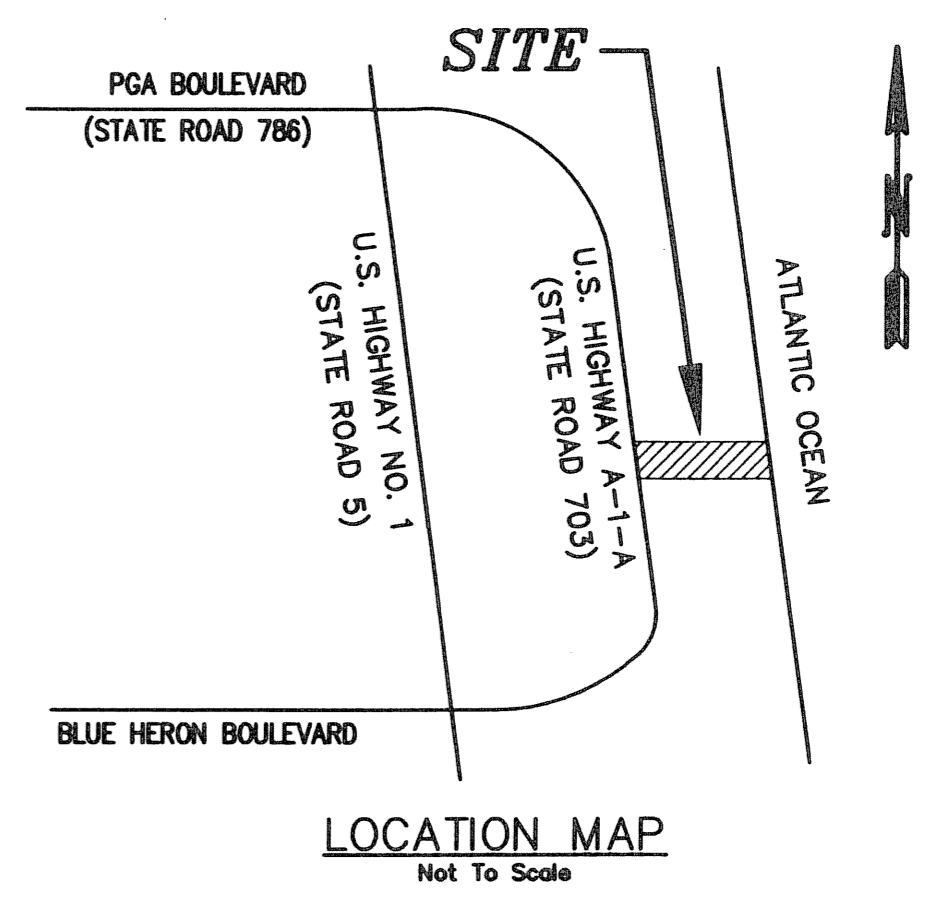


ONE SINGER ISLAND
LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 2
SEPTEMBER - 2005



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 2:25 day
of 13 2006 and duly
recorded in Plat Book No. 42108
on Pages 41 thru 42.
SHARON R. BOCK
Clerk & Comptroller
By: [Signature]

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that WCI Communities, Inc., a Delaware corporation, the owner of the land shown hereon as ONE SINGER ISLAND and lying in Section 22, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, being more particularly described as follows:

A strip of land 125 feet in width from North to South extending from the water's edge of the Atlantic Ocean to the Easterly right-of-way line of State Road 703, lying between two East and West lines, the Southerly boundary line thereof being 5234 feet North of the South boundary line of Sections 22 and 23 in Township 42 South, Range 43 East, as determined by producing the South boundary line of Section 21, in said Township and Range Eastward across the waters of Lake Worth and the land lying between Lake Worth and the Atlantic Ocean, to the Atlantic Ocean, and the North boundary line thereof being 5359 feet North of the South boundary line of Sections 22 and 23 as above described, the North and South boundary lines of said 125 foot strip running parallel with and being measured at right angles to the South boundary line of said Sections 22 and 23 as above described.

Containing 1.53 acres, more or less.

