WOODBINE PARCEL "F" HAS BEEN REVIEWED AND APPROVED BY THE CITY OF MYRTLE BEACH...

CITY MANAGER'S APPROVAL:

CITY OF MYRTLE BEACH, FLORIDA
CITY MANAGER
DATE: 11/22/02

NOTICE:

BENCH MARK
LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BLVD., SUITE 121
RIVERIA BEACH, FLORIDA 33404

WOODBINE PARTIAL RE-PLAT
RECORDED IN PLAT BOOK 77, PAGE 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT
I, JUDITH A. BROWN, being a duly qualified and licensed professional engineer in the State of Florida, do hereby certify that I have examined the title to the property herein described and the same is correct and true to the best of my knowledge and belief.

