

MIZNER LAKE ESTATES P.U.D.

A REPLAT OF A PORTION OF PARCEL 'A', BOCA RATON HOTEL AND CLUB, P.U.D., AS RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
FAX (561) 394-7125
JANUARY, 1997

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 12:37 P.M. this 21 day of March, 1997, and duly recorded in Plat Book 53, Page 67, through 68.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: *[Signature]*



SHEET 1 OF 2

ACCEPTANCE OF DEDICATIONS

THE MIZNER LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5 DAY OF March, 1997.

MIZNER LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: *[Signature]*
LEONARD ALBANESE, PRESIDENT
WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME PERSONALLY APPEARED LEONARD ALBANESE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~PROPER~~ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIZNER LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION 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 CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March, 1997.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

WE, BROAD AND CASSEL AS DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; AND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
RICHARD B. MacFARLAND, P.A.
7777 GLADES ROAD, SUITE 300
BOCA RATON, FLORIDA 33434

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 18 DAY OF March, 1997.

BY: *[Signature]*
CAROL G. HANSON, MAYOR
BY: *[Signature]*
SANDRA M. MCGINN, DIRECTOR OF DEVELOPMENT SERVICES
BY: *[Signature]*
CANDACE BRIDGWATER, CITY CLERK
BY: *[Signature]*
WALTER A. JOHNSON, P.E., - ACTING CITY CIVIL ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OR 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 THE PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2-27-97
MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3268
AVIROM-HALL & ASSOCIATES, INC.
L.B. NO. 3300

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HERON AS "MIZNER LAKE ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", BOCA RATON HOTEL AND CLUB, P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, SHOWN HERON AS MIZNER LAKE ESTATES P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

