

SEE EXHIBIT "C" ATTACHED HERETO

2. Purpose. The purpose of this grant of easement is to allow the Grantee's Property access to State Road 714 over, through, under and across the Easement Area. This grant of easement will allow the Grantee to provide to the Grantee's Property the essential public services provided by State Road 714.

3. Improvement and Maintenance. The Grantor hereby grants and conveys to the Grantee the right, power and ability to place and maintain such above-ground and below-ground improvements as are necessary to provide essential public services from State Road 714 to the Grantee's Property. This shall include the right of the Grantee to place pavement, utilities, drainage facilities, landscaping, guard houses and guard gates. All improvements placed within the Easement Area by the Grantee shall be maintained by the Grantee. In the event the Grantee does not maintain the improvements located within the Easement Area, the Grantor shall have the ability to notify the Grantee, or the Association (as defined below) if this Agreement has been assigned, in writing and if said improvements are still not maintained then the Grantee may perform such maintenance and the costs of such maintenance shall be a lien against the property described in Exhibit "B".

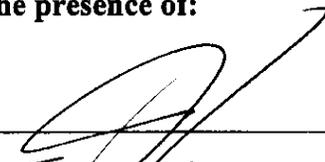
4. Ad Valorem Taxes. The Grantee shall pay the Ad Valorem taxes associated with the Easement Area.

5. Retention of Rights/Modification. The Grantor retains the right to use the Easement Area for all purposes, provided that such use does not unreasonably interfere with the rights of the Grantee granted hereunder. The Grantor may use all paved roads located within the Easement Area for access to all improvements now or in the future located upon Grantor's Property and Grantor may tie into any drainage facilities or utility lines located within the Easement Area. It is the Grantee's intent, and the Grantor agrees that the rights, duties and obligations of the Grantee hereunder will be assigned in the future to Oakbrooke Estates Property Owners Association, Inc. (the "Association"). Upon such assignment to the Association all of the rights, duties and obligations hereunder shall inure to the benefit of the Association. Prior to the assignment contemplated herein, this Agreement may be modified by the Grantor and the Grantee hereunder without the joinder of the Association. After the assignment as contemplated herein, this Agreement may be modified by the Grantor and the Association without the joinder of the Grantee.

6. Covenant Running With the Land. This easement and all of the terms and conditions set forth herein shall be deemed covenants running with the Easement Area and shall be binding upon all future owners of such property, their heirs, successors and assigns.

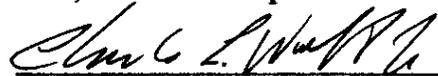
IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the 24 day of March, 2003.

Signed, sealed and delivered
in the presence of:



John S. Leighow, III
Printed Name

Grantor:
WTS, INC., a Florida corporation

By: 

Its: V. Poois

D. H. McCAN

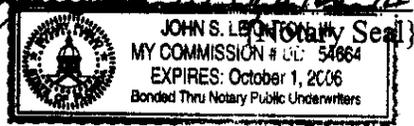
D. H. McCAN
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of March 2003, by Charles L. Welfe, Jr., V.P. of WTS, INC., a Florida corporation, on behalf of the corporation, who [] is personally known to me or [] has produced _____ as identification.

My Commission Expires: 10/1/06

Notary Public
Printed Name of Notary John S. Leighton III



Grantee:
TOUSA HOMES, INC., a Florida corporation

Janet McCoy

JANET Mc COY
Printed Name

By: [Signature]

Sheelba J Poit

Sheelba J Poit
Printed Name

Its: VICE-PRESIDENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of April, 2003, by Armando A. Chaves, Vice Pres. of Tousa Homes, Inc., a Florida corporation, a Florida corporation on behalf of the corporation. He/She [] is personally known to me or [] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of April, 2003.



[Signature]
Notary Public
Printed Name: TRICIA D. Spongia
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Copy
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EXHIBIT "A"

LEGAL DESCRIPTION

**TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE
41 EAST, PALM CITY FARMS, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42,
OF THE PUBLIC RECORDS OF PALM BEACH (NOW
MARTIN) COUNTY, FLORIDA, LYING NORTH OF SR 714
AND WEST OF PALM CITY SCHOOL AVENUE.**

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EXHIBIT "B"

GRANTEE'S PROPERTY

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EXHIBIT "B"

PARCEL I

Commence at the northeast corner of Tract 43, Section 18, PALM CITY FARMS, according to the plat thereof as filed in the office of the clerk of Palm Beach, now Martin County, Florida in Plat Book 6, page 42, Martin County, Public Records.

