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COMMISSION
BROWARD COUNTY
DOC STNP-D 4,878.30
DEPUTY CLERK 1031

DOCUMENT COVER PAGE

(Space above this line reserved for recording office use.)

Document Title: SPECIAL WARRANTY DEED
(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By: MORRISON HOMES, INC.

To: MH HOMES, INC.

Brief Legal Description: SEE EXHIBIT "A" ATTACHED HERETO
(if applicable)

⇒ Return Recorded Document to:
JEFFREY L. KAPLAN
GRAHAM, CLARK, JONES, BUILDER, PRATT & MARKS
369 N. NEW YORK AVE., THIRD FLOOR
WINTER PARK, FL 32789

Prepared by and return to:
Jeffrey L. Kaplan, Esq.
Graham, Clark, Jones, Builder
Pratt & Marks
Third Floor
369 N. New York Avenue
Winter Park, Florida 32789

Tax I.D. No.:

SPECIAL WARRANTY DEED

THIS WARRANTY DEED made and executed this 4th day of April, 2000, by **MORRISON HOMES, INC., a Delaware corporation**, whose mailing address is 3700 Mansell Road, Suite 300, Alpharetta, Georgia 30022, called the Grantor, to **MH HOMES, INC., a Florida corporation**, whose mailing address is 9050 Pines Blvd., Suite 110, Pembroke Pines, Florida 33024, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, being more particularly described as follows:

See Attached Exhibit A incorporated herein by reference.

SUBJECT TO the permitted exceptions attached hereto as Exhibit B and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

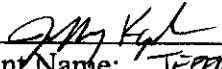
TO HAVE AND TO HOLD, the same in fee simple forever.

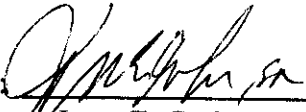
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple: that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by and through Grantor; subject to easements and restrictions of record, without serving to reimpose same.

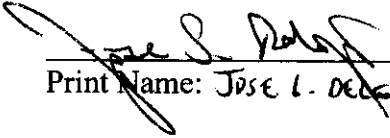
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

MORRISON HOMES, INC., a Delaware corporation


Print Name: JEFFREY KAPLAN

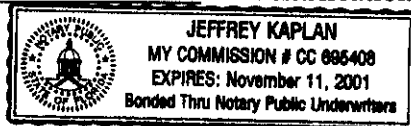
By: 
Jesse E. Graham, Sr.
Authorized Representative


Print Name: JOSE L. DELGADO

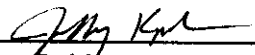
[Corporate Seal]

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Special Warranty Deed was acknowledged before me this 4th day of April, 2000, by Jesse E. Graham, Sr., as Authorized Representative of MORRISON HOMES, INC., a Delaware corporation, who [☒] is personally known to me, or; [☐] has produced _____ as identification.



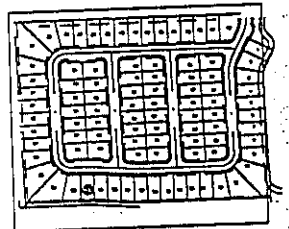
Notary Seal:


Notary Public



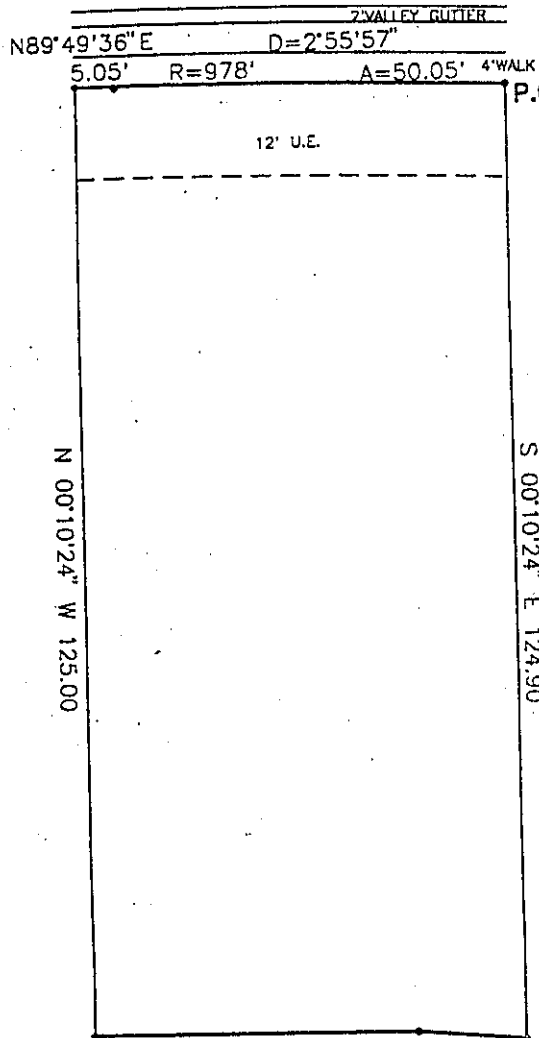
RECORD SURVEY
LOT 22 IN POD C
ENCANTADA
FOR MORRISON HOMES

S.89°51'45"W.
4737.01' P.O.C.
N.E. COR.
PARCEL A
S.00°10'24"E.
2426.38'
P.O.B.



LOCATION MAP
NOT TO SCALE

S.W. 16TH STREET
ASPHALT EASEMENT



P.O.B.

DESCRIPTION

That portion of Parcel A, according to the VULCAN MATERIALS COMPANY PLAT NO. 2, as recorded in Plat Book 159 at Page 36 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel A; thence run South 89°51'45" West (on a plat bearing) 4737.01 feet along the North boundary of said Parcel A; thence run South 00°10'24" East 2426.38 feet to the Point of Beginning; thence continue South 00°10'24" East 124.90 feet; thence run North 85°18'54" West 13.90 feet; thence run South 89°49'36" West 41.23 feet; thence run North 00°10'24" West 125 feet; thence run North 89°49'36" East 5.05 feet to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 978 feet and a central angle of 02°55'57", run Easterly 50.05 feet to the Point of Beginning.

Said lands situate in the City of Pembroke Pines, Broward County, Florida and containing 6872 square feet, more or less.

SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.)
- The National Flood Insurance Map has designated the lands described hereon to be located in Zone AH as shown on Community Map No. 120053 Panel 0290. Suffix F dated OCTOBER 2, 1997 with a base flood elevation +6 feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050 Elevation
- The Legal description as shown was prepared by C.C. Winingham Corporation.

SURVEY ABBREVIATIONS

A = ARC DISTANCE	C.L.F. = CHAIN LINK FENCE	GAR. = GARAGE	R = RADIUS
A/C = AIR CONDITION UNIT	Δ = DELTA (CENTRAL ANGLE)	I.R. = IRON ROD	RES. = RESIDENCE
ASPH. = ASPHALT	D.E. = DRAINAGE EASEMENT	L.P. = LIGHT POLE	R/W = RIGHT OF WAY
BLDG. = BUILDING	E.O.W. = EDGE OF WATER	N/D = NAIL & DISC	STY. = STORY
B.M. = BENCH MARK	F.B.O.S. = FORM BOARDS	○ = REBAR OR PIPE SET L.B.®	S/W = SIDEWALK
C.B.S. = CONCRETE BLOCK STRUCTURE	FND. = FOUND	● = REBAR OR PIPE FND. L.B.®	T.O.S. = TOP OF BANK
CONC. = CONCRETE	F.H. = FIRE HYDRANT	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT
C/L = CENTERLINE	FL.E.L. = FLOOR ELEVATION	P.O.C. = POINT OF COMMENCEMENT	W.M. = WATER METER

LOT 22
6,872 SQ. FT.
19430 S.W. 16th STREET
PEMBROKE PINES, FL 33029

BY: _____

FIELD BOOK No. _____

CHARLIE C. WINNINGHAM II PSM # 1580
C.C. WINNINGHAM CORPORATION LB # 46
LAND SURVEYORS

1040 N.E. 45TH STREET OAKLAND PARK, FLORIDA 33334

DATE: 6-30-99 PHONE: 954/772-2640 FAX: 954/938-9072

SURVEY	STAKE	SPOT	FINAL
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SCALE: 1"=20'

SKETCH No: 44563

RECORD SURVEY
LOT 24 IN POD C
ENCANTADA
FOR MORRISON HOMES

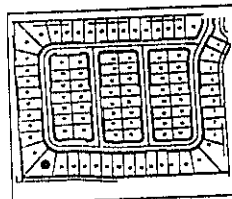
DESCRIPTION

That portion of Parcel A, according to the VULCAN MATERIALS COMPANY PLAT NO. 2, as recorded in Plat Book 159 at Page 36 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel A; thence run South 89°51'45" West (on a plat bearing) 4911.39 feet along the North boundary of said Parcel A; thence run South 01°48'37" East 2424.26 feet to the Point of Beginning; thence run South 12°43'37" West 130.23 feet; thence run South 89°49'36" West 131.04 feet; thence run North 45°59'32" West 10.96 feet; thence run North 43°26'19" East 191.44 feet to an intersection with the arc of a curve running Southeasterly to the left; thence along the arc of said curve to the left (the Northeasterly projection of the last described course being radial to said curve), having a radius of 77 feet and a central angle of 30°42'42", run Southeasterly 41.27 feet to the Point of Beginning.

