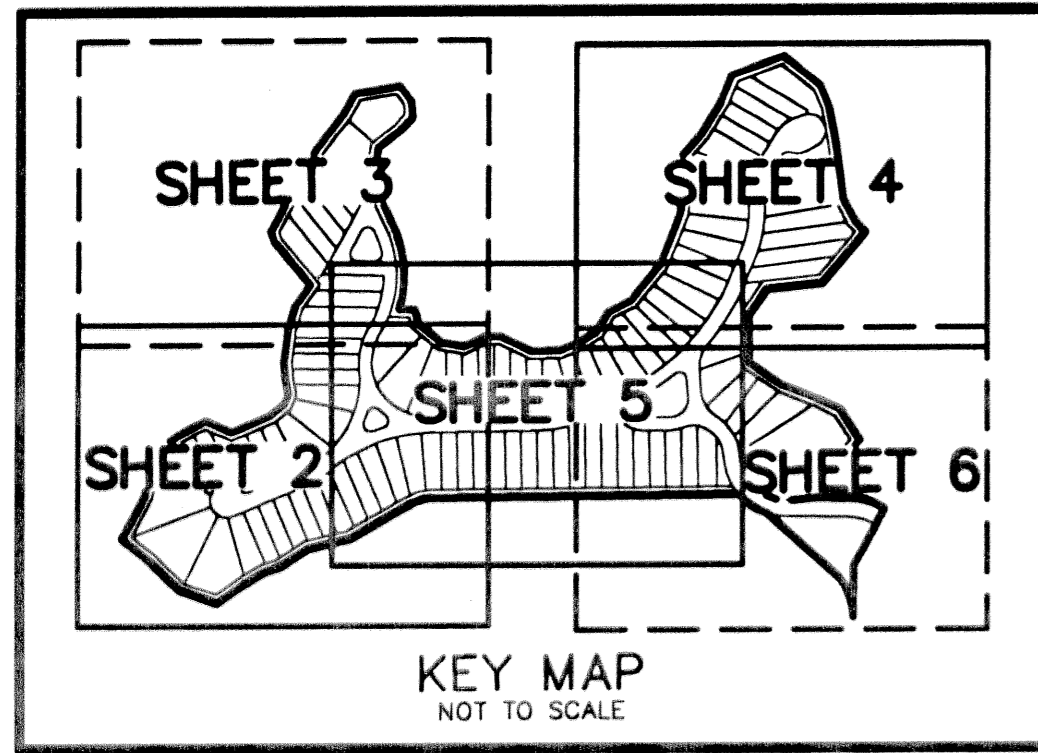


IBIS GOLF AND COUNTRY CLUB PLAT NO. 33

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF ALL OF TRACT G, AND A PORTION OF TRACT H, IBIS GOLF AND COUNTRY CLUB
 PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168,
 LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 OCTOBER - 2002



