



LOT 1 REPLAT OF HOTEL COMPLEX PLAT REPLAT

BEING A REPLAT OF LOT 1, HOTEL COMPLEX PLAT REPLAT, RECORDED IN PLAT BOOK 110, PAGES 125 THROUGH 129 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 3

00052-172

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:11 P.M. THIS DAY OF February 2009 AND DULY RECORDED IN PLAT NO. 49 ON PAGES 49 THRU 51
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: AS D.C.

DEDICATIONS AND RESERVATIONS:

STATE OF MARYLAND)
COUNTY OF ANNE ARUNDEL)
KNOW ALL MEN BY THESE PRESENTS THAT THE IV PBG LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "LOT 1 REPLAT OF HOTEL COMPLEX PLAT REPLAT", LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOT 1 OF HOTEL COMPLEX PLAT REPLAT, RECORDED IN PLAT BOOK 110, PAGES 125 THROUGH 129, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.

CONTAINING 349,334 SQUARE FEET / 8.02 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS

1. LOT 1, AS SHOWN HEREON IS HEREBY RESERVED TO THE IV PBG LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE IV PBG LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

EASEMENTS

2. THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

3. THE 5-FOOT-WIDE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. SAID LANDS SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE LANDS HEREIN BEING REPLATTED, ALONG WITH THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 23rd DAY OF JANUARY 2009.

WITNESS: Harold B. Wisheart III

BY: THE IV PBG LLC
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: NALCOLM B. WISEHEART III

WITNESS: Kim Gauthier

BY: Carroll M. Warfield
CARROLL M. WARFIELD, PRESIDENT

PRINT NAME: Kim Gauthier

ACKNOWLEDGEMENT:

STATE OF MARYLAND)
COUNTY OF ANNE ARUNDEL)
BEFORE ME, PERSONALLY APPEARED CARROLL M. WARFIELD, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE IV PBG, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January 2009.

MY COMMISSION EXPIRES: 8-1-12

NOTARY PUBLIC: Mary Ellen Davenport

PRINT NAME: Mary Ellen Davenport

NOTARY SEAL:

COMMISSION NO.: NOT APPLICABLE IN THE STATE OF MARYLAND

MORTGAGEE'S CONSENT:

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20222, PAGE 1789, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 26th DAY OF JANUARY 2009.

WITNESS: Denise Rose Schien

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BANC OF AMERICA

PRINT NAME: Denise Rose Schien

COMMERCIAL MORTGAGE INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2

BY: Carolyn J. Hall
CAROLYN J. HALL
VICE PRESIDENT
WACHOVIA REAL ESTATE ASSET MANAGEMENT

ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)
BEFORE ME, PERSONALLY APPEARED CAROLYN HALL, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION, SOLELY IN ITS CAPACITY AS SUB-SERVICER, AS AUTHORIZED UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2006 AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF JANUARY 2009.

MY COMMISSION EXPIRES: 3-27-2010

NOTARY PUBLIC: Janet Learner

NOTARY SEAL:

PRINT NAME: Janet Learner

COMMISSION NO. 28050960025

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF BROWARD)
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE IV PBG 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.

DATED: THIS 23rd DAY OF January 2009

BY: Alan Weissman
NAME: ALAN WEISSMAN
TITLE: VICE PRESIDENT

REVIEWING SURVEYOR:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE CITY OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

Thomas C. Yokoun
THOMAS C. YOKOUN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 4382

DATED THIS 2nd DAY OF February 2009

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT No. 02)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBORAH A. DIAZ, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS.

THIS 28th DAY OF JANUARY 2009.

ATTEST: Deborah A. Diaz
O'NEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS

BY: Deborah A. Diaz
DEBORAH A. DIAZ, PRESIDENT
BOARD OF SUPERVISORS

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF FEBRUARY 2009.

ATTEST: Patricia Snider
PATRICIA SNIDER
CITY CLERK, CMC

BY: Eric Jablin
ERIC JABLIN
MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF FEBRUARY 2009.

BY: Leo Ciambardi
LEO CIAMBARDE, P.E.
ACTING CITY ENGINEER

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST AS SHOWN ON THE PLAT OF HOTEL COMPLEX PLAT RECORDED IN PLAT BOOK 79, PAGES 165 & 166 AND AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 93220-2407. THE LINE IS ASSUMED TO BEAR NORTH 02°09'41" EAST AS SHOWN ON SAID PLAT AND SAID RIGHT-OF-WAY MAP AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 3) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 5) 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.
- 6) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

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; 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.081 (9) FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

Scott F. Bryson
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991

DATED: THIS 22nd DAY OF January 2009.

ABBREVIATIONS:

- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- ⊙ = MAG NAIL & DISK STAMPED "P.R.M. LB4897"
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONC.
- MON. = MONUMENT
- C/L = CENTERLINE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- STA. = STATION
- SUA = SEACOAST UTILITY AUTHORITY
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- W.L.E. = WATER LINE EASEMENT
- U.E. = UTILITY EASEMENT
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.B. = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- P.C.P. = PERMANENT CONTROL POINT

CAD FILE: Z:\2007\07-012 CONFERENCE CENTER\DWG\LOT 1 REPLAT OF HOTEL COMPLEX PLAT REPLAT.DWG		
DATE: 06-09-08	CHECKED: SB	PROJECT No.
DRAWN: SB	APPROVED: SB	07-012
DWG No. D07-012P		

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