Also being described as follows:
Beginning at the Southwest corner of the "PLAT OF EASTPOINTE" as recorded in Plat Book 29, page 228 of the Public Records in and for Palm Beach County, Florida; thence South 88°28'15" East along the South line of said "PLAT OF EASTPOINTE", for a distance of 528.83 feet to the mean high water line of the Atlantic Ocean; thence Southeastly along the said mean high water line the following three courses; thence South 14°39'34" East, for a distance of 15.95 feet; thence South 18°17'01" East, for a distance of 96.70 feet; thence South 12°39'23" East, for a distance of 19.29 feet; thence North 88°28'15" West along the North line of the "PLAT OF WATERSIDE II" as recorded in Plat Book 29, Page 235 of the said Public Records, for a distance of 536.92 feet to the Northwest corner of said "PLAT OF WATERSIDE II"; and a point on an arc of a circular curve to the right, whose radius point bears North 76°02'46" East from said point; thence northwesterly along the arc of said curve and the East right of way line of North Ocean Boulevard (State Road A-1-A) as per Florida Department of Transportation Maintenance Map Section 93080-2509, Sheet 8 of 21 as recorded in Road Plat Book 6, Pages 11 through 31, inclusive, of the said Public Records, said right of way having a radius of 11,405.16 feet, a central angle of 00°39'02" and an arc length of 129.51 feet to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the previously described real property as follows:

- 1. Parcel "A", as shown hereon, is hereby reserved by WCI Communities, Inc. a Delaware corporation.
2. The Conservation Areas, as shown hereon, are hereby dedicated to the City of Riviera Beach, as preservation easements and shall be the perpetual maintenance obligation of WCI Communities, Inc., a Delaware corporation, its successors and assigns, without recourse to the City of Riviera Beach, and in no way be altered from its natural state, except pursuant to a management plan approved by the City of Riviera Beach.
3. The Bell South easement, as shown hereon, is hereby dedicated to Bell South Telecommunication, Inc., for telecommunication purposes and shall be the perpetual maintenance obligation of WCI Communities, Inc., a Delaware corporation, its successors and assigns, without recourse to the City of Riviera Beach.

IN WITNESS WHEREOF, WCI Communities, Inc., a Delaware corporation, has caused these presents to be signed by its vice presidents with the authority of its Board of Directors, this 17th day of May 2006.

WCI Communities, Inc.
a Delaware corporation
BY: [Signature]
Stefan Johansson, Vice President
BY: [Signature]
Nicole M. Swartz, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF LEE

BEFORE ME personally appeared Stefan Johansson who is personally known to me, or has produced a driver's license as identification and who executed the foregoing instrument as Vice President of WCI Communities, Inc., a Delaware corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 17th day of May, 2006.

My commission expires: 9-21-06
Commission No. DD145650
[Signature]
Robin Huffman
Notary Public-State of Florida
Commission No. DD145650
Bonded by National Notary Association

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF LEE

BEFORE ME personally appeared Nicole M. Swartz, who is personally known to me, or has produced a driver's license as identification and who executed the foregoing instrument as Vice President of WCI Communities, Inc., a Delaware corporation, and severally acknowledged to and before me that she executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 17th day of May, 2006.

My commission expires: 9-21-06
Commission No. DD145650
[Signature]
Robin Huffman
Notary Public-State of Florida
Commission No. DD145650
Bonded by National Notary Association

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF LEE

I, Nicole Swartz, Esq., 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 WCI Communities, Inc., a Delaware corporation; 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.

Dated: 5/15/06 By: [Signature]

REVIEWING SURVEYOR

On behalf of the City of Riviera Beach and in accordance with Chapter 177.081 (1) of the Florida Statutes, the undersigned, a licensed Professional Surveyor and Mapper, has reviewed this plat for conformity with Chapter 177, Part 1 of the Florida Statutes and the ordinances of the City of Riviera Beach. This review does not include the verification of the geometric data or the field verification of the Monuments at lot corners.

Date: 7/14/2006
[Signature]
Stephen M. Gordon, PSM
Professional Surveyor and Mapper
Florida License Number LS5974

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF COLLIER

Wachovia Bank, National Association, as Agent ("Agent") hereby certifies that it is the holder of that certain Second Consolidated, Amended and Restated Mortgage and Security Agreement dated as of September 22, 2005, made by WCI Communities, Inc. ("WCI"), Bay Colony-Gateway, Inc. ("BCG") and Resort at Singer Island Properties, Inc. ("RSI") in favor of Agent and recorded on October 4, 2005 as Instrument No. 20050626252 in Official Record Book 19351, at Page 0645 of the Public Records of Palm Beach County, Florida (the "Mortgage") and does hereby consent to the dedication of the described property by the owners on the One Singer Island Plat and joins herein for the purpose of consenting to the foregoing mortgages and security interest being subordinated to the dedications shown hereon.