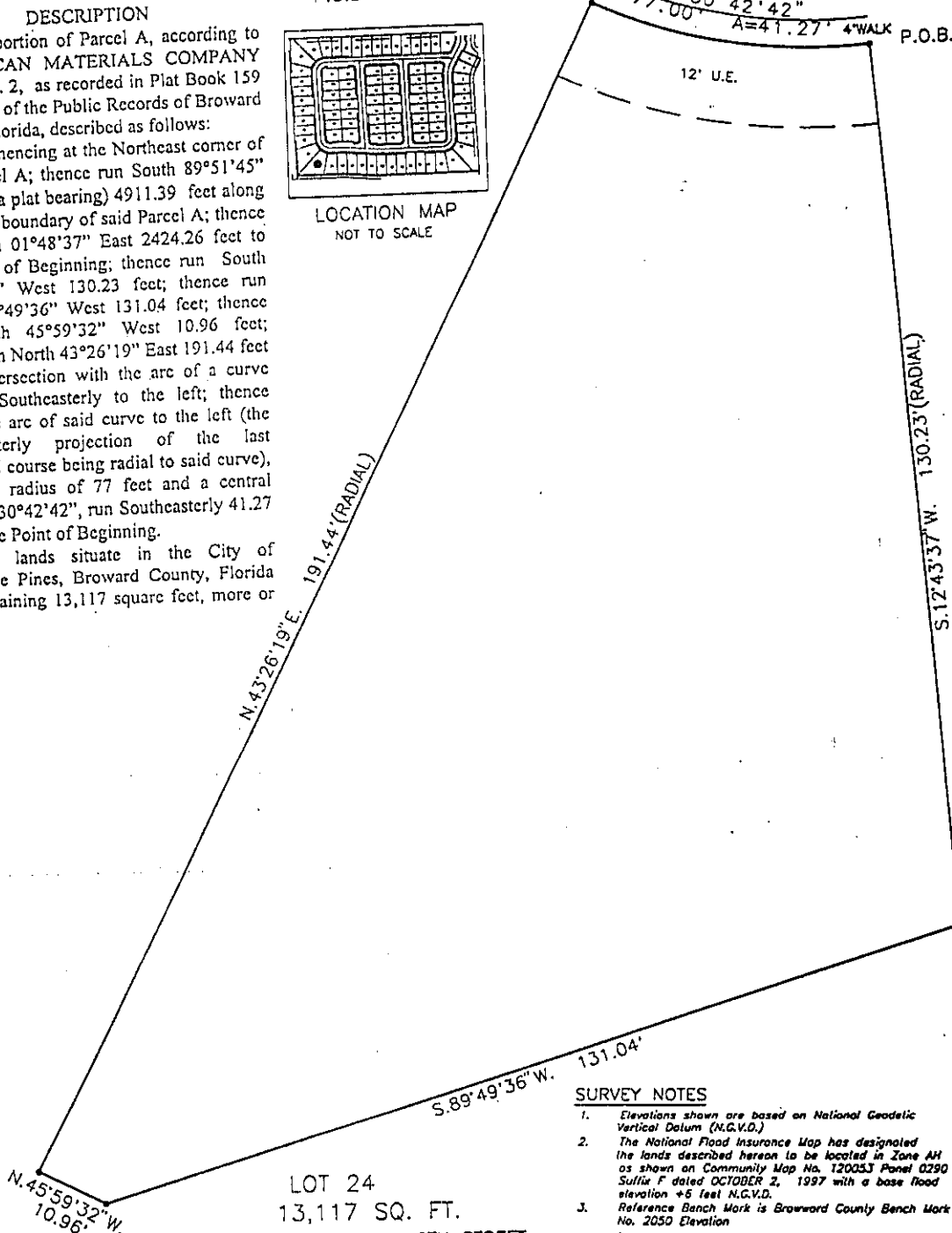
Said lands situate in the City of Pembroke Pines, Broward County, Florida and containing 13,117 square feet, more or less.

S.89°51'45"W.
4911.39' P.O.C.
N.E. COR.
PARCEL A
S.01°48'37"E.
2424.26'
P.O.B.



LOCATION MAP
NOT TO SCALE

S.W. 16TH STREET
ASPHALT PAVEMENT
2" VALLEY GUTTER
D=30°42'42"
R=77.00' A=41.27' 4"WALK P.O.B.



LOT 24
13,117 SQ. FT.
19450 S.W. 16TH STREET
PEMBROKE PINES, FL 33029

SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.)
- The National Flood Insurance Map has designated the lands described herein to be located in Zone AH as shown on Community Map No. 120053 Panel 0290 Sulfur F dated OCTOBER 2, 1997 with a base flood elevation +5 feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050 Elevation
- The Legal description as shown was prepared by C.C. Winningham Corporation.

SURVEY ABBREVIATIONS

A = ARC DISTANCE	C.L.P. = CHAIN LINK FENCE	G.R. = GARAGE	R = RADIUS
A/C = AIR CONDITION UNIT	Δ = DELTA (CENTRAL ANGLE)	I.R. = IRON ROD	RES. = RESIDENCE
ASPH. = ASPHALT	D.E. = DRAINAGE EASEMENT	L.P. = LIGHT POLE	R/W = RIGHT OF WAY
BLDG. = BUILDING	E.O.W. = EDGE OF WATER	N/D = NAIL & DISC	STY = STORY
B.M. = BENCH MARK	F.D.S. = FORM BOARDS	○ = REBAR OR PIPE SET L.B.#	S/W = SIDEWALK
C.B.S. = CONCRETE BLOCK STRUCTURE	FND. = FOUND	● = REBAR OR PIPE FND. L.B.#	T.O.B. = TOP OF BANK
CONC. = CONCRETE	F.H. = FIRE HYDRANT	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT
C/L = CENTERLINE	F.L.E.L. = FLOOR ELEVATION	P.O.C. = POINT OF COMMENCEMENT	W.M. = WATER METER

CHARLIE C. WINNINGHAM II PSM # 1580
C.C. WINNINGHAM CORPORATION LB # 46
LAND SURVEYORS

1040 N.E. 45TH STREET OAKLAND PARK, FLORIDA 33334

DATE: 6-30-99 PHONE: 954/772-2640 FAX: 954/938-9072

BY: _____

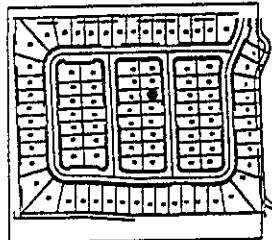
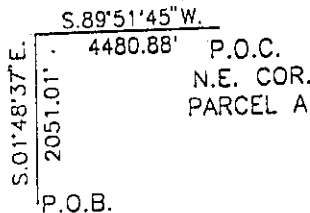
SURVEY STAKE SPOT FINAL

FIELD BOOK No:

SCALE: 1" = 20' SKETCH No.: 44565



RECORD SURVEY
LOT 67 IN POD C
ENCANTADA
FOR MORRISON HOMES



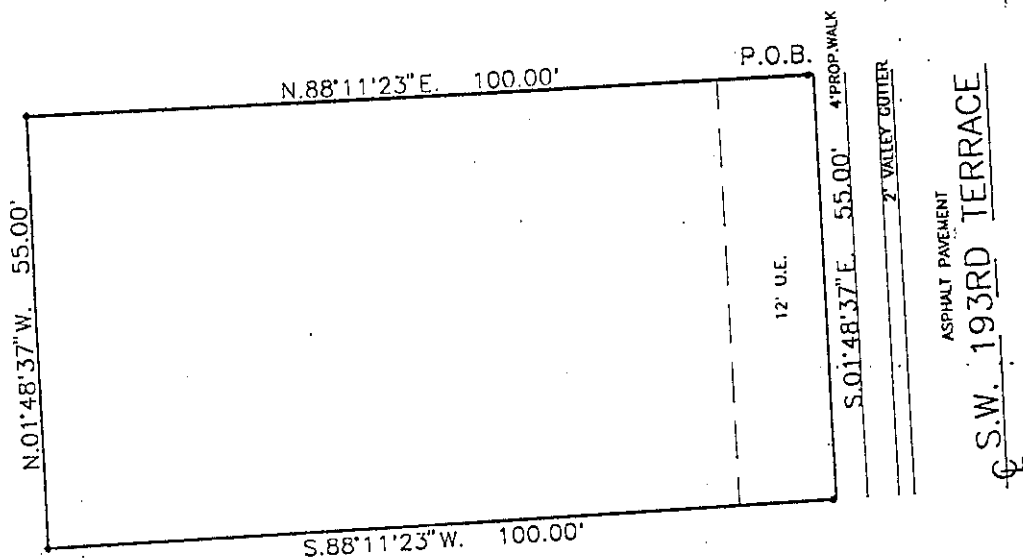
LOCATION MAP
NOT TO SCALE

DESCRIPTION

That portion of Parcel A, according to the VULCAN MATERIALS COMPANY PLAT NO. 2, as recorded in Plat Book 159 at Page 36 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel A; thence run South 89°51'45" West (on a plat bearing) 4480.88 feet along the North boundary of said Parcel A; thence run South 01°48'37" East 2051.01 feet to the Point of Beginning; thence continue South 01°48'37" East 55 feet; thence run South 88°11'23" West 100 feet; thence run North 01°48'37" West 55 feet; thence run North 88°11'23" East 100 feet to the Point of Beginning.

Said lands situate in the City of Pembroke Pines, Broward County, Florida and containing 5500 square feet, more or less.



SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.)
- The National Flood Insurance Map has designated the lands described hereon to be located in Zone AH as shown on Community Map No. 12005J Panel 0290 Suffix F dated OCTOBER 2, 1997 with a base flood elevation +6 feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050 Elevation
- The Legal description as shown was prepared by C.C. Winningham Corporation.

