

SOUTH ROAD / 441

00846.000
DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS SOUTH ROAD/441, BEING A REPLAT OF A PORTION OF TRACTS 1 & 8, BLOCK 35, "PALM BEACH FARMS COMPANY PLAT NO. 3", RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY RECORDS, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF TRACTS 1 AND 8, BLOCK 35, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WESTERLY ROAD RIGHT-OF-WAY LINE OF STATE ROAD 7 PER OFFICIAL RECORDS BOOK 10559, PAGE 1356, OFFICIAL RECORDS BOOK 10036, PAGE 1655, AND OFFICIAL RECORDS BOOK 10559, PAGE 1373, AND LYING EAST OF A LINE PARALLEL AND 300 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY ROAD RIGHT-OF-WAY LINE OF STATE ROAD 7, LESS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6495, PAGE 761, AND ALSO LESS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 1241, PAGE 1027, PALM BEACH COUNTY PUBLIC RECORDS.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 403,337 SQUARE FEET, (9.26 ACRES), MORE OR LESS.

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

- 1. TRACT 'A', AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
3. THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. PARCEL A AS SHOWN HEREON IS HEREBY RESERVED FOR THE JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, DEVELOPMENT PETITION NUMBER 03-036 FOR PRIVATE DEVELOPMENT PURPOSES AND IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12404, PAGE 1271, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. PRESERVE PARCEL A, AS SHOWN HEREON, IS RESERVED FOR THE JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PRESERVATION PURPOSES AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12404, PAGE 1319, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THE UPLAND BUFFER TRACT, AS SHOWN HEREON, IS RESERVED FOR THE JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED FOR HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. THE RIGHT-OF-WAY BUFFER EASEMENT, SHOWN HEREON, IS HEREBY RESERVED FOR HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. THE MASS TRANSIT EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY, BY HOMELAND PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREAFTER "OWNERS"), TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF THE PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THEIR SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNERS UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF October, 2006.

BY: Owen Altman, MANAGING MEMBER
WITNESS: Gina Sanchez, Justin Hoffman

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF October, 2006.

BY: Madeleine C. Talbott, MANAGING MEMBER
WITNESS: Gina Sanchez, Justin Hoffman

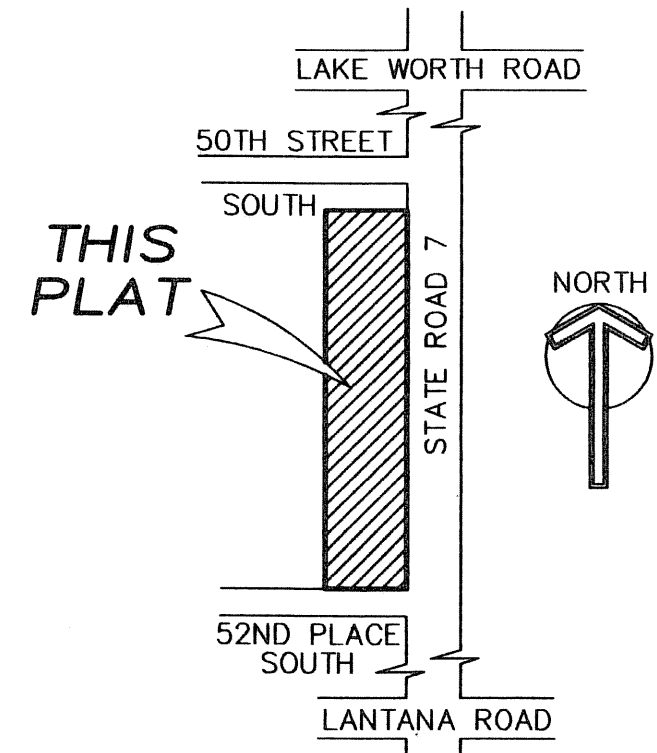
SEALS
FIDELITY FEDERAL BANK & TRUST
NOTARY
Judy I. Spencer

A REPLAT OF A PORTION OF TRACTS 1 & 8, BLOCK 35 PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54, P.B.C.R.) SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

PREPARED BY: KATHLEEN L. HALL LAND SURVEYING, INC. 5499 NORTH FEDERAL HIGHWAY, SUITE N BOCA RATON, FL 33487 TEL: (561) 443-0426 FAX: (561) 443-0429 LB. #6555 APRIL, 2002

COUNTY ENGINEER APPROVAL

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2) F.S., THIS 21st DAY OF June, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) F.S.
DATED: 6/21/06 Andrew M. Gross, Esquire



LOCATION MAP NOT TO SCALE

SURVEY NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36 HAVING A BEARING OF NORTH 88°59'11" WEST, BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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 PALM BEACH COUNTY.
4. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000174 PLAT BEARING TO GRID BEARING = ROTATION OF 00°00'00"
N 828600.2633 DENOTES STATE PLANE COORDINATES
E 915916.0164

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED OWEN ALTMAN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF HOMELAND PLAZA, LLC, FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY 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 10 DAY OF October, 2006
Judy I. Spencer
NOTARY PUBLIC
Judy I. Spencer (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MADELEINE C. TALBOTT, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JR EISENMAN PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 10 DAY OF October, 2006
Judy I. Spencer
NOTARY PUBLIC
Judy I. Spencer (PRINT NAME)

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH
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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 19463, PAGE 1663, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF APRIL, 2006.
Joseph P. Fiore, VICE PRESIDENT
Joseph P. Fiore (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOSEPH R FIORE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIDELITY FEDERAL BANK & TRUST, AND SEVERALLY 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 SEAL THIS 12 DAY OF APRIL, 2006.
Perry Barrow
NOTARY
Perry Barrow (PRINT NAME)

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH
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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 17518, PAGE 1930 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHERE, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PALM BEACH COUNTY CEO AND ITS SEAL TO BE AFFIXED HEREBY, BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF OCTOBER, 2005.
Lee K. Waring, PALM BEACH COUNTY CEO
Lee K. Waring (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LEE K. WARING, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PALM BEACH COUNTY CEO OF GULFSTREAM BUSINESS BANK, AND SEVERALLY 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 7th DAY OF Oct, 2005.
Carole Anson
NOTARY PUBLIC
Carole Anson (PRINT NAME)

SURVEYOR'S CERTIFICATION

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 11th DAY OF OCT, 2005.
Kathleen L. Hall
KATHLEEN L. HALL, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4103
FLORIDA L.B. #6555

SEALS

Table containing seals for Notary, JR Eisenman Properties, LLC, Homeland Plaza, LLC, County Engineer, and Surveyor.

South Road/441
PAGE 3
FLOOD ZONE #
ZONING MUPD
ZIP CODE 33467
SUBDIVISION
BOOK 106
FLOOD ZONE #
QUAD F 03
SE
TAX 1021
PUD NAME

MY COMMISSION EXPIRES: APRIL 19, 2006
COMM. # DD104271