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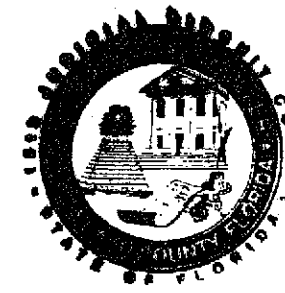
IBIS GOLF AND COUNTRY CLUB PLAT No.35

PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACT B, IBIS GOLF AND COUNTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58; A PORTION OF TRACTS A, B, C, D, and E, IBIS GOLF AND COUNTRY CLUB PLAT No.7, RECORDED IN PLAT BOOK 67, PAGE 152; A PORTION OF TRACTS A and B, and ALL OF LAKES 3, 4, 5, 6, 7, 8-9, 10-13, 11, 14, 15, 16-19, 17, and 17A, IBIS GOLF AND COUNTRY CLUB PLAT No.14, RECORDED IN PLAT BOOK 75, PAGE 107; A PORTION OF TRACT W, IBIS GOLF AND COUNTRY CLUB PLAT No.25, RECORDED IN PLAT BOOK 88, PAGE 100; A PORTION OF SANDHILL WAY SOUTH, SANDHILL WAY SOUTH AT IBIS, RECORDED IN PLAT BOOK 81, PAGE 1; TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.27, RECORDED IN PLAT BOOK 88, PAGE 178; TRACTS GC, GC1, GC2, GC3 and W, IBIS GOLF AND COUNTRY CLUB PLAT No.28, RECORDED IN PLAT BOOK 90, PAGE 194; TRACTS GC, GC1, W and W-1, IBIS GOLF AND COUNTRY CLUB PLAT No.29, RECORDED IN PLAT BOOK 97, PAGE 25; TRACTS GC, W and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.30, RECORDED IN PLAT BOOK 99, PAGE 194; TRACTS GC, GC1, W, W-1 and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.31, RECORDED IN PLAT BOOK 94, PAGE 103; TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.32, PLAT BOOK 96, PAGE 186; and TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.34, PLAT BOOK 100, PAGE 175, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTIONS 13, 24, 25, and 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

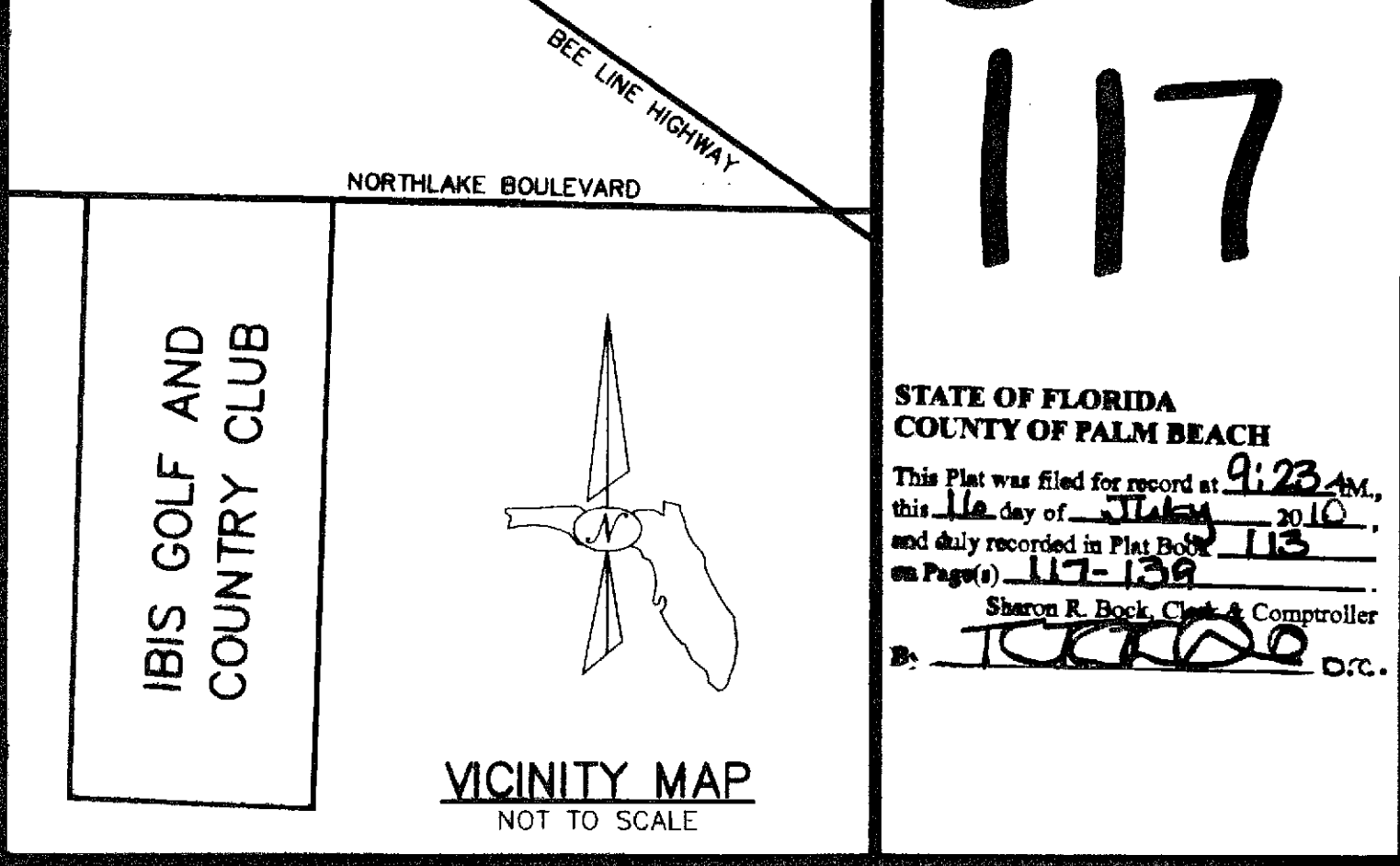
THIS INSTRUMENT PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826,