LOT 67
5,500 SQ. FT.
1530 S.W. 193rd TERR.
PEMBROKE PINES, FL 33029

SURVEY ABBREVIATIONS

A = ARC DISTANCE
A/C = AIR CONDITION UNIT
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCH MARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
C/L = CENTERLINE

C.L.F. = CHAIN LINK FENCE
Δ = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
E.O.W. = EDGE OF WATER
F.BDS. = FORM BOARDS
FND. = FOUND
F.H. = FIRE HYDRANT
F.L.E.L. = FLOOR ELEVATION

GAR. = GARAGE
I.R. = IRON ROD
L.P. = LIGHT POLE
N.D. = NAIL & DISC
O = REBAR OR PIPE SET L.B.#
● = REBAR OR PIPE FND. L.B.#
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

R = RADIUS
RES. = RESIDENCE
R/W = RIGHT OF WAY
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
U.E. = UTILITY EASEMENT
W.M. = WATER METER

CHARLIE C. WINNINGHAM II PSM # 1580
C.C. WINNINGHAM CORPORATION LB # 46
LAND SURVEYORS

1040 N.E. 45TH STREET OAKLAND PARK, FLORIDA 33334
DATE: 6-30-99 PHONE: 954/772-2640 FAX: 954/938-9072

BY: _____

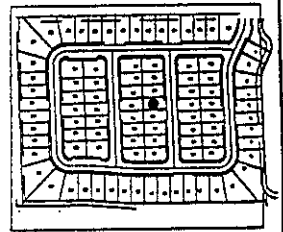
SURVEY	STAKE	SPOT	FINAL

SKETCH NO: 44603



RECORD SURVEY
LOT 68 IN POD C
ENCANTADA
FOR MORRISON HOMES

S.89°51'45"W.
4480.88'
P.O.C.
N.E. COR.
PARCEL A
S.01°48'37"E.
2106.01'
P.O.B.



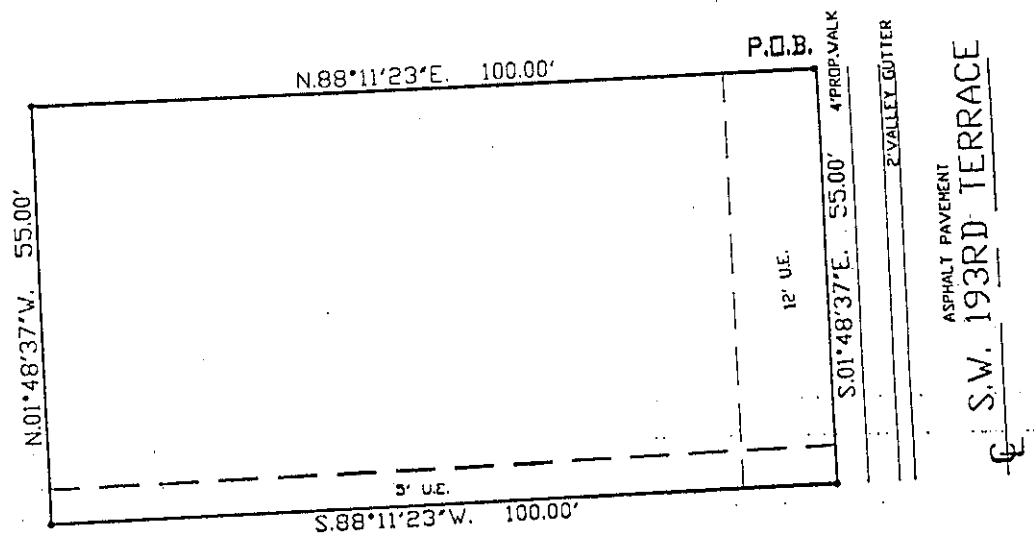
LOCATION MAP
NOT TO SCALE

DESCRIPTION

That portion of Parcel A, according to the VULCAN MATERIALS COMPANY PLAT NO. 2, as recorded in Plat Book 159 at Page 36 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel A; thence run South 89°51'45" West (on a plat bearing) 4480.88 feet along the North boundary of said Parcel A; thence run South 01°48'37" East 2106.01 feet to the Point of Beginning; thence continue South 01°48'37" East 55 feet; thence run South 88°11'23" West 100 feet; thence run North 01°48'37" West 55 feet; thence run North 88°11'23" East 100 feet to the Point of Beginning.

Said lands situate in the City of Pembroke Pines, Broward County, Florida and containing 5500 square feet, more or less.



SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.)
- The National Flood Insurance Map has designated the lands described hereon to be located in Zone AH as shown on Community Map No. 120053 Panel 0290 Suffix F dated OCTOBER 2, 1997 with a base flood elevation +6 Feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050 Elevation
- The Legal description as shown was prepared by C.C. Wunningham Corporation.

LOT 68
5,500 SQ. FT.
1550 S.W. 193rd TERR.
PEMBROKE PINES, FL 33029

SURVEY ABBREVIATIONS

A = ARC DISTANCE
A/C = AIR CONDITION UNIT
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCH MARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
C/L = CENTERLINE

C.L.F. = CHAIN LINK FENCE
Δ = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
E.O.W. = EDGE OF WATER
F.B.S. = FORM BOARDS
FND. = FOUND
F.H. = FIRE HYDRANT
F.L.E.L. = FLOOR ELEVATION

GAR. = GARAGE
I.R. = IRON ROD
L.P. = LIGHT POLE
N/D = NAIL & DISC
O = REBAR OR PIPE SET L.B.P.
● = REBAR OR PIPE FND. L.B.P.
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

R = RADIUS
RES. = RESIDENCE
R/W = RIGHT OF WAY
STY = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
U.E. = UTILITY EASEMENT
W.M. = WATER METER

CHARLIE C. WINNINGHAM II PSM # 1580
C.C. WINNINGHAM CORPORATION LB # 46
LAND SURVEYORS

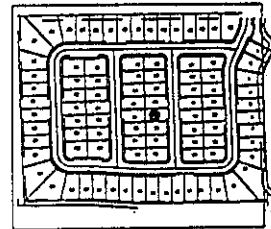
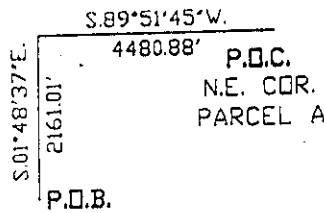
1040 N.E. 45TH STREET OAKLAND PARK, FLORIDA 33334
DATE: 6-30-99 PHONE: 954/772-2640 FAX: 954/938-9072

BY: _____

SURVEY	STAKE	SPOT	FINAL
SCALE: 1"=20'		EXTENSION: 44604	



RECORD SURVEY
LOT 69 IN POD C
ENCANTADA
FOR MORRISON HOMES



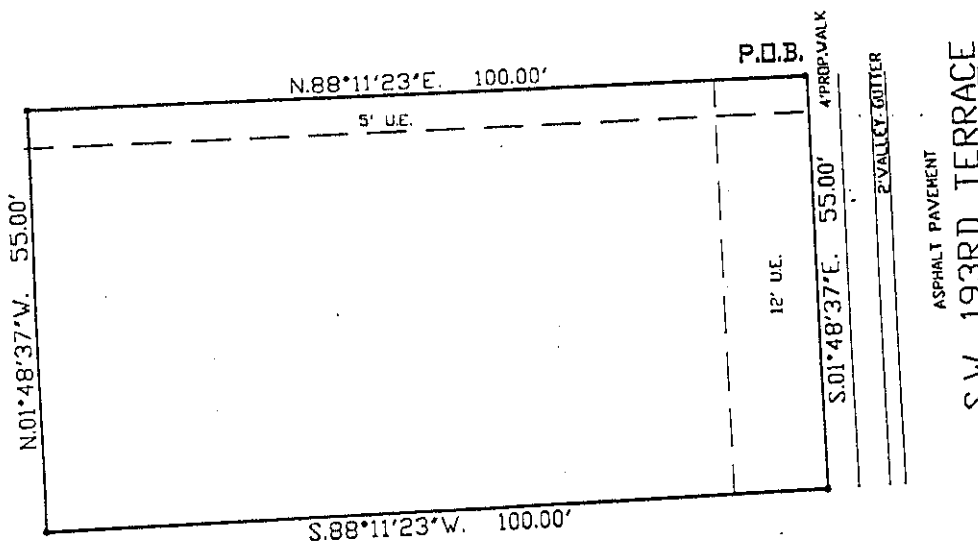
LOCATION MAP
NOT TO SCALE

DESCRIPTION

That portion of Parcel A, according to the VULCAN MATERIALS COMPANY PLAT NO. 2, as recorded in Plat. Book 159 at Page 36 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel A; thence run South 89°51'45" West (on a plat bearing) 4480.88 feet along the North boundary of said Parcel A; thence run South 01°48'37" East 2161.01 feet to the Point of Beginning; thence continue South 01°48'37" East 55 feet; thence run South 88°11'23" West 100 feet; thence run North 01°48'37" West 55 feet; thence run North 88°11'23" East 100 feet to the Point of Beginning.

Said lands situate in the City of Pembroke Pines, Broward County, Florida and containing 5500 square feet, more or less.



SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.)
- The National Flood Insurance Map has designated the lands described hereon to be located in Zone AH as shown on Community Map No. 120053 Panel 0290 Suffix F dated OCTOBER 2, 1997 with a base Flood elevation +6 Feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050 Elevation
- The Legal description as shown was prepared by C.C. Winningham Corporation.

