

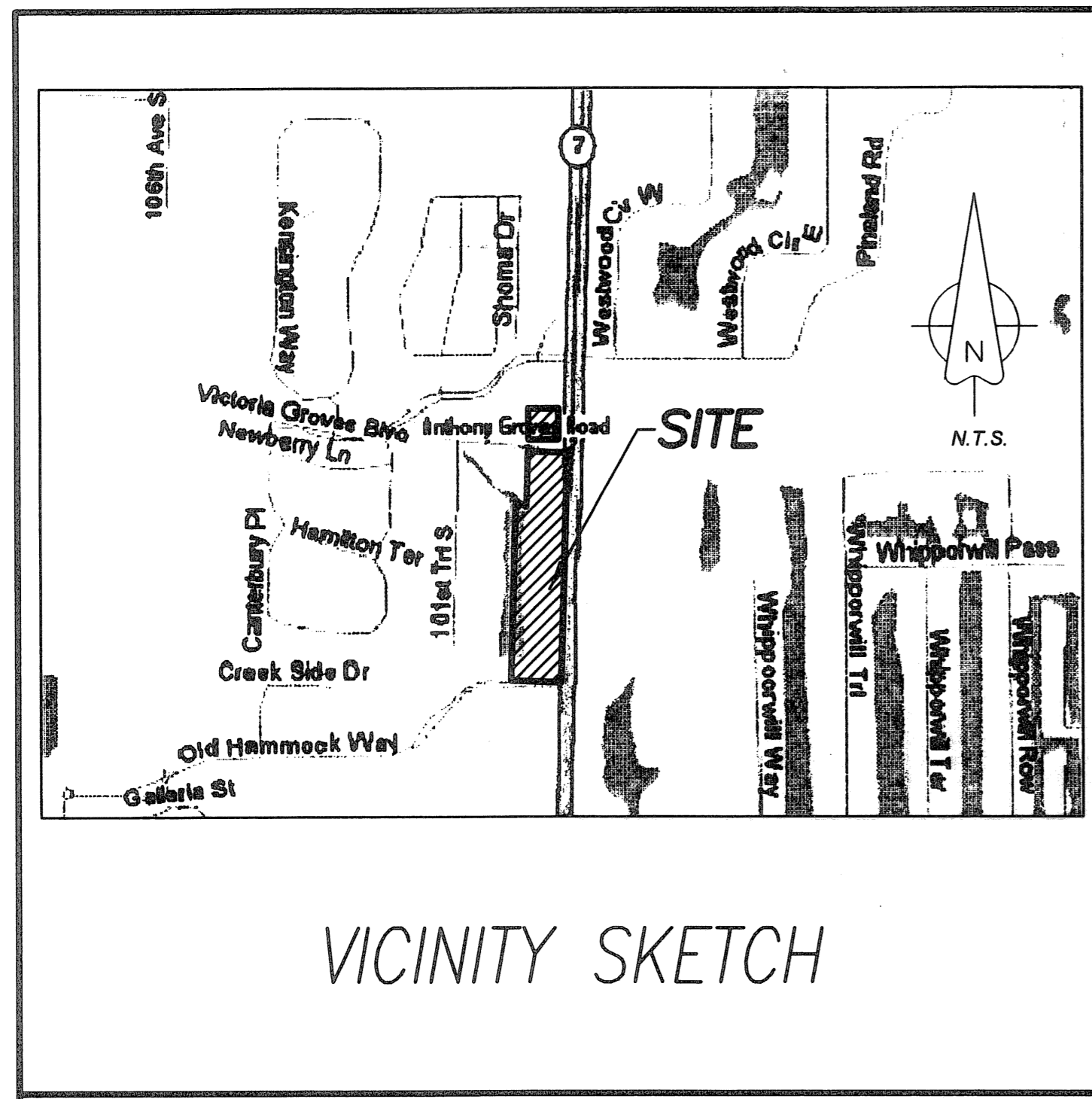
ANTHONY GROVES PLAZA

BEING A PARCEL OF LAND LYING IN THE EAST HALF (1/2) OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST, 2006

00072.034 SHEET 1 OF 4

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 2:11 P.M.
This 23rd day of October 2006
and duly recorded in Plat Book No. 108
on page 132-131
Witnessed by: H. BOCK, Clerk & Comptroller
by: [Signature] D.C.



VICINITY SKETCH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lake James, LLC, a Florida limited liability company, owner of the land shown hereon as Anthony Groves Plaza, being a parcel of land lying in the East half (1/2) of Section 1, Township 44 South, Range 41 East, Village of Royal Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION:

COMMENCING at the Southeast corner of said Section 1; thence North 87 degrees 54 minutes 23 seconds West along the South line of said Section 1 (the South line of said Section 1 is assumed to bear North 87 degrees 54 minutes 23 seconds West and all other bearings are relative thereto), a distance of 235.43 feet to the West right-of-way line of State Road 7 (U.S. 441) as shown on the Department of Transportation RIGHT OF WAY map Section Number 93210-2519; thence North 01 degrees 39 minutes 04 seconds East along the said West right-of-way line of State Road 7, a distance of 60.00 feet to the North line of LWDD Canal S-5 as recorded in Official Record Book 937, Page 373 and POINT OF BEGINNING; thence North 01 degrees 39 minutes 04 seconds East along the said West right-of-way line of State Road 7 (U.S. 441), a distance of 1493.04 feet to the South line of Anthony Groves Road an 80 foot right-of-way as recorded in Official Record Book 982, Page 278; thence North 87 degrees 54 minutes 23 seconds West, a distance of 255.08 feet; thence South 01 degrees 37 minutes 59 seconds West, a distance of 360.00 feet; thence North 62 degrees 43 minutes 59 seconds West, a distance of 77.67 feet; thence South 01 degrees 37 minutes 59 seconds West, a distance of 1166.09 feet to the North line of the said LWDD District Canal S-5; thence South 87 degrees 54 minutes 23 seconds East along said North line to the said West Right-of-Way line of State Road 7 (U.S. 441) and the POINT OF BEGINNING.