BROWN & PHILLIPS, INC.



CERTIFICATE OF AUTHORIZATION LB-6473 001 NORTHPOINT PARKWAY, SUITE 119 WEST PALM BEACH, FLORIDA 33407

00074-262



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 9:23 AM, this 16th day of March, 2010, and duly recorded in Plat Book 113 on Page(s) 117-138 Sherry R. Beck, Clerk & Controller

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT IBIS WEST PALM PARTNERS L.P., THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND THE IBIS PROPERTY OWNERS ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTIONS 13, 24, 25, AND 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT No.35

BEING A REPLAT OF A PORTION OF TRACT B, IBIS GOLF AND COUNTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58; A PORTION OF TRACTS A, B, C, D, and E, IBIS GOLF AND COUNTRY CLUB PLAT No.7, RECORDED IN PLAT BOOK 67, PAGE 152; A PORTION OF TRACTS A and B, and ALL OF LAKES 3, 4, 5, 6, 7, 8-9, 10-13, 11, 14, 15, 16-19, 17, and 17A, IBIS GOLF AND COUNTRY CLUB PLAT No.14, RECORDED IN PLAT BOOK 75, PAGE 107; A PORTION OF TRACT W, IBIS GOLF AND COUNTRY CLUB PLAT No.25, RECORDED IN PLAT BOOK 88, PAGE 100; A PORTION OF SANDHILL WAY SOUTH, SANDHILL WAY SOUTH AT IBIS, RECORDED IN PLAT BOOK 81, PAGE 1; TRACTS GC, IBIS GOLF AND COUNTRY CLUB PLAT No.27, RECORDED IN PLAT BOOK 88, PAGE 178; TRACTS GC, GC1, GC2, GC3, and W, IBIS GOLF AND COUNTRY CLUB PLAT No.28, RECORDED IN PLAT BOOK 90, PAGE 194; TRACTS GC, GC1, W, and W-1, IBIS GOLF AND COUNTRY CLUB PLAT No.29, RECORDED IN PLAT BOOK 97, PAGE 25; TRACTS GC, W, and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.30, RECORDED IN PLAT BOOK 99, PAGE 194; TRACTS GC, GC1, W, W-1, and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.31, RECORDED IN PLAT BOOK 94, PAGE 103; TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.32, PLAT BOOK 96, PAGE 186; and TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.34, PLAT BOOK 100, PAGE 175, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTIONS 13, 24, 25, AND 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED IN LEGAL DESCRIPTIONS 1, 2, AND 3, ON SHEETS 2 THROUGH 5, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS LGC-1 THROUGH LGC-3 AND LGC-L, TRACTS TGC-1 THROUGH TGC-3, TRACTS TGC-1 THROUGH TGC-6 AND TGC-L, AND TRACT DR, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSES AND APPURTENANT USES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

WATER MANAGEMENT MAINTENANCE EASEMENTS OVER TRACTS LGC-1 THROUGH LGC-3, TRACTS HGC-1 THROUGH HGC-3, TRACTS TGC-1 THROUGH TGC-6, AND TRACTS S-1 THROUGH S-3, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF IBIS WEST PALM PARTNERS L.P., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2. TRACTS A-1 THROUGH A-6, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, AND SIGNAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. ALL WATER MANAGEMENT TRACTS, WMT 2A, WMT 3, WMT 4, WMT 5, WMT 6, WMT 7, WMT 8-9, WMT 10-13, WMT 11, WMT 14, WMT 15, WMT 16-19, WMT 17, WMT 17A, WMT 17C, WMT 20, WMT 21A, WMT 21B, WMT 22, WMT 23, WMT 23A, WMT 25, WMT 26, WMT 32, WMT O/P, WMT A, WMT B, AND WMT C, AS SHOWN HEREON, ARE HEREBY DEDICATED AND CONVEYED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH OR IBIS WEST PALM PARTNERS L.P.

4. TRACTS S-1 THROUGH S-4, AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES CONSISTENT WITH THE APPROVED SITE PLAN, AS AMENDED, FOR IBIS GOLF AND COUNTRY CLUB PLANNED UNIT DEVELOPMENT SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. THE EASTERLY ACCESS ROAD, AS SHOWN HEREON IS HEREBY DEDICATED AND CONVEYED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR ROAD RIGHT-OF-WAY AND OTHER LAWFUL PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH OR IBIS WEST PALM PARTNERS L.P.

6. THE WPB UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATERLINES ON THE LANDS LYING WITHIN SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF IBIS WEST PALM PARTNERS L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

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.

DEDICATIONS AND RESERVATIONS (CONTINUED)

1. IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP; IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT; AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREINAFTER COLLECTIVELY (THE "GRANTOR") FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, DOES GRANT, BARGAIN, SELL, CONVEY AND CONFIRM IN FEE SIMPLE ABSOLUTE UNTO IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP (THE "GRANTEE") AND THE GRANTEE'S SUCCESSORS AND ASSIGNS FOREVER, ALL THAT CERTAIN LAND LYING AND BEING IN PALM BEACH COUNTY, STATE OF FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS LGC-1 THROUGH LGC-3 AND LGC-L; TRACTS HGC-1 THROUGH HGC-3; TRACTS TGC-1 THROUGH TGC-6 AND TGC-L; TRACT DR; TRACTS A-1 THROUGH A-6; AND TRACTS S-1 THROUGH S-4, AS ALL ARE SHOWN HEREON

2. IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP; IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT; AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREINAFTER COLLECTIVELY (THE "GRANTOR") FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, DOES GRANT, BARGAIN, SELL, CONVEY AND CONFIRM IN FEE SIMPLE ABSOLUTE UNTO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (THE "GRANTEE") AND THE GRANTEE'S SUCCESSORS AND ASSIGNS FOREVER, ALL THAT CERTAIN LAND LYING AND BEING IN PALM BEACH COUNTY, STATE OF FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL WATER MANAGEMENT TRACTS, WMT 2A, WMT 3, WMT 4, WMT 5, WMT 6, WMT 7, WMT 8-9, WMT 10-13, WMT 11, WMT 14, WMT 15, WMT 16-19, WMT 17, WMT 17A, WMT 17C, WMT 20, WMT 21A, WMT 21B, WMT 22, WMT 23, WMT 23A, WMT 25, WMT 26, WMT 32, WMT O/P, WMT A, WMT B, AND WMT C, AND THE EASTERLY ACCESS ROAD, AS ALL ARE SHOWN HEREON

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE GENERAL PARTNER, THIS 21st DAY OF APRIL, 2010.

IBIS WEST PALM PARTNERS L.P. A DELAWARE LIMITED PARTNERSHIP BY: MSKP IBIS PARTNERS GP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER

BY: Sydney W. Kitson, Chief Executive Officer

WITNESS: Glenn C. Gelber (print name) Vanessa R. Bingham (print name)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SYDNEY W. KITSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF MSKP IBIS PARTNERS GP, L.L.C., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF April, 2010. MY COMMISSION EXPIRES: Jan 20, 2014 COMMISSION NO. DD945280

Notary Public: Vanessa R. Bingham

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 16th DAY OF June, 2010.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Deborah Diaz, President, Board of Supervisors

WITNESS: Joanna Osborne, Teresa Madden (print names)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEBORAH DIAZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOARD OF SUPERVISORS OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID DISTRICT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF June, 2010. MY COMMISSION EXPIRES: 11/23/2014 COMMISSION NO. DD927313

Notary Public: Elizabeth A. Amar

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN LOGIUDICE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO TO FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF April, 2010. MY COMMISSION EXPIRES: MAR. 12, 2013 COMMISSION NO. DD856691

Notary Public: Victoria L. Blackburn

MORTGAGEE'S CONSENT

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 THIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 22788, PAGE 296, AS REFILED IN OFFICIAL RECORD BOOK 22842, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CAPMARK BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President, THIS 29th DAY OF April, 2010.

CAPMARK BANK BY: Richard D. Neborski, Senior Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA Commonwealth of Massachusetts COUNTY OF PALM BEACH Suffolk

BEFORE ME PERSONALLY APPEARED Richard Neborski, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CAPMARK BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH SENIOR VICE PRESIDENT OF SAID CAPMARK BANK, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF April, 2010. MY COMMISSION EXPIRES: 8-12-16 COMMISSION NO. _____

Notary Public: Diederik L. Rothrock-Nielsen

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE OF DEDICATIONS AND CONVEYANCE OF TITLE UNIT OF DEVELOPMENT No.18

STATE OF FLORIDA COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACCEPTS THE FEE SIMPLE DEDICATION AND CONVEYANCE OF WATER MANAGEMENT TRACTS WMT 2A, WMT 3, WMT 4, WMT 5, WMT 6, WMT 7, WMT 8-9, WMT 10-13, WMT 11, WMT 14, WMT 15, WMT 16-19, WMT 17, WMT 17A, WMT 17C, WMT 20, WMT 21A, WMT 21B, WMT 22, WMT 23, WMT 23A, WMT 25, WMT 26, WMT 32, WMT O/P, WMT A, AND WMT B, AND THE EASTERLY ACCESS ROAD, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH EASEMENTS LIE.

DATED THIS 16th DAY OF JUNE, 2010.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: O'Neal Bardin, Jr., Secretary; Deborah Diaz, President, Board of Supervisors

Notary seals for MSKP IBIS PARTNERS SEAL, NPBCID SEAL, IBIS POA SEAL, CAPMARK SEAL, and CLERK OF THE CIRCUIT COURT SEAL.

IBIS WEST PALM PARTNERS, L.P. ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

IBIS WEST PALM PARTNERS, L.P., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID LIMITED PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF APRIL, 2010.

IBIS WEST PALM PARTNERS L.P. A DELAWARE LIMITED PARTNERSHIP BY: MSKP IBIS PARTNERS GP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER

BY: Sydney W. Kitson, Chief Executive Officer

WITNESS: Glenn C. Gelber (print name) Vanessa R. Bingham (print name)

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Stacey Halpern, 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 IBIS WEST PALM PARTNERS L.P., THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND THE IBIS PROPERTY OWNERS ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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.

BROAD AND CASSELL BY: Stacey Halpern, Attorney-at-Law Licensed in Florida DATED: 7/12/10

SURVEYOR'S CERTIFICATE

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 SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

John E. Phillips III, P.S.M. License No. 4826 State of Florida

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

Vincent J. Noel, P.S.M. Florida Certificate No.4169

CITY APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS 13th DAY OF June, 2010.

Lois J. Frankel, Mayor

