

NOVEMBER 2024

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT USREC BANYAN CAY DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BANYAN CAY RESORT REPLAT OF TRACT "L2", BEING A REPLAT OF TRACT "L2", BANYAN CAY RESORT, AS RECORDED IN PLAT BOOK 125, PAGE 114, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 10.10 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "R2" (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, FOR PRIVATE STREET AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACTS "O-1", "O-2" AND "O-3" (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. THE CITY OF WEST PALM BEACH WATER AND SEWER EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS OR ASSIGNS.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
5. THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO USREC BANYAN CAY DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR PEDESTRIAN WALKWAY PURPOSES. THE MAINTENANCE OF THE WALKWAY LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID COMPANY, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, ALEX WITKOFF, AUTHORIZED SIGNATORY OF USREC BANYAN CAY DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF NOVEMBER, 2024.

USREC BANYAN CAY DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: Craig Murphy
WITNESS: [Signature]
PRINT NAME: Alicia Lewis

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22nd DAY OF NOVEMBER, 2024, BY ALEX WITKOFF, AUTHORIZED SIGNATORY OF USREC BANYAN CAY DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, C; BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 1/17/2025

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS TO SAID BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 21st DAY OF NOVEMBER, 2024.

BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT

WITNESS: [Signature]
PRINT NAME: Ryan J. Carroll
WITNESS: [Signature]
PRINT NAME: Spencer Olson

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

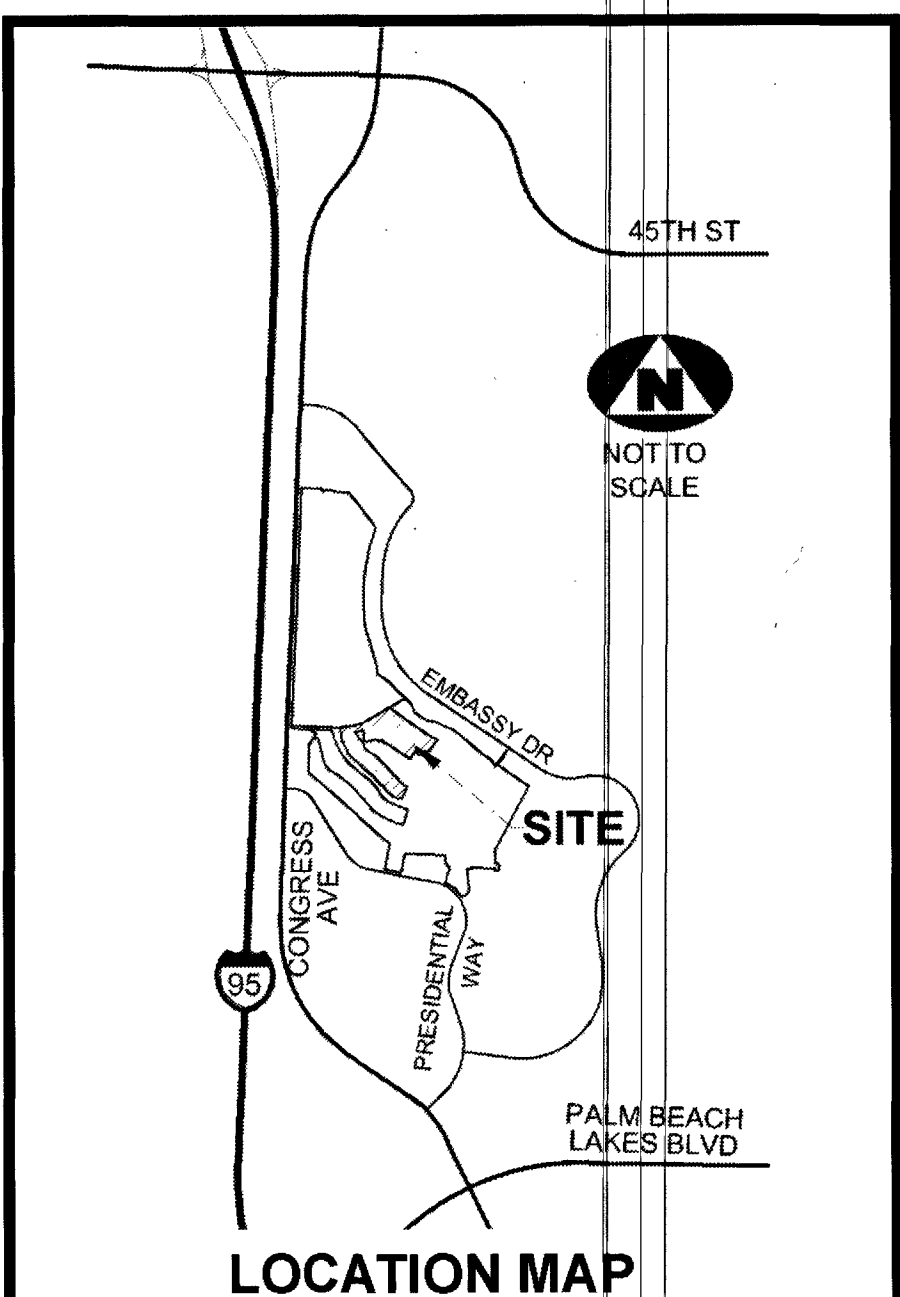
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF NOVEMBER, 2024, BY ALICIA LEWIS, CHAIRPERSON OF BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 1/17/2025

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

BANYAN CAY RESORT REPLAT OF TRACT "L2"

BEING A REPLAT OF TRACT "L2", BANYAN CAY RESORT, AS RECORDED IN PLAT BOOK 125, PAGE 114, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



