KNOW ALL MEN BY THESE PRESENTS that CITY NATIONAL BANK OF MIAMI, a United States banking corporation, being the legal owner of the properties described in Exhibits "A" and "B" hereto and the tenants, guests and invitees of those owners, to pass and repass, by foot or vehicle, over and across the roadways legally described in Exhibit "A" hereto, subject only to the reasonable and non-discriminatory rules, regulations and security measures of the homeowners association(s) or other entity(ies) responsible for maintaining and administering those roadways.

2. That there shall exist (and there is hereby granted) a perpetual, non-exclusive easement in favor of all present and future owners of all or any part of or interest in the lands described in Exhibit "B" hereto, and the tenants, guests and invitees of those owners, to pass and repass, by foot or vehicle, over and across those portions of the property described in Exhibit "B" hereto that are now or are hereafter platted as road rights-of-way pursuant to plat(s) amended from time to time, subject only to the reasonable and non-discriminatory rules, regulations and security measures of the homeowners association(s) or other entity(ies) responsible for maintaining and administering those platted road rights-of-way.

3. That the creation of each of the easements hereinafore described shall not impose on the persons in whose favor it is created any responsibility for maintaining the roadways that are subject to it.

IN WITNESS WHEREOF, City National Bank of Miami has caused these presents to be signed in its name by its Senior Vice President and its corporate seal to be affixed, the day and year above written.

Signed, sealed and delivered in the presence of:

CITY NATIONAL BANK OF MIAMI,
as Trustee

By: [Signature]
Senior Vice President

Attest: [Signature]
Trust Officer

A United States banking corporation, as Trustee under the provisions of a certain Amended Land Trust Agreement dated the 4th day of January, 1980 and known as Trust No. 5004551.
STATE OF FLORIDA

COUNTY OF DADE

I, THE UNDERSIGNED, an officer duly authorized to take and certify acknowledgments in said State and County, hereby certify that before me came B. BLECHNER as Director Vice President and DAVID R. WALKER as Corporate Trust Officer of CITY NATIONAL BANK OF MIAMI, a United States banking corporation duly authorized to accept and execute trusts within the State of Florida, as Trustee under the provisions of a certain Amended Land Trust Agreement, dated the 4th day of January, 1981 and known as Trust No. 5004551, that the said persons so appearing before me are the individuals and the officers aforementioned of said corporation described in and who executed the foregoing Easement Declaration and that then and there said individuals as aforesaid officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said Easement Declaration was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses, pursuant to law, and that the same is the free act and deed of said corporation.

WITNESS my hand and seal at Miami, Dade County, Florida, this 10th day of May, 1982.

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large
EXHIBIT A

Fountains Drive

Tract "A" also known as Golf Club Drive (now named Fountains Drive) as recorded in Plat No. 1 of Palm Beach Golf Club Estates, Plat Book 29, Pages 23 and 24; Tract "A", also known, as Fountains Drive as recorded in Plat No. 4 of Palm Beach Golf Club Estates, Plat Book 29, Page 204; Tract "B", as recorded in Plat 0-A of Palm Beach Golf Club Estates, Plat Book 29, Page 54; and Tract "A" also known as Fountains Drive South and Via Versailles (now named Versailles Court) as recorded in Plat No. 5, Palm Beach Golf Club Estates, Plat Book 30, Pages 193 through 196; all a part of the Public Records of Palm Beach County, Florida, on file with the Clerk of the Circuit Court.
EXHIBIT B

Tracts 1 through 59 inclusive in Block 31, PALM BEACH FARMS COMPANY, Plat No. 3, as recorded in Plat Book 2, Pages 45 to 54, of the Public Records of Palm Beach County, Florida, lying and being north of Lantana Road, as modified with respect to Tracts 52 through 59 of Plat 13, recorded in Plat Book 6, at pages 98 and 99 of said Public Records.
1. **Fountains North Golf Course.**

Golf Course Tracts as shown on Plats 2A, 3 and 4 and The Golf Course Tracts in Parcels 1, 2, and 3, Plat 5 of Palm Beach Golf Club Estates as recorded respectively in Plat Book 29, at pages 54, 107, and 108, and 204; and Plat Book 30, at pages 193 through 196.

2. **Office Building - Being a part of Tracts 54 and 55, Block 30, and that portion of the vacated 30 foot right-of-way lying between said Tracts 54 and 55, Palm Beach Farms Company Plat No. 5, as recorded in Plat Book 2, Page 48, Public Records of Palm Beach County, Florida, more particularly described as follows:**

   Commencing at the centerline intersection of Melaleuca Lane and Jog Road, as now laid out and in use; thence South along the centerline of said Jog Road, a distance of 606.78 feet to the POINT OF BEGINNING; thence continuing South along said centerline of Jog Road, a distance of 440.5 feet; thence West, a distance of 207.0 feet; thence North, a distance of 440.5 feet; thence East, a distance of 207.0 feet to the POINT OF BEGINNING, containing 1.45 acres of land, less the East 60 feet for Jog Road right of way.

