

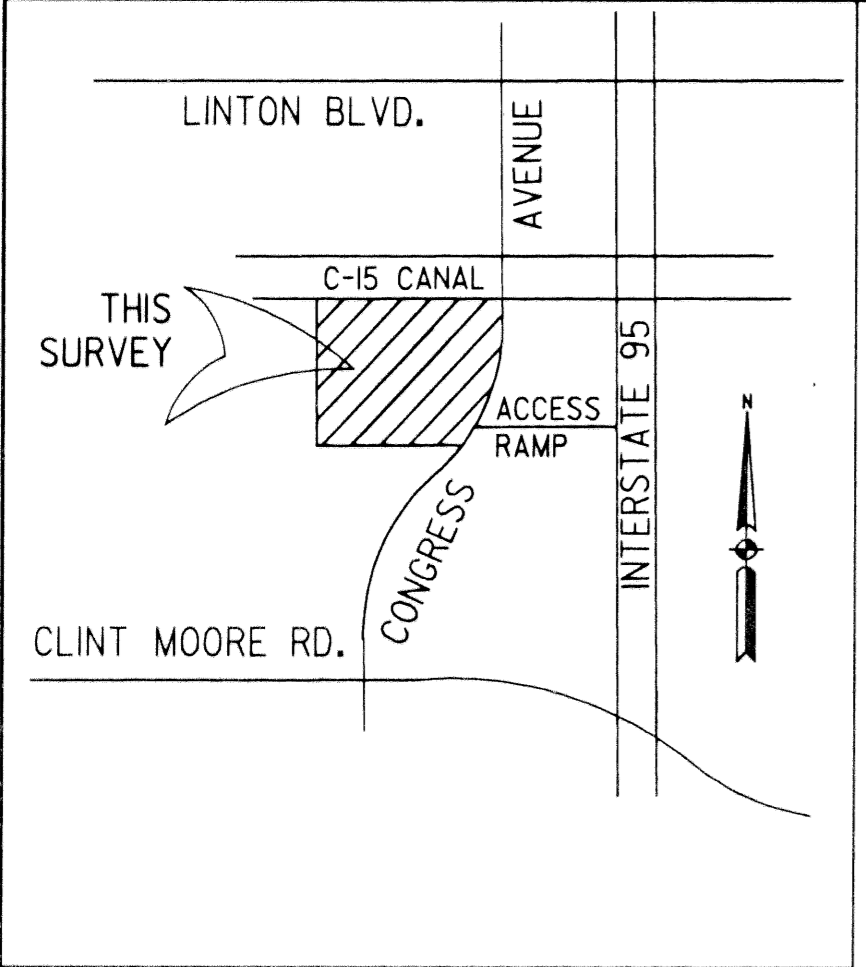


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:14 A.M. THIS 23 TH DAY OF OCTOBER 1998, AND DULY RECORDED IN PLAT BOOK NO. 83 ON PAGES 22 THRU 24

DOROTHY H. WILKEN CLERK CIRCUIT COURT BY: [Signature] D.C.

"PENINSULA CORPORATE CENTER PLAT" A PORTION OF THE NORTH ONE-HALF OF 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 1998 J:P:H5577:5577UPL.DGN



LOCATION SKETCH (NOT TO SCALE)

DESCRIPTION

LAND DESCRIPTION:

A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 89°55'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, 1216.59 FEET TO THE WEST RIGHT OF WAY LINE OF CONGRESS AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP, SECTION 93220-2406 (SHEET 6 OF 10); THENCE SOUTH 00°18'44" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 120.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) CANAL C-15 AS SHOWN ON SFWMD CANAL RIGHT OF WAY MAP C-15-5 (SHEET 2 OF 2); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID WEST RIGHT OF WAY LINE OF CONGRESS AVENUE: (1) SOUTH 00°18'44" EAST, 161.03 FEET; (2) SOUTH 01°38'32" WEST, 114.77 FEET; (3) SOUTH 10°21'46" WEST, 399.02 FEET; (4) SOUTH 11°41'54" WEST, 138.78 FEET; (5) SOUTH 20°14'06" WEST, 38.81 FEET; (6) SOUTH 26°40'18" WEST, 361.38 FEET; (7) SOUTH 29°26'04" WEST, 173.51 FEET; (8) SOUTH 37°46'49" WEST, 25.24 FEET; THENCE SOUTH 89°54'50" WEST, 1727.52 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT (LWDD) CANAL E-4; THENCE NORTH 01°08'37" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 1307.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF SFWMD CANAL C-15 AS SHOWN ON SAID SFWMD RIGHT OF WAY MAP FOR SAID CANAL C-15; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTH RIGHT OF WAY LINE: (1) NORTH 83°29'22" EAST, 282.86 FEET; (2) SOUTH 89°56'00" EAST, 289.13 FEET; (3) SOUTH 89°55'07" EAST, 1562.15 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 61.5051 ACRES (2,679,161 SQUARE FEET), MORE OR LESS.

