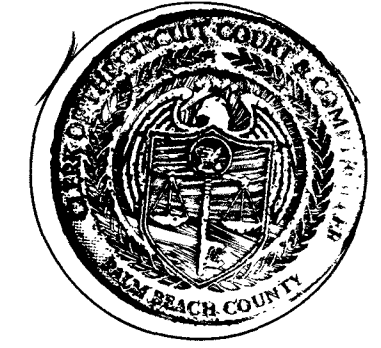


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:59 P.M. THIS 10 DAY OF March A.D. 2025 AND DULY RECORDED IN PLAT BOOK 139 ON PAGES 19 THROUGH 22

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

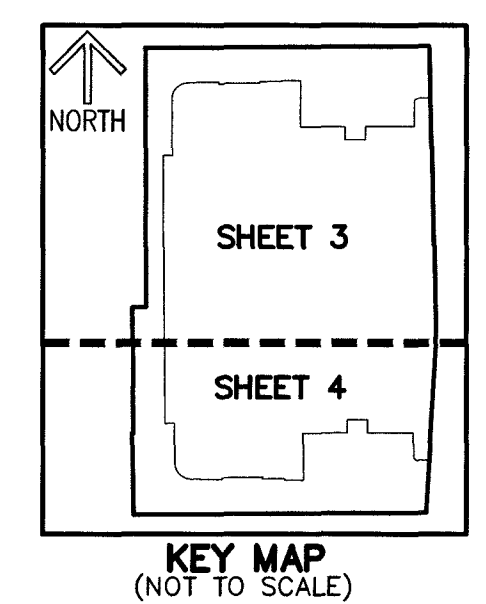
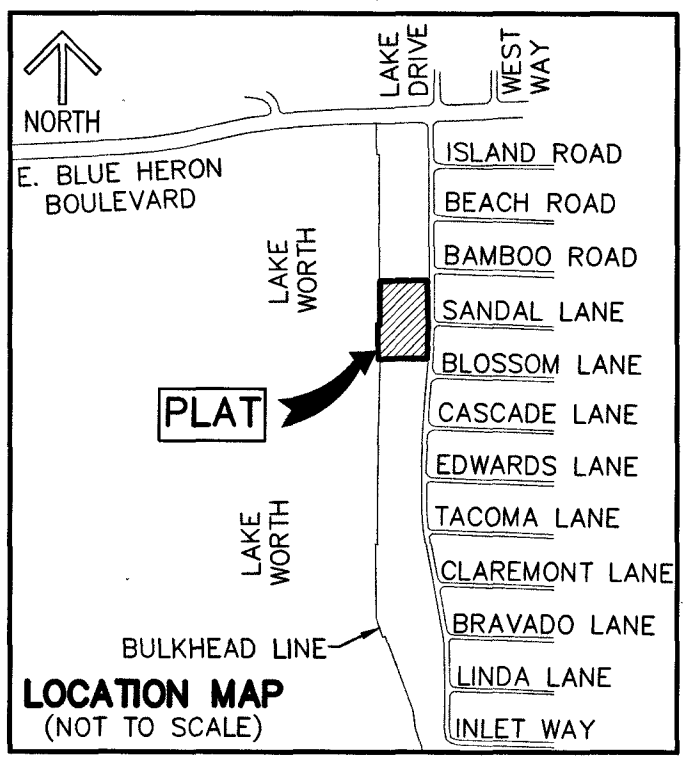


SHEET 1 OF 4

HAVN RESIDENCES & YACHT CLUB

BEING A REPLAT OF ALL OF LOTS 536, 537, 538, 539 AND 540, AND ALL OF PRIVATE ROAD NO. 4 (LYING BETWEEN LOTS 539 AND 540) AND PARCEL MARKED RESERVED (LYING WEST OF LOTS 539 AND 540) AND PRIVATE ROAD NO. 4, PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH SHORES, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD & WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN ON THIS PLAT OF HAVN RESIDENCES & YACHT CLUB, BEING A REPLAT OF ALL OF LOTS 536, 537, 538, 539 AND 540, PRIVATE ROAD NO. 4 (LYING BETWEEN LOTS 539 AND 540) AND PARCEL MARKED RESERVED (LYING WEST OF LOTS 539 AND 540) PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FILLED IN SOVEREIGN LANDS LYING BETWEEN THE PLATTED BULKHEAD LINE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 70, OF SAID PUBLIC RECORDS, AND SAID LOTS 536, 537 AND 538 AND THE PARCEL MARKED RESERVED, LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH SHORES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 541, OF SAID PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 541, S89°33'49"W, A DISTANCE OF 254.30 FEET TO A POINT OF INTERSECTION WITH THE BULKHEAD LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 70 OF SAID PUBLIC RECORDS; THENCE ALONG SAID BULKHEAD LINE, FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE N01°12'48"W, A DISTANCE OF 70.32 FEET; THENCE N89°12'49"E, A DISTANCE OF 1.20 FEET; THENCE N00°47'11"W, A DISTANCE OF 40.42 FEET; THENCE N89°12'49"E, A DISTANCE OF 0.50 FEET; THENCE N00°45'30"W, A DISTANCE OF 69.25 FEET; THENCE N89°33'54"E, A DISTANCE OF 12.30 FEET; THENCE N00°12'15"W, A DISTANCE OF 225.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 535; THENCE ALONG SAID SOUTH LINE, N89°33'59"E, A DISTANCE OF 248.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE DRIVE, AS SHOWN ON SAID PLAT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF LAKE DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: S01°29'41"E, A DISTANCE OF 246.04 FEET; THENCE S03°10'18"W, A DISTANCE OF 159.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 102,804 SQUARE FEET OR 2.3601 ACRES, MORE OR LESS. HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HAVN RESIDENCES & YACHT CLUB AND FURTHER DEDICATED AS FOLLOWS:

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF TOWN OF PALM BEACH SHORES, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO TOWN OF PALM BEACH SHORES.

PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED FOR PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF TOWN OF PALM BEACH SHORES, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO TOWN OF PALM BEACH SHORES.

GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF January, 2025.

PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: PBS JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS MANAGER

BY: PBS JV SPONSOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: JOHNSTON GROUP CAPITAL MANAGEMENT, INC., A FLORIDA CORPORATION, ITS SOLE MEMBER AND MANAGER

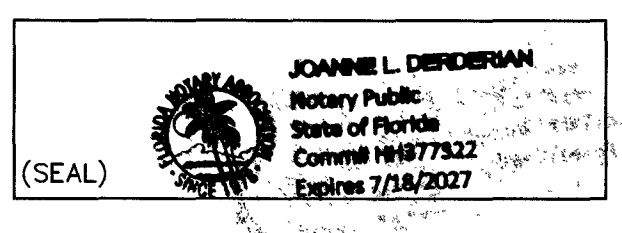
BY: RYAN B. JOHNSTON, PRESIDENT

WITNESS: [Signatures] BOB SMITH, RENEE WATSON

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 16th DAY OF January, 2025, BY RYAN B. JOHNSTON AS PRESIDENT OF JOHNSTON GROUP CAPITAL MANAGEMENT, INC., A FLORIDA CORPORATION, SOLE MEMBER AND MANAGER OF PBS JV SPONSOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PBS JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.



[Signature] Joanne L. Denderic, My Commission Expires: 7/18/2027, Commission Number: #16077322

JOHNSTON GROUP CAPITAL MANAGEMENT, INC. A FLORIDA CORPORATION.



IN WITNESS WHEREOF, THE ABOVE NAMED PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF January, 2025.

PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: PBS JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS MANAGER

BY: PBS JV SPONSOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: JOHNSTON GROUP CAPITAL MANAGEMENT, INC., A FLORIDA CORPORATION, ITS SOLE MEMBER AND MANAGER

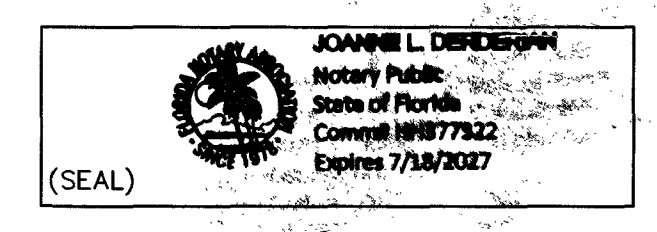
BY: RYAN B. JOHNSTON, PRESIDENT

WITNESS: [Signatures] BOB SMITH, RENEE WATSON

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 16th DAY OF January, 2025, BY RYAN B. JOHNSTON AS PRESIDENT OF JOHNSTON GROUP CAPITAL MANAGEMENT, INC., A FLORIDA CORPORATION, SOLE MEMBER AND MANAGER OF PBS JV SPONSOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PBS JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.



[Signature] Joanne L. Denderic, My Commission Expires: 7/18/2027, Commission Number: #16077322

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF [] COUNTY OF []

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 34641, AT PAGE 898, AS ASSIGNED BY ASSIGNMENT OF SECURITY INSTRUMENTS WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34698, AT PAGE 1075 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CHURCHILL MRA FUNDING I LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS COMPANY SEAL TO BE AFFIXED HERON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF January, 2025.

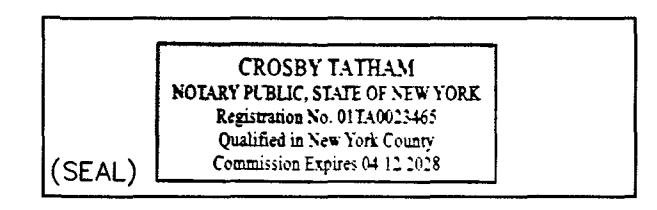
WITNESS: [Signatures] JAMES STOVER, MICHAEL ROBERTA

CHURCHILL MRA FUNDING I LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: [Signature] SORABI MAHESHWARI, AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

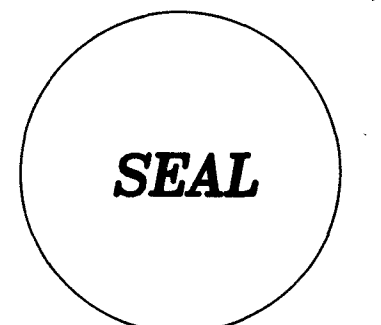
STATE OF New York COUNTY OF New York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 14 DAY OF January, 2025, BY SORABI MAHESHWARI AS AUTHORIZED SIGNATORY FOR CHURCHILL MRA FUNDING I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

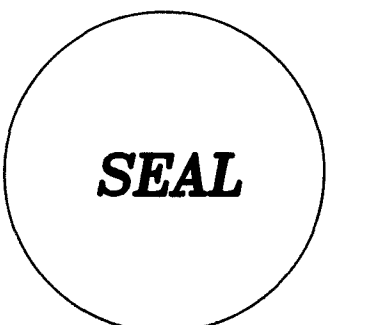


[Signature] Crosby Tatham, My Commission Expires: 04/12/2028, Commission Number: 011A0023465

JOHNSTON GROUP CAPITAL MANAGEMENT, INC. A FLORIDA CORPORATION.



CHURCHILL MRA FUNDING I LLC



TITLE CERTIFICATION:

COUNTY OF PALM BEACH STATE OF FLORIDA

I, MARK DAHLMEIER, ESQUIRE, 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 TO PBS CONDOMINIUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND PBS MARINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 01/16/2025

[Signature] MARK DAHLMEIER, ESQ., ATTORNEY AT LAW, FLORIDA BAR #366950

CERTIFICATE OF REVIEW BY TOWN SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF PALM BEACH SHORES, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA.

DATE: 1/28/25

[Signature] JOHN E. PHILLIPS JR., FLORIDA CERTIFICATE NO. 44826

APPROVAL-TOWN OF PALM BEACH SHORES:

STATE OF FLORIDA COUNTY OF PALM BEACH TOWN OF PALM BEACH SHORES:

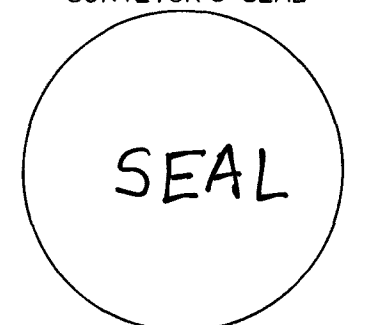
THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE TOWN OF PALM BEACH SHORES, FLORIDA, THIS 27th DAY OF JANUARY, 2025.

BY: [Signature] ALAN FIERS, MAYOR

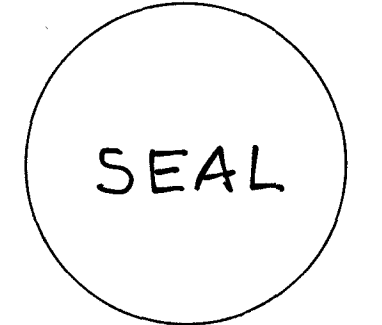
BY: [Signature] KAREN HANCSAK, INTERIM TOWN CLERK

BY: [Signature] ROBERT F. RENNEBAUM, P.E., TOWN ENGINEER

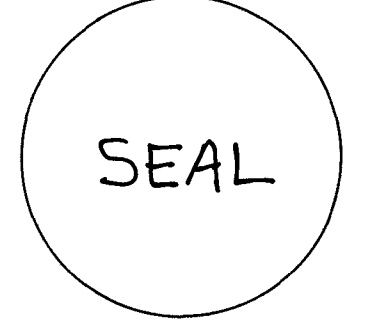
REVIEWING SURVEYOR'S SEAL



TOWN OF PALM BEACH SHORES SEAL



TOWN CLERK



TOWN ENGINEER

