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Casey, Clark, Lubitz, Martens & O'Connell

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From:

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Account Name : CASEY CIKLIN LUBITZ MARTENS & O'CONNELL
Account Number : 076376001447
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Latitude Delray Beach Condominium Association, Inc.

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ARTICLES OF INCORPORATION
OF
LATITUDE DELRAY BEACH CONDOMINIUM ASSOCIATION, INC.
A Corporation Not for Profit

We, the undersigned, being desirous of forming a corporation not for profit, do hereby associate ourselves into a corporation for the purposes and with the powers herein specified and do hereby agree to the following Articles of Incorporation.

ARTICLE I
Name

The name of the proposed corporation shall be LATITUDE DELRAY BEACH CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE II
Purpose

The purposes and object of the Association shall be to administer the operation and management of Latitude Delray Beach Condominium Association, Inc., a Condominium, (hereinafter "the Condominium") to be established in accordance with the Florida Condominium Act, Chapter 718, Florida Statutes ("Condominium Act"), upon that certain real property in Palm Beach County, Florida, as described on Exhibit "A" attached hereto and incorporated herein by reference by Savion Holdings, LLC, a Florida limited liability company, its successors or assigns (the "Developer").

The Association shall undertake and perform all acts and duties incident to the operation and management of the Condominium in accordance with the terms, provisions, and conditions of these Articles of Incorporation, the By-Laws of the Association and the Declaration of Condominium (the "Declaration") which will be recorded in the Public Records of Palm Beach County, Florida.

ARTICLE III
Powers

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the laws of the State of Florida and under the Condominium Act, and the Declaration of Condominium.

B. All of the powers reasonably necessary to implement and effectuate the purposes of

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the Association, including, without limitation, the power, authority and right to:

1. Make and establish reasonable rules and regulations governing the use of the Units, Common Elements, and Limited Common Elements of the Condominium, as such terms, as well as the other capitalized terms herein, will be defined in the Declaration.
2. Own, operate, lease, sell, manage, and otherwise deal with such real and personal property as may be necessary or convenient for the administration of the Condominium.
3. Own, manage, administer and operate such property as may be conveyed to it by the Developer, its successors or assigns for the mutual benefit and use of all Members.
4. Levy, collect and enforce assessments against Members of the Association to defray the Common Expenses of the Condominium, as will be provided in the Declaration and the By-Laws, including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property, including Units, which may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration.
5. Maintain, repair, replace, operate and manage the Condominium Property, including the surface water management system as permitted by the South Florida Water Management District including all lakes, retention areas, culverts and related appurtenances, and any other property owned by the Association or part of the Common Elements, including the right to reconstruct improvements after casualty and to further improve and add to the Condominium Property and other property owned by the Association.
6. Contract for the management of the Condominium and, in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the By-Laws, and the Condominium Act.
7. Enforce the provisions of these Articles of Incorporation, the Declaration, the By-Laws, and all rules and regulations governing use of the Condominium which may hereafter be established.
8. Sue and be sued.
9. In the event of dissolution, convey to an appropriate agency of local government any property owned or under control of the Association consisting of the surface water management system together with rights of access thereto or, if not accepted by such agency then to convey all of the same to a similar non-profit corporation.

ARTICLE IV
Qualification of Members

The qualification of Members, manner of their admission to and termination of membership and voting by Members shall be as follows:

A. The owners of all Units in the Condominium shall be Members of the Association, and no other persons or entities shall be entitled to membership, except the subscribers hereof.

B. A person shall become a Member by the acquisition of a vested present interest in the fee title to a Unit in the Condominium. The membership of any person or entity shall be automatically terminated upon his being divested of his title or interest in such Unit.

C. Transfer of membership shall be recognized by the Association upon its being provided with a certified copy of the recorded deed conveying such fee simple title to a dwelling unit to the new Member.

D. If a corporation, partnership, joint venture or other entity is the fee simple title holder to a Unit, or the Unit is owned by more than one person, the Unit owner shall designate one person as the Member entitled to cast votes and/or to approve or disapprove matters as may be required or provided for in these Articles, the By-Laws or the Declaration of Condominium.

E. Except as an appurtenance to his Unit, no Member can assign, hypothecate or transfer in any manner, his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, the Condominium Act and the By-Laws hereof.