SURVEY NOTES:

- 1. INDICATES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH BRASS DISK NO 4105 UNLESS NOTED OTHERWISE).
2. INDICATES PERMANENT CONTROL POINT TO BE SET BY A PROFESSIONAL SURVEYOR AND MAPPER PRIOR TO THE TRANSFER OF ANY LOT WITHIN THE LIMITS OF THIS PLAT.
3. SURVEY DATA IN FIELD BOOK BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N 89° 55' 07" WEST ALONG THE NORTH LINE OF SECTION 31-46-43.
4. BENCHMARK ELEVATIONS SHOWN HEREON ARE SUPPLIED BY THE CITY OF BOCA RATON, ORIGIN BENCHMARK BEING A BRASS DISK IN CONCRETE SIDEWALK ON NORTH SIDE OF CLINT MOORE ROAD BRIDGE OVER I-95. ELEVATION - 51.29 FEET.
5. P.O.C. INDICATES POINT OF COMMENCEMENT.
6. P.O.B. INDICATES POINT OF BEGINNING.
7. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

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. LBI337 6500 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33309 BY: [Signature] A. M. LAZOWICK, P.S.M. FLORIDA LICENSE NO. 4105 STATE OF FLORIDA (FOR THE FIRM)

9-14-98 DATE

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT CARRAMERICA DEVELOPMENT INC., KNIGHT COMMERCE CENTRE, INC. AND COMMERCE CENTRE, L.C., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED UNDER DESCRIPTION TO BE KNOWN AS "PENINSULA CORPORATE CENTER PLAT" AS IN A PORTION OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST, 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:

- 1. PARCEL R-1, AS SHOWN HEREON, IS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO, INGRESS AND EGRESS, UTILITIES AND DRAINAGE AND IS HEREBY DEDICATED TO PENINSULA CORPORATE CENTER ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA; A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER PARCEL R-1 IS DEDICATED TO THE CITY OF BOCA RATON, FLORIDA 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. HOWEVER, SUCH EASEMENT SHALL NOT BE DEEMED TO LIMIT THE ABILITY TO PLACE LANDSCAPING AND/OR BUILDING IMPROVEMENTS APPROVED BY THE CITY OF BOCA RATON WITHIN PARCEL R-1.
2. PARCELS L-1 AND L-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PENINSULA CORPORATE CENTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND 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 OWNER HAS FULL RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE WATER BODY IN A POLLUTION FREE AND WHOLESOME CONDITION, A NATIVELY VEGETATED AND FUNCTIONAL LITTORAL ZONE SHALL BE ESTABLISHED AND MAINTAINED AS REQUIRED BY THE BOCA RATON CODE OF ORDINANCES SECTION 23-301(f).
3. THE 20' LAKE MAINTENANCE EASEMENTS WITHIN PARCELS L-1, L-2, AND 7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PENINSULA CORPORATE CENTER ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
4. THE DRAINAGE EASEMENT AND THE INGRESS, EGRESS EASEMENT LYING WITHIN A PORTION OF PARCEL 7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PENINSULA CORPORATE CENTER ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
5. SIGN EASEMENTS, AS SHOWN HEREON, ARE FOR SIGNS, OPEN SPACE AND LANDSCAPING PURPOSES AND ARE HEREBY DEDICATED TO PENINSULA CORPORATE CENTER ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON AND FRANCHISED UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER, TELEPHONE, GAS, CABLE TELEVISION AND ELECTRICAL UTILITIES. ALL UTILITY EASEMENTS AS SHOWN ARE ALSO HEREBY DEDICATED IN PERPETUITY 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 CABLE TELEVISION DEDICATION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THE CABLE TELEVISION CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. THE 12' DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE HEREBY DEDICATED TO THE PENINSULA CORPORATE CENTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
8. THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
9. PARCEL R-2 AS SHOWN HEREON IS HEREBY DEDICATED AS ROAD RIGHT-OF-WAY TO THE CITY OF BOCA RATON.
10. 15' BICYCLE AND PEDESTRIAN EASEMENT IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA.

