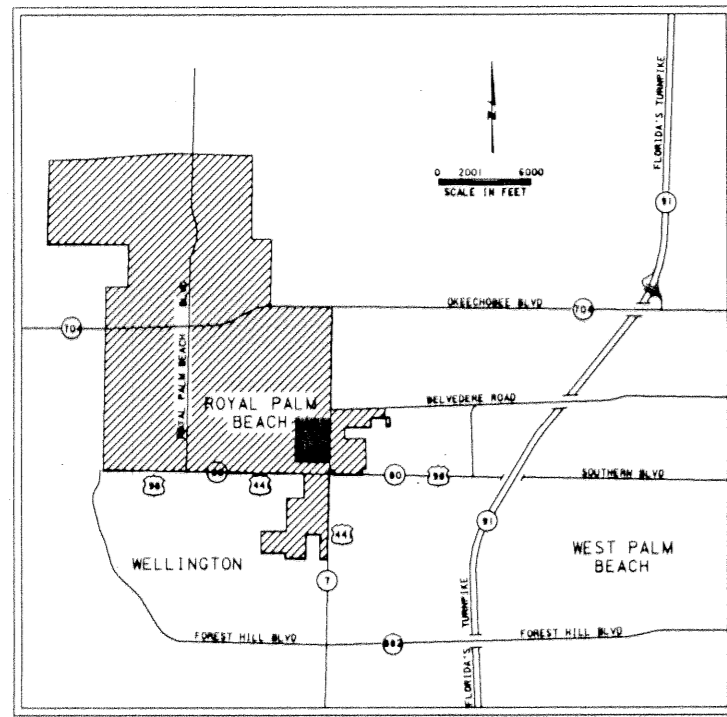


COMMONS AT ROYAL PALM BEACH, PLAT TWO

A REPLAT OF THE COMMONS AT ROYAL PALM BEACH AS RECORDED IN PLAT BOOK 93, PAGES 114-116 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST OF THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3



GENERAL LOCATION MAP

LEGAL DESCRIPTION.

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST OF PALM BEACH COUNTY FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST THENCE SOUTH 01°33'58" WEST (ASSUMED BEARING ALONG THE EAST LINE OF SAID SECTION 36) ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 118.14 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 1, BLOCK 9 OF "THE PALM BEACH FARMS CO. PLAT NO. 3" AS RECORDED AMONG THE PLAT RECORDS OF PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE; THENCE NORTH 88°20'17" WEST ALONG SAID EASTERLY PROLONGATION AND ALONG THE SAID SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 1, A DISTANCE OF 108.29 FEET TO A POINT IN THE WEST LINE OF THE RIGHT OF WAY PARCEL DESCRIBED IN DEED BOOK 849 AT PAGES 322 AND 323, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 01°49'53" WEST ALONG THE WEST LINE OF SAID RIGHT OF WAY PARCEL, A DISTANCE OF 979.23 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 1, BLOCK 9; THENCE SOUTH 89°00'38" WEST ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE LINE OF SAID RIGHT OF WAY PARCEL, A DISTANCE OF 87.01 FEET; THENCE SOUTH 01°33'58" WEST ALONG THE WEST LINE OF SAID RIGHT OF WAY PARCEL, 50.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°33'58" WEST, ALONG SAID RIGHT OF WAY PARCEL, A DISTANCE OF 1323.28 FEET; THENCE SOUTH 89°03'33" WEST, A DISTANCE OF 700.67 FEET; THENCE NORTH 01°33'58" EAST, A DISTANCE OF 1323.28 FEET; THENCE NORTH 89°03'33" EAST, A DISTANCE OF 700.67 FEET TO THE POINT OF BEGINNING. CONTAINING 21.265 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SUCCESSOR IN INTEREST BY MERGER WITH STARWOOD WASSERMAN PALM BEACH HOLDING LLC, AND THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ARE OWNERS OF THE LAND SHOWN HEREON AS THE COMMONS AT ROYAL PALM BEACH, PLAT TWO, BEING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY FLORIDA, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, THE PURPOSE OF THIS REPLAT BEING TO INCREASE THE DIMENSIONS OF THE PREVIOUSLY PLATTED LOT A AND TO DECREASE THE DIMENSIONS OF THE PREVIOUSLY PLATTED TRACT "C", COMMON AREA, AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LAKE WORTH DRAINAGE DISTRICT EASEMENT TRACT, SHOWN HEREON AS TRACT A, IS HEREBY RESERVED FOR THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE WATER MANAGEMENT TRACT SHOWN HEREON AS TRACT B, IS HEREBY RESERVED FOR THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJOINING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

THE LANDSCAPE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC. FOR THE ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES.

THE CROSS ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, PARKING, DRAINAGE, UTILITY, LANDSCAPE AND OTHER PROPER PURPOSES. THE PROPERTY OWNERS ASSOCIATION HAS THE RIGHT AND OBLIGATION TO MAINTAIN THE AREA.

STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY DEDICATIONS AND RESERVATIONS:

IN WITNESS WHEREOF, STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID WASSERMAN PRESIDENT OF STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE SOLE MEMBER OF STARWOOD WASSERMAN PALM BEACH LLC, THIS 10 DAY OF JUNE, 2002.

STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SUCCESSOR IN INTEREST BY MERGER WITH STARWOOD WASSERMAN PALM BEACH HOLDING LLC

BY: STARWOOD WASSERMAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SOLE MEMBER

BY: DAVID WASSERMAN
PRINT NAME: DAVID WASSERMAN
TITLE: PRESIDENT
DULY AUTHORIZED

ACKNOWLEDGMENT:

STATE OF Rhode Island
COUNTY OF Providence

BEFORE ME PERSONALLY APPEARED DAVID WASSERMAN AS PRESIDENT OF STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY SET FORTH ABOVE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN SAUCE AND SECURITY AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORDS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF JUNE, 2002.

BY: Kevin Tracy
NOTARY PUBLIC Kevin Tracy
MY COMMISSION EXPIRES: 6/13/05

MORTGAGEE'S CONSENT:

STATE OF Rhode Island
COUNTY OF Providence

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CONSTRUCTION MORTGAGE AND SECURITY AGREEMENT UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS CONSTRUCTION MORTGAGE AND SECURITY AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12214 AT PAGES 1393 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS James L. Kouzel AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF JUNE, 2002.

WITNESS: Heather Larkin
PRINT NAME: Heather Larkin
James L. Kouzel
PRINT NAME: JAMES L. KOUZEL
TITLE: SVP
DULY AUTHORIZED

ACKNOWLEDGEMENT:

STATE OF Rhode Island
COUNTY OF Providence

BEFORE ME PERSONALLY APPEARED James L. Kouzel AS Senior Vice President OF FLEET NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN THE FOREGOING CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF JUNE, 2002.

BY: Kevin J. Lyons
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 23, 2002

THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT:

THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10 DAY OF JUNE, 2002.

THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: DAVID WASSERMAN
NAME: DAVID WASSERMAN
TITLE: PRESIDENT

ACKNOWLEDGEMENT:

STATE OF Rhode Island
COUNTY OF Providence

BEFORE ME PERSONALLY APPEARED DAVID WASSERMAN AS PRESIDENT OF THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN THE FOREGOING CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF JUNE, 2002.

BY: Kevin Tracy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/13/05

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GREGORY E. YOUNG, AS PRESIDENT OF G.E. YOUNG, P.A., A FLORIDA CORPORATION AND A PARTNER OF EDWARDS & ANGELL, LLP, A MASSACHUSETTS LIMITED LIABILITY PARTNERSHIP, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN AND TO STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION AND DEDICATION OF THE SOUTH OUTPARCEL AS DEPICTED IN AND PROVIDED FOR BY THIS PLAT.

EDWARDS & ANGELL, LLP, A MASSACHUSETTS LIMITED LIABILITY PARTNERSHIP

BY: G. E. YOUNG, P.A. A FLORIDA CORPORATION AND ITS PARTNER

BY: Gregory E. Young
GREGORY E. YOUNG, PRESIDENT
DATE: June 10, 2002
DULY AUTHORIZED

VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD, THIS 20 DAY OF JUNE, 2002.

VILLAGE OF ROYAL PALM BEACH A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA

BY: David Lodwick
DAVID LODWICK
MAYOR
ATTEST: Mary Anne Gould
MARY ANNE GOULD
VILLAGE CLERK

VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF JUNE, 2002.

BY: Ray Higgins
RAY HIGGINS, PE
VILLAGE ENGINEER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID LODWICK AND MARY ANNE GOULD, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20 DAY OF JUNE, 2002.

BY: Diane Marie DiSanto
DIANE MARIE DISANTO
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 5/19/06

DIANE MARIE DISANTO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # 0011304
EXPIRES 5/19/06

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S., IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR Norman Howard DATE 6-13-02
FLORIDA CERTIFICATE 5776

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE APPLICABLE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH FLORIDA.

BY: James F. Noth
JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871
DATE: 6/10/02

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

SEAL CLERK OF THE CIRCUIT COURT	SEAL STARWOOD WASSERMAN PALM BEACH LLC	SEAL MORTGAGE	SEAL COMMONS AT ROYAL PALM BEACH POA	SEAL VILLAGE OF ROYAL PALM BEACH	SEAL SURVEYOR	SEAL VILLAGE ENGINEER
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CROSSROADS
ENGINEERING & SURVEYING, INC.
1402 ROYAL PALM BEACH BLVD., BLDG 500
ROYAL PALM BEACH, FLORIDA 33411
PH 561-753-9723 FAX 561-753-9724 EB-7077 LB-6595

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 3:07P.M.
This 10 day of June, 2002.
and duly recorded in Plat Book No. 96
on pages 63-65
at Stuyvesant Notary Public, D.C.