

LEGAL DESCRIPTION

THAT PART OF LOT 12, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 6 ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN), LYING WEST OF THE SUNSHINE STATE PARKWAY AND THAT PART OF LOT 13, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WEST OF THE SUNSHINE STATE PARKWAY, NORTHWEST OF STATE ROAD 78 AND NORTH OF LOCKS ROAD, LESS THE SOUTH 296.95 FEET OF THE WEST 150.0 FEET OF SAID LOT 13, BEING MORE PARTICULARLY DESCRIBED BY METES BOUNDS AS FOLLOWS:

SAID PARCEL CONTAINS 30.75 ACRES, MORE OR LESS. SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS AND RESTRICTIONS.

TITLE CERTIFICATION

- 1. TITLE COMPANY LLC, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT AS OF AUGUST 11, 2010, AT 11:00 A.M.: RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, COMPANY OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT BALANCED OR RECORDS OF RECORD ENCUMBRING THE LAND ARE DESCRIBED AS FOLLOWS:
a. MORTGAGE FROM LOCKS ROAD DEVELOPERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO COLGABAL BANK N.A., DATED JULY 20TH, 2006 RECORDED IN O.R. BOOK 2045, PAGE 329; AS MODIFIED BY THAT CERTAIN MODIFICATION AND EXTENSION OF MORTGAGE, COLLATERAL ASSIGNMENT OF LEASES, RENTS & PROFIT, SECURED LOAN AGREEMENT, CONSTRUCTION LOAN AGREEMENT, AND UCC-1 FINANCING STATEMENT RECORDED IN O.R. BOOK 2304, PAGE 618; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS FROM COLGABAL BANK N.A. TO CLEARWAY CAPITAL LLC DATED 08/30/2008 AND RECORDED ON 11/20/2008 IN O.R. BOOK 2380, PAGE 2888.

DATED THIS 3rd DAY OF December 2010.

BY: GUIDO WIGLI, TITLE AGENT, K TITLE COMPANY LLC, 701 S. OLIVE AVENUE, WEST PALM BEACH, FL 33401

MORTGAGEE'S CONSENT TO PLAT

CLEARWAY CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON, DATED 08/30/2008, AND RECORDED ON NOVEMBER 20, 2008 IN OFFICIAL RECORDS BOOK 2380, PAGE 2888, AND DOES HEREBY CONSENT TO DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS. SIGNED AND SEALED THIS 3rd DAY OF December 2010, ON BEHALF OF ITS UNDERSIGNED OFFICER.

CLEARWAY CAPITAL LLC BY: MICHAEL CLARKE, NAME AND TITLE: MANAGER, MICHAEL CLARKE

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Michael Clarke to me well known to be the MANAGER OF CLEARWAY CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE'S CONSENT AS MANAGER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

DATED THIS 03 DAY OF DECEMBER 2010.

NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME: MICHELE SUGDEN

MY COMMISSION EXPIRES: Feb 22 2011

CERTIFICATE OF OWNERSHIP AND DEDICATION

HC ACQUISITION 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH THE UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE "VENETIAN VILLAGE REPLAT" AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS THE STREETS AS SHOWN ON THIS VENETIAN VILLAGE REPLAT, ARE DESIGNATED AS PRIVATE STREETS, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATCH) AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS THE UTILITY EASEMENTS SHOWN ON THIS VENETIAN VILLAGE REPLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION CORD OR ANY DAMAGES TO THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS SHOWN ON THIS VENETIAN VILLAGE REPLAT ARE PRIVATE DRAINAGE EASEMENTS DECLARED BY THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

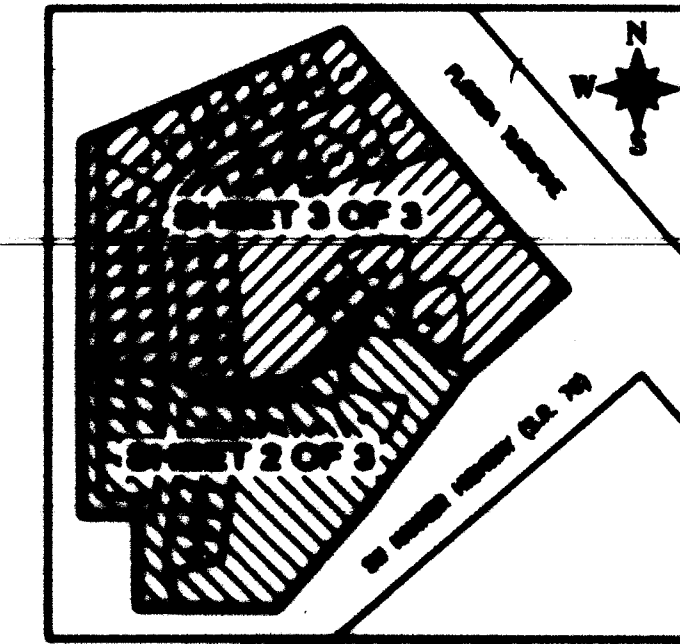
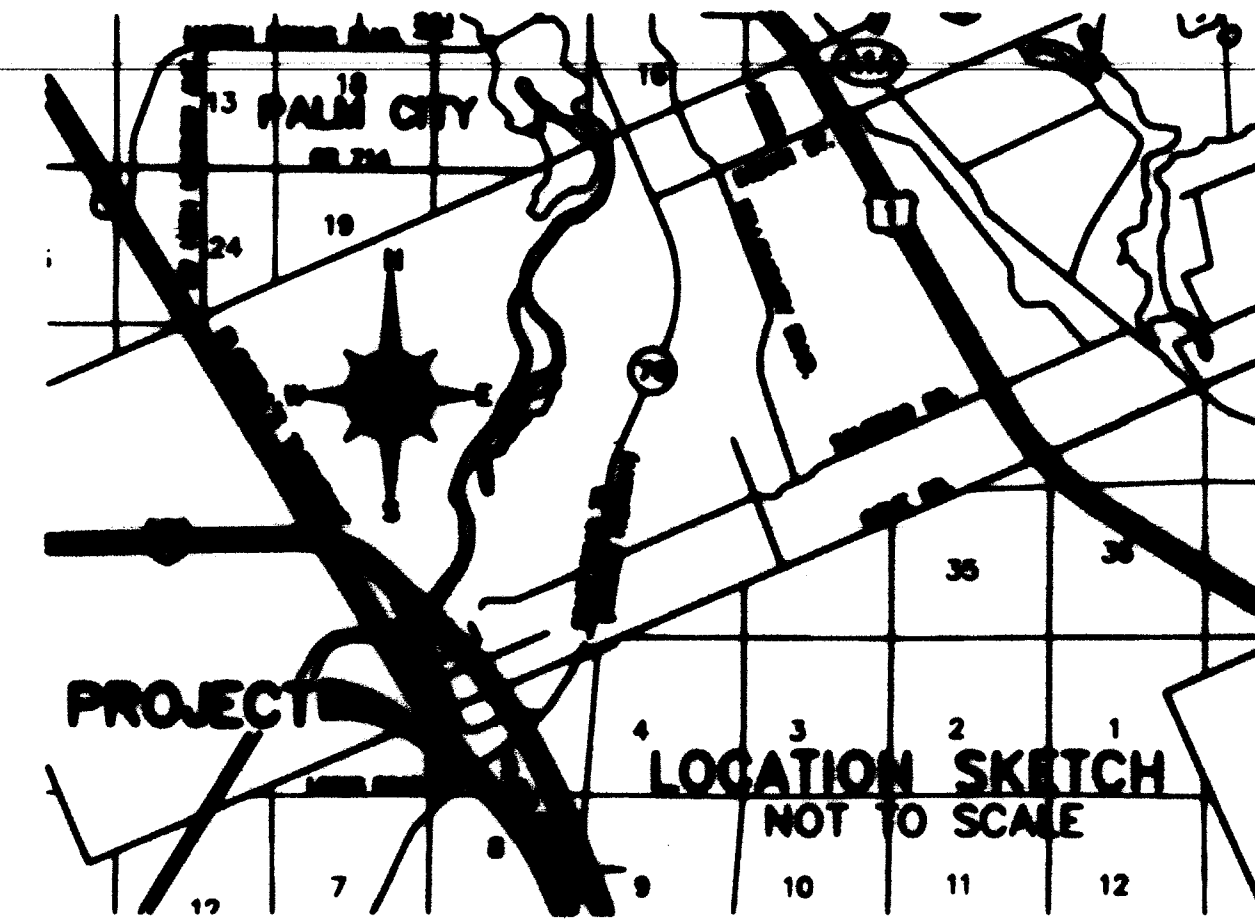
4. STORMWATER MANAGEMENT TRACT PARCEL "A" AS SHOWN ON THIS VENETIAN VILLAGE REPLAT IS DESIGNATED AS A STORM WATER MANAGEMENT TRACT AND IS HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR STORMWATER MANAGEMENT PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID STORMWATER MANAGEMENT TRACT DESIGNATED AS PARCEL "A" ON THIS PLAT.

5. UPLAND PRESERVES AND WETLANDS PARCELS "B", "C", "D" AND "E", AND THE WETLANDS AS SHOWN ON THIS VENETIAN VILLAGE REPLAT ARE DESIGNATED AS PRESERVATION AREAS AND ARE HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION OR ALTERATION OR RESTRICTION OF THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS PARCELS "B", "C", "D", "E", AND WETLANDS ON THIS PLAT.

6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT (STORMWATER MANAGEMENT TRACT/LAKE) NOT WITHSTANDING THE OBLIGATION OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND EASEMENT RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THAT PART OF PARCEL "A" DESIGNATED AS STORMWATER MANAGEMENT TRACT (SHOWN ON SHEET 3 OF 3). IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS INTERRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE EASEMENTS AND/OR TRACTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROMOTE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO ACCESS TO FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH PRESENTS AN IMMEDIATE THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

VENETIAN VILLAGE REPLAT

BEING A REPLAT OF "VENETIAN VILLAGE", PLAT BOOK 16, PAGE 45, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. IN SECTION 5, TOWNSHIP 30 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.



KEY MAP

DATE: DECEMBER 2010 * Please refer to the Surveyor's Affidavit recorded in OR Book 2573 Page 1465

APPROVAL BY MARTIN COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

1/24/11 DATE
2/25/11 DATE
2/14/11 DATE
11/9/10 DATE

COUNTY SURVEYOR AND DEPUTY
COUNTY ENGINEER
COUNTY ATTORNEY
CLERK OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST:

Marsha Ewing by: D. Whann

LEGEND

- INDICATES NO. 5 (5/8") IRON ROD AND CAP "LS 3343"
INDICATES MAIL AND DISK "LS 3343" [PERMANENT CONTROL POINT (PCP)]
INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 0882 PRM" [PERMANENT REFERENCE MONUMENT (PRM)]
INDICATES SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LS 3343" [PERMANENT REFERENCE MONUMENT (PRM)]
INDICATES COMMON AREA
INDICATES CHORD BEARING
INDICATES CHORD LENGTH
INDICATES CENTERLINE
INDICATES CONCRETE MONUMENT
INDICATES DELTA ANGLE
INDICATES DRAINAGE EASEMENT
INDICATES LENGTH OF ARC
LB INDICATES LICENSED BUSINESS
LS INDICATES LICENSED SURVEYOR
L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
O.R.B. INDICATES MARTIN COUNTY OFFICIAL RECORDS BOOK
R INDICATES RADIUS
R/E INDICATES RANGE
R/W INDICATES RIGHT OF WAY
SB INDICATES SQUARE FEET
TWP. INDICATES TOWNSHIP
U.E. INDICATES UTILITY EASEMENT

GENERAL NOTES

A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, HAS 68/68, FLORIDA STATE ZONE, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS GS 33 (PUB ALBERT) AT S. 1/4 TO AND S.W. 1/4 LOCKS ROAD AND S.W. TROPICAL AVE. REFERENCE A BEARING OF 88°07'00" ALONG THE SOUTH LINE OF SECTION 5.

B. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE ORIGINAL RECORD OF THE SURVEYING LINES DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER FORM OF THE PLAT, EITHER GRAPHIC OR DIGITAL.

C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

D. IN THE EVENT THAT MARTIN COUNTY ISSUES THE SURFACE OF A PUBLIC HIGHWAY OR THE REPLACEMENT OF A PUBLIC HIGHWAY LOCATED THEREIN, THEN THE STREET FRONT OF THE STREET SURFACE TO THE EXTENT WHICH COULD BE REQUIRED OF THE STREET SURFACE SHALL BE CONVEYED TO THE COUNTY SPECIFICALLY.

NOTE: IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SURVEY, EITHER BY THE SURVEYOR OR ANY OTHER PARTY, MECHANICALLY, OR OTHERWISE CHANGE, REMOVE, OR OBTAIN BY THE SURVEYOR OR ANY OTHER PARTY, THE ZONE BUFFER AREAS OF CONSTRUCTION LINES, EITHER BY THE SURVEYOR OR ANY OTHER PARTY, WITHOUT THE WRITTEN MANAGEMENT SURVEYOR'S APPROVAL. IT IS THE SURVEYOR'S POLICY TO MAINTAIN THE ACCURACY OF THE SURVEY AND TO PROMOTE THE INTERESTS OF THE PUBLIC BY PROVIDING THE HIGHEST QUALITY OF SURVEYING SERVICES. THE SURVEYOR'S POLICY IS TO MAINTAIN THE ACCURACY OF THE SURVEY AND TO PROMOTE THE INTERESTS OF THE PUBLIC BY PROVIDING THE HIGHEST QUALITY OF SURVEYING SERVICES.