ARTICLE V
Voting

A. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Residential Unit in the Condominium and with respect to a Storage Unit a fractional vote the numerator of which is the number of Storage Units owned by the Member and the denominator of which is the total number of Storage Units. Such vote may be exercised or cast by the owner or owners of each Unit in such manner as may be provided in the By-Laws of this Association. Should any Member own more than one Unit, such Member shall be entitled to exercise or cast one vote or fractional vote, as the case may be, for each such Unit, in the manner provided for in the By-Laws.

B. Until such time as the property is submitted to the Condominium form of ownership by recordation of Declaration of Condominium therefor in the public records of Palm Beach County, Florida, the membership of the Association shall be comprised of the subscribers to these Articles,

each of whom shall be entitled to cast a vote on all matters upon which the membership would be entitled to vote.

ARTICLE VI
Term of Existence

The Association shall have perpetual existence.

ARTICLE VII
Office

The principal office of the Association shall be 766 S.E. 5th Avenue, Delray Beach, Florida 33483 in Palm Beach County, Florida, or such other place as the Board of Directors may designate.

ARTICLE VIII
Board of Directors

A. The business affairs of this Association shall be managed by the Board of Directors. The number of members of the first Board of Directors shall be three.

B. Subject to the Declaration of Condominium the Board of Directors shall be elected by the Members of the Association from among the membership at the annual membership meeting as provided in the Bylaws; provided, however, that the Developer shall have the right to elect all of the Directors on the Board subject to the following:

1. When Unit owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will be operated ultimately by the Association, the Unit owners other than the Developer shall be entitled to elect one-third (1/3) of the members of the Board of Directors.

2. Unit owners other than the Developer shall be entitled to elect a majority of the Members of the Board of Directors upon the first to occur of the following:

(a) Three years after fifty percent (50%) of all of the Units in the Condominium have been conveyed to purchasers;

(b) Three (3) months after ninety percent (90%) of all of the Units in the Condominium have been conveyed to purchasers;

(c) When all the Units in the Condominium that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; or

(d) Seven (7) years after recordation of the Declaration.

3. The Developer is entitled to elect at least one member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of all of the Units in the Condominium.

4. The names and residence addresses of the persons who are to serve as the initial Board of Directors until their Successors are chosen, are as follows:

<u>Director</u>	<u>Address</u>
Mayer S. Abbo	766 S.E. 5 th Avenue Delray Beach, FL 33483
Isack Merenfeld	766 S.E. 5 th Avenue Delray Beach, FL 33483
Jacques Abbo	766 S.E. 5 th Avenue Delray Beach, FL 33483

ARTICLE IX Officers

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary and Treasurer and, if any of the Assistant Secretaries and Assistant Treasurers, who shall perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may be compensated in the manner to be provided in the By-Laws. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a Member, Director or officer of the Association.

C. The persons who are to serve as officers of the Association until their successors are chosen are:

<u>Officer</u>	<u>Name</u>
President	Isack Merenfeld

Vice President	Mayer Abbo
Treasurer	Jacques Abbo
Secretary	Jacques Abbo

D. The officers shall be elected by the Board of Directors at their annual meeting as provided in the By-Laws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

E. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. Officers shall be elected annually.

ARTICLE X By-Laws

A. The Board of Directors shall adopt by a majority vote the original By-Laws of the Association.

B. The By-Laws may be amended, altered or rescinded upon the proposal of a majority of the Board of Directors and approval by an affirmative vote of two-thirds (2/3) of the votes entitled to be cast by Members of the Association at a regular or special meeting of the Members, the notice of which shall state that such proposal is to be voted upon at that meeting.

ARTICLE XI Amendment of Articles

The Articles of Incorporation may be amended as follows:

A. Amendments shall be proposed by a majority of the Board of Directors.

B. The President, or acting Chief Executive Officer of the Association in the absence of the President, shall thereupon call a special meeting of the Members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the date on which the Board of Directors approve the amendment proposal. Each Member shall be given written notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each Member not less than ten (10) days no more than thirty (30) days before the date set for such meeting. Such notice shall be deemed

properly given when deposited in the United States mail, addressed to the Member at his post office address as it appears on the records of the Association. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of at least seventy-five percent (75%) of Members entitled to vote in order for such amendment or amendments to become effective. If so approved, a certified copy of the said amendment or amendments shall be filed in the Office of the Secretary of State of the State of Florida and recorded in the public records of Palm Beach County, Florida.

