

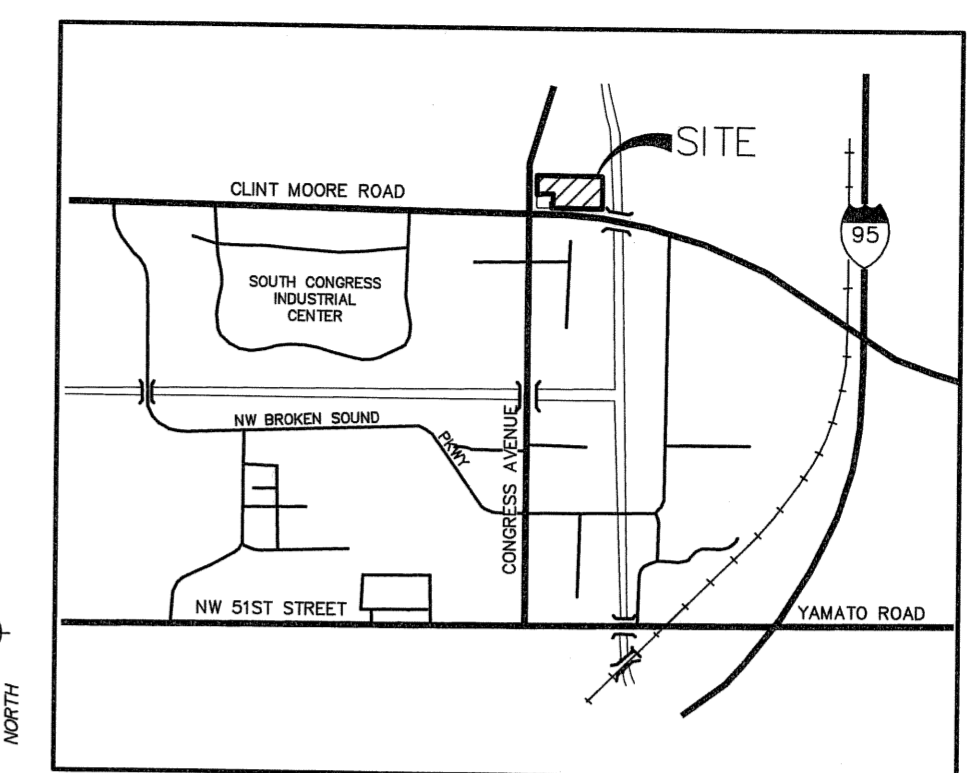
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CALUSA ESTATES

PORTION OF PARCEL 1, CONGRESS CORPORATE CENTER, PLAT BOOK 55, PAGE 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. PORTION OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 43 EAST

THIS INSTRUMENT WAS PREPARED BY: JOHN T. DOOGAN, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 MAY, 2005

AREA TABULATION table with columns for Lot 1, Lot 2, and Total, showing square feet and acres.



STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 10:23 PM this 23rd day of August, 2005, and duly recorded in Plat Book 105, Pages 200, through 201.

SHARON R. BOCK Clerk and Comptroller By: Sharon R. Bock

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CALUSA HOLDING COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BOCA STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "CALUSA ESTATES"; BEING A PORTION OF PARCEL 1, CONGRESS CORPORATE CENTER, PLAT BOOK 55, PAGE 123. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, A PORTION OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE S89°29'45"E, ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 391.54 FEET; THENCE S00°31'23"W, A DISTANCE OF 475.00 FEET; THENCE N89°29'45"W, ALONG SOUTH LINE OF SAID PARCEL, A DISTANCE OF 172.81 FEET; THENCE N00°29'38"E, 74.00 FEET; THENCE S89°29'45"E, 21.00 FEET; THENCE N00°29'38"E, 132.00 FEET; THENCE N89°29'45"W, 150.00 FEET; THENCE S78°13'19"W, 75.21 FEET; THENCE N89°29'45"W, 16.00 FEET; THENCE N00°29'38"E, ALONG WEST LINE OF SAID PARCEL, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE 285.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: LOT 2 BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE S00°31'13"E, ALONG EAST LINE OF SAID PARCEL, A DISTANCE OF 475.08 FEET; THENCE N89°29'45"W, ALONG SOUTH LINE OF SAID PARCEL, A DISTANCE OF 584.22 FEET; THENCE N00°31'23"E, 475.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE S89°29'45"E, ALONG SAID NORTH LINE, A DISTANCE OF 575.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 414,440 SQUARE FEET (9.5142 ACRES) MORE OR LESS.

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

1. CONSERVATION EASEMENTS

THE CONSERVATION EASEMENT IDENTIFIED AND DESIGNATED HEREON IS HEREBY DEDICATED AS A CONSERVATION AREA AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CALUSA HOLDING COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE, EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON. ACTIVITIES PROHIBITED IN THE CONSERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: GRADE CHANGES; VEHICLE OR HEAVY EQUIPMENT STORAGE; CONSTRUCTION; THE DEPOSITING OF SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND RELATED MAINTENANCE PRACTICES); EXCAVATION; DREDGING; REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; PLACEMENT OF ABOVE OR BELOW GROUND UTILITIES; AND ANY OTHER ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. NO IMPROVEMENTS OR MODIFICATIONS SHALL BE MADE, TO THE CONSERVATION EASEMENT WITHOUT PRIOR WRITTEN PERMISSION OF THE CITY OF BOCA RATON.