CERTIFICATE OF SURVEYOR AND DEPUTY

I, ARTHUR SPADY, HEREBY CERTIFY THAT THE SURVEY MADE BY ME AND JOHN CAPO, A LICENSED SURVEYOR AND THAT I AM A LICENSED SURVEYOR AND THAT THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SURVEYING INSTRUMENTS HAVE BEEN PLACED AS STATED BY ME AND JOHN CAPO, A LICENSED SURVEYOR, AND THAT THE SURVEYING INSTRUMENTS HAVE BEEN PLACED AS STATED BY ME AND JOHN CAPO, A LICENSED SURVEYOR, AND THAT THE SURVEYING INSTRUMENTS HAVE BEEN PLACED AS STATED BY ME AND JOHN CAPO, A LICENSED SURVEYOR, AND THAT THE SURVEYING INSTRUMENTS HAVE BEEN PLACED AS STATED BY ME AND JOHN CAPO, A LICENSED SURVEYOR.

BY: Arthur Spady, DEPUTY SURVEYOR
DATE: December 2, 2010

7. COMMON AREA "1", "2", AND "3" (CA-1, CA-2, CA-3) THE COMMON AREAS DESIGNATED AS "CA-1", "CA-2", AND "CA-3" ON THIS VENETIAN VILLAGE REPLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE COMMON AREAS WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR COMMON AREA PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR SAID COMMON AREAS DESIGNATED AS "CA-1", "CA-2", AND "CA-3" ON THIS PLAT.

8. ACCESS EASEMENTS (A.E.) THE ACCESS EASEMENTS AS SHOWN ON THIS VENETIAN VILLAGE REPLAT ARE HEREBY DESIGNATED AS PRIVATE ACCESS EASEMENTS, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS PURPOSES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

9. LAKE MAINTENANCE EASEMENT (L.M.E.) THE LAKE MAINTENANCE EASEMENT AS SHOWN ON THIS VENETIAN VILLAGE REPLAT IS DESIGNATED AS A PRIVATE LAKE MAINTENANCE EASEMENT, AND IS HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES. THE LAKE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

10. LANDSCAPE EASEMENT THE LANDSCAPE EASEMENT AS SHOWN ON THIS VENETIAN VILLAGE REPLAT IS DESIGNATED AS A PRIVATE LANDSCAPE EASEMENT, AND IS HEREBY DECLARED TO BE THE PROPERTY OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES. ALL LANDSCAPE LOCATED THEREIN SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LANDSCAPE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

11. LIFTSTATION EASEMENT THE LIFTSTATION EASEMENT AS SHOWN ON THIS PLAT OF VENETIAN VILLAGE IS HEREBY DEDICATED TO MARTIN COUNTY FOR PUBLIC PURPOSES.

SIGNED AND SEALED THIS 3rd DAY OF December 2010, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY ITS MANAGER.
WITNESS: Scott Morgan, MICHELE SUGDEN
HC ACQUISITION 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: MICHAEL CLARKE, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL CLARKE, TO ME WELL KNOWN TO BE THE MANAGER OF HC ACQUISITION 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF SAID COMPANY AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

DATED THIS 03 DAY OF DECEMBER 2010.

MICHELE SUGDEN, NOTARY PUBLIC STATE OF FLORIDA, PRINTED NAME: MICHELE SUGDEN, MY COMMISSION EXPIRES: Feb 22 2011

ACCEPTANCE OF DEDICATIONS

VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT AND CONVEY TO THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THE STORMWATER MANAGEMENT TRACT, COMMON AREAS, ACCESS EASEMENTS, LAKE MAINTENANCE EASEMENT AND LANDSCAPE EASEMENT AS SHOWN ON THIS PLAT OF VENETIAN VILLAGE, AND HEREBY ACCEPTS ITS OBLIGATIONS FOR SAID AS STATED HEREON.

DATED THIS 03 DAY OF December 2010.

WITNESS: Scott Morgan, MICHELE SUGDEN
BY: John Capo, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 03rd DAY OF December 2010, PERSONALLY APPEARED JOHN CAPO, TO ME WELL KNOWN TO BE THE PRESIDENT OF VENETIAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS PERSON AS SUCH OFFICER OF THE COMPANY AND THAT THE SEAL APPLIED IS THE COMPANY'S AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MICHELE SUGDEN, NOTARY PUBLIC, PRINTED NAME: MICHELE SUGDEN, MY COMMISSION EXPIRES: Feb 22 2011

C. CALVERT MONTGOMERY & ASSOCIATES, INC. ENGINEERING AND SURVEYING REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR LICENSE NO. 12500