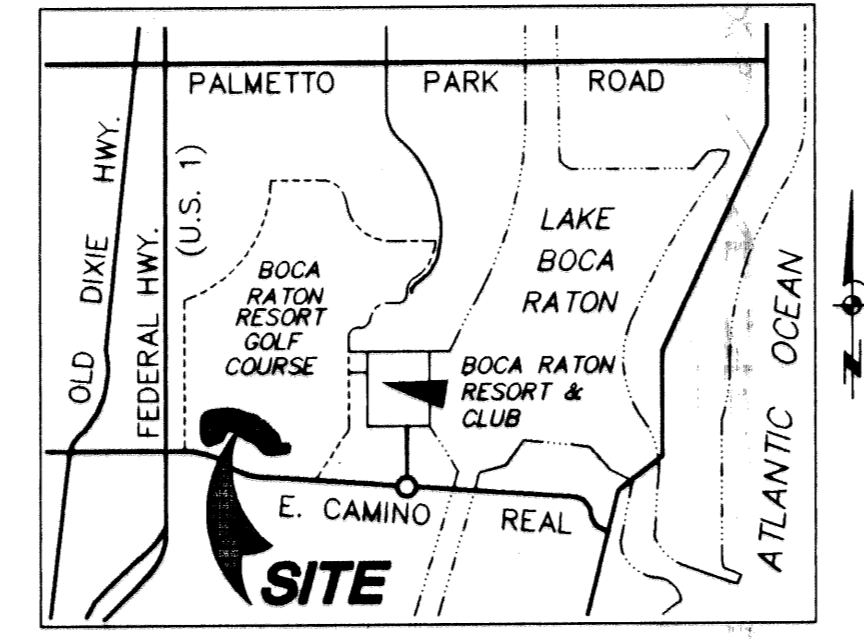
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", BOCA RATON HOTEL AND CLUB, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH (RADIAL LINE TO SAID POINT BEARS N007'32"0"E) AND THE SOUTH BOUNDARY OF THE SAID PARCEL "A" ALSO BEING THE NORTH RIGHT-OF-WAY OF CAMINO REAL, HAVING A RADIUS OF 1402.50 FEET, A CENTRAL ANGLE OF 15'54"05", AN ARC DISTANCE OF 389.24 FEET; THENCE N16'07'25"E, ALONG A RADIAL LINE TO SAID CURVE, 106.92 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST (RADIAL LINE TO SAID POINT BEARS S37'23'58"W), HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57'41'43", AN ARC DISTANCE OF 176.22 FEET; THENCE NORTHERLY, ALONG A REVERSE CURVE, CONCAVE TO THE WEST (RADIAL LINE TO SAID POINT BEARS S84'54'18"E), HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08'46'53", AN ARC DISTANCE OF 76.83 FEET; THENCE NORTHERLY, ALONG A REVERSE CURVE, CONCAVE TO THE EAST (RADIAL LINE TO SAID POINT BEARS S87'18'49"E), HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 06'46'12", AN ARC DISTANCE OF 70.89 FEET; THENCE NORTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHEAST (RADIAL LINE TO SAID POINT BEARS N86'54'59"W), HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 85'19'46", AN ARC DISTANCE OF 178.71 FEET; THENCE EASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE NORTH (RADIAL LINE TO SAID POINT BEARS S01'35'13"E), HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 13'24'05", AN ARC DISTANCE OF 58.48 FEET; THENCE SOUTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTH (RADIAL LINE TO SAID POINT BEARS N14'59'18"W), HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 40'06'04", AN ARC DISTANCE OF 356.95 FEET; THENCE EASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE NORTH (RADIAL LINE TO SAID POINT BEARS S25'06'46"W), HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20'30'11", AN ARC DISTANCE OF 107.35 FEET; THENCE SOUTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHWEST (RADIAL LINE TO SAID POINT BEARS N04'36'35"E), HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45'03'29", AN ARC DISTANCE OF 78.64 FEET; THENCE SOUTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE TO SAID POINT BEARS S49'40'04"W), HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 29'41'29", AN ARC DISTANCE OF 90.69 FEET; THENCE SOUTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHWEST (RADIAL LINE TO SAID POINT BEARS N19'58'34"E), HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 37'49'17", AN ARC DISTANCE OF 99.02 FEET; THENCE SOUTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE TO SAID POINT BEARS S57'47'51"W), HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 22'16'12", AN ARC DISTANCE OF 71.91 FEET; THENCE SOUTHERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHWEST (RADIAL LINE TO SAID POINT BEARS N04'36'35"E), HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 45'19'22", AN ARC DISTANCE OF 138.43 FEET; THENCE S09'09'00"E, 78.64 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST (RADIAL LINE TO SAID POINT BEARS N23'10'11"W), HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 09'47'39", AN ARC DISTANCE OF 42.73 FEET; THENCE EASTERLY, ALONG A COMPOUND CURVE, CONCAVE TO THE SOUTH (RADIAL LINE TO SAID POINT BEARS N13'22'33"W), HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 27'37'00", AN ARC DISTANCE OF 84.35 FEET; THENCE S17'08'48"W, 90.00 FEET (SAID POINT BEING N61'14'46"W, 1.21, 32 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL "A", BOCA RATON HOTEL AND CLUB, P.U.D.), TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH (RADIAL LINE TO SAID POINT BEARS N19'42'20"E), HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 31'11'51", AN ARC DISTANCE OF 88.84 FEET; THENCE S78'30'29"W, 72.92 FEET TO A TANGENT CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE TO SAID POINT BEARS S11'29'31"), HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 69'56'09", AN ARC DISTANCE OF 213.61 FEET; THENCE NORTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHWEST RADIAL LINE SAID POINT BEARS N58'26'38"E), HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 39'10'46", AN ARC DISTANCE OF 153.86 FEET; THENCE NORTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE TO SAID POINT BEARS S19'15'52"W), HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 21'10'29", AN ARC DISTANCE OF 147.83 FEET; THENCE NORTHEASTERLY, ALONG A REVERSE CURVE, CONCAVE TO THE SOUTHWEST (RADIAL LINE TO SAID POINT BEARS N40'26'20"E), HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 26'17'42", AN ARC DISTANCE OF 26.21 FEET; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST (RADIAL LINE TO SAID POINT BEARS N14'08'38"E), HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 48'49'50", AN ARC DISTANCE OF 85.23 FEET; THENCE S24'30'17"W, 124.77 FEET; THENCE S68'03'21"W, 186.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 306,828 SQUARE FEET, 7.04 ACRES, MORE OR LESS.

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

1. PARCEL "A" AS SHOWN, IS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS, UTILITIES AND DRAINAGE, AND IS HEREBY DEDICATED TO THE MIZNER LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, AND UPON PARCEL "A" IS DEDICATED TO THE CITY OF BOCA RATON AND OTHER APPROPRIATE GOVERNMENTAL AUTHORITIES AND PUBLIC UTILITIES, FOR INGRESS AND EGRESS OVER, UPON AND UNDER SAID PRIVATE STREET AND ROAD FOR ALL GOVERNMENTAL PURPOSES AND SERVICES AND FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER AND OTHER UTILITY SYSTEMS DEEMED NECESSARY TO SERVE THE RESIDENTS OF MIZNER LAKE ESTATES, P.U.D.
2. 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.

NOTE:
THE RESTRICTIONS AS TO THE GOLF COURSE/OPEN SPACE DESCRIBED ON THE PLAT OF THE PROPERTY, RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY DELETED AS TO THE LAND DESCRIBED IN THIS REPLAT. IN ADDITION, THE RESTRICTIONS REFERRED TO ON THE ORIGINAL PLAT, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4852 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (DESCRIBED ON THE ORIGINAL PLAT AS RECORDED IN CLERK'S FILE NO. 86133761), ARE HEREBY MODIFIED IN ACCORDANCE WITH THE AMENDMENT TO SUCH RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.



