

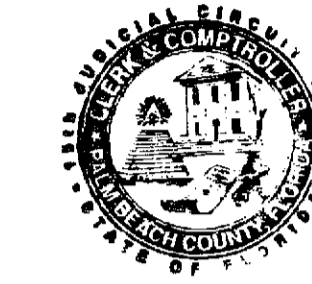
BOCA BEACH CLUB REPLAT OF PARCEL "A"

BEING A REPLAT OF PARCEL "A", BOCA BEACH CLUB, AS RECORDED IN PLAT BOOK 67, PAGES 148-150, PALM BEACH COUNTY RECORDS LYING IN SECTIONS 28 AND 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

00006-001

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:11 A.M. this 19 day of January, 2009, and duly recorded in Plat Book 113, Pages 35, through 42.

THIS INSTRUMENT WAS PREPARED BY:
MARISHA M. KREITMAN, P.S.M.
AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JUNE, 2009

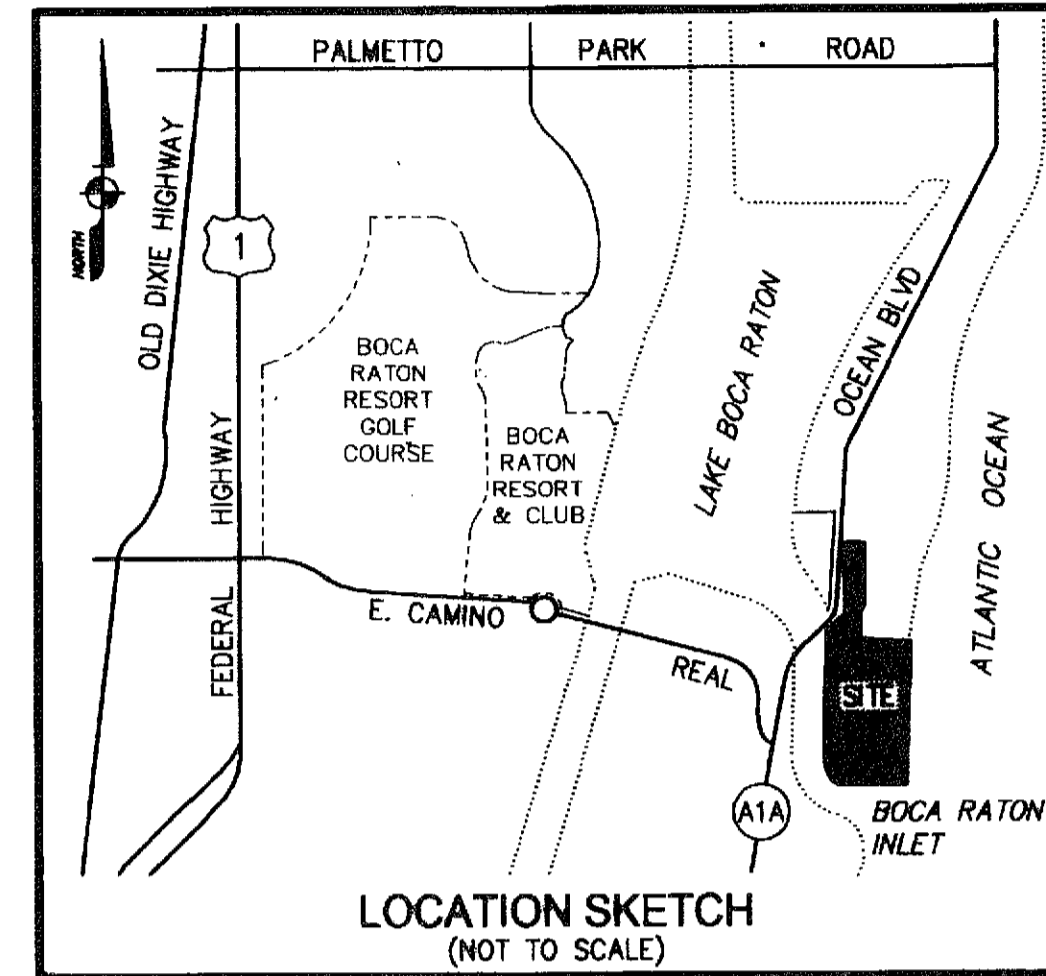


SHARON R. BOECK
Clerk & Comptroller
By: *[Signature]*

SHEET 1 OF 8

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PANTHERS BRHC L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BRE/POINT PARCEL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND BRE/JEWEL PARCEL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS SHOWN HEREON AS BOCA BEACH CLUB REPLAT OF PARCEL "A", BEING A REPLAT OF PARCEL "A", BOCA BEACH CLUB, AS RECORDED IN PLAT BOOK 67, PAGES 148 THROUGH 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 28 AND 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:



ALL OF PARCEL A, BOCA BEACH CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 148 THROUGH 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE S86°22'32"E, ALONG THE NORTH LINE OF SAID PARCEL "A", 119.05 FEET; THENCE S00°06'12"W, ALONG THE EASTERLY LIMITS OF SAID PARCEL "A", 296.66 FEET; THENCE S25°30'08"W, 17.08 FEET; THENCE S09°14'09"E, 45.15 FEET; THENCE S00°06'12"W, 6.24 FEET; THENCE S06°33'33"W, 36.22 FEET; THENCE S01°45'40"E, 35.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE TO SAID POINT BEARS S76°50'53"E, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 112.50 FEET AND A CENTRAL ANGLE OF 27°02'38", A DISTANCE OF 53.10 FEET; THENCE S01°53'26"W, 216.48 FEET, THE PRECEDING EIGHT COURSES AND DISTANCES BEING ALONG THE EASTERLY LIMITS OF SAID PARCEL "A"; THENCE S88°06'34"E, ALONG THE NORTHERLY LIMITS OF SAID PARCEL "A", 356.37 FEET TO THE EROSION CONTROL LINE AS RECORDED IN ROAD PLAT BOOK 9, PAGES 30 THROUGH 36 AND RECORDED IN OFFICIAL RECORDS BOOK 16346, PAGE 1395, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID EROSION CONTROL LINE, THE FOLLOWING SIX COURSES AND DISTANCES: (1) THENCE S02°01'29"W, 28.04 FEET; (2) THENCE S00°05'15"E, 183.66 FEET; (3) THENCE S02°33'50"W, 219.24 FEET; (4) THENCE S01°47'14"W, 167.69 FEET; (5) THENCE S01°29'55"W, 201.93 FEET; (6) THENCE S00°19'23"E, 223.60 FEET TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE S89°37'38"W, ALONG SAID SOUTH LINE, 463.61 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE BOCA RATON INLET AND THE WESTERLY LIMITS OF SAID PARCEL "A"; THENCE MEANDER NORTHERLY ALONG SAID WESTERLY LIMITS AND SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY TWO COURSES AND DISTANCES: (1) THENCE N54°38'21"W, 30.79 FEET; (2) THENCE N48°01'54"W, 21.37 FEET; (3) THENCE N39°56'47"W, 15.03 FEET; (4) THENCE N34°44'13"W, 24.01 FEET; (5) THENCE N29°06'34"W, 20.51 FEET; (6) THENCE N21°20'12"W, 26.74 FEET; (7) THENCE N14°58'56"W, 13.47 FEET; (8) THENCE N10°50'01"W, 15.30 FEET; (9) THENCE N07°06'18"W, 7.49 FEET; (10) THENCE N04°58'35"W, 11.93 FEET; (11) THENCE N03°20'18"W, 5.92 FEET; (12) THENCE N00°46'56"W, 5.95 FEET; (13) THENCE N00°02'11"E, 27.98 FEET; (14) THENCE N00°10'20"W, 10.31 FEET; (15) THENCE N00°29'25"E, 31.29 FEET; (16) THENCE N00°25'12"E, 44.17 FEET; (17) THENCE N32°45'20"E, 2.34 FEET; (18) THENCE N05°45'20"W, 50.43 FEET; (19) THENCE N01°06'41"E, 112.67 FEET; (20) THENCE N01°08'33"E, 287.60 FEET; (21) THENCE N01°08'49"E, 148.98 FEET; (22) THENCE N01°07'04"E, 217.94 FEET; THENCE CONTINUE ALONG THE WESTERLY LIMITS OF SAID PARCEL "A", N48°15'50"E, 191.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE TO SAID POINT BEARS S87°56'13"W; THENCE NORTHERLY ALONG THE WESTERLY LIMITS OF SAID PARCEL "A" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5679.65 FEET AND A CENTRAL ANGLE OF 05°10'37", A DISTANCE OF 513.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 693,887 SQUARE FEET, 15.93 ACRES, MORE OR LESS.

DEDICATION CONTINUE:

IN WITNESS WHEREOF, THE ABOVE NAMED BRE/POINT PARCEL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GLENN ALBA AS VICE PRESIDENT ON BEHALF OF BRE/POINT PARCEL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THIS 10 DAY OF NOVEMBER, 2009.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE: BY: BRE/POINT PARCEL L.L.C., a Delaware limited liability company
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Amy Lancaster PRINT NAME: GLENN ALBA
WITNESS: *[Signature]* TITLE: VICE PRESIDENT
PRINT NAME: CHRISTINE R. JARVIS

IN WITNESS WHEREOF, THE ABOVE NAMED BRE/JEWEL PARCEL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GLENN ALBA AS VICE PRESIDENT ON BEHALF OF BRE/JEWEL PARCEL L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THIS 10 DAY OF NOVEMBER, 2009.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE: BY: BRE/JEWEL PARCEL L.L.C., a Delaware limited liability company
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Amy Lancaster PRINT NAME: GLENN ALBA
WITNESS: *[Signature]* TITLE: VICE PRESIDENT
PRINT NAME: CHRISTINE R. JARVIS

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

- 1. 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.
- 2. THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR RIGHT OF ACCESS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF ANY AND ALL SANITARY SEWER AND WATER LINES, RECLAIMED WATER LINES, PIPES, CONDUITS AND MAINS, TOGETHER WITH ALL VALVES, METERS, INCIDENTAL EQUIPMENT, ATTACHMENTS AND ANY OTHER NECESSARY APPURTENANCES PERTAINING THERETO, OVER, ON, UPON, ACROSS, UNDER AND THROUGH SAID EASEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY 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 PANTHERS BRHC L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GLENN ALBA AS VICE PRESIDENT ON BEHALF OF PANTHERS BRHC L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THIS 10 DAY OF NOVEMBER, 2009.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE: PANTHERS BRHC L.L.C., a Delaware limited liability company
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Amy Lancaster PRINT NAME: GLENN ALBA
WITNESS: *[Signature]* TITLE: VICE PRESIDENT
PRINT NAME: CHRISTINE R. JARVIS

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.

ACKNOWLEDGMENT:

STATE OF New York)
COUNTY OF New York)

I HEREBY CERTIFY THAT ON THIS 10th DAY OF November, 2009, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GLENN ALBA AS VICE PRESIDENT ON BEHALF OF PANTHERS BRHC L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 10th DAY OF November, 2009.

MY COMMISSION EXPIRES: 09/29/12

LOUISA D. LUNA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 011UG194439
QUALIFIED IN KINGS COUNTY
NOTARY SEAL

[Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT:

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COUNTY OF New York)

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