Together With:

COMMENCING at the Southeast corner of said Section 1; thence North 87 degrees 54 minutes 23 seconds West along the South line of said Section 1 (the South line of said Section 1 is assumed to bear North 87 degrees 54 minutes 23 seconds West and all other bearings are relative thereto), a distance of 235.43 feet to the West right-of-way line of State Road 7 (U.S. 441) as shown on the Department of Transportation Right Of Way map Section Number 93210-2519; thence North 01 degrees 39 minutes 04 seconds East along the said West right-of-way line of State Road 7, a distance of 1633.05 feet to the North right-of-way line of Anthony Groves Road as recorded in Official Record Book 982, Page 278 and the POINT OF BEGINNING; thence continue North 01 degrees 39 minutes 04 seconds East along said West right of way line, a distance of 290.02 feet; thence North 87 degrees 54 minutes 23 seconds West, a distance of 203.92 feet; thence South 01 degrees 37 minutes 59 seconds West, a distance of 290.01 feet to the North line of said Anthony Groves Road; thence South 87 degrees 54 minutes 23 seconds East along said North line, a distance of 203.83 feet to the POINT OF BEGINNING.

Containing 11.94 acres, more or less.

LANDSCAPE BUFFER EASEMENT

The Landscape Buffer Easements as shown hereon, are hereby reserved for the owners of Parcels 1, 2, 3 and 4, their successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of Anthony Groves Plaza Commercial Association, Inc., their successors and assigns, without recourse to the Village of Royal Palm Beach.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager Member this 11th day of October, 2006.

WITNESS: [Signature]
MAREK D. ROBBINS
PRINTED NAME
WITNESS: Linda A. Roberts
LINDA A. ROBERTS
PRINTED NAME

Lake James, LLC,
a Florida limited liability company
BY: [Signature]
William H. SNED JR
PRINTED NAME
MANAGER MEMBER
TITLE

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared William H. Sned Jr, who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as Manager Member of Lake James, LLC, a Florida limited liability company, and severally acknowledged to and before me that he/she executed such instrument as such officer of said company, and said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 11th day of October, 2006.

My Commission Expires: 2/3/08
My Commission No.: PD271526

[Signature]
Linda A. Roberts
Signature of Notary Public
LINDA A. ROBERTS
Printed Name of Notary Public

ANTHONY GROVES PLAZA COMMERCIAL ASSOCIATION, INC.

The Anthony Groves Plaza Commercial Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 12th day of October, 2006.

WITNESS: [Signature]
Michael White
PRINTED NAME
WITNESS: Jennifer House
Jennifer House
PRINTED NAME

Anthony Groves Plaza Commercial Association, Inc.
BY: [Signature]
Sonia A. Cominos
PRINTED NAME
PRESIDENT
TITLE

ACKNOWLEDGEMENT

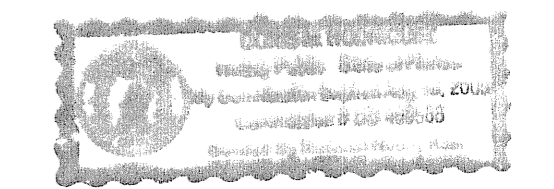
State of Florida
County of Palm Beach

BEFORE me personally appeared Sonia A. Cominos who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as President of Anthony Groves Plaza Commercial Association, Inc., and severally acknowledged to and before me that he/she executed such instrument as such officer of said association, and said instrument is the free act and deed of said company.

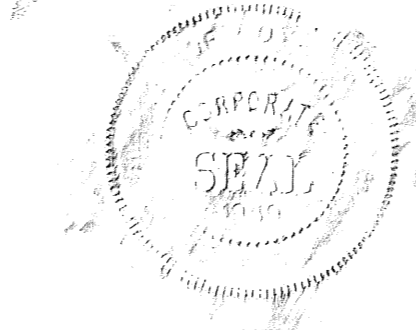
WITNESS my hand and official seal this 12th day of October, 2006.

My Commission Expires: Aug. 10, 2009
My Commission No.: DD460598

[Signature]
Signature of Notary Public
DORIS M. ROQUEZ
Printed Name of Notary Public



VILLAGE SEAL



LAKE JAMES NOTARY PUBLIC Linda A. Roberts Commission # DD271526 Expires February 3, 2008	ANTHONY GROVES PLAZA COMMERCIAL ASSOCIATION, INC.	ANTHONY GROVES PLAZA COMMERCIAL ASSOCIATION, INC. NOTARY PUBLIC	SURVEYOR'S SEAL STATE OF FLORIDA JACQUELINE M. GIBBNEY MY COMMISSION # DD 15558 EXPIRES: May 2, 2010	VILLAGE APPROVAL NOTARY PUBLIC	VILLAGE ENGINEER'S SEAL	REVIEWING SURVEYOR'S SEAL
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ANTHONY GROVES PLAZA		
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4880 8885 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4880		
FIELD:	JOB NO.: 04-1396D	P.L.:
OFFICE: K.S.	DATE: AUG., 2006	DWG. NO.: 04-1396-1
CHKD: C.W.	REF: 04-1396-1.DWG	SHEET 1 OF 4