DEDICATION (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BRMC, L.P., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 28 DAY OF February, 1997.

BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP
BY: BRMC, L.P. A DELAWARE LIMITED PARTNERSHIP ITS GENERAL PARTNER
BY: BRMC, INC., A DELAWARE CORPORATION GENERAL PARTNER OF BRMC, L.P.
BY: *[Signature]*
THEODORE V. FOWLER, CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
BEFORE ME PERSONALLY APPEARED THEODORE V. FOWLER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~PROPER~~ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF BRMC, INC., A DELAWARE CORPORATION, AS GENERAL PARTNER OF BRMC, L.P., A DELAWARE LIMITED PARTNERSHIP, AS GENERAL PARTNER OF BOCA RATON HOTEL AND CLUB LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP, 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 CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF FEBRUARY, 1997.
MY COMMISSION EXPIRES: 12/11/1997
[Signature]
NOTARY PUBLIC

MORTGAGEE

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9411 AT PAGE 585 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 REPRESENTATIVE AND ATTESTED TO BY ITS ACCOUNT OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF February, 1997.

ATTEST: *[Signature]*
PRINT NAME: Timothy J. McLaughlin
TITLE: ACCOUNT OFFICER
BY: *[Signature]*
PRINT NAME: DOUGLAS L. DAVIDSON
TITLE: REPRESENTATIVE
THE BANK OF NOVA SCOTIA, NEW YORK AGENCY

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
BEFORE ME PERSONALLY APPEARED DOUGLAS L. DAVIDSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~PROPER~~ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REPRESENTATIVE AND NOT-TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REPRESENTATIVE OF THE BANK OF NOVA SCOTIA, A CANADIAN CHARTER BANK, ACTING THROUGH ITS NEW YORK AGENCY, ON BEHALF OF THE BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 1997.
MY COMMISSION EXPIRES: March 8, 1997
[Signature]
NOTARY PUBLIC

MORTGAGEE

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9411 AT PAGE 670 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 REPRESENTATIVE AND ATTESTED TO BY ITS ACCOUNT OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF February, 1997.

STARWOOD MEZZANINE INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: BSS CAPITAL PARTNERS, L.P. A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: STARWOOD CAPITAL GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: STERNLICHT HOLDINGS II, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER
BY: *[Signature]*
JAY SUGARMAN - EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
BEFORE ME PERSONALLY APPEARED JAY SUGARMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~PROPER~~ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF STERNLICHT HOLDINGS II, INC., A DELAWARE CORPORATION, GENERAL PARTNER OF BSS CAPITAL PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, A GENERAL PARTNER OF STARWOOD CAPITAL GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF STARWOOD MEZZANINE INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 1997.
MY COMMISSION EXPIRES: 12/11/97
[Signature]
NOTARY PUBLIC

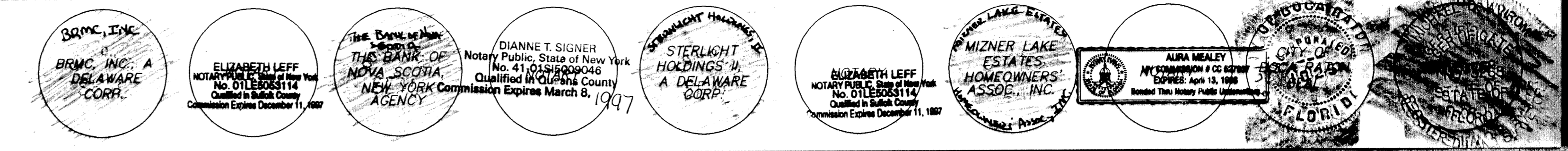
MORTGAGEE

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9413 AT PAGE 909 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 REPRESENTATIVE AND ATTESTED TO BY ITS ACCOUNT OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF February, 1997.

STARWOOD/BOCA PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: BSS CAPITAL PARTNERS, L.P. A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: STARWOOD CAPITAL GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: STERNLICHT HOLDINGS II, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER
ATTEST: *[Signature]*
PRINT NAME: *[Name]*
TITLE: *[Title]*
BY: *[Signature]*
PRINT NAME: *[Name]*
TITLE: *[Title]*

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
BEFORE ME PERSONALLY APPEARED JAY SUGARMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~PROPER~~ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXEC VICE PRESIDENT OF STERNLICHT HOLDINGS II, INC., A DELAWARE CORPORATION, GENERAL PARTNER OF BSS CAPITAL PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF STARWOOD CAPITAL GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF STARWOOD/BOCA PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 1997.
MY COMMISSION EXPIRES: 12/11/97
[Signature]
NOTARY PUBLIC



SUBDIVISION: MIZNER LAKE ESTATES P.U.D.
 PLAT BOOK: 53
 PAGE: 67
 FLOOD MAP #:
 ZONING:
 QUAD #:
 SE:
 PUD NAME: City of Boca Raton