Signed, sealed and delivered in the Presence of:

[Signature]
Nancy E. Wolfe
[Signature]
William M. Rush
[Signature]
Jessica M. Rush
MORTGAGEE:
WACHOVIA BANK, NATIONAL ASSOCIATION, a national banking association, as Agent
By: [Signature]
Dennis J. Leavy, PSM
Professional Surveyor and Mapper
Florida License Number LS5055
DENNIS J. LEAVY & ASSOCIATES, INC.
460 Business Park Way, Suite D
Royal Palm Beach, Florida, 33411
Certificate of Authorization Number: LB6599

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 10th day of May, 2006 by James S. Howard as Vice President of Wachovia Bank, National Association, a national banking association, as Agent, who is personally known to me or who produced as identification.

My Commission Expires: November 14, 2009
My Commission # DD 451313
Bonded thru Notary Public Underwriters
[Signature]
Mercedes Padin
Notary Public, State of Florida
Printed Name of Notary Public

APPROVALS

City of Riviera Beach
County of Palm Beach, Florida

It is hereby certified that this plat of ONE SINGER ISLAND has been officially approved for record by the City of Riviera Beach, Florida this 21 day of June, 2006.

By: [Signature]
Michael D. Brown, Mayor
By: [Signature]
Carric E. Ward, City Clerk
By: [Signature]
Lal John Samadi, P.E., City Engineer

SURVEYOR'S CERTIFICATION

This is to certify that the Plat shown hereon was prepared under my direction and supervision and 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 ("P.R.M.s"), according to Chapter 177.091(9), F.S. have been placed as required by law; and, and, further, that the plat complies with all of the plat and survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Riviera Beach, Florida.

[Signature] 5/22/06
Dennis J. Leavy, PSM
Professional Surveyor and Mapper
Florida License Number LS5055
DENNIS J. LEAVY & ASSOCIATES, INC.
460 Business Park Way, Suite D
Royal Palm Beach, Florida, 33411
Certificate of Authorization Number: LB6599

NOTES

Bearings shown hereon are referenced to the monumented line between Palm Beach County Horizontal Control Monuments "Boat" and "Meads", said line possessing a field measured bearing of South 17°17'42" East.

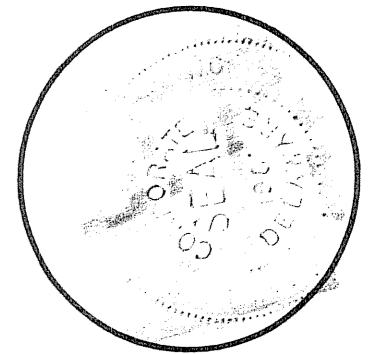
Building Setback Lines shall be no less than required by City of Riviera Beach, Florida Zoning Regulations.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

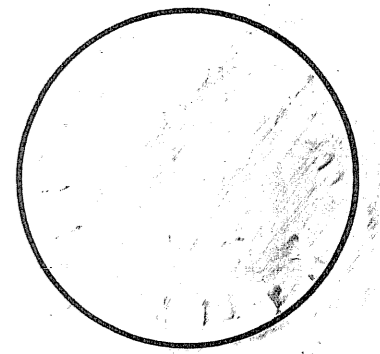
Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a U.S. Survey Foot as adopted by the National Institute of Standards and Technology and refer to the horizontal plane.

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.



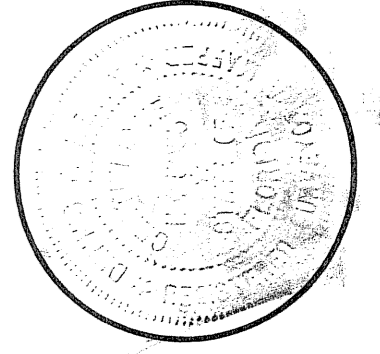
WCI COMMUNITIES, INC. SEAL



CITY OF RIVIERA BEACH SEAL



REVIEWING SURVEYOR SEAL



SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY:
James A. Davis, P.S.M.
Professional Surveyor and Mapper
Florida License Number LS4609
CH2MHill-WPB
1 Harvard Circle
West Palm Beach, Florida, 33409