LOT 69
5,500 SQ. FT.
1560 S.W. 193RD TERR.
PEMBROKE PINES, FL 33029

SURVEY ABBREVIATIONS

A = ARC DISTANCE	C.L.F. = CHAIN LINK FENCE	GAR. = GARAGE	R = RADIUS
A/C = AIR CONDITION UNIT	Δ = DELTA (CENTRAL ANGLE)	I.R. = IRON ROD	RES. = RESIDENCE
ASPH. = ASPHALT	D.E. = DRAINAGE EASEMENT	L.P. = LIGHT POLE	R/W = RIGHT OF WAY
BLDG. = BUILDING	E.O.W. = EDGE OF WATER	N/D = NAIL & DISC	STY. = STORY
B.M. = BENCH MARK	F.B.D.S. = FORM BOARDS	○ = REBAR OR PIPE SET L.B.#	S/W = SIDEWALK
C.B.S. = CONCRETE BLOCK STRUCTURE	FND. = FOUND	● = REBAR OR PIPE FND. L.B.#	T.O.B. = TOP OF BANK
CONC. = CONCRETE	F.H. = FIRE HYDRANT	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT
C/L = CENTERLINE	F.L.E.L. = FLOOR ELEVATION	P.O.C. = POINT OF COMMENCEMENT	W.M. = WATER METER

BY: _____

CHARLIE C. WINNINGHAM II PSM # 1580
C.C. WINNINGHAM CORPORATION LB # 46
LAND SURVEYORS

1040 N.E. 45TH STREET • OAKLAND PARK, FLORIDA 33334

DATE: 6-30-99 PHONE: 954/772-2640 FAX: 954/938-9072

SURVEY STAKE SPOT FINAL

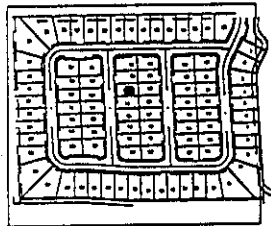
SCALE: 1"=20'

SHEET NO.: 44505



RECORD SURVEY
LOT 79 IN POD C
ENCANTADA
FOR MORRISON HOMES

S.89°51'45"W.
4580.93' P.D.C.
N.E. COR.
PARCEL A
S.01°48'37"E.
1998.93'
P.D.B.



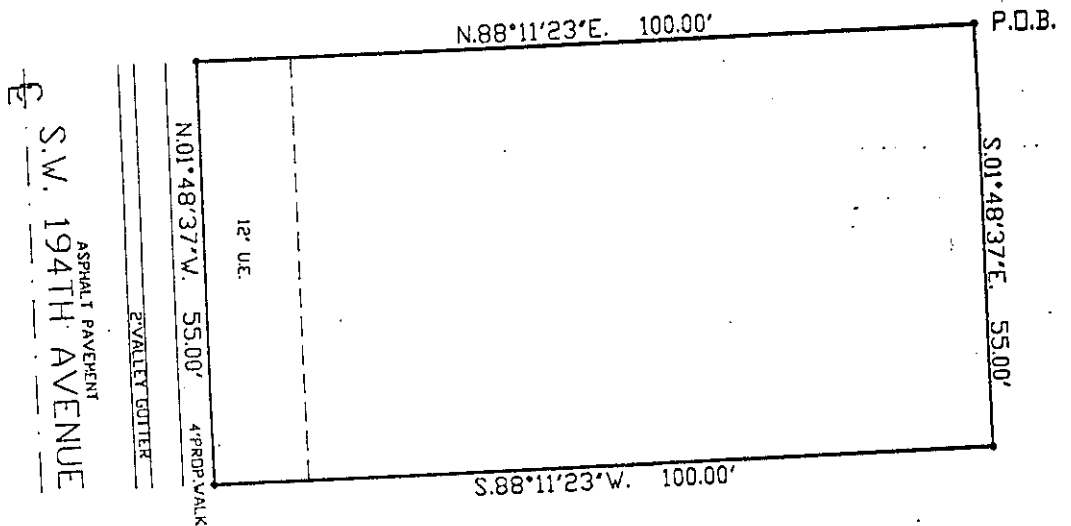
LOCATION MAP
NOT TO SCALE

DESCRIPTION

That portion of Parcel A, according to the VULCAN MATERIALS COMPANY PLAT NO. 2, as recorded in Plat Book 159 at Page 36 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel A; thence run South 89°51'45" West (on a plat bearing) 4580.93 feet along the North boundary of said Parcel A; thence run South 01°48'37" East 1998.93 feet to the Point of Beginning; thence continue South 01°48'37" East 55 feet; thence run South 88°11'23" West 100 feet; thence run North 01°48'37" West 55 feet; thence run North 88°11'23" East 100 feet to the Point of Beginning.

Said lands situate in the City of Pembroke Pines, Broward County, Florida and containing 5500 square feet, more or less.



SURVEY NOTES

- Elevations shown are based on National Geodetic Vertical Datum (N.G.V.D.)
- The National Flood Insurance Map has designated the lands described hereon to be located in Zone AH as shown on Community Map No. 120053 Panel 0290 Suffix F dated OCTOBER 2, 1997 with a base flood elevation +6 feet N.G.V.D.
- Reference Bench Mark is Broward County Bench Mark No. 2050 Elevation
- The Legal description as shown was prepared by C.C. Winningham Corporation.

LOT 79
5,500 SQ. FT.
1521 S.W. 194th AVE.
PEMBROKE PINES, FL 33029

SURVEY ABBREVIATIONS

A = ARC DISTANCE
A/C = AIR CONDITION UNIT
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCH MARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CONC. = CONCRETE
C/L = CENTERLINE

C.L.F. = CHAIN LINK FENCE
Δ = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
E.O.W. = EDGE OF WATER
F.BDS. = FORM BOARDS
FND. = FOUND
F.H. = FIRE HYDRANT
F.L.E. = FLOOR ELEVATION

GAR. = GARAGE
I.R. = IRON ROD
L.P. = LIGHT POLE
N/D = NAIL & DISC
O = REBAR OR PIPE SET L.B.#
R = REBAR OR PIPE FND. L.B.#
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

R = RADIUS
RES. = RESIDENCE
R/W = RIGHT OF WAY
STY = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
U.E. = UTILITY EASEMENT
W.M. = WATER METER

BY: _____

FIELD BOOK No. _____

CHARLIE C. WINNINGHAM II PSM # 1580
C.C. WINNINGHAM CORPORATION LB # 46
LAND SURVEYORS

1040 N.E. 45TH STREET OAKLAND PARK, FLORIDA 33334

DATE: 6-30-99 PHONE: 954/772-2640 FAX: 954/938-9072

SURVEY STAKE SPOT FINAL

SCALE: 1"=20'

SKETCH No.: 44615



BOUNDARY SURVEY
(VACANT)

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "GROVES PARK PHASE II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165 AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°07'57" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 288.14 FEET; THENCE SOUTH 89°52'03" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'03" WEST, A DISTANCE OF 238.00 FEET; THENCE NORTH 00°07'57" WEST, A DISTANCE OF 147.20 FEET; THENCE NORTH 89°52'03" EAST, A DISTANCE OF 238.00 FEET; THENCE SOUTH 00°07'57" EAST, ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 147.20 FEET; TO THE POINT OF BEGINNING.

A.K.A. LOT 23, (UNRECORDED)

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

NOTES

- THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
- THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
- BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF "GROVES PARK", (P.B. 165, PG. 6, B.C.R.), AND BEARS NORTH 89°45'16" EAST, ACCORDING TO SAID PLAT.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1101. REFERENCE: RAILROAD SPIKE IN SOUTH FACE OF POWER POLE- 53 FEET NORTH OF CENTERLINE S.W. 26TH STREET AND 76 FEET EAST OF CENTERLINE S.W. 142ND AVENUE; ELEVATION: 7.180 FEET.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITIONS SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINTS THAN AS SHOWN HEREON.
- FLOOD ELEVATION INFORMATION:

A.	COMMUNITY NO.	: 120035	E.	SUFFIX	: A
B.	DATE OF FIRM INDEX	: JULY 21, 1995	F.	BASE FLOOD ELEVATION	: 7
C.	FIRM ZONE	: AH	G.	LOWEST FLOOR ELEVATION:	FEET
D.	PANEL NUMBER	: 0285	H.	HIGHEST ADJACENT GRADE:	FEET
- ADDRESS: 3110 SOUTHWEST 139TH TERRACE DAVIE, FLORIDA 33330
- AREA OF THIS PROPERTY IS 35,034 SQUARE FEET, MORE OR LESS.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
 -
 -
 -
 -

ABBREVIATIONS

A • ARC LENGTH
AC • AIR CONDITIONER SLAB
ADJ • ADJACENT
B.C.R. • BROWARD COUNTY RECORDS
B.D.I.C. • BRASS DISC IN CONCRETE
(C) • CALCULATED
C.A.T.V. • CABLE JUNCTION BOX
C.B.S. • CONCRETE BLOCK STRUCTURE
C.L.F. • CHAIN LINK FENCE
C.M.E. • CANAL MAINTENANCE EASEMENT
CH. • CHORD
CONC. • CONCRETE
D • DELTA (CENTRAL ANGLE)
D.E. • DRAINAGE EASEMENT
D.&U.E. • DRAINAGE & UTILITY EASEMENT