AREA SUMMARY
TRACT "O1" 0.19 ACRE
TRACT "O2" 0.56 ACRE
TRACT "O3" 0.17 ACRE
TRACT "R2" 1.75 ACRES
LOTS 7.43 ACRES
TOTAL 10.10 ACRES

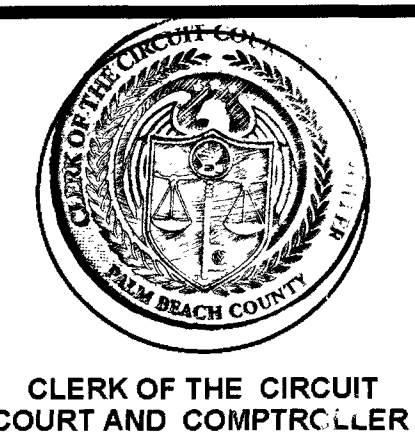
GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH, FLORIDA, ZONING AND LAND DEVELOPMENT REGULATIONS OR AS APPROVED BY THE BANYAN CAY RESORT DESIGN GUIDELINES.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE PLATTED BEARING OF S58°49'07"W, ALONG THE NORTH LINE OF TRACT "L2", BANYAN CAY RESORT, AS RECORDED IN PLAT BOOK 125, PAGE 114, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 3:03 PM, THIS 11 DAY OF December, 2024. AND DULY RECORDED IN PLAT BOOK NO. 138 ON PAGES 137-138. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: [Signature] DEPUTY CLERK



MORTGAGEE'S CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 29932, PAGE 121, AND OFFICIAL RECORDS BOOK 34754, PAGE 1494, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, AS SUCH MORTGAGES HAVE BEEN AMENDED, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY THIS 27th DAY OF November, 2024.

U.S. REAL ESTATE CREDIT HOLDINGS III-A, LP
AN IRISH LIMITED PARTNERSHIP, ACTING BY ITS GENERAL PARTNER,
U.S. REAL ESTATE CREDIT HOLDINGS III-A GP LIMITED

WITNESS: [Signature]
PRINT NAME: Karen J. Fine
WITNESS: [Signature]
PRINT NAME: Craig Murphy
BY: CALMWATER ASSET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS INVESTMENT MANAGER
BY: [Signature]
NAME: DEAN CHANG
TITLE: AUTHORIZED SIGNATORY

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ADAM M. ZWIECKER, 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 USREC BANYAN CAY DEVELOPMENT, LLC, 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 CREATED BY THIS PLAT

DATE: 12/1/24

BY: [Signature]
ADAM M. ZWIECKER, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 86610
FOR THE FIRM OF HOLLAND & KNIGHT LLP

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON 27th November, 2024, BEFORE ME, Yusef Hosseini, A NOTARY PUBLIC, PERSONALLY APPEARED CHANGDEAN K. AS Authorized Signatory OF CALMWATER ASSET MANAGEMENT, LLC, INVESTMENT MANAGER OF U.S. REAL ESTATE CREDIT HOLDINGS III-A GP LIMITED, GENERAL PARTNER OF U.S. REAL ESTATE CREDIT HOLDINGS III-A, LP, AN IRISH LIMITED PARTNERSHIP, WHO PROVED TO ME THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

CITY OF WEST PALM BEACH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 11th DAY OF December, 2024.

BY: [Signature]
KEITH A. JAMES, MAYOR

CITY PLANNING BOARD APPROVAL:

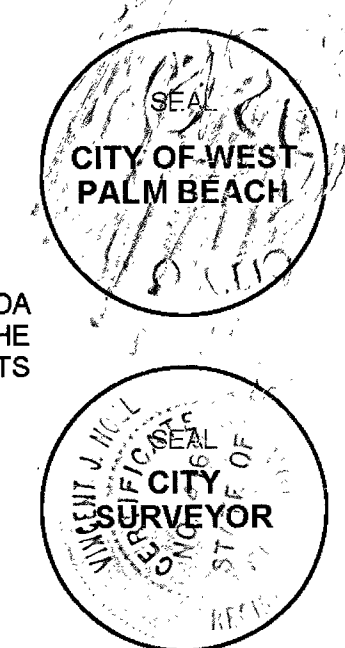
BY: [Signature]
STEVEN MAYANS, CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

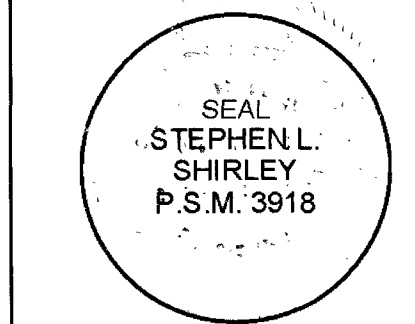
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS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

THIS 10 DAY OF December, 2024.

[Signature]
VINCENT D. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. LS 4169



SURVEYOR'S CERTIFICATION: I HEREBY 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 WEST PALM BEACH, FLORIDA; 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.



BY: [Signature]
STEPHEN L. SHIRLEY, P.S.M. 3918
DATED THIS 21st DAY OF NOVEMBER, 2024.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 3200 SUMMIT BLVD #19717, WEST PALM BEACH, FL 33416.

ASSOCIATED LAND SURVEYORS, INC.
3200 SUMMIT BLVD #19717
WEST PALM BEACH, FL 33416
PHONE: (561) 848-2102 LB NO. 7344 EMAIL: ALS@ALSSURVEY.NET

RECORD PLAT
BANYAN CAY RESORT REPLAT OF TRACT "L2"