DESCRIPTION

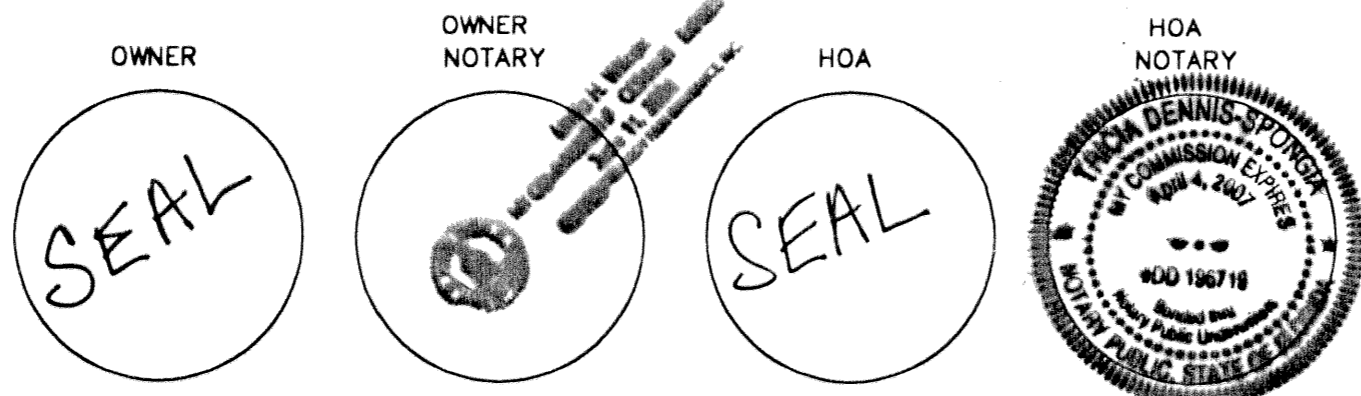
ALL OF TRACT G, TOGETHER WITH A PORTION OF TRACT H, IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 32, AS RECORDED IN PLAT BOOK 96, PAGES 186 THROUGH 188 OF SAID PUBLIC RECORDS; THENCE S77°19'38"E ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 7.66 FEET; THENCE S61°22'49"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 193.64 FEET; THENCE S89°28'53"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 159.39 FEET TO THE POINT OF CURVE WITH A CURVE CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S00°31'05"W, A DISTANCE OF 180.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF THE SOUTHERLY LINE OF SAID TRACT H, THROUGH A CENTRAL ANGLE OF 49°04'07", A DISTANCE OF 158.44 FEET; THENCE S41°27'00"W SAID SOUTHERLY LINE OF TRACT H, A DISTANCE OF 277.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N71°06'06"W, A RADIAL DISTANCE OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID SOUTHERLY LINE OF TRACT H, THROUGH A CENTRAL ANGLE OF 30°08'53", A DISTANCE OF 105.24 FEET; THENCE S00°29'10"E ALONG THE EAST LINE OF SAID TRACT G, A DISTANCE OF 959.82 FEET TO A POINT OF CURVE HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 28°59'34"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 65.78 FEET; THENCE S29°28'44"E, A DISTANCE OF 223.53 FEET; THENCE S12°56'07"E, A DISTANCE OF 134.54 FEET; THENCE S33°58'08"E, A DISTANCE OF 104.43 FEET; THENCE S15°56'00"E, A DISTANCE OF 48.97 FEET; THENCE S31°12'19"E, A DISTANCE OF 73.83 FEET; THENCE S35°24'53"E, A DISTANCE OF 103.07 FEET; THENCE S18°42'58"W, A DISTANCE OF 122.79 FEET; THENCE S44°20'57"W, A DISTANCE OF 127.43 FEET; THENCE S38°51'52"W, A DISTANCE OF 117.12 FEET; THENCE N61°56'03"W, A DISTANCE OF 149.29 FEET; THENCE N77°36'41"W, A DISTANCE OF 85.00 FEET; THENCE N80°17'15"W, A DISTANCE OF 54.05 FEET; THENCE N36°53'56"W, A DISTANCE OF 91.56 FEET; THENCE N30°56'29"W, A DISTANCE OF 62.05 FEET; THENCE N24°33'55"W, A DISTANCE OF 39.38 FEET; THENCE N22°51'49"E, A DISTANCE OF 88.43 FEET; THENCE N22°47'48"W, A DISTANCE OF 132.98 FEET; THENCE N38°54'21"W, A DISTANCE OF 54.18 FEET; THENCE N68°49'55"W, A DISTANCE OF 37.01 FEET; THENCE S78°46'12"W, A DISTANCE OF 46.23 FEET; THENCE S86°26'34"W, A DISTANCE OF 58.33 FEET; THENCE N83°59'20"W, A DISTANCE OF 42.78 FEET; THENCE N82°54'42"W, A DISTANCE OF 61.67 FEET; THENCE N72°53'31"W, A DISTANCE OF 79.44 FEET; THENCE N53°26'07"W, A DISTANCE OF 77.30 FEET; THENCE S50°36'09"W, A DISTANCE OF 176.46 FEET; THENCE S70°59'05"W, A DISTANCE OF 33.91 FEET; THENCE N60°33'23"W, A DISTANCE OF 120.68 FEET; THENCE N61°01'48"W, A DISTANCE OF 168.75 FEET; THENCE N52°40'08"W, A DISTANCE OF 134.35 FEET; THENCE N60°58'19"W, A DISTANCE OF 79.78 FEET; THENCE N08°05'35"W, A DISTANCE OF 143.06 FEET; THENCE N53°05'13"E, A DISTANCE OF 62.54 FEET; THENCE N87°54'54"E, A DISTANCE OF 51.12 FEET; THENCE S46°44'45"E, A DISTANCE OF 58.17 FEET; THENCE S38°28'01"E, A DISTANCE OF 84.98 FEET; THENCE S79°44'39"E, A DISTANCE OF 101.24 FEET; THENCE N65°34'26"E, A DISTANCE OF 74.13 FEET; THENCE N63°21'12"E, A DISTANCE OF 66.