E.O.W. • EDGE OF WATER
EL. • ELEVATION
F.F. • FINISHED FLOOR
F.P.L. • FLORIDA POWER & LIGHT CO.
FND. • FOUND
GAR. • GARAGE
I.E.&U.E. • INGRESS/EGRESS & UTILITY EASEMENT
IR & C. • IRON ROD AND CAP
IR • IRON ROD
L.E. • LANDSCAPE EASEMENT
L.M.E. • LAKE MAINTENANCE EASEMENT
(M) • MEASURED
N.G.V.D. • NATIONAL GEODETIC VERTICAL DATUM
N.T.S. • NOT TO SCALE
ND • NAIL AND DISK

NT • NAIL AND TAB
O.R.B. • OFFICIAL RECORD BOOK
P.B. • PLAT BOOK
P.B.C.R. • PALM BEACH COUNTY RECORDS
P.O.B. • POINT OF BEGINNING
P.O.C. • POINT OF COMMENCEMENT
P.R.M. • PERMANENT REFERENCE MONUMENT
PROP. • PROPOSED
P.V.M.T. • PAVEMENT
R • RADIUS
S.&M.E. • SLOPE & MAINTANCE EASEMENT
SW • SIDEWALK
STY. • STORY
T.O.B. • TOP OF BANK
U.E. • UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LONDON M CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 3348

DATE OF LAST FIELD WORK: 1-10-00

GROVES PARK

JOB NO.: 960616

DATE: 1-13-00

SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "GROVES PARK PHASE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165 AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH $00^{\circ}07'57''$ WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 1024.14 FEET; THENCE SOUTH $89^{\circ}52'03''$ WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}52'03''$ WEST, A DISTANCE OF 238.00 FEET; THENCE NORTH $00^{\circ}07'57''$ WEST, A DISTANCE OF 106.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF $54^{\circ}01'13''$, A DISTANCE OF 33.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF $25^{\circ}42'04''$, A DISTANCE OF 20.19 FEET; THENCE NORTH $89^{\circ}52'03''$ EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 210.39 FEET; THENCE SOUTH $00^{\circ}07'57''$ EAST, ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

A.K.A. LOT 28 (UNRECORDED)

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



BOUNDARY SURVEY
(PLOT PLAN)

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "GROVES PARK PHASE II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165 AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°07'57" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 548.20 FEET; THENCE SOUTH 89°52'03" WEST, A DISTANCE OF 408.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'44" EAST, A DISTANCE OF 259.00 FEET; THENCE SOUTH 89°45'16" WEST, A DISTANCE OF 135.50 FEET; THENCE NORTH 00°14'44" WEST, A DISTANCE OF 259.00 FEET; THENCE NORTH 89°45'16" EAST, A DISTANCE OF 135.50 FEET; TO THE POINT OF BEGINNING.

A.K.A. LOT 36, (UNRECORDED)

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

NOTES

- THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
- THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
- BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF "GROVES PARK", (P.B. 165, PG. 6, B.C.R.), AND BEARS NORTH 89°45'16" EAST, ACCORDING TO SAID PLAT.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1101. REFERENCE: RAILROAD SPIKE IN SOUTH FACE OF POWER POLE- 53 FEET NORTH OF CENTERLINE S.W. 26TH STREET AND 76 FEET EAST OF CENTERLINE S.W. 142ND AVENUE; ELEVATION: 7.180 FEET.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITIONS SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINTS THAN AS SHOWN HEREON.
- FLOOD ELEVATION INFORMATION:

A.	COMMUNITY NO.	: 120035	E.	SUFFIX	: A
B.	DATE OF FIRM INDEX	: JULY 21, 1995	F.	BASE FLOOD ELEVATION	: 7
C.	FIRM ZONE	: AH	G.	LOWEST FLOOR ELEVATION:	FEET
D.	PANEL NUMBER	: 0285	H.	HIGHEST ADJACENT GRADE:	FEET
- ADDRESS: 13951 SOUTHWEST 31ST STREET DAVIE, FLORIDA 33330
- AREA OF THIS PROPERTY IS 35,094 SQUARE FEET, MORE OR LESS.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
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ABBREVIATIONS

A	ARC LENGTH	E.O.W.	EDGE OF WATER	N/T	NAIL AND TAB
A.C.	AIR CONDITIONER SLAB	E.L.	ELEVATION	O.R.D.	OFFICIAL RECORD BOOK
ADJ.	ADJACENT	F.F.	FINISHED FLOOR	P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS	F.P.L.	FLORIDA POWER & LIGHT CO.	P.B.C.R.	PALM BEACH COUNTY RECORDS
B.D.I.C.	BRASS DISC IN CONCRETE	FND.	FOUND	P.O.B.	POINT OF BEGINNING
(C)	CALCULATED	GAR.	GARAGE	P.O.C.	POINT OF COMMENCEMENT
C.A.T.V.	CABLE JUNCTION BOX	I.E. & U.E.	INGRESS/EGRESS & UTILITY EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	IR & C.	IRON ROD AND CAP	PROP.	PROPOSED
C.L.F.	CHAIN LINK FENCE	IR	IRON ROD	PVMT.	PAVEMENT
C.M.E.	CANAL MAINTENANCE EASEMENT	L.E.	LANDSCAPE EASEMENT	R	RADIUS
CH.	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	S & ME	SLOPE & MAINTANCE EASEMENT
CONC.	CONCRETE	(M)	MEASURED	SAW	SIDEWALK
Δ	DELTA (CENTRAL ANGLE)	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	STY.	STORY
D.E.	DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE	T.O.B.	TOP OF BANK
D.&U.E.	DRAINAGE & UTILITY EASEMENT	N/D	NAIL AND DISK	U.E.	UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-0, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LONDON M CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 3348

DATE OF LAST FIELD WORK: 1-17-00

GROVES PARK	JOB NO.: 960616	DATE: 1-20-00	SHEET 1 OF 3 SHEETS
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CARNAHAN · PROCTOR · CROSS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 2936
6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
PHONE (954)972-3959 FAX (954)972-4178 E-MAIL: margale@camahan-proctor.com

BOUNDARY SURVEY
(PLOT PLAN)

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "GROVES PARK PHASE II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165 AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°07'57" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 548.20 FEET; THENCE SOUTH 89°52'03" WEST, A DISTANCE OF 408.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'44" EAST, A DISTANCE OF 259.00 FEET; THENCE SOUTH 89°45'16" WEST, A DISTANCE OF 135.50 FEET; THENCE NORTH 00°14'44" WEST, A DISTANCE OF 259.00 FEET; THENCE NORTH 89°45'16" EAST, A DISTANCE OF 135.50 FEET; TO THE POINT OF BEGINNING.

A.K.A. LOT 38, (UNRECORDED)

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

NOTES

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- THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
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- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
- THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
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- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1101. REFERENCE: RAILROAD SPIKE IN SOUTH FACE OF POWER POLE- 53 FEET NORTH OF CENTERLINE S.W. 26TH STREET AND 76 FEET EAST OF CENTERLINE S.W. 142ND AVENUE; ELEVATION: 7.180 FEET.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITIONS SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINTS THAN AS SHOWN HEREON.
- FLOOD ELEVATION INFORMATION:

A. COMMUNITY NO.	: 120035	E. SUFFIX	: A
B. DATE OF FIRM INDEX	: JULY 21, 1995	F. BASE FLOOD ELEVATION	: 7
C. FIRM ZONE	: AH	G. LOWEST FLOOR ELEVATION:	FEET
D. PANEL NUMBER	: 0285	H. HIGHEST ADJACENT GRADE:	FEET
- ADDRESS: 14051 SOUTHWEST 31ST STREET DAVIE, FLORIDA 33330
- AREA OF THIS PROPERTY IS 35,094 SQUARE FEET, MORE OR LESS.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
 -
 -
 -
 -

ABBREVIATIONS

A ■ ARC LENGTH
AC ■ AIR CONDITIONER SLAB
ADJ ■ ADJACENT
B.C.R. ■ BROWARD COUNTY RECORDS
B.D.I.C. ■ BRASS DISC IN CONCRETE
(C) ■ CALCULATED
C.A.T.V. ■ CABLE JUNCTION BOX
C.B.S. ■ CONCRETE BLOCK STRUCTURE
C.L.F. ■ CHAIN LINK FENCE
C.M.E. ■ CANAL MAINTENANCE EASEMENT
CH ■ CHORD
CONC. ■ CONCRETE
D ■ DELTA (CENTRAL ANGLE)
D.E. ■ DRAINAGE EASEMENT
D&U.E. ■ DRAINAGE & UTILITY EASEMENT

E.O.W. ■ EDGE OF WATER
EL. ■ ELEVATION
F.F. ■ FINISHED FLOOR
F.P.L. ■ FLORIDA POWER & LIGHT CO.
F.N.D. ■ FOUND
GAR. ■ GARAGE
I.E.&U.E. ■ INGRESS/EGRESS & UTILITY EASEMENT
IR & C. ■ IRON ROD AND CAP
IR ■ IRON ROD
L.E. ■ LANDSCAPE EASEMENT
L.M.E. ■ LAKE MAINTENANCE EASEMENT
(M) ■ MEASURED
N.G.V.D. ■ NATIONAL GEODETIC VERTICAL DATUM
N.T.S. ■ NOT TO SCALE
N.D. ■ NAIL AND DISK

N/T ■ NAIL AND TAB
O.R.B. ■ OFFICIAL RECORD BOOK
P.B. ■ PLAT BOOK
P.B.C.R. ■ PALM BEACH COUNTY RECORDS
P.O.B. ■ POINT OF BEGINNING
P.O.C. ■ POINT OF COMMENCEMENT
P.R.M. ■ PERMANENT REFERENCE MONUMENT
PROP. ■ PROPOSED
P.V.M.T. ■ PAVEMENT
R ■ RADIUS
S & M.E. ■ SLOPE & MAINTANCE EASEMENT
SW ■ SIDEWALK
STY. ■ STORY
T.O.B. ■ TOP OF BANK
U.E. ■ UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LONDON M CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 3348

DATE OF LAST FIELD WORK: 1-17-00

GROVES PARK

JOB NO.: 900610

DATE: 1-20-00

SHEET 1 OF 3 SHEETS

PERMITTED EXCEPTIONS

The Permitted Exceptions shall consist of the following:

1. The Schedule B-2 Exceptions listed in the following Owner's Policies of Title Insurance issued by Commonwealth Land Title Insurance Company:

Policy No. A02-242177
Policy No. A02-175755
Policy No. A02-175766
Policy No. A02-175770
Policy No. A02-127824
Policy No. A02-228597

A copy of each Schedule B-2 is attached.