3. **Nursery**

Commencing at the Northeast corner of Plat 93; Plat Book 29, pages 107 and 108, on the South right-of-way line of Lake Worth Road and run due South 260.00 feet to a point; thence due East 320.00 feet to a point; then due South 100.00 feet to the Point of Beginning; thence South 30°10'39" East a distance of 982.70 feet to a point on the East line of said Plat 3, said point being located 2574.09 feet North of the South line of Section 27, Township 44 South, Range 16 East; thence North along the East line of said Plat 3 a distance of 355.63 feet, more or less, to a point due East of the Point of Beginning; thence due West 522.17 feet to the Point of Beginning.

**NOTE:** for the purposes of this description, the centerline of Jog Road is assumed to bear north-south, and all other bearings are relative thereto.

**RECORDER'S MEMORANDUM** Legibility of Writing, Typing or Printing unsatisfactory in this document when received.
EXHIBIT C (continued)

4. Clubhouse (Less Condo #9)

Tract 1 of Plat 2A of Palm Beach Golf Club Estates as recorded in Plat Book 29, Page 54; less and except the following parcel:

BEGIN at the Easternmost Corner of said "Tract 1"; thence S 39° 22' 39" W along the Southeast line of said "Tract 1" for 187.32 feet; thence W 69° 26' 03" W for 94.76 feet to a point on a non-tangent curve (Acme to the Southeast) having a center bearing of N 88° 45' 07" E; thence Northeasterly along said curve having a radius of 258.66 feet, a chord bearing N 30° 14' 41" E, through a central angle of 300° 59' 08" for an arc distance of 284.35 feet to a point of interception with the Westerly right-of-way line of Fountains Drive; thence Southerly along said right-of-way, being a curve concave to the West having a radius of 1382.39 feet, a chord bearing S 309° 52' 07.5" E, through a central angle of 02° 46' 31" to the POINT OF BEGINNING;

5. Craft Hall

A part of Tract 7, Palm Beach Golf Club Estates, Plat 3, as recorded in Plat Book 29, Pages 107 and 108, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Commencing at a P.R.M. set in the most northerly corner of said Tract 7; thence running South 19° 48 '09" East, a distance of 263.81 feet; thence running South 54° 58' 08" West, a distance of 104.53 feet to the Point of Beginning; thence running North 43° 49' 41" West, a distance of 106.47 feet; thence running Southwesterly along the arc of a curve concave to the Southeast having a central angle of 52° 28' 36", a radius of 190.00 feet, a distance of 174.02 feet; thence running due South, a distance of 65.00 feet; thence running South 85° 26' 08" East, a distance of 105.00 feet; thence running North 16° 23' 54" East, a distance of 153.48 feet to the Point of Beginning.
All of Housing Tracts in Parcel 1, all of Housing Tracts in Parcel 2, and Housing Tract in Parcel 3 of Plat 5, Palm Beach Golf Club Estates, a Subdivision in Palm Beach County, Florida, according to the Plat thereof recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 30, pages 193, 194, 195 and 196.

The Fountains of Palm Beach Condominiums No. 1 - 9.

(a) All Condominium parcels in The Fountains of Palm Beach Condominium No. 1, according to the Declaration thereof dated December 22, 1971, and recorded in Book 1564 at Page 1022 of the Palm Beach County, Florida Public Records.

(b) All condominium parcels in The Fountains of Palm Beach Condominium No. 2, according to the Declaration thereof dated May 12, 1972, and recorded in Book 2022 at Page 927 of the Palm Beach County, Florida Public Records.

(c) All condominium parcels in The Fountains of Palm Beach Condominium No. 3, according to the Declaration thereof dated October 23, 1972, and recorded in Book 2076 at Page 1550 of the Palm Beach County, Florida Public Records.

(d) All condominium parcels in The Fountains of Palm Beach Condominium No. 4, according to the Declaration thereof dated February 24, 1973, and recorded in Book 2129 at Page 128 of the Palm Beach County, Florida Public Records.

(e) All condominium parcels in The Fountains of Palm Beach Condominium No. 5, according to the Declaration thereof dated August 30, 1973, and recorded in Book 2239 at Page 1898 of the Palm Beach County, Florida Public Records.

(f) All condominium parcels in The Fountains of Palm Beach Condominium No. 6, according to the Declaration thereof dated September 19, 1973, and recorded in Book 2217 at Page 1708 of the Palm Beach County, Florida Public Records.

(g) All condominium parcels in The Fountains of Palm Beach Condominium No. 7, according to the Declaration thereof dated September 24, 1974, and recorded in Book 2355 at Page 195 of the Palm Beach County, Florida Public Records.

(h) All condominium parcels in The Fountains of Palm Beach Condominium No. 8, according to the Declaration thereof dated October 15, 1981, and recorded in Book 3612 at Page 499 of the Palm Beach County, Florida Public Records.

(i) All condominium parcels in The Fountains of Palm Beach Condominium No. 9, according to the Declaration thereof dated February 24, 1982, and recorded in Book 3679 at Page 665 of the Palm Beach County, Florida Public Records.

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN D. DUNKLE
CLERK CIRCUIT COURT