C. Anything herein to the contrary notwithstanding, any proposed amendment to the Articles of Incorporation which would affect the surface water management system (including environmental conservation areas and the water management portions of the Common Elements) must be submitted to the South Florida Water Management District (the "District") for a determination of whether the amendment necessitates a modification of the environmental resource or surface water management permit. If a modification is necessary, the District will so advise the permittee and any amendment affecting the surface water management system may not be finalized until any necessary permit modification is approved.

ARTICLE XII Indemnity

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases where the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event any claim for reimbursement or indemnification hereunder is based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE XIII Non-Profit Status

No part of the income of this corporation shall be distributed to the Members except upon dissolution or final liquidation and as permitted by the court having jurisdiction thereof.

ARTICLE XIV

Subscriber

The name and address of the subscriber to these Articles is:

Isack Merenfeld

766 S.E. 5th Avenue, Delray Beach, FL 33483

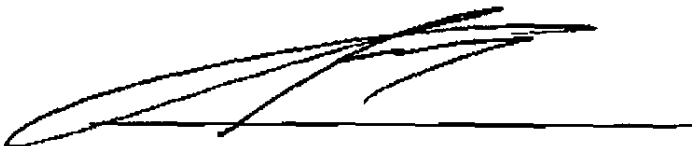
ARTICLE XV

Location of Registered Agent

The address of this corporation's initial registered office in the State of Florida is 766 S.E. 5th Avenue, Delray Beach, Florida 33483.

The name of this corporation's initial registered agent at the above address is Isack Merenfeld.

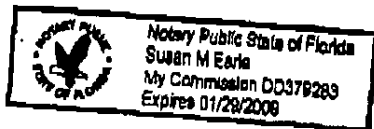
IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 20th day of February, 2008, for the purpose of forming this corporation not for profit under the laws of the State of Florida.




STATE OF FLORIDA

COUNTY OF PALM BEACH

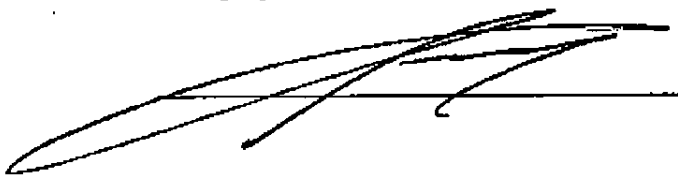
The foregoing instrument was acknowledged before me this 20th day of February, 2008, by ISACK MERENFELD, who is personally known to me or who has produced _____ (type of identification) as identification and who did (not) take an oath.




Print Name: Susan M. Earle
Notary Public
My commission expires: 1/28/09

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of his duties.

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.

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TALLAHASSEE, FLORIDA

EXHIBIT "A"**LATITUDE DELRAY BEACH
LEGAL DESCRIPTIONS FOR RESIDENTIAL CONDOMINIUM****BUILDING 6 (LOTS 32, 32A AND 32B):**

THAT PORTION OF LOTS 15, 16, 17, 18, 19, 36, 37, 38, 39 AND 40, BLOCK 8, DEL RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THAT PORTION OF THE ABANDONED AVENUE "L" (AS ABANDONED BY OFFICIAL RECORDS BOOK 5121, PAGE 596, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THAT PORTION OF LOT B, TROPIC PALMS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 99 THROUGH 102, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT PORTION OF LOT 1, TROPIC GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT G, OF SAID TROPIC PALMS PLAT NO. 1; THENCE S.82d00'00"E., ALONG THE SOUTH LINE OF SAID TROPIC PALMS PLAT NO. 1 AND ALONG THE SOUTH LINE OF SAID LOT 1, TROPIC GARDENS, A DISTANCE OF 527.19 FEET; THENCE N.8d00'00"E., A DISTANCE OF 141.25 FEET TO A POINT KNOWN HEREAFTER AS POINT "A" AND THE POINT OF BEGINNING; THENCE CONTINUE N.8d00'00"E., A DISTANCE OF 164.00 FEET TO A POINT KNOWN HEREAFTER AS POINT "B"; THENCE N.82d00'00"W., A DISTANCE OF 32.25 FEET; THENCE N.8d00'00"E., A DISTANCE OF 3.92 FEET; THENCE N.82d00'00"W., A DISTANCE OF 3.92 FEET; THENCE N.82d00'00"W., A DISTANCE OF 38.50 FEET; THENCE S.8d00'00"W., A DISTANCE OF 164.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 38.50 FEET; THENCE S.8d00'00"W., A DISTANCE OF 3.92 FEET; THENCE S.82d00'00"E., A DISTANCE OF 16.17 FEET; THENCE N.8d00'00"E., A DISTANCE OF 3.92 FEET; THENCE S.82d00'00"E., A DISTANCE OF 32.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (LOT 32A):