2. All easements, restrictions and other title matters recorded subsequent to the Effective Date of each of said Policies listed through January 31, 2000, created by or in which Morrison Homes, Inc., as successor by merger to Morrison Homes of Florida, Inc., is a party or a participant.
3. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Ad valorem real estate taxes for the year 2000 and subsequent years.

February 2, 2000
F:\USER\JEGS\CLIENTS\M\Morrison Homes, Inc\Sale to MH Homes\PermittedExceptions.wpd

EXHIBIT "B"

COMMONWEALTH LAND TITLE INSURANCE COMPANY
OWNER'S POLICY OF TITLE INSURANCE

Agent's No.: 12-57475

Policy No. A02-242177

Schedule B
Exceptions from Coverage

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of the following [all recording references below are to the Public Records of Broward County, Florida]:

1. Taxes for the years 1997, not yet due and payable, and any taxes and assessments levied or assessed subsequent to the effective date hereof.
2. Restrictions, covenants, conditions and easements, as contained on the Plat of Vulcan Materials Company Plat No. 2, recorded in Plat Book 159, at Page 36.
3. Resolution No. 94-9, adopted by South Broward Drainage District, recorded in Official Records Book 22076, at Page 112, which creates a Special Assessment District.
4. Terms, provisions, and lien in favor of Broward County, as contained in the Road Impact Agreement recorded in Official Records Book 22635, at Page 630.
5. Terms, provisions, and assessments contained in Resolution No. 2281, adopted by the City of Pembroke Pines, recorded in Official Records Book 23110, at Page 411, as re-recorded in Official Records Book 23127, at Page 912.
6. Terms, provisions, and lien in favor of Broward County, as contained in that Road Impact Agreement recorded in Official Records Book 24141, at Page 875.
7. Terms, provisions, and lien in favor of Broward County, as contained in that Educational Impact Agreement recorded in Official Records Book 24141, at Page 866.
8. Drainage Easement granted to South Broward Drainage District, recorded in Official Records Book 24013, at Page 435.
9. Terms, provisions and lien in favor of Broward County, as contained in that Recreational Impact Agreement recorded in Official Records Book 24141, at Page 885.
10. Easement granted to Florida Power Light Company, recorded in Official Records Book 26066, at Page 743.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
OWNER'S POLICY OF TITLE INSURANCE

Agent's No.: 12-57475

Policy No. A02-242177

11. Orders by the Board of Adjustment of the City of Pembroke Pines granting Requested Variances, recorded, respectively, in Official Records Book 25141, at Page 228, and in Official Records Book 25141, at Page 231.
12. Any lien, or right to a lien, for services, labor or material arising from the Notices of Commencement recorded by the Insured herein, respectively, in Official Records Book 26648, at Page 197, and Official Records Book 26648, at Page 198.
13. Terms and provisions contained in the Assignment of Developer's Rights between Levitt Homes, Inc., and Morrison Homes of Florida, Inc., recorded in Official Records Book 26777, at Page 203.
14. Restrictions, covenants, conditions and easements as contained in the Declaration of Restrictions and Protective Covenants for Encantada at Pembroke Pines, recorded in Official Records Book 26578, at Page 870.
15. Terms and provisions of that Interlocal Agreement between the City of Pembroke Pines and Broward County, recorded in Official Records Book 23692, at Page 818.
16. The nature, extent, or existence of riparian rights are not insured.

NOTE:

In accordance with Florida Statutes Section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the COMMONWEALTH LAND TITLE INSURANCE COMPANY, at 120 NE 4th Street, Fort Lauderdale, FL 33301.
Telephone: (954) 764-0800

SCHEDULE B

File Number: MO30919-3

Policy No.: AO2-175755

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year 19 and taxes or assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any claim that any part of said land is owned by the State of Florida by right of sovereignty, and riparian rights, if any.

NOTE: Exceptions numbered 1 through 5 are hereby deleted in their entirety.

7. Taxes for year 1998 and subsequent years which are not yet due and payable.
8. Restrictions, covenants, conditions and easements as contained on the Plat of Vulcan Materials Company Plat No. 2, recorded in Plat Book 159, page 36, of the Public Records of Broward County, Florida.
9. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed, recorded in Deed Book 7, page 576, of the Public Records of Broward County, Florida, which provide as follows:
 - a) "AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same."
 - b) "AND FURTHER SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same."

As to portions of the subject property, the right of entry and exploration arising out of the above described Deed has been released (along with the drainage and canal reservations contained in said

Schedule B of this Policy consists of 4 Pages

File No.: MO30919-3

Policy No.: AO2-175755

Deed) by that Release of Reservations recorded in Official Records Book 24315, page 28, of the Public Records of Broward County, Florida.

10. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed, recorded in Official Records Book 484, page 600, of the Public Records of Broward County, Florida, which provide as follows:

- a) "SAVING AND RESERVING unto to said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same."

As to portions of the subject property, the right of entry and exploration arising out of the above described Deed has been released by that Release of Reservations recorded in Official Records Book 24315, page 28, of the Public Records of Broward County, Florida.

11. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Agreement between South Broward Drainage District and Vulcan Lands, Inc. recorded in Official Records Book 17470, page 110, of the Public Records of Broward County, Florida.
12. Canal Maintenance Easement granted to South Broward Drainage District recorded in Official Records Book 17470, page 144, of the Public Records of Broward County, Florida.
13. Terms, provisions and easements granted to South Broward Drainage District, as contained in that Easement as to Access Area recorded in Official Records Book 17470, page 151, of the Public Records of Broward County, Florida.
14. Terms, provisions of that Municipal Dedication Agreement between City of Pembroke Pines and Vulcan Lands, Inc., recorded in Official Records Book 21853, page 200, and as amended by that First Amendment recorded in Official Records Book 25444, page 386, of the Public Records of Broward County, Florida.
15. Resolution No. 94-9 by South Broward Drainage District, recorded in Official Records Book 22076, page 112, which creates a Special Assessment District.
16. Terms, provisions, and lien in favor of Broward County as contained in that Road Impact Agreement recorded in Official Records Book 22635, page 630, of the Public Records of Broward County, Florida.
17. Terms, provisions, and assessments contained in Resolution No. 2281 by City of Pembroke Pines recorded in Official Records Book 23110, page 411, as re-recorded in Official Records Book 23127, page 912, of the Public Records of Broward County, Florida.
18. Terms, provisions and easements contained in that Agreement between Vulcan Lands, Inc., William R. Cleveland and Mary Blanche Cleveland, Broward County, and City of Miramar recorded in Official Records Book 23672, page 871, of the Public Records of Broward County, Florida.

File No.: MO30919-3

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19. Terms, provisions and easements contained in that Agreement for Future Provisions of Drainage Easement and Storm Water Storage Rights between Vulcan Lands, Inc., and Broward County, recorded in Official Records Book 23672, page 857, of the Public Records of Broward County, Florida.
20. Terms, provisions, and lien in favor of Broward County, as contained in that Road Impact Agreement recorded in Official Records Book 24141, page 875, of the Public Records of Broward County, Florida.
21. Terms, provisions and lien in favor of Broward County, as contained in that Educational Impact Agreement recorded in Official Records Book 24141, page 866, of the Public Records of Broward County, Florida.
22. Drainage Easement granted to South Broward Drainage District recorded in Official Records Book 24013, page 435, of the Public Records of Broward County, Florida.
23. Terms and provisions of that Agreement for Traffic Signalization between City of Pembroke Pines and Vulcan Lands, Inc., recorded in Official Records Book 24141, page 907, of the Public Records of Broward County, Florida.
24. Terms and provisions of that Agreement between City of Pembroke Pines and Vulcan Lands, Inc., for Installation of Required Improvements, recorded in Official Records Book 24141, page 894, of the Public Records of Broward County, Florida.
25. Terms, provisions and lien in favor of Broward County, contained in that Recreational Impact Agreement recorded in Official Records Book 24141, page 885, of the Public Records of Broward County, Florida.
26. Easements granted to Florida Power and Light Company recorded in Official Records Book 25788, page 245, Official Records Book 26066, page 739, Official Records Book 26066, page 741, Official Records Book 26066, page 743, and Official Records Book 26066, page 747, of the Public Records of Broward County, Florida.
27. Orders by The Board of Adjustment of the City of Pembroke Pines granting Requested Variances, recorded in Official Records Book 25141, page 228 and Official Records Book 25141, page 231, of the Public Records of Broward County, Florida.
28. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Restrictions and Protective Covenants for Encantada at Pembroke Pines recorded in Official Records Book 26578, page 870; as affected by that Assignment of Developer's Rights recorded in Official Records Book 26777, page 203, of the Public Records of Broward County, Florida.
29. Terms, provisions and easements contained in that Master Cable Agreement between Tel-Media Company of Southeast Florida, Inc., and Encantada at Pembroke Pines Community Association, Inc., and Levitt Homes, Incorporated, recorded in Official Records Book 27036, page 606, of the Public Records of Broward County, Florida.