Witnesses: JEFFREY G. KELLY, SHELBY M. DYER, Barbara Zappulla, Cindy Xblaniger, Cindy Golinzer, Barbara Zappulla, William L. Knight, William L. Knight, Barbara Zappulla, Cindy Xblaniger, Cindy Golinzer

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 CARRAMERICA DEVELOPMENT, INC., COMMERCE CENTRE, L.C., (A FLORIDA LIMITED LIABILITY COMPANY) KNIGHT COMMERCE CENTRE, INC. (A FLORIDA CORPORATION) THAT THE CURRENT TAXES HAVE BEEN PAID, AND ALL MORTGAGES ENCUMBERING THE FEE PROPERTY SHOWN HEREON.

DATE September 11, 1998 BY: Albert Gomez-Vidal ATTORNEY AT LAW

ACKNOWLEDGEMENT

DISTRICT OF COLUMBIA } SS BEFORE ME PERSONALLY APPEARED JAMES S. WILLIAMS, SENIOR VICE PRESIDENT CARRAMERICA DEVELOPMENT, INC.

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CARRAMERICA DEVELOPMENT INC., AND THEY ACKNOWLEDGED BEFORE ME THEY EXECUTED SAID INSTRUMENT AS SAID OFFICERS AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICERS, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS AND WHO DIDNOT TAKE AN OATH, WITNESS MY HAND AND SEAL THIS 9th DAY OF September A.D., 1998.

April 30, 2003 MY COMMISSION EXPIRES Christina C. Ellinwood NOTARY PUBLIC, DISTRICT OF COLUMBIA Christina C. Ellinwood PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED WILLIAM L. KNIGHT PRESIDENT KNIGHT COMMERCE CENTRE, INC.

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS KNIGHT COMMERCE CENTRE, INC., (A FLORIDA CORPORATION) AND THEY ACKNOWLEDGED BEFORE ME THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICERS, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS AND WHO DIDNOT TAKE AN OATH, WITNESS MY HAND AND SEAL THIS 10th DAY OF September A.D., 1998.

May 31, 2002 MY COMMISSION EXPIRES Jane C. Almes NOTARY PUBLIC, STATE OF FLORIDA Jane C. Almes PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED WILLIAM L. KNIGHT MANAGER COMMERCE CENTRE, L.C.

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS COMMERCE CENTRE, L.C. (A FLORIDA LIMITED LIABILITY COMPANY) AND THEY ACKNOWLEDGED BEFORE ME THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICERS, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS AND WHO DIDNOT TAKE AN OATH, WITNESS MY HAND AND SEAL THIS 10th DAY OF September A.D., 1998.

May 31, 2002 MY COMMISSION EXPIRES Jane C. Almes NOTARY PUBLIC, STATE OF FLORIDA Jane C. Almes PRINT NAME

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 ALL UTILITIES HAVING THE RIGHT TO OCCUPY.

NO FENCES SHALL BE PLACED ON LAKE MAINTENANCE EASEMENTS.

CITY APPROVALS

THE APPROVAL AND ACCEPTANCE OF THIS PLAT SHOWING DEDICATIONS INFER NO OBLIGATION ON PART OF THE MUNICIPALITY FOR THE INSTALLATION OF IMPROVEMENTS. THE CITY HEREBY ACCEPTS ALL DEDICATED PROPERTY SHOWN AND DEPICTED ON THIS PLAT.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF October 1998.

Carol G. Hanson - MAYOR, Candace Bridgwater - CITY CLERK, Maurice C. Morel P.E. - CITY CIVIL ENGINEER, Jorge C. Camejo - DIRECTOR, DEVELOPMENT SERVICES

Table with 6 columns: NOTARY PUBLIC (Christina C. Ellinwood), NOTARY PUBLIC (Jane C. Almes), NOTARY PUBLIC (Jane C. Almes), NOTARY PUBLIC (Jane C. Almes), PROFESSIONAL SURVEYOR AND MAPPER, CITY CLERK, CLERK OF THE CIRCUIT COURT.

Peninsula Corporate Center Plat, Flood Zone, Zoning, ZIP Code