COMMENCING AT THE AFOREDESCRIBED POINT "B"; THENCE N.8d00'00"E., A DISTANCE OF 16.75 FEET; THENCE N.82d00'00"W., A DISTANCE OF 23.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82d00'00"W., A DISTANCE OF 27.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 18.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 27.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

LATITUDE DELRAY BEACH

TOGETHER WITH (LOT 32B):

COMMENCING AT THE AFOREDESCRIBED POINT "A"; THENCE S.8d00'00"W., A DISTANCE OF 11.75 FEET; THENCE N.82d00'00"W., A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82d00'00"W., A DISTANCE OF 27.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 18.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 27.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

BUILDING 7 (LOTS 34, 34A AND 34B):

THAT PORTION OF LOTS 9, 10, 11, 12, 13, AND THAT PORTION OF THE 10' PLATTED ALLEY RIGHT OF WAY LYING EAST OF AND ADJACENT TO SAID LOTS 9 AND 10, BLOCK 8, DEL RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THAT PORTION OF THE ABANDONED ROAD RIGHT OF WAY FOR AVENUE "L" (ABANDONED BY OFFICIAL RECORDS BOOK 5121, PAGE 596) AND THAT PORTION OF THE DIXIE BOULEVARD ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT OF DELRATON PARK; AND THAT PORTION OF LOTS B, C, AND D, TROPIC PALMS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 99 THROUGH 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT G, OF SAID TROPIC PALMS PLAT NO. 1; THENCE S.82d00'00"E., ALONG THE SOUTH LINE OF SAID TROPIC PALMS PLAT NO. 1, A DISTANCE OF 205.02 FEET; THENCE N.8d00'00"E., A DISTANCE OF 115.33 FEET TO A POINT KNOWN HEREAFTER AS POINT "C" AND THE POINT OF BEGINNING; THENCE CONTINUE N.8d00'00"E., A DISTANCE OF 87.83 FEET; THENCE S.82d00'00"E., A DISTANCE OF 166.75 FEET; THENCE S.8d00'00"W., A DISTANCE OF 39.42 FEET; THENCE S.82d00'00"E., A DISTANCE OF 3.92 FEET; THENCE S.8d00'00"W., A DISTANCE OF 16.17 FEET; THENCE N.82d00'00"W., A DISTANCE OF 3.92 FEET; THENCE S.8d00'00"W., A DISTANCE OF 32.25 FEET TO A POINT KNOWN HEREAFTER AS POINT "D"; THENCE N.82d00'00"W., A DISTANCE OF 166.75 FEET TO THE POINT OF BEGINNING.

LATITUDE DELRAY BEACH**TOGETHER WITH (LOT 34A):**

COMMENCING AT THE AFOREDESCRIBED POINT "C"; THENCE N82d00'00"W., A DISTANCE OF 23.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 23.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.8d00'00"E., A DISTANCE OF 45.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 18.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 45.00 FEET; THENCE N.82d00'00"W., A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (LOT 34B):

COMMENCING AT THE AFOREDESCRIBED POINT "D"; THENCE S.8d00'00"W., A DISTANCE OF 3.83 FEET; THENCE S.82d00'00"E., A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.82d00'00"E., A DISTANCE OF 8.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 16.00 FEET; THENCE N.82d00'00"W., A DISTANCE OF 8.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

BUILDING 8 (LOTS 35, 35 A AND 35B):

THAT PORTION OF LOTS 5, 6, 7, 8, 9, BLOCK 4 AND THAT PORTION OF THE DIXIE BOULEVARD ROAD RIGHT OF WAY LYING EAST OF SAID BLOCK 4, ALL BEING IN THE PLAT OF DEL RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT PORTION OF LOTS E AND F, TROPIC PALMS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 99 THROUGH 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT G, OF SAID TROPIC PALMS PLAT NO. 1; THENCE S.82d00'00"E., ALONG THE SOUTH LINE OF SAID TROPIC PALMS PLAT NO. 1, A DISTANCE OF 50.00 FEET; THENCE N.8d00'13"E., A DISTANCE OF 134.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.8d00'13"E., A DISTANCE OF 184.50 FEET; THENCE S.82d00'00"E., A DISTANCE OF 107.00 FEET TO A POINT KNOWN HEREAFTER AS POINT "E"; THENCE S.8d00'00"W., A DISTANCE OF 184.50 FEET TO A POINT KNOWN HEREAFTER AS POINT "F"; THENCE N.82d00'00"W., A DISTANCE OF 107.02 FEET TO THE POINT OF BEGINNING.