File No.: MO30919-3

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30. Restrictions, covenants and conditions as contained in the Agreement between South Broward Drainage District and Levitt Homes, Inc. recorded in Official Records Book 27356, page 759, of the Public Records of Broward County, Florida.

31. The nature, extent, or existence of riparian rights are not insured.

32. Notice of Commencement recorded December 16, 1997 in Official Records Book 27420, Page 142, of the Public Records of Broward County, Florida.

NOTE: Assignment of Developer's Rights recorded January 16, 1998 in Official Records Book 27565, Page 616, of the Public Records of Broward County, Florida.

[END]

SCHEDULE B

File Number: MO30919-3

Policy No.: AO2-175766

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year 19 and taxes or assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any claim that any part of said land is owned by the State of Florida by right of sovereignty, and riparian rights, if any.

NOTE: Exceptions numbered 1 through 5 are hereby deleted in their entirety.

7. Taxes and assessments for year 1999 and subsequent years which are not yet due and payable.
8. Restrictions, covenants, conditions and easements as contained on the Plat of Vulcan Materials Company Plat No. 2, recorded in Plat Book 159, Page 36, as amended by that Agreement for Amendment of Notation on Plat, recorded in Official Records Book 28549, Page 260 of the Public Records of Broward County, Florida.
9. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed, recorded in Deed Book 7, Page 576, of the Public Records of Broward County, Florida, which provide as follows:
 - a) "AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same."

[CONTINUED]

File No.: MO30919-3

Policy No.: AO2-175766

- b) "AND FURTHER SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same."

As to portions of the subject property, the right of entry and exploration arising out of the above described Deed has been released (along with the drainage and canal reservations contained in said Deed) by that Release of Reservations recorded in Official Records Book 24315, Page 28, of the Public Records of Broward County, Florida.

10. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed, recorded in Official Records Book 484, Page 600, of the Public Records of Broward County, Florida, which provide as follows:

- a) "SAVING AND RESERVING unto to said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same."

As to portions of the subject property, the right of entry and exploration arising out of the above described Deed has been released by that Release of Reservations recorded in Official Records Book 24315, Page 28, of the Public Records of Broward County, Florida.

11. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Agreement between South Broward Drainage District and Vulcan Lands, Inc. recorded in Official Records Book 17470, Page 110, of the Public Records of Broward County, Florida.
12. Terms, provisions of that Municipal Dedication Agreement between City of Pembroke Pines and Vulcan Lands, Inc., recorded in Official Records Book 25444, Page 386, as affected by those Warranty Deeds recorded in Official Records Book 26837, Page 347, and in Official Records Book 26837, Page 853, of the Public Records of Broward County, Florida.
13. Resolution No. 94-9 by South Broward Drainage District, recorded in Official Records Book 22076, Page 112, which creates a Special Assessment District.
14. Terms, provisions, and assessments contained in Resolution No. 2281 by City of Pembroke Pines recorded in Official Records Book 23110, Page 411, as re-recorded in Official Records Book 23127, Page 912, of the Public Records of Broward County, Florida.
15. Terms, provisions and easements contained in that Agreement between Vulcan Lands, Inc., William R. Cleveland and Mary Blanche Cleveland, Broward County, and City of Miramar recorded in Official Records Book 23672, Page 871, of the Public Records of Broward County, Florida.

[CONTINUED]

File No.: MO30919-3

Policy No.: AO2-175766

16. Terms, provisions and easements contained in that Agreement for Future Provisions of Drainage Easement and Storm Water Storage Rights between Vulcan Lands, Inc., and Broward County, recorded in Official Records Book 23672, Page 857, of the Public Records of Broward County, Florida.
17. Terms, provisions, and lien in favor of Broward County, as contained in that Road Impact Agreement recorded in Official Records Book 24141, Page 875, of the Public Records of Broward County, Florida.
18. Terms, provisions and lien in favor of Broward County, as contained in that Educational Impact Agreement recorded in Official Records Book 24141, Page 866, of the Public Records of Broward County, Florida.
19. Drainage Easement granted to South Broward Drainage District recorded in Official Records Book 24013, Page 435, of the Public Records of Broward County, Florida.
20. Terms and provisions of that Agreement for Traffic Signalization between City of Pembroke Pines and Vulcan Lands, Inc., recorded in Official Records Book 24141, Page 907, as affected by Release of Lien in Agreement for Installation of Required Improvements recorded in Official Records Book 29050, Page 940, both of the Public Records of Broward County, Florida.
21. Terms and provisions of that Agreement between City of Pembroke Pines and Vulcan Lands, Inc., for Installation of Required Improvements, recorded in Official Records Book 24141, Page 894, of the Public Records of Broward County, Florida.
22. Terms, provisions and lien in favor of Broward County, contained in that Recreational Impact Agreement recorded in Official Records Book 24141, Page 885, of the Public Records of Broward County, Florida.
23. Orders by The Board of Adjustment of the City of Pembroke Pines granting Requested Variances, recorded in Official Records Book 25141, Page 228 and Official Records Book 25141, Page 231, of the Public Records of Broward County, Florida.
24. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Restrictions and Protective Covenants for Encantada at Pembroke Pines recorded in Official Records Book 26578, Page 870; as affected by that Assignment of Developer's Rights recorded in Official Records Book 26777, Page 203, Official Records Book 27565, Page 616 and Official Records Book 29045, Page 757, of the Public Records of Broward County, Florida.
25. Terms, provisions and easements contained in that Master Cable Agreement between Tel-Media Company of Southeast Florida, Inc., and Encantada at Pembroke Pines Community Association, Inc., and Levitt Homes, Incorporated, recorded in Official Records Book 27036, Page 606, of the Public Records of Broward County, Florida.
26. Restrictions, covenants and conditions as contained in the Agreement between South Broward Drainage District and Levitt Homes, Inc. recorded in Official Records Book 27356, Page 759, of the Public Records of Broward County, Florida.

[CONTINUED]

File No.: MO30919-3

Policy No.: AO2-175766

27. The nature, extent, or existence of riparian rights are not insured.
28. Easement granted to Florida Power and Light, recorded in Official Records Book 28206, Page 650, of the Public Records of Broward County, Florida.
29. Order of the City of Pembroke Pines, City Commission granting variance, recorded June 11, 1998 in Official Records Book 28380, Page 106, of the Public Records of Broward County, Florida.
30. Terms and provisions of, together with special assessments in favor of City of Pembroke Pines, as contained in that Developer Agreement by and between City of Pembroke Pines and Levitt Homes, Incorporated, recorded on June 22, 1998, in Official Records Book 28432, Page 672, of the Public Records of Broward County, Florida.
31. Resolutions Nos. 98-2 and 98-3 by South Broward Drainage District imposing Special Assessments, recorded on April 22, 1998, in Official Records Book 28088, Page 327 and Official Records Book 28088, Page 357, respectively; and Final Judgment recorded on April 27, 1998 in Official Records Book 28111, Page 302 and on April, 22, 1998 in Official Records Book 28088, Page 288, all of the Public Records of Broward County, Florida.

[END]

SCHEDULE B

File Number: MO30919-3

Policy No.: A02-175770

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes and assessments for the year 1999 and subsequent years, not yet due and payable.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any claim that any part of said land is owned by the State of Florida by right of sovereignty, and riparian rights, if any.

NOTE: Exceptions numbered 2 through 5 are hereby deleted in their entirety.

7. Restrictions, covenants, conditions and easements as contained on the Plat of Vulcan Materials Company Plat No. 2, recorded in Plat Book 159, page 36; and as amended by that Agreement for Amendment of Notation on Plat, recorded in Official Records Book 28549, page 260, of the Public Records of Broward County, Florida.
8. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed, recorded in Deed Book 7, page 576, of the Public Records of Broward County, Florida, which provide as follows:
 - a) "AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same."

[Continued]

Owners

FTL:392909:1

Schedule B of this Policy consists of 4 Pages

File Number: MO30919-3

Policy No.: A02-175770

- b) "AND FURTHER SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same."

As to portions of the subject property, the right of entry and exploration arising out of the above described Deed has been released (along with the drainage and canal reservations contained in said Deed) by that Release of Reservations recorded in Official Records Book 24315, page 28, of the Public Records of Broward County, Florida.

9. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed, recorded in Official Records Book 484, page 600, of the Public Records of Broward County, Florida, which provide as follows:

- a) "SAVING AND RESERVING unto to said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same."

As to portions of the subject property, the right of entry and exploration arising out of the above described Deed has been released by that Release of Reservations recorded in Official Records Book 24315, page 28, of the Public Records of Broward County, Florida.

10. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Agreement between South Broward Drainage District and Vulcan Lands, Inc. recorded in Official Records Book 17470, page 110, of the Public Records of Broward County, Florida.
11. Terms, provisions, and of that First Amendment to Municipal Dedication Agreement between City of Pembroke Pines and Vulcan Lands, Inc., recorded in Official Records Book 25444, page 386, as affected by those Warranty Deed's recorded in Official Records Book 26837, page 347 and in Official Records Book 26837, page 853, of the Public Records of Broward County, Florida.
12. Resolution No. 94-9 by South Broward Drainage District, recorded in Official Records Book 22076, page 112, which creates a Special Assessment District.
13. Terms, provisions, and assessments contained in Resolution No. 2281 by City of Pembroke Pines recorded in Official Records Book 23110, page 411, as re-recorded in Official Records Book 23127, page 912, of the Public Records of Broward County, Florida.
14. Terms, provisions and easements contained in that Agreement between Vulcan Lands, Inc., William R. Cleveland and Mary Blanche Cleveland, Broward County, and City of Miramar recorded in Official Records Book 23672, page 871, of the Public Records of Broward County, Florida.