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 42°58'13"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 281.24 FEET; THENCE N01°17'16"E, A DISTANCE OF 49.34 FEET; THENCE N73°22'00"E, A DISTANCE OF 47.21 FEET; THENCE N40°27'25"E, A DISTANCE OF 93.40 FEET; THENCE N08°28'52"E, A DISTANCE OF 69.53 FEET; THENCE N25°09'41"W, A DISTANCE OF 72.67 FEET; THENCE N00°19'01"E, A DISTANCE OF 47.85 FEET; THENCE N25°18'38"E, A DISTANCE OF 107.79 FEET; THENCE N00°29'10"W, A DISTANCE OF 88.03 FEET; THENCE N22°31'35"W, A DISTANCE OF 66.37 FEET; THENCE N33°45'25"W, A DISTANCE OF 61.91 FEET; THENCE N59°50'32"W, A DISTANCE OF 73.69 FEET; THENCE N26°40'43"W, A DISTANCE OF 77.93 FEET; THENCE N50°40'58"W, A DISTANCE OF 145.91 FEET; THENCE N68°08'33"W, A DISTANCE OF 171.70 FEET; THENCE N88°02'33"W, A DISTANCE OF 176.95 FEET; THENCE N48°41'21"W, A DISTANCE OF 83.23 FEET; THENCE N59°06'23"W, A DISTANCE OF 121.15 FEET; THENCE N68°28'20"W, A DISTANCE OF 90.36 FEET; THENCE N20°31'37"W, A DISTANCE OF 176.72 FEET; THENCE N42°04'18"E, A DISTANCE OF 24.01 FEET; THENCE N39°32'31"E, A DISTANCE OF 124.25 FEET; THENCE N65°56'39"E, A DISTANCE OF 71.42 FEET; THENCE N79°22'33"E, A DISTANCE OF 112.98 FEET; THENCE N82°57'49"E, A DISTANCE OF 66.05 FEET; THENCE N82°07'54"E, A DISTANCE OF 115.71 FEET; THENCE N60°31'34"E, A DISTANCE OF 73.97 FEET; THENCE N45°57'28"E, A DISTANCE OF 45.54 FEET; THENCE S50°18'48"E, A DISTANCE OF 208.94 FEET; THENCE S05°31'32"E, A DISTANCE OF 173.71 FEET; THENCE S56°05'13"E, A DISTANCE OF 100.01 FEET; THENCE N89°42'27"E, A DISTANCE OF 150.48 FEET; THENCE N35°52'53"E, A DISTANCE OF 125.73 FEET; THENCE N21°53'02"E, A DISTANCE OF 117.50 FEET; THENCE N25°08'10"E, A DISTANCE OF 80.33 FEET; THENCE N57°48'46"E, A DISTANCE OF 115.61 FEET; THENCE S51°40'10"E, A DISTANCE OF 118.78 FEET; THENCE S02°05'58"E, A DISTANCE OF 288.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT H, AND THE POINT OF CURVE OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N25°18'47"W, A RADIAL DISTANCE OF 150.00 FEET (THE PREVIOUS SEVENTY-NINE (79) COURSES AND DISTANCES BEING ALONG THE BOUNDARY LINE OF SAID TRACT G); THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE OF TRACT H, THROUGH A CENTRAL ANGLE OF 69°46'05", A DISTANCE OF 182.65 FEET; THENCE N05°04'51"W SAID SOUTHERLY LINE OF TRACT H, A DISTANCE OF 131.71 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 37°41'29"; THENCE NORTHERLY ALONG THE ARC OF SAID SOUTHERLY LINE OF TRACT H, A DISTANCE OF 164.46 FEET TO THE POINT OF BEGINNING, CONTAINING 1,746,723 SQUARE FEET OR 40.099 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:
 IBIS GOLF AND COUNTRY CLUB PLAT NO. 33
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- ACCESS EASEMENT:**
 A NON-EXCLUSIVE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES ON AND OVER FOX HOLLOW DRIVE, SPARROW HAWK DRIVE AND STARLING WAY.
- UTILITY EASEMENTS:**
 NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY; SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.