Proceed South 89° 43' 28" West 100.00 feet to the Point of Beginning; thence

- 1 - South 00° 23' 40" East 578.15 feet; thence
- 2 - South 30° 36' 10" West 97.09 feet; thence
- 3 - South 89° 43' 58" West 516.33 feet; thence
- 4 - South 00° 20' 58" East 661.40 feet; thence
- 5 - South 89° 44' 29" West 366.84 feet more or less to the center line of Danforth Creek at its intersection with the South line of tract 55 according to the above referenced plat of PALM CITY FARMS, thence
- 6 - In an northeasterly direction along said Creek center line 715.00 feet more or less to the south line of tract 42 according to the aforesaid plat; thence
- 7 - Continue in a northeasterly direction along the center line of Danforth Creek 703.4 feet more or less to the north line of tract 43 according to the aforesaid plat; thence
- 8 - North 89° 43' 28" East along said north line of tract 43 a distance of 522.00 feet more or less to the Point of Beginning.

PARCEL II

Begin at the northeast corner of the southeast quarter of the northeast quarter of the southwest quarter of Section 18, Township 38 South, Range 41 East, Martin County, Florida.

- 1 - South 00° 26' 16" East along the west line of Palm Lake Estates 661.60 feet; thence
- 2 - Continue along the west line of Palm Lake Estates, South 00° 26' 16" East 225.26 feet; thence
- 3 - South 89° 35' 45" West along the north right-of-way line of 34th Street (60 feet wide) 666.50 feet; thence

EXHIBIT "B"
(EXHIBIT A CONTINUED)

- 4 - North 00° 23' 34" West 226.85 feet; thence
- 5 - South 89° 43' 58" West 150.00 feet; thence
- 6 - North 30° 36' 10" East 97.09 feet; thence
- 7 - North 00° 23' 40" East 578.15 feet; thence
- 8 - North 89° 43' 28" East 100.00 feet; thence
- 9 - North 89° 43' 28" East 665.83 feet to the Point of Beginning

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EXHIBIT "C"

EASEMENT

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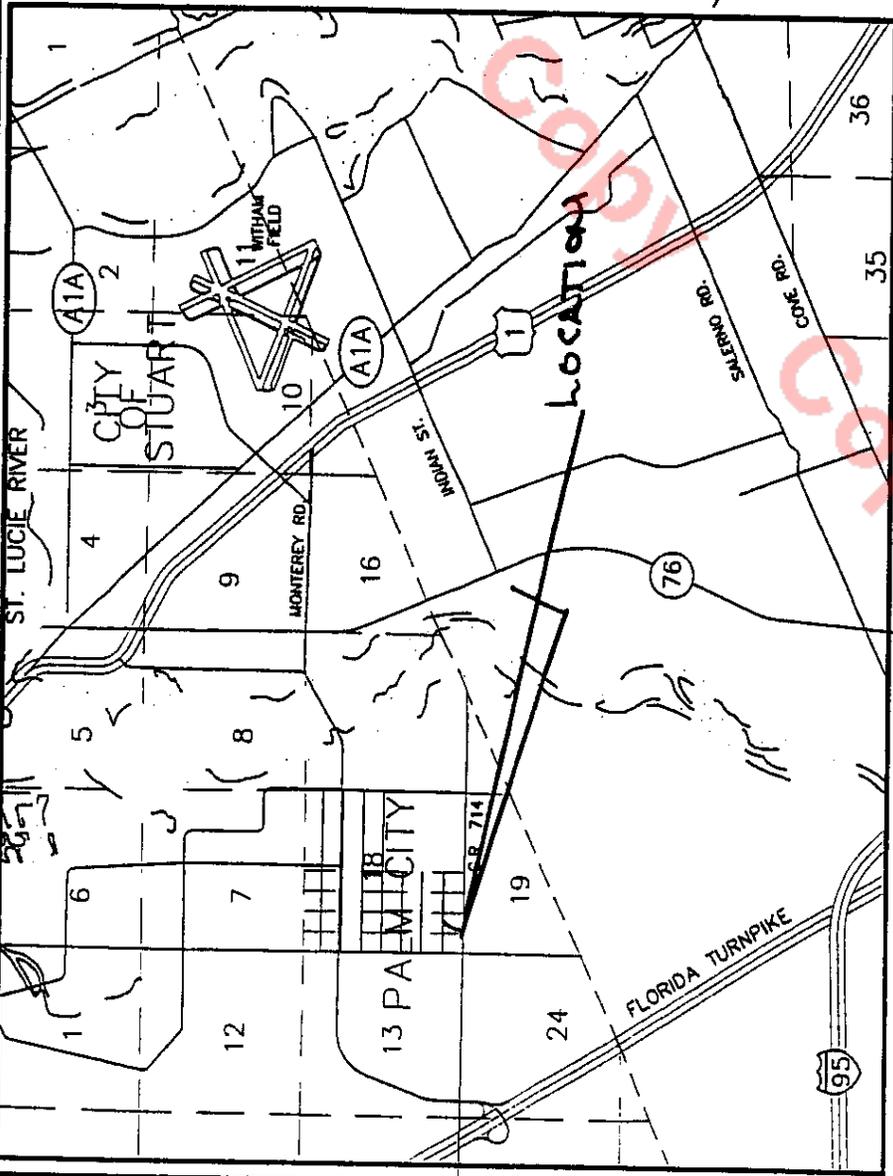