LATITUDE DELRAY BEACH

TOGETHER WITH (LOT 35A):

COMMENCING AT THE AFOREDESCRIBED POINT "F"; THENCE S.8d00'00"W., A DISTANCE OF 5.00 FEET; THENCE N.82d00'00"W., A DISTANCE OF 8.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.82d00'00"W., A DISTANCE OF 45.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 18.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 45.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (LOT 35B):

COMMENCING AT THE AFOREDESCRIBED POINT "E"; THENCE N.82d00'00"W., A DISTANCE OF 6.50 FEET; THENCE N.8d00'00"E., A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.8d00'00"E., A DISTANCE OF 16.00 FEET; THENCE N.82d00'00"W., A DISTANCE OF 8.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 16.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

BUILDING 9 (LOTS 33, 33A AND 33B):

THAT PORTION OF LOTS 4, 5, 6, 7, 8, 11, 12, 13, 14, 40, 41, 42, 43, 44, BLOCK 8 AND THAT PORTION OF THE 10 FOOT PLATTED ALLEY RIGHT OF WAY LYING EAST OF AND ADJACENT TO SAID LOTS 4 THROUGH 8, INCLUSIVE, AND THAT PORTION OF THE DIXIE BOULEVARD ROAD RIGHT OF WAY LYING WEST OF AND ADJACENT TO SAID LOTS 5, 6 AND 7, BLOCK 8, ALL BEING IN THE PLAT OF DEL RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT G, TROPIC PALMS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 99 THROUGH 102, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.8d00'13"E., ALONG THE WEST LINE OF SAID TROPIC PALMS PLAT NO. 1 AND ALONG THE WEST LINE OF SAID PLAT OF DEL RATON PARK, A DISTANCE OF 335.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 245.84 FEET TO A POINT KNOWN HEREAFTER AS POINT "G" AND THE POINT OF BEGINNING; THENCE S.82d00'00"E., A DISTANCE OF 164.00 FEET TO A POINT KNOWN HEREAFTER AS POINT "H"; THENCE S.8d00'00"W., A DISTANCE OF 32.25 FEET; THENCE S.82d00'00"E., A DISTANCE OF 3.92 FEET; THENCE S.8d00'00"W., A DISTANCE OF 16.17 FEET; THENCE N.82d00'00"W., A DISTANCE OF 3.92 FEET; THENCE S.8d00'00"W., A

LATITUDE DELRAY BEACH

DISTANCE OF 39.42 FEET; THENCE N.82d00'00"W., A DISTANCE OF 164.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 39.42 FEET; THENCE N.82d00'00"W., A DISTANCE OF 3.92 FEET; THENCE N.8d00'00"E., A DISTANCE OF 16.17 FEET; THENCE S.82d00'00"E., A DISTANCE OF 3.92 FEET; THENCE N.8d00'00"E., A DISTANCE OF 32.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (LOT 33A):

COMMENCING AT THE AFOREDESCRIBED POINT "G"; THENCE N.82d00'00"W., A DISTANCE OF 45.83 FEET; THENCE S.8d00'00"W., A DISTANCE OF 16.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.8d00'00"W., A DISTANCE OF 45.00 FEET; THENCE N.82d00'00"W., A DISTANCE OF 18.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 45.00 FEET; THENCE S.82d00'00"E., A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (LOT 33B):

COMMENCING AT THE AFORE DESCRIBED POINT "H"; THENCE S.82d00'00"E., A DISTANCE OF 17.43 FEET; THENCE N.8d00'00"E., A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE S.82d00'00"E., A DISTANCE OF 8.00 FEET; THENCE S.8d00'00"W., A DISTANCE OF 16.00 FEET; THENCE N.82d00'00"W., A DISTANCE OF 8.00 FEET; THENCE N.8d00'00"E., A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA