

THIS INSTRUMENT WAS PREPARED BY:
 JON V. NOLTING, P.S.M. #4499 OF
CRAVEN THOMPSON & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 9114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
 TEL: (561) 688-2010 FAX: (561) 688-1027
 APRIL 2003 97-0072.032

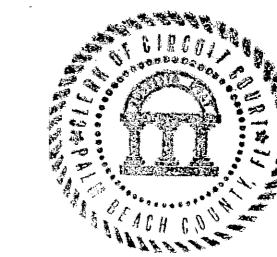
CONVENTION CENTER TOWN HOMES

A REPLAT OF TRACT "3A", CITYPLACE PLAT NO. 2, PLAT BOOK 90, PAGES 33-37, PALM BEACH COUNTY RECORDS, TOGETHER WITH A REPLAT OF LOTS 1 THRU 35 (INCLUSIVE) AND PARCEL "A", CITYHOMES AT CITYPLACE, PLAT BOOK 95, PAGES 106-109, PALM BEACH COUNTY RECORDS, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

24

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT AM
 THIS 29th DAY OF JANUARY, 2004
 AND DULY RECORDED IN PLAT BOOK NO. 101
 ON PAGES 24-27
 DOROTHY H. WILKEN,
 CLERK OF THE CIRCUIT COURT
 BY Dorothy H. Wilken DEPUTY CLERK

SHEET 1 OF 4 SHEETS



DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF WEST PALM BEACH, WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, AND CITYPLACE TOWNHOUSE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE REPLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "CONVENTION CENTER TOWN HOMES", SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "3A" AS SHOWN ON CITYPLACE PLAT NO. 2 AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LOTS 1 THRU 35 (INCLUSIVE) AND PARCEL "A", CITYHOMES AT CITYPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 106-109 OF SAID PUBLIC RECORDS.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 1.830 ACRES (79,704 SQUARE FEET) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "1" IS HEREBY DEDICATED TO CONVENTION CENTER TOWN HOMES POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, LANDSCAPING, BALCONIES, ROOF OVERHANGS, WALKS, ACCESS AND USE FOR PROPER UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF CONVENTION CENTER TOWN HOMES POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

THE FOOTING EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO CONVENTION CENTER TOWN HOMES POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ITS MEMBERS FOR THE PURPOSE PROVIDING AN EASEMENT FOR THE CONSTRUCTION OF A RETAINING WALL, THE MAINTENANCE AND REPAIR OF SAID WALL SHALL BE THE PERPETUAL RESPONSIBILITY OF CONVENTION CENTER TOWN HOMES POA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF:

THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP, THIS 23rd DAY OF JANUARY, 2004.

THE CITY OF WEST PALM BEACH

BY: Lois J. Frankel
 LOIS J. FRANKEL, MAYOR

ATTEST: Therese du Bouchet
 PRINT: CITY CLERK
 NAME: THERESSE du BOUCHET

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

BY: Lois J. Frankel
 LOIS J. FRANKEL, CHAIRMAN

ATTEST: Therese du Bouchet
 SECRETARY
THERESSE du BOUCHET

CITYPLACE TOWNHOUSE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: CITYPLACE RESIDENTIAL PARTNERS, A FLORIDA GENERAL PARTNERSHIP, ITS SOLE MANAGING MEMBER

BY: TRG CITYPLACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS ADMINISTRATIVE PARTNER

BY: TRG CITYPLACE, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: Roberto Rocha
 ROBERTO ROCHA,
 EXECUTIVE VICE PRESIDENT

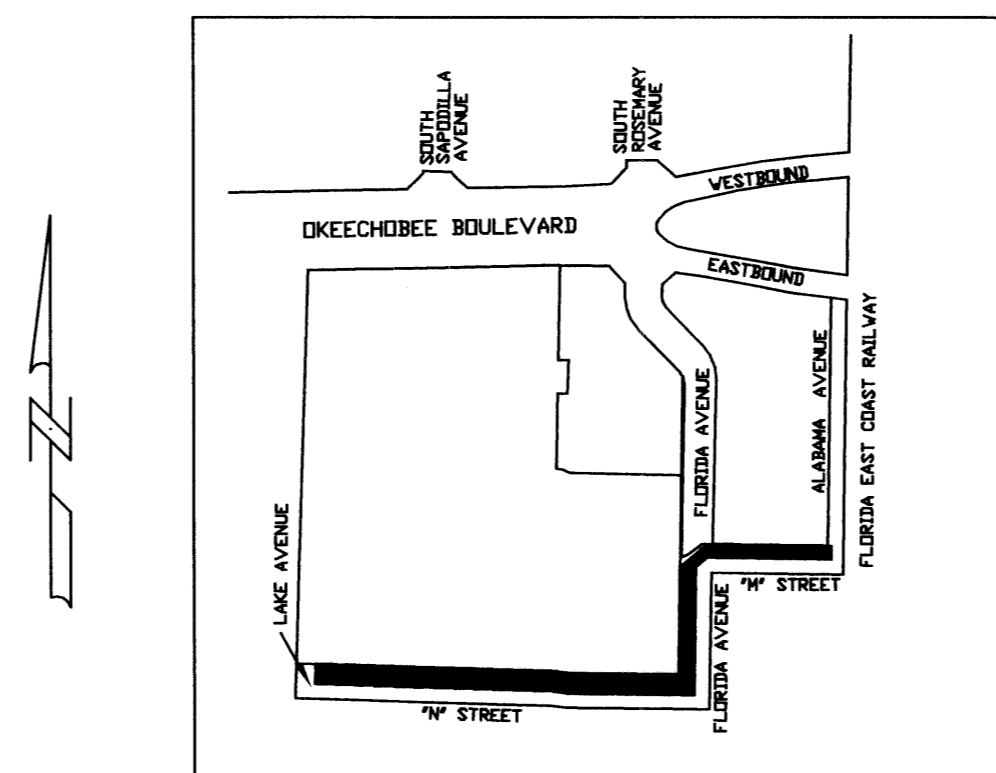
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOIS J. FRANKEL AND THERESSE du BOUCHET WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AND _____ RESPECTFULLY, AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK ON BEHALF OF THE CITY OF WEST PALM BEACH AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF THE CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF THE CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JANUARY, 2004.

Blanca A. Suarez
 NOTARY PUBLIC
 STATE OF FLORIDA
 MY COMMISSION EXPIRES: _____



VICINITY MAP
 NOT TO SCALE

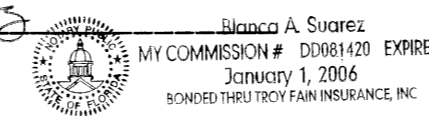
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOIS J. FRANKEL AND THERESSE du BOUCHET WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AND _____ RESPECTFULLY, AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SECRETARY, ON BEHALF OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF THE AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF THE SUCH AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JANUARY, 2004.

Blanca A. Suarez
 NOTARY PUBLIC
 STATE OF FLORIDA
 MY COMMISSION EXPIRES: _____

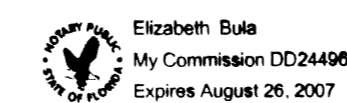


ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JANUARY, 2004, BY ROBERTO ROCHA, AS EXECUTIVE VICE PRESIDENT OF TRG CITYPLACE, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF TRG CITYPLACE, LTD., A FLORIDA LIMITED PARTNERSHIP, ADMINISTRATIVE PARTNER OF CITYPLACE RESIDENTIAL PARTNERS, A FLORIDA GENERAL PARTNERSHIP, MANAGING MEMBER, ON BEHALF OF EACH OF SUCH ENTITIES, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS FLORIDA DRIVERS LICENSE OR _____ (INDICATE FORM OF IDENTIFICATION) (IF LEFT BLANK PERSONAL KNOWLEDGE EXISTED) AS IDENTIFICATION.

Elizabeth Bula
 NOTARY PUBLIC
 STATE OF FLORIDA
 MY COMMISSION EXPIRES: August 26, 2007



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, CARLTON FIELDS, P.A., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY IS VESTED IN THE CITY OF WEST PALM BEACH, WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND CITYPLACE TOWNHOUSE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; 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.

CARLTON FIELDS, P.A.

BY: Lynda J. Harris
 NAME: LYNDA J. HARRIS
 TITLE: SHAREHOLDER
 DATED THIS 20th DAY OF JANUARY, 2004.

CITY APPROVAL

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

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 23rd DAY OF JANUARY, 2004.

BY: Lois J. Frankel
 LOIS J. FRANKEL, MAYOR

APPROVED: JANUARY 20, 2004
 CITY PLANNING BOARD

BY: Kenneth Spillias
 KENNETH SPILLIAS, CHAIRMAN

CITY SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent J. Noel DATE: 1-27, 2004
 VINCENT J. NOEL
 PROFESSIONAL SURVEYOR & MAPPER NO. 4169
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

CRAVEN THOMPSON & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB271

BY: Jon V. Nolting DATE: 14 JANUARY, 2004
 JON V. NOLTING
 PROFESSIONAL SURVEYOR & MAPPER NO. 4499
 STATE OF FLORIDA

SURVEYOR'S NOTES:

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, WHETHER GRAPHIC OR DIGITAL THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND/OR COUNTY.

THE BEARINGS REFERENCED HEREON ARE BASED ON A BEARING OF NORTH 88°08'22" WEST ALONG THE NORTH BOUNDARY OF TRACT "6" AS SHOWN ON CITYPLACE PLAT NO. 2 AS RECORDED IN PLAT BOOK 90, PAGES 33-37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL THE RECORDING INFORMATION SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CITYPLACE TOWNHOUSE, L.L.C.	WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY	CITY OF WEST PALM BEACH	CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA	WEST PALM BEACH CHIEF OF SURVEYS	SURVEYOR AND MAPPER
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL