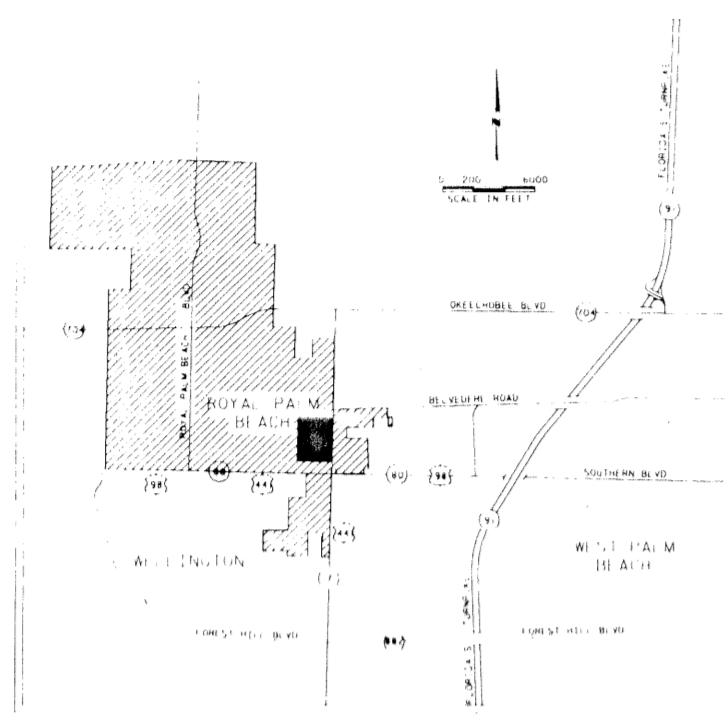
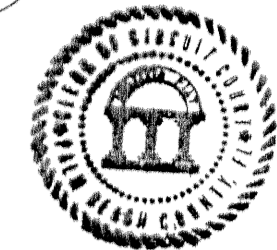


COMMONS AT ROYAL PALM BEACH

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

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA
This Plat was filed for record at 3:47 P.M.
This 17th day of February 2002
and duly recorded in Plat Book No. 93
on page 5 114 thru 116
DOROTHY J. WILKEN, Clerk of Circuit Court
by *[Signature]* P.O.



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 T 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, IS OWNER OF THE LAND SHOWN HEREON AS THE COMMONS AT ROYAL PALM BEACH, 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 AND DOES HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF ROYAL PALM BEACH FOR THE 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 ABUTTING 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.

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

IN WITNESS WHEREOF, STARWOOD WASSERMAN PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY *[Signature]* AS *[Signature]* OF STARWOOD WASSERMAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE SOLE MEMBER OF STARWOOD WASSERMAN PALM BEACH LLC, THIS 4th DAY OF OCTOBER, 2001.

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

BY: *[Signature]* STARWOOD WASSERMAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SOLE MEMBER

BY: *[Signature]*
PRINT NAME: *[Signature]*
TITLE: *[Signature]*
DULY AUTHORIZED

ACKNOWLEDGMENT:

STATE OF *[Signature]*
COUNTY OF *[Signature]*

BEFORE ME PERSONALLY APPEARED *[Signature]* AS *[Signature]* OF STARWOOD WASSERMAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE SOLE MEMBER 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 ME BEFORE OF AND AGREES THAT HE EXECUTED SUCH INSTRUMENT IN SUCH CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF OCTOBER, 2001.

BY: *[Signature]*
NOTARY PUBLIC
COMMISSION EXPIRES: 7/2/04

MORTGAGEE'S CONSENT:

STATE OF *[Signature]*
COUNTY OF *[Signature]*

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 *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF OCTOBER, 2001.

WITNESS: *[Signature]* FLEET NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BY: *[Signature]*
PRINT NAME: *[Signature]*
TITLE: *[Signature]*
DULY AUTHORIZED

ACKNOWLEDGMENT:

STATE OF *[Signature]*
COUNTY OF *[Signature]*

BEFORE ME PERSONALLY APPEARED *[Signature]* AS *[Signature]* 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 5th DAY OF OCTOBER, 2001.

BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: *[Signature]*
KEVIN J. LYONS, Notary Public
My Commission Expires June 21, 2002

THE COMMONS AT ROYAL PALM BEACH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ACCEPTANCE OF DEDICATION AND RESERVATIONS:

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 4th DAY OF OCTOBER, 2001.

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

BY: *[Signature]* DAVID D. WASSERMAN, PRESIDENT DULY AUTHORIZED

ACKNOWLEDGMENT:

STATE OF *[Signature]*
COUNTY OF *[Signature]*

BEFORE ME PERSONALLY APPEARED DAVID D. 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 4th DAY OF OCTOBER, 2001.

BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/2/04

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; 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.

EDWARDS & ANGELL, LLP, A MASSACHUSETTS LIMITED LIABILITY PARTNERSHIP

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

BY: *[Signature]* GREGORY E. YOUNG, PRESIDENT
DATE: *[Signature]*
DULY AUTHORIZED

VILLAGE OF ROYAL PALM BEACH
APPROVAL OF PLAT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD; THIS 18th DAY OF OCTOBER, 2001.

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

BY: *[Signature]* ATTEST: *[Signature]*
DAVID LODWICK MARY ANNE GOULD
MAYOR VILLAGE CLERK

VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF OCTOBER, 2001.

BY: *[Signature]*
RAY J. JAGGINS, PE
VILLAGE ENGINEER

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 *[Signature]* DATE 10-10-01
FLORIDA CERTIFICATE *[Signature]* 5776

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 18th DAY OF OCTOBER, 2001.

BY: *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: October 6, 2005



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: *[Signature]*
JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

Oct. 6, 2001
DATE

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 561-753-9123 FAX 561-753-9124 EB-7077