DEDICATIONS AND RESERVATIONS CONTINUED:

- ROADS:**
 FOX HOLLOW DRIVE, SPARROW HAWK DRIVE AND STARLING WAY, AS SHOWN HEREON, ARE PRIVATE AND NOT FOR PUBLIC USE AND ARE HEREBY DEDICATED TO THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THE UNDERSIGNED DEVELOPER HEREBY RESERVES UNTO ITSELF, ITS AFFILIATES, DESIGNEES, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE, PERPETUAL EASEMENT, FOR INGRESS AND EGRESS ON, OVER, UNDER, ACROSS AND THROUGH FOX HOLLOW DRIVE, SPARROW HAWK DRIVE AND STARLING WAY, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.
 AN INGRESS-EGRESS EASEMENT ON, OVER AND ACROSS FOX HOLLOW DRIVE, SPARROW HAWK DRIVE AND STARLING WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, SAID INGRESS-EGRESS EASEMENT BEING SUBJECT TO THAT CERTAIN AGREEMENT AS TO REVERTER AND/OR RELEASE OF SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MAY 24, 1990, AND RECORDED IN OFFICIAL RECORD BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENT LIE; AND HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.
- TRACTS L THROUGH L10:**
 THE COMMON AREA AS SHOWN HEREON AS TRACTS L THROUGH L10 ARE HEREBY DEDICATED TO THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE, PEDESTRIAN PATHWAY, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- DRAINAGE EASEMENTS:**
 THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF WEST PALM BEACH, FLORIDA.
- CONSERVATION EASEMENTS:**
 THE 25 FOOT WIDE CONSERVATION EASEMENTS, AS SHOWN HEREON, IS SUBJECT TO THE TERMS OF GRANT OF CONSERVATION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6763, AT PAGES 990 THROUGH 997, INCLUSIVE, AS AMENDED IN OFFICIAL RECORDS BOOK 14564, PAGE 1339, TOGETHER WITH OFFICIAL RECORDS BOOK 7113, PAGE 1940, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 IN WITNESS WHEREOF, MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER THIS 26th DAY OF March, 2003.

MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
 BY: [Signature]
 SYDNEY W. KITSON, CHIEF EXECUTIVE OFFICER
 WITNESS: [Signature]
 PRINT NAME: CLAUDE ADAMS
 WITNESS: [Signature]
 PRINT NAME: Linda Wilcox

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF March, 2003, BY SYDNEY W. KITSON, CHIEF EXECUTIVE OFFICER OF MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED HIS STATE DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF March, 2003.
[Signature]
 NOTARY PUBLIC
 NAME: Linda H. Wilcox

COMMISSION NUMBER: C0944121
 EXP. 6/1/04

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER FOX HOLLOW DRIVE, SPARROW HAWK DRIVE AND STARLING WAY, AS SHOWN HEREON, ACKNOWLEDGING SAID EASEMENTS ARE SUBJECT TO THAT CERTAIN AGREEMENT AS TO REVERTER AND/OR RELEASE OF SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MAY 24, 1990, AND RECORDED IN OFFICIAL RECORD BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENT LIE; AND HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 BY: [Signature]
 PAMELA M. RAUCH, PRESIDENT
 BOARD OF SUPERVISORS

ATTEST: [Signature]
 O'NEAL BARDIN JR., SECRETARY
 BOARD OF SUPERVISORS

CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTES.