[Continued]

Owners

FTL:392999:1

Schedule B of this Policy consists of 4 Pages

File Number: MO30919-3

Policy No.: A02-175770

15. Terms, provisions and easements contained in that Agreement for Future Provisions of Drainage Easement and Storm Water Storage Rights between Vulcan Lands, Inc., and Broward County, recorded in Official Records Book 23672, page 857, of the Public Records of Broward County, Florida.
16. Terms, provisions, and lien in favor of Broward County, as contained in that Road Impact Agreement recorded in Official Records Book 24141, page 875, of the Public Records of Broward County, Florida.
17. Terms, provisions and lien in favor of Broward County, as contained in that Educational Impact Agreement recorded in Official Records Book 24141, page 866, of the Public Records of Broward County, Florida.
18. Drainage Easement granted to South Broward Drainage District recorded in Official Records Book 24013, page 435, of the Public Records of Broward County, Florida. NOTE: Release and Vacation of Drainage Easement recorded January 27, 1999 in Official Records Book 29183, Page 227, of the Public Records of Broward County, Florida was recorded subsequent to the Effective Date of this Policy.
19. Terms and provisions of that Agreement for Traffic Signalization between City of Pembroke Pines and Vulcan Lands, Inc., recorded in Official Records Book 24141, page 907, of the Public Records of Broward County, Florida.
20. Terms and provisions of that Agreement between City of Pembroke Pines and Vulcan Lands, Inc., for Installation of Required Improvements, recorded in Official Records Book 24141, page 894, of the Public Records of Broward County, Florida.
21. Terms, provisions and lien in favor of Broward County, contained in that Recreational Impact Agreement recorded in Official Records Book 24141, page 885, of the Public Records of Broward County, Florida.
22. Orders by The Board of Adjustment of the City of Pembroke Pines granting Requested Variances, recorded in Official Records Book 25141, page 228 and Official Records Book 25141, page 231, of the Public Records of Broward County, Florida.
23. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Restrictions and Protective Covenants for Encantada at Pembroke Pines recorded in Official Records Book 26578, page 870; as affected by those Assignments of Developer's Rights recorded in Official Records Book 26777, page 203, and in Official Records Book 27565, page 616, and Official Records Book 29147, page 1024, of the Public Records of Broward County, Florida.
24. Terms, provisions and easements contained in that Master Cable Agreement between Tel-Media Company of Southeast Florida, Inc., and Encantada at Pembroke Pines Community Association, Inc., and Levitt Homes, Incorporated, recorded in Official Records Book 27036, page 606, of the Public Records of Broward County, Florida.
25. Restrictions, covenants and conditions as contained in the Agreement between South Broward Drainage District and Levitt Homes, Inc. recorded in Official Records Book 27356, page 759, of the Public Records of Broward County, Florida.

[CONTINUED]

Owners

FTL:392909:1

Schedule B of this Policy consists of 4 Pages

File Number: MO30919-3

Policy No.: A02-175770

26. Easement granted to Florida Power and Light, recorded in Official Records Book 28206, page 650, of the Public Records of Broward County, Florida.
27. Order of the City of Pembroke Pines, City Commission granting a variance, recorded on June 11, 1998, in Official Records Book 28380, page 106, of the Public Records of Broward County, Florida.
28. Terms and provisions of, together with special assessments in favor of City of Pembroke Pines, as contained in that Developer Agreement by and between City of Pembroke Pines and Levitt Homes, Incorporated, recorded on June 22, 1998, in Official Records Book 28432, page 672, of the Public Records of Broward County, Florida.
29. Resolutions Nos. 98-2 and 98-3 by South Broward Drainage District imposing Special Assessments, recorded on April 22, 1998, in Official Records Book 28088, page 327 and Official Records Book 28088, page 357, respectively; and Final Judgment recorded on April 27, 1998 in Official Records Book 28111, page 302 and on April 22, 1998 in Official Records Book 28088, page 288, all of the Public Records of Broward County, Florida.
30. The nature, extent, or existence of riparian rights are not insured.
31. Canal Maintenance Easement in favor of South Broward Drainage District, filed June 1, 1990, in Official Records Book 17470, page 144, of the Public Records of Broward County, Florida.

NOTE: Drainage Easement No. 1 (Encantada Flow Through Easement) dated December 17, 1998, recorded January 27, 1999 in Official Records Book 29183, Page 232, of the Public Records of Broward County, Florida was recorded subsequent to the Effective Date of this Policy.

[END]

Owners

FTL:392909:1

Schedule B of this Policy consists of 4 Pages

Commonwealth
Land Title Insurance Company

OR BK 30454 PG 1645

SCHEDULE B

File Number: 48540-9

Policy Number: A02-127824

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1 of each year, but are not yet due and payable until November 1 of that same year, pursuant to Section 197.333 F.S.
 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
 3. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
 4. Restrictions, covenants, conditions and easements as contained on the Plat of GROVE PARK, recorded in Plat Book 165, page 6, of the Public Records of Broward County, Florida.
 5. Restrictions, covenants, conditions and easements as contained on the Plat of GROVE PARK PHASE II, recorded in Plat Book 165, page 23, of the Public Records of Broward County, Florida.
 6. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed No. 16,571, dated September 24, 1917, recorded March 8, 1918 in Deed Book 7, page 576, of the Public Records of Broward County, Florida, which provide as follows:
 - a) "AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same."
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File Number: 48540-9

Policy Number: A02-127824

- b) "AND FURTHER SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same.
7. Agreement between Broward County and James B. Chaplin and K. Hovananian at Summers Mills, Inc., recorded June 8, 1998 in Official Records Book 28354, page 835, of the Public Records of Broward County, Florida.
 8. Recreational Impact Agreement recorded June 8, 1998 in Official Records Book 28354, page 823, of the Public Records of Broward County, Florida.
 9. Educational Impact Agreement recorded June 8, 1998 in Official Records Book 28354, page 811, of the Public Records of Broward County, Florida.
 10. Educational Impact Agreement recorded July 16, 1998 in recorded in Official Records Book 28574, Page 602, of the Public Records of Broward County, Florida.
 11. Resolution recorded June 6, 1967 in Official Records Book 3438, Page 60, of the Public Records of Broward County, Florida.
 12. Maintenance Agreement recorded February 12, 1999 in Official Records Book 29234, Page 1289, of the Public Records of Broward County, Florida.

FTL1 #461530 v1

File Number: 80442

Policy Number: A02-228597

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year 1998 and subsequent years, which are not yet due and payable.
2. Oil, gas, mineral reservations contained in Deed from Trustees of the Internal Improvement Fund filed in Deed Book 7, Page 576, as modified by Rights in Reservations to South Florida Water Management District, recorded in Official Records Book 10936, Page 772 and Official Records Book 10936, Page 776 of the Public Records of Broward County, Florida. The right of entry has been released pursuant to Chapter 86-205, Laws of Florida, which amends S.270.11, F.A.
3. Easement granted to Florida Power & Light Company by instrument filed in Official Records Book 19765, Page 346, of the Public Records of Broward County, Florida.
4. Educational Impact Agreement as contained in the instrument recorded June 8, 1998, in Official Records Book 28354, Page 811, of the Public Records of Broward County, Florida.
5. Recreational Impact Agreement as contained in the instrument recorded June 8, 1998, in Official Records Book 28354, Page 823, of the Public Records of Broward County, Florida.
6. Agreement Phasing The Installation of Required Road Improvements as contained in the instrument recorded June 8, 1998, in Official Records Book 28354, Page 835, of the Public Records of Broward County, Florida.
7. Restrictions, covenants, conditions and easements as contained on the Plat of GROVES PARK recorded in Plat Book 165, Page 6 of the Public Records of Broward County, Florida.
8. Drainage Easement Agreement by and between MORRISON HOMES OF FLORIDA, INC., a Florida corporation and K. HOVNANIAN AT SUMMER'S MILL, INC., a Florida corporation, dated October 28, 1998, recorded October 30, 1998, in Official Records Book 28958, Page 179, of the Public Records of Broward County, Florida.
9. Ingress, Egress, Access and Utility Easement by and between MORRISON HOMES OF FLORIDA, INC., a Florida corporation and K. HOVNANIAN AT SUMMER'S MILL, INC., a Florida corporation, dated October 28, 1998, recorded October 30, 1998, in Official Records Book 28958, Page 208, of the Public Records of Broward County, Florida.
10. Ingress, Egress, Access and Utility Easement by and between K. HOVNANIAN AT SUMMER'S MILL, INC., a Florida corporation and MORRISON HOMES OF FLORIDA, INC., a Florida corporation dated October 28, 1998, recorded October 30, 1998, in Official Records Book 28958, Page 232, of the Public Records of Broward County, Florida.
11. Notice of Commencement dated October 9, 1998, and recorded October 12, 1998, in Official Records Book 28905, Page 188.
12. Notice of Commencement dated October 9, 1998, and recorded October 12, 1998, in Official Records Book 28905, Page 189.
13. Notice of Commencement dated October 9, 1998, and recorded October 12, 1998, in Official Records Book 28905, Page 190.