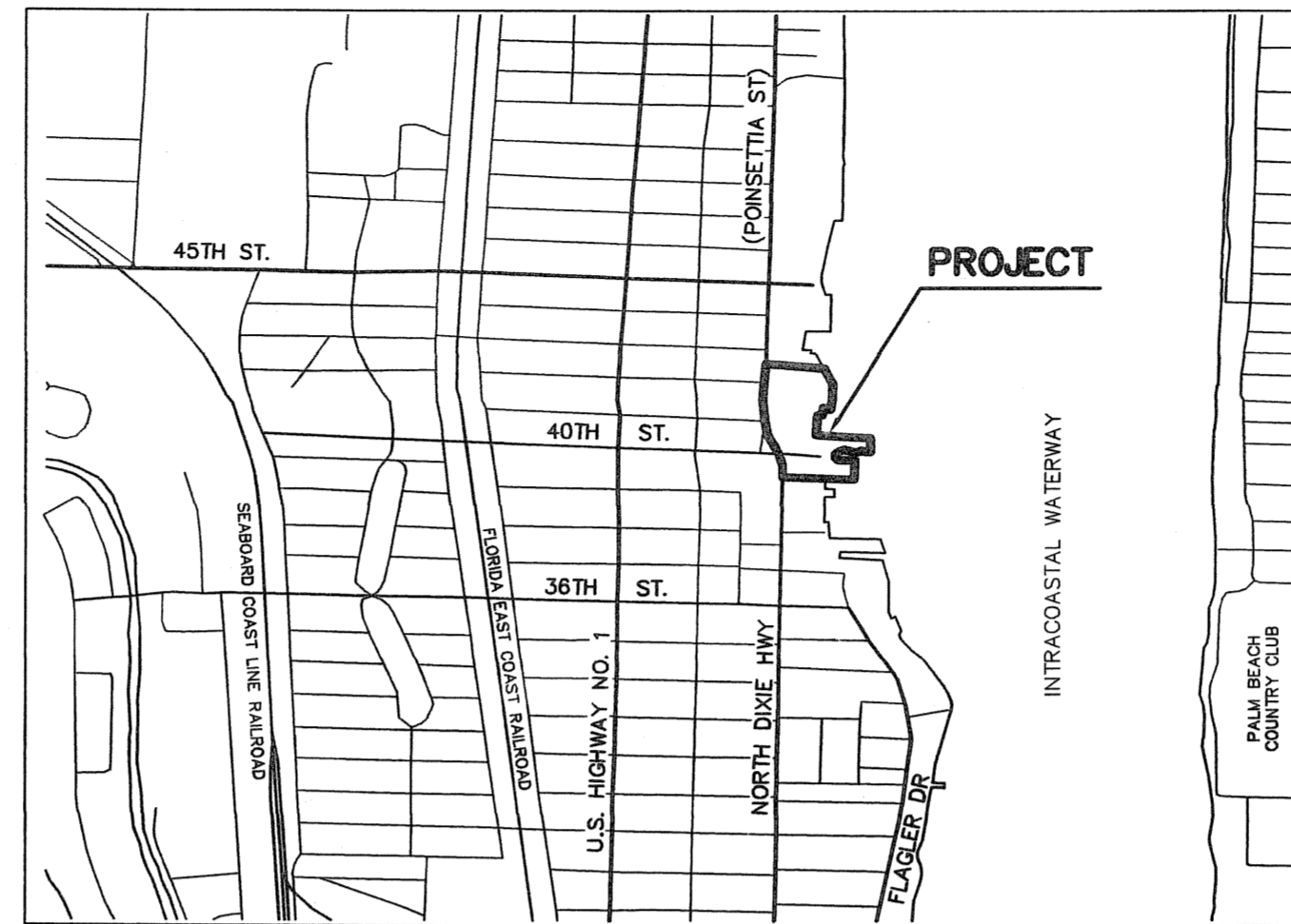
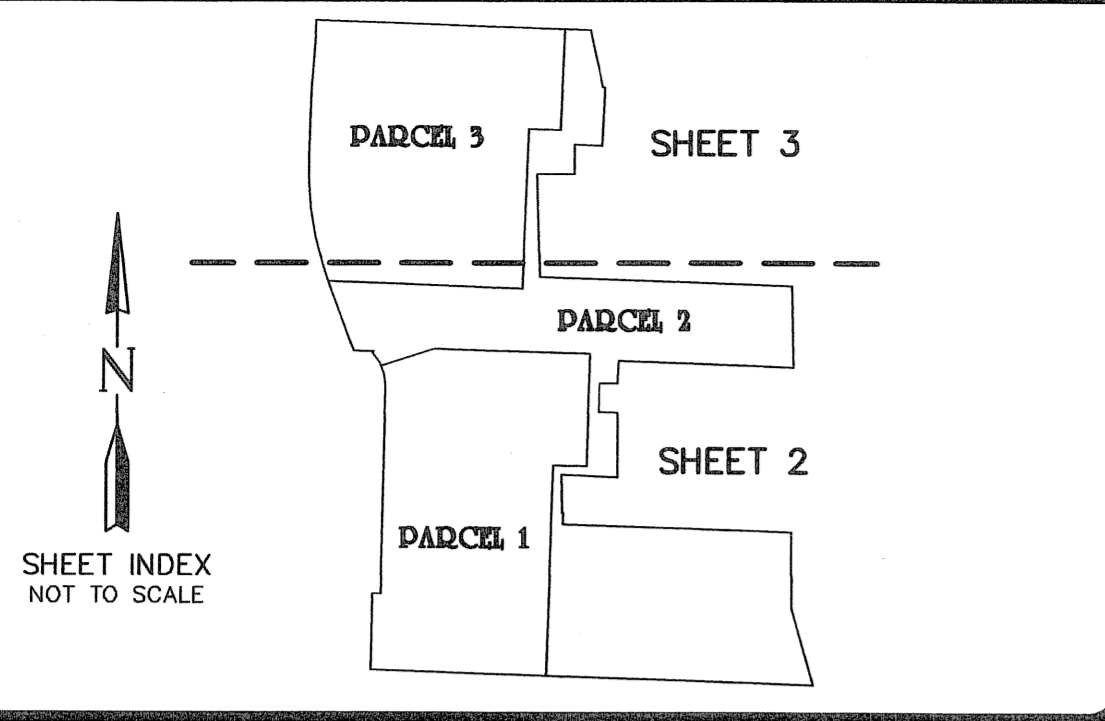


RYBOVICH PLAT

A REPLAT OF A PORTION OF LOTS 1, 3, 5, AND 7, GALE LAKE WORTH PLAT NO. 1 (PLAT BOOK 3, PAGE 9, PALM BEACH COUNTY RECORDS) AND PORTIONS OF LOTS 28 THROUGH 43, AND LOT "C", BLOCK 2, NORTH PALM BEACH PLAT NO. 1 (PLAT BOOK 6, PAGE 30, PALM BEACH COUNTY RECORDS) TOGETHER WITH SUBMERGED LANDS ADJACENT THERETO, ALL LYING IN SECTIONS 3, 4, AND 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
 JULY 2006



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 8 M, this 8 day of AUGUST, 2006 and duly recorded in Plat Book No. 108, on Pages 52 to 54.
 Sharon R. Bock, Clerk & Comptroller
 By: *[Signature]* Sharon R. Bock

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THENCE NORTH 01°06'51" EAST ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 40TH STREET AS SHOWN ON THE RIGHT-OF-WAY MAP FOR NORTH DIXIE HIGHWAY (POINSETTIA STREET) AS RECORDED IN ROAD BOOK 3, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 87°55'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.72 FEET TO EAST LINE OF SAID NORTH DIXIE HIGHWAY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET; THE CHORD OF WHICH BEARS NORTH 24°31'23" WEST, A DISTANCE OF 15.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'06", A DISTANCE OF 15.28 FEET; THENCE NORTH 20°50'24" WEST ALONG THE EAST RIGHT-OF-WAY OF SAID NORTH DIXIE HIGHWAY, A DISTANCE OF 104.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 575.61 FEET; THE CHORD OF WHICH BEARS NORTH 09°19'59" WEST, A DISTANCE OF 229.65 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°00'50", A DISTANCE OF 231.21 FEET; THENCE NORTH 01°46'47" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1129.50 FEET; THE CHORD OF WHICH BEARS NORTH 04°24'13" EAST, A DISTANCE OF 87.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°25'14", A DISTANCE OF 87.14 FEET; THENCE NORTH 02°11'36" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 37.90 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK 2, NORTH PALM BEACH, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS IN PLAT BOOK 6, PAGE 30; THENCE SOUTH 87°58'00" EAST ALONG THE NORTH LINE OF SAID LOT 28 AND ITS EASTERLY EXTENSION, A DISTANCE OF 476.92 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF LAKE WORTH; THENCE SOUTH 12°36'28" EAST ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 36.11 FEET; THENCE SOUTH 12°54'10" EAST ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 36.64 FEET; THENCE SOUTH 12°11'39" EAST ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 30.62 FEET TO THE SOUTH LINE OF LOT 31 OF SAID NORTH PALM BEACH, PLAT NO. 1; THENCE SOUTH 87°56'00" EAST, A DISTANCE OF 3.20 FEET; THENCE SOUTH 02°26'50" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 87°56'00" WEST, A DISTANCE OF 47.82 FEET; THENCE SOUTH 00°30'30" EAST, A DISTANCE OF 51.08 FEET; THENCE SOUTH 89°37'00" WEST, A DISTANCE OF 65.69 FEET; THENCE SOUTH 01°49'45" EAST, A DISTANCE OF 177.08 FEET; THENCE SOUTH 87°52'46" EAST, A DISTANCE OF 439.10 FEET; THENCE SOUTH 01°16'23" EAST, A DISTANCE OF 139.20 FEET; THENCE NORTH 87°55'00" WEST, A DISTANCE OF 304.49 FEET; THENCE SOUTH 02°49'21" WEST, A DISTANCE OF 39.63 FEET; THENCE SOUTH 89°49'42" WEST, A DISTANCE OF 31.42 FEET; THENCE SOUTH 01°46'45" WEST, A DISTANCE OF 49.32 FEET; THENCE SOUTH 89°07'26" EAST, A DISTANCE OF 32.67 FEET; THENCE SOUTH 00°13'54" EAST, A DISTANCE OF 112.90 FEET; THENCE NORTH 87°17'32" WEST, A DISTANCE OF 97.05 FEET; THENCE SOUTH 00°15'03" EAST, A DISTANCE OF 66.95 FEET; THENCE SOUTH 88°49'17" EAST, A DISTANCE OF 2.57 FEET; THENCE SOUTH 01°59'11" WEST, A DISTANCE OF 20.50 FEET; THENCE SOUTH 87°58'52" EAST, A DISTANCE OF 398.00 FEET; THENCE SOUTH 00°08'06" EAST, A DISTANCE OF 131.67 FEET; THENCE SOUTH 15°33'30" EAST, A DISTANCE OF 137.97 FEET; THENCE NORTH 88°02'45" WEST, A DISTANCE OF 768.25 FEET TO THE EAST RIGHT-OF-WAY OF SAID NORTH DIXIE HIGHWAY; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY OF SAID NORTH DIXIE HIGHWAY THE FOLLOWING COURSES AND DISTANCES, NORTH 01°06'51" EAST, A DISTANCE OF 131.99 FEET; THENCE SOUTH 88°00'49" EAST, A DISTANCE OF 14.80 FEET; THENCE NORTH 01°06'51" EAST, A DISTANCE OF 361.97 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 83.85 FEET; THE CHORD OF WHICH BEARS NORTH 20°27'05" WEST, A DISTANCE OF 61.64 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°07'51", A DISTANCE OF 63.12 FEET; THENCE NORTH 02°05'00" EAST, A DISTANCE OF 2.04 FEET; THENCE NORTH 87°55'00" WEST, A DISTANCE OF 7.17 FEET TO THE POINT OF BEGINNING.

PARCEL ACREAGES:

- PARCEL 1: 4.02 ACRES
- PARCEL 2: 5.63 ACRES
- PARCEL 3: 4.18 ACRES
- PARCEL 4: 0.04 ACRES

NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS WILL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN BY THE CITY OF WEST PALM BEACH.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES.
- ALL BUILDING SETBACKS ARE TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST PALM BEACH.
- BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM (NAD) 1983, ADJUSTMENT OF 1990, FLORIDA EAST ZONE AND ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, HAVING A BEARING OF SOUTH 01°06'51" WEST.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RSBC REAL ESTATE COMPANY, LLLP, LTD., A DELAWARE LIMITED LIABILITY PARTNERSHIP, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON AS:

RYBOVICH PLAT

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

- PUBLIC DRAINAGE EASEMENT.**
THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH.
- PUBLIC ACCESS AND UTILITY EASEMENT.**
AN ACCESS AND UTILITY EASEMENT OVER PARCEL 4, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE USE AND BENEFIT OF THE PUBLIC AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER.