[Signature]
 VINCENT J. NOEL, PSM
 REGISTRATION NO 4169
 STATE OF FLORIDA

APPROVALS

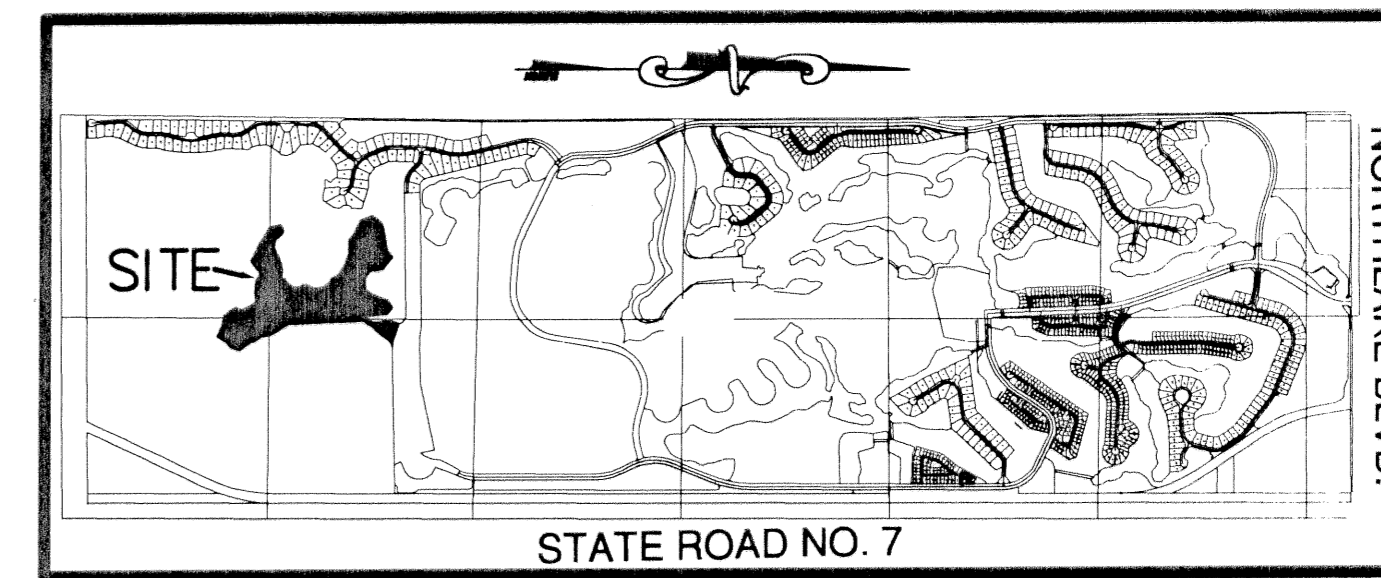
CITY OF WEST PALM BEACH)
 COUNTY OF PALM BEACH)
 STATE OF FLORIDA)

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 PLAT THIS 12th DAY OF March, 2003.

BY: [Signature]
 LOIS FRANKEL, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 10th DAY OF April, 2003.

BY: [Signature]
 KEA SPILLIAS, CHAIRMAN



LOCATION MAP N.T.S.

TABULAR DATA

N.P.B.C.L.D. UNIT OF DEVELOPMENT NO. 18	
TOTAL AREA OF THIS PLAT	40.099 ACRES
AREA OF LOTS	26.704 ACRES
AREA OF TRACTS L THROUGH L10	7.784 ACRES
AREA OF PRIVATE ROADWAY	5.611 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	98
DENSITY THIS PLAT	2.44 UNITS/ACRE

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 26th DAY OF March, 2003.

THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature] PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WOODLANDS AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 28 DAY OF March, 2003.
[Signature]
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I, MICHAEL R. FLAM, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

BROAD AND CASSEL)
 CITY OF WEST PALM BEACH)
 SURVEYOR)
 BY: [Signature]
 MICHAEL R. FLAM
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I HEREBY 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED TRACT IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 4/2/03
[Signature]
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

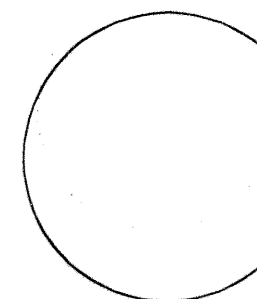
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD AT 11:30 A.M. THIS 15th DAY OF April, A.D. 2003 AND DULY RECORDED IN PLAT BOOK 98 ON PAGES 120-125

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

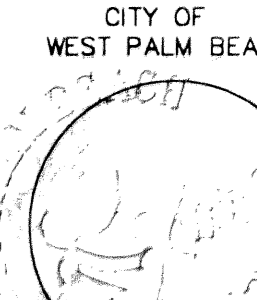
BY: [Signature]
 DEPUTY CLERK



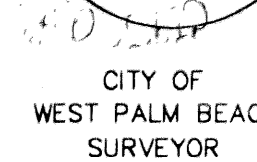
N.P.B.C.I.D.



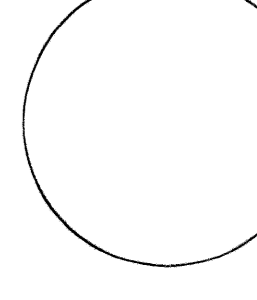
CITY OF WEST PALM BEACH



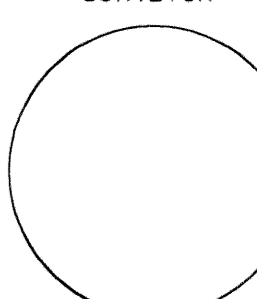
CITY OF WEST PALM BEACH



CITY OF WEST PALM BEACH



CITY OF WEST PALM BEACH



CITY OF WEST PALM BEACH