

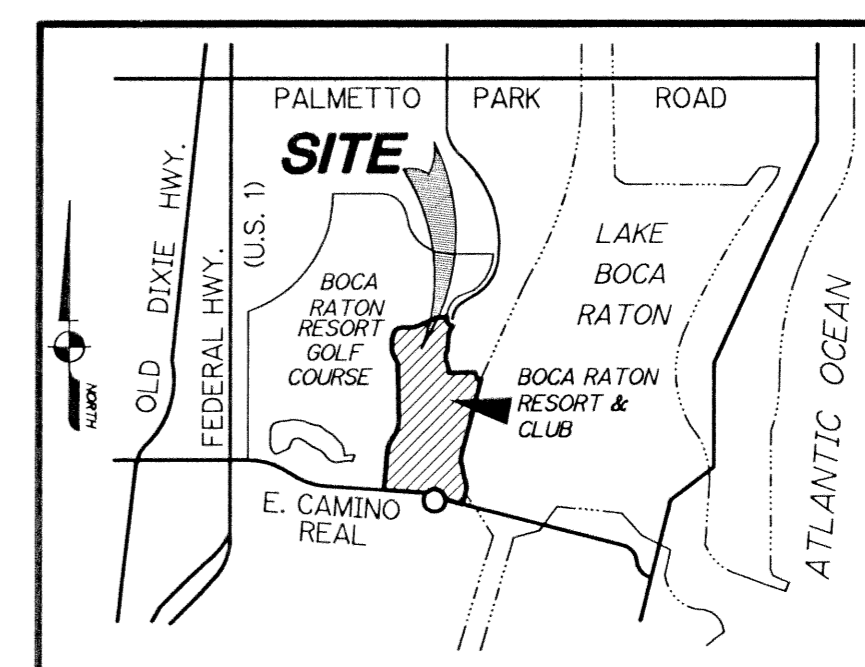
# BOCA RATON HOTEL AND CLUB, RESIDENTIAL HOTEL REPLAT

ALL OF PARCEL "A" (RESIDENTIAL HOTEL), BOCA RATON HOTEL AND CLUB, P.U.D., (P.B. 53, PG. 129 - 132, P.B.C.R.) AND A PORTION OF SUBMERGED LAND IN LAKE BOCA RATON (O.R.B. 9864, PG. 317 - P.B.C.R.) AND A PORTION OF BLOCK 5, PLAT "A" SPANISH RIVER LAND COMPANY (P.B. 16, PGS. 27-30 P.B.C.R.) IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

UTILITY EASEMENT DEDICATION (SEE BELOW)

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.

THIS INSTRUMENT WAS PREPARED BY:  
MICHAEL D. AVIROM, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
NOVEMBER, 2000



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 1:04 this 14th  
day of March, 2002,  
and duly recorded in Plat Book  
94, Pages 