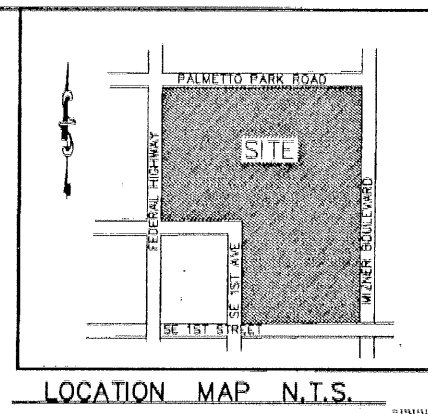


PALMETTO PARK PLAT

A REPLAT OF A PORTION OF BLOCK 6, "LONG'S MAP OF BOCA RATON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, AND BLOCK B, AMENDED PLAT, THIRD REVISION OF LONG'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 87 AND A PORTION OF BLOCK 4, "PLAT A SPANISH RIVER LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 28 AND A PORTION OF "ROYAL PALM CIVIC AND SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 200 ALL 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.



200

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT BOCA RATON
THIS 28 DAY OF March
A.D. 2001 AND DULY RECORDED
IN PLAT BOOK 27 ON
PAGES 200 AND 201.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By: *David P. Lindley*
DEPUTY CLERK

DEDICATION, DESCRIPTION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PARKWOOD PROPERTIES CORP., A NEW YORK CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS "PALMETTO PARK PLAT", A REPLAT OF A PORTION OF BLOCK 6, "LONG'S MAP OF BOCA RATON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, AND BLOCK B, AMENDED PLAT, THIRD REVISION OF LONG'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 87 AND A PORTION OF BLOCK 4, "PLAT A SPANISH RIVER LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 28 AND A PORTION OF "ROYAL PALM CIVIC AND SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 200 ALL 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S.E. 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF S.E. 1ST AVENUE ALSO BEING A CORNER OF UNIT B, "ROYAL PALM CIVIC AND SHOPPING CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 02' 39" WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF S.E. 1ST AVENUE, A DISTANCE OF 329.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL PALM ROAD; THENCE SOUTH 88° 55' 52" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.11 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE N20°20'41"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.83 FEET; THENCE N00°52'34"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 117.79 FEET; THENCE NORTH 00° 45' 04" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.54 FEET; THENCE N41°21'43"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.83 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD; THENCE NORTH 88° 55' 52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 759.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MIZNER BOULEVARD (ALSO KNOWN AS S.E. 2ND AVENUE) AS IT NOW EXISTS; THENCE SOUTH 41° 08' 12" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 43.91 FEET; THENCE SOUTH 01° 02' 39" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.67 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 89° 57' 25" WEST, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 28° 31' 41", AN ARC DISTANCE OF 10.95 FEET TO A POINT; THENCE NORTH 88° 55' 52" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.43 FEET; THENCE SOUTH 01° 02' 39" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 88° 55' 52" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.03 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 38° 22' 20" WEST, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 50° 35' 01", AN ARC DISTANCE OF 19.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01° 02' 39" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 232.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 88° 43' 18", AN ARC DISTANCE OF 26.39 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 1ST STREET; THENCE SOUTH 88° 55' 52" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 575.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 410,322 SQUARE FEET / 9.4197 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ADDITIONAL RIGHT-OF-WAY: (TRACTS RW, RW-1) AND RIGHT-OF-WAY/ROADWAY EASEMENTS**

TRACTS RW, RW-1 AND RIGHT-OF-WAY/ROADWAY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY.

3. GENERAL UTILITY EASEMENTS

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, 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 EXCLUSIVE OF DRAINAGE FACILITIES. THE UTILITY EASEMENTS AS SHOWN HEREIN, 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. THE PROVISIONS ABOVE REGARDING CABLE TELEVISION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THE INSTALLATION, MAINTENANCE AND OPERATION OF ALL CABLE TELEVISION FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO PARKWOOD PROPERTIES CORP., A NEW YORK CORPORATION, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARKWOOD PROPERTIES CORP., A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON AND PALM BEACH COUNTY, FLORIDA.

5. UTILITY EASEMENTS DEDICATED TO THE CITY OF BOCA RATON

THE UTILITY EASEMENTS SHOWN HEREON AS DEDICATED TO THE CITY OF BOCA RATON ARE FOR THE EXCLUSIVE USE OF THE CITY OF BOCA RATON FOR INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES.

6. THE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT

THE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY, MAINTENANCE OF THE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT AND ALL ROADWAY AND SIDEWALK IMPROVEMENTS THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PARKWOOD PROPERTIES CORP., A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON AND PALM BEACH COUNTY. ALL PARKING SPACES LOCATED THEREIN ARE SUBJECT TO THE CONTROL AND REGULATION OF PARKWOOD PROPERTIES CORP., A NEW YORK CORPORATION, ITS SUCCESSORS AND ASSIGNS.

7. DECLARATIONS OF COVENANTS AND GRANT OF EASEMENTS

PLEASE REFER TO THAT CERTAIN DECLARATIONS OF COVENANTS AND GRANT OF EASEMENTS WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12352, PAGE 154 FOR FURTHER PROVISIONS REGARDING THIS PLAT AND THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF, THE ABOVE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 28 DAY OF February, 2001.

WITNESS: *John Lee*
PRINT NAME JOHN LEE

WITNESS: *Steven Jauer*
PRINT NAME STEVEN JAUER

PARKWOOD PROPERTIES CORP.,
A NEW YORK CORPORATION

By: *Gregory D. Sposito*
GREGORY D. SPOSITO
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED GREGORY D. SPOSITO, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PARKWOOD PROPERTIES CORP., A NEW YORK 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 28th DAY OF February, 2001.

MY COMMISSION EXPIRES: 9/28/01 *June A. Politan*
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF New York
COUNTY OF New York

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES ARE RECORDED AS FOLLOWS:

- (1) NOTE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 4871, PAGE 1811 CONSOLIDATING MORTGAGES RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 247, OFFICIAL RECORD BOOK 4431, PAGE 1848, AND OFFICIAL RECORD BOOK 4871, PAGE 1677.
- (2) MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 4871, PAGE 1733; AND
- (3) MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 5973, PAGE 362.

ALL RECORDING ARE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF February, 2001.

WITNESS: *Gregory D. Sposito*
PRINT NAME GREGORY D. SPOSITO
VICE PRESIDENT

BANKERS TRUST COMPANY,
A NEW YORK BANKING CORPORATION

By: *Gregory D. Sposito*
GREGORY D. SPOSITO
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED GREGORY D. SPOSITO, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKERS TRUST COMPANY, A NEW YORK BANKING 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 28th DAY OF February, 2001.

MY COMMISSION EXPIRES: 9/28/01 *June A. Politan*
NOTARY PUBLIC

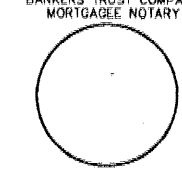
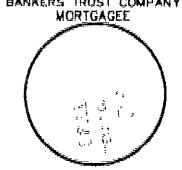
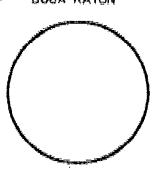
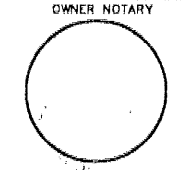
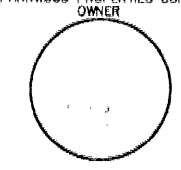
PARKWOOD PROPERTIES CORP. OWNER

PARKWOOD PROPERTIES CORP. OWNER NOTARY

CITY OF BOCA RATON

BANKERS TRUST COMPANY MORTGAGEE

BANKERS TRUST COMPANY MORTGAGEE NOTARY



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
APRIL - 1998

CITY 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 27th DAY OF February, 2001. 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.

By: *Carol Hanson*
CAROL HANSON, MAYOR

By: *George Camelo*
GEORGE CAMELO, DIRECTOR OF DEVELOPMENT SERVICES

By: *Shadia Carannante*
SHADIA CARANNANTE, CITY CLERK

By: *Maurice C. Morel*
MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT A. EISEN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PARKWOOD PROPERTIES CORP., A NEW YORK CORPORATION; 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.

DATE: 02-26-2001 *Robert A. Eisen*
ROBERT A. EISEN, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

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) 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.

DATE: 2/20/01 *David P. Lindley*
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