WITNESSES: DECLARANT:

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature] RSBC REAL ESTATE COMPANY, LLLP
[Signature] A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP

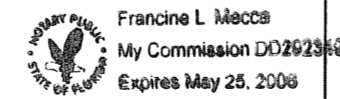
[Signature] NAME PRINTED: **LOVEENA STEIB**
 BY: RSBC DELAWARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, ITS MANAGING MEMBER

[Signature] NAME PRINTED: **Elena Divingood**
 BY: *[Signature]* **CRIS V. BRANDEN**
 ITS VICE PRESIDENT

STATE OF FLORIDA (CORPORATE SEAL)
 COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF AUGUST, 2006 BY Cris V. Branden OF HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, AS MANAGING MEMBER OF RSBC DELAWARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF RSBC REAL ESTATE COMPANY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME.

[Signature] **Francine L. Mecca** NOTARY PUBLIC
[Signature] **Jeanine Arena**



NOTARY BLOCK

LENDER'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN AGREEMENT NOT TO ENCUMBER THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS AGREEMENT NOT TO FURTHER ENCUMBER WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17958 PAGE 1350 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1 DAY OF August, 2006

[Signature] BANK OF AMERICA
 WITNESS:

[Signature] BY: **Jorge Milian**
 PRINTED NAME: **Jorge Milian**

[Signature] WITNESS: **Elena Divingood**
 PRINTED NAME: **Elena Divingood**
 TITLE: VP

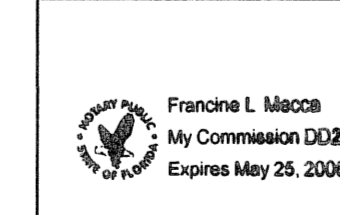
ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Jorge Milian WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Bank of America AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF Bank of America AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF August, 2006

[Signature] **Francine L. Mecca** NOTARY PUBLIC
[Signature] **Jeanine Arena**



NOTARY BLOCK

APPROVALS:

CITY OF WEST PALM BEACH
 COUNTY OF PALM BEACH
 STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS 7 DAY OF August, 2006.

BY: *[Signature]* **Lois Frankel**
 LOIS FRANKEL, MAYOR

APPROVED BY CITY PLANNING AND ZONING BOARD ON THIS 4 DAY OF August, 2006.

BY: *[Signature]* **Kenneth Spillias**
 KENNETH SPILLIAS, CHAIRMAN

REVIEWING SURVEYOR
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED: 8/4/06

[Signature] VINCENT J. NOEL, P.S.M.
 FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATE:

STATE OF FLORIDA
 COUNTY OF Miami-Dade

I, Janice Russell, 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 THE TITLE TO THE PROPERTY IS VESTED IN RSBC REAL ESTATE COMPANY, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP; 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 OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/1/06

[Signature] **Janice Russell**
 PRINTED NAME: **Janice Russell**

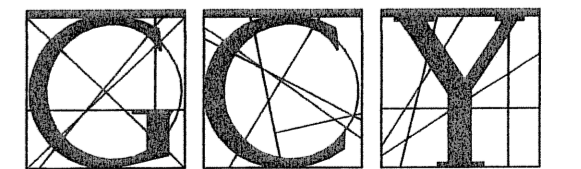
SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: JULY 31, 2006

[Signature] BY: **George C. Young, Jr. P.S.M.**
 GEORGE C. YOUNG, JR. P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 3036

GCY JOB NO. 04-1137-04-01



INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION LB 4108
 CORPORATE OFFICE: TALLAHASSEE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY. 1990 COMMONWEALTH LANE
 PALM CITY, FL 34991 TALLAHASSEE, FL 32303
 (800) 386-1066 (850) 536-8455

DEDICATION	ACKNOWLEDGEMENT	LENDER'S CONSENT	ACKNOWLEDGEMENT	ACCEPTANCE OF DEDICATIONS	ACKNOWLEDGEMENT	CITY OF WEST PALM BEACH SURVEYOR	CITY OF WEST PALM BEACH	PLATTING SURVEYOR
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