



LOCATION SKETCH

"REPLAT OF BEACON SQUARE AT BOCA RATON"
 A REPLAT OF 'BEACON SQUARE AT BOCA RATON' AS RECORDED IN PLAT BOOK 88, PAGES 135 THROUGH 136
 SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
 KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (954) 776-1616
 SEPTEMBER 1999
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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD
 AT P M, THIS 26 TH DAY
 OF August, 2004, AND DULY
 RECORDED IN PLAT BOOK NO. 103
 ON PAGES 38 THRU 40
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT
 BY: Deborah A. K... B.C.



DEDICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 KNOWN ALL MEN BY THESE PRESENTS, THAT BEACON SQUARE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY IS LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND BEACON OWNER CORP., A DELAWARE CORPORATION ARE THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED UNDER DESCRIPTION TO BE KNOWN AS "REPLAT OF BEACON SQUARE AT BOCA RATON" AS RECORDED IN PB 88, PAGES 135 THROUGH 136 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- THE BIKE PATH EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR PROPER PURPOSES.
- THE NON-ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR ACCESS CONTROL.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE 20' LAKE MAINTENANCE EASEMENT AND 20' LAKE ACCESS EASMENT WITHIN PARCEL 2 AS SHOWN HEREON, ARE FOR ACCESS BY THE CITY OF BOCA RATON FOR INSPECTION AND TESTING OF THE LAKES TO ENSURE THAT IT IS KEPT IN A POLLUTION FREE AND WHOLESOME CONDITION AND ARE HEREBY DEDICATED TO THE BEACON SQUARE AT BOCA PROPERTY OWNERS ASSOCIATION, INC. FOR PURPOSES OF MAINTENANCE AND ACCESS TO THE LAKES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEACON SQUARE AT BOCA PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- PARCEL 5, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BEACON SQUARE AT BOCA PROPERTY OWNERS ASSOCIATION, INC. FOR ROADWAY AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE AND OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- PARCEL 2, AS SHOWN HEREON, IS HEREBY DEDICATED TO BEACON SQUARE AT BOCA PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- THE BUS RIDER SHELTER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEACON SQUARE AT BOCA PROPERTY OWNER'S ASSOCIATION, INC., FOR BUS RIDER SHELTER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEACON SQUARE AT BOCA PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

TITLE CERTIFICATION

WE, CHICAGO TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE FEE PROPERTY IS VESTED IN BEACON SQUARE, L.L.C. AND BEACON OWNER CORP. AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES ENCUMBERING THE FEE PROPERTY ARE SHOWN HEREON.
 DATE 6/22/04
 BY: Daniel Mackler
 ATTORNEY AT LAW

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.
 NO BUILDINGS OR ANY KIND OF STRUCTURES SHALL BE PLACED ON UTILITY, DRAINAGE OR LAKE MAINTENANCE EASEMENTS.
 NO TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES HAVING THE RIGHT TO OCCUPY.
 NO FENCES SHALL BE PLACED ON LAKE MAINTENANCE EASEMENTS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
 COUNTY OF DUVAL } SS
 KNOWN ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-CK6 BY: MIDLAND LOAN SERVICES, INC., A DELAWARE CORPORATION, AS ATTORNEY-IN-FACT
 THE UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND STATE THAT THEIR MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 1720, AND ASSIGNED BY OFFICIAL RECORDS BOOK 2418, PAGE 1720, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 IN WITNESS WHEREOF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-CK6 BY: MIDLAND LOAN SERVICES, INC., A DELAWARE CORPORATION, AS ATTORNEY-IN-FACT HAVE CAUSED THESE PRESENTS TO BE SIGNED IN THESE NAME THIS 24th DAY OF JUNE, A.D., 2002.

CITY APPROVALS

THE APPROVAL AND ACCEPTANCE OF THIS PLAT SHOWING DEDICATIONS INFER NO OBLIGATION ON THE PART OF THE MUNICIPALITY FOR THE INSTALLATION OF IMPROVEMENTS, THE CITY HEREBY ACCEPTS ALL DEDICATED PROPERTY SHOWN AND DEPICTED ON THE PLAT.
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF August, 2004.
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID COUNCIL, ON THIS 24th DAY OF August, 2004.
 THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081(1) F.S.
Sharma Carannante
 SHARMA CARANNANTE - CITY CLERK
M.C. Morel
 MAURICE C. MOREL P.E. - CITY CIVIL ENGINEER
Jorge A. Camejo
 JORGE A. CAMEJO - DIRECTOR, DEVELOPMENT SERVICES
Steven L. Abrams
 STEVEN L. ABRAMS - MAYOR

DESCRIPTION

ALL OF "BEACON SQUARE AT BOCA RATON" AS RECORDED IN PLAT BOOK 88, PAGES 135 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA CONTAINING 34.6898 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT

STATE OF NEW YORK }
 COUNTY OF NEW YORK } SS
 BEFORE ME PERSONALLY APPEARED
JACK D. MILLER
 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BEACON OWNER CORP. AND THEY ACKNOWLEDGED BEFORE ME THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS AND WHO DID/DIDNOT TAKE AN OATH. WITNESS MY HAND AND SEAL THIS 30th DAY OF JULY, A.D., 2002.
8/17/02
 MY COMMISSION EXPIRES
Kenneth C. Lorman
 NOTARY PUBLIC, STATE OF FLORIDA
KENNETH C. LORMAN
 PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF DUVAL } SS
 BEFORE ME PERSONALLY APPEARED
 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CFO & Vice President OF BEACON SQUARE, L.L.C. (A FLORIDA LIMITED LIABILITY COMPANY) AND THEY ACKNOWLEDGED BEFORE ME THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS AND WHO DID/DIDNOT TAKE AN OATH. WITNESS MY HAND AND SEAL THIS 3rd DAY OF July, A.D., 2002.
8-30-2002
 MY COMMISSION EXPIRES
Susan G. Whitlatch
 NOTARY PUBLIC, STATE OF FLORIDA
Susan G. Whitlatch
 PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON FOR THE REQUIRED IMPROVEMENTS; 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 BOCA RATON, FLORIDA.

KEITH AND SCHNARS, P.A. LB 1337
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33309
 BY: A.M. Lazowick
 A. M. LAZOWICK, P.S.M.
 FLORIDA LICENSE NO. 4105
 STATE OF FLORIDA
 DATE 6-5-02

CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION		CORPORATION	
MIDLAND LOAN SERVICES, INC.		CORPORATION		NOTARY PUBLIC		CORPORATION		NOTARY PUBLIC		NOTARY PUBLIC		PROFESSIONAL SURVEYOR AND MAPPER		CITY CLERK		CLERK OF THE CIRCUIT COURT		CORPORATION		CORPORATION	