EXHIBIT "C"

Clerk's Note:
 Legibility of this document
 determined to be substandard

CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MAY 13, 1998, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
 SURVEYORS AND MAPPERS

[Signature]
 ELIZABETH A. LINDSAY, P.L.S.
 FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. REFERENCE A BEARINGS OF S89°50'55"E ALONG THE SOUTH LINE OF SECTION 18.
2. THIS IS NOT A BOUNDARY SURVEY.

DATE: 5/13/02
 SCALE: 1" = 100'
 FIELD NO.:
 DRAWN BY:
 CHECKED BY: CAL

THE GARDENS ON DANFORTH, LTD
 PALM CITY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION
 ACCESS EASEMENT**

DATE	REVISIONS

SHEET NO. 1
 OF 3 SHEETS
 PROJECT NO. 01-14

B BETSY LINDSAY, INC.
 SURVEYING AND MAPPING
 201 NORTH IRLBACHWAY NO. 1, TALLAHASSEE, FLORIDA 32308
 (904) 757-4575 (904) 757-4544 FAX
 LICENSED BUSINESS NO. 0662

OR BK 01749 PG 1697.

LEGAL DESCRIPTION

ACCESS EASEMENT

Clerk's Note:
Legibility of this document
determined to be substandard

A PARCEL OF LAND BEING A PORTION OF TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST OF THE PLAT OF "PALM CITY FARMS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 58 WITH THE NORTHERLY RIGHT OF WAY LINE OF C.R. 714; SAID NORTHERLY RIGHT OF WAY LINE BEING 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 18; THENCE S89°50'05"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 138.52 FEET TO THE POINT OF BEGINNING; THENCE N00°13'12"E, A DISTANCE OF 93.02 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 18°59'46"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 116.04 FEET; THENCE N19°12'57"E, A DISTANCE OF 149.62 FEET TO THE POINT OF CURVE OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°23'14", A DISTANCE OF 122.46 FEET; THENCE N42°31'40"E, A DISTANCE OF 70.85 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°58'57"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 41.87 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 97°11'21"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 74.64 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 62°23'51"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 38.12 FEET TO A POINT OF COMPOUND CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 00°36'14"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 1.84 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF "THE GARDENS ON DANFORTH, LTD. PLAT NO. 1; THENCE S89°49'45"E ALONG SAID SOUTH LINE, A DISTANCE OF 55.16 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, SAID POINT BEARING N67°59'55"W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°07'29", A DISTANCE OF 55.47 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 28°01'52"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 24.46 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 53.50 FEET AND A CENTRAL ANGLE OF 67°49'08"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 63.33 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 33°23'11"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 26.80 FEET; THENCE S42°31'40"W, A DISTANCE OF 85.93 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°23'14"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 102.05 FEET; THENCE S19°12'57"W, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET AND A CENTRAL ANGLE OF 42°54'35"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 65.16 FEET; THENCE S23°41'38"E, A DISTANCE OF 14.92 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 23°54'50"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 36.73 FEET; THENCE S00°13'12"W, A DISTANCE OF 46.71 FEET; THENCE N89°50'05"W, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 39,541.60 SQUARE FEET OR 0.9078 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
201 NORTH U.S. HIGHWAY NO. 1, TECHUSTA, FLORIDA 32088
(904) 575-5275 (904) 575-0341 FAX
LICENSED BUSINESS NO. 0053

DATE 5/11/02
SCALE 1" = 100'
FIELD BK.
DRAWN BY
CHECKED BY JAL

THE GARDENS ON DANFORTH, LTD
PALM CITY, FLORIDA
**SKETCH AND LEGAL DESCRIPTION
ACCESS EASEMENT**

DATE	REVISIONS

SHEET NO. 2
OF 3 SHEETS
PROJECT NO. 01-14