2. UTILITY EASEMENT (SEE SHEET 2)

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY AND PARTNERSHIP HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE MEMBER AND GENERAL PARTNER AND WITH THE AUTHORITY OF THEIR RESPECTIVE MEMBERS AND PARTNERS, THIS 10TH DAY OF MAY, 2005. & JUNE 15, 2005

CALUSA HOLDING COMPANY, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: ANDREW TURKELL MEMBER WITNESS: Nancy Tribb PRINT NAME: Nancy Tribb WITNESS: Daniella Minde PRINT NAME: Daniella Minde

COMAC BOCA, INC. THE GENERAL PARTNER OF BOCA STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP BY: PETER V. COWIE VP WITNESS: JOHN WHITE II PRINT NAME: JOHN WHITE II WITNESS: JENNIFER COX PRINT NAME: JENNIFER COX

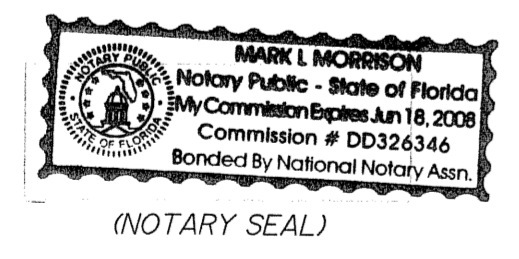
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ANDREW TURKELL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A MEMBER OF CALUSA HOLDING COMPANY LLC, A FLORIDA LIMITED COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF MAY, 2005.

MY COMMISSION EXPIRES:



Notary Signature and Seal for Mark L. Morrison

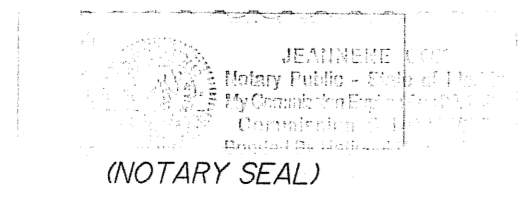
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED PETER V. COWIE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF COMAC BOCA, INC., THE GENERAL PARTNER OF BOCA STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PARTNERSHIP, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF JUNE, 2005.

MY COMMISSION EXPIRES:



Notary Signature and Seal for Jennifer Cox

MORTGAGEE

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS PLACE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON LOT 1 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 18334 AT PAGE 1333 & 1343 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF MAY, 2005.

WITNESS: M. Mansell PRINT NAME: Michelle Mansell WITNESS: Kim Buzzuto PRINT NAME: Kim Buzzuto

WACHOVIA COMMERCIAL MORTGAGE, INC. BY: Robert Hoffman NAME: Robert Hoffman TITLE: Credit Manager VICE PRESIDENT

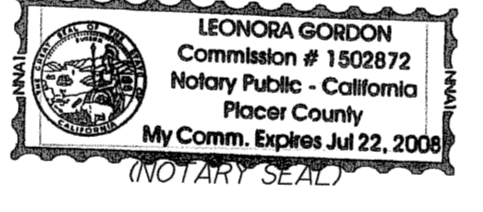
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS PLACE

BEFORE ME PERSONALLY APPEARED Robert Hoffman, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA COMMERCIAL MORTGAGE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF May, 2005.

MY COMMISSION EXPIRES:



Notary Signature and Seal for Leonora Gordon

MORTGAGEE

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON LOT 2 DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8940 AT PAGE 317 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF June, 2005.

WITNESS: Christopher C. Hynes PRINT NAME: Christopher C. Hynes WITNESS: Amy Engelberg PRINT NAME: Amy Engelberg

BankAtlantic BY: A. Anthony Vicux NAME: A. Anthony Vicux TITLE: VICE PRESIDENT

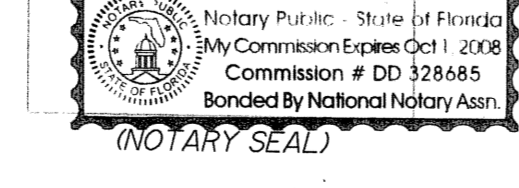
ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED A. Anthony Vicux, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF BANKATLANTIC 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 SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June, 2005.

MY COMMISSION EXPIRES:



Notary Signature and Seal for Janice Daniels

TITLE CERTIFICATION

I, JANICE L. GRIFFIN AS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO LOT 1, DESCRIBED HEREON PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CALUSA HOLDING COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 5/10/05 JANICE L. GRIFFIN, ESQ. FLORIDA BAR NO. 0894163

TITLE CERTIFICATION

I, JOHN WHITE II AS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO LOT 2, DESCRIBED HEREON PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 06.14.05 JOHN WHITE II, ESQ. FLORIDA BAR NO. 289485

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 26 DAY OF July, 2005.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.0781 (1), F.S.

BY: Steven L. Abrams, Mayor BY: Steven L. Abrams, Mayor BY: JORJE A. CAMEJO, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR BY: Shurma Carannante, City Clerk BY: Maurice C. Morel, P.E., City Civil Engineer

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 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 THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DATED: 6/17/05 JOHN T. DOOGAN, P.L.S. FLORIDA REGISTRATION NO. 4409 AVIROM & ASSOCIATES, INC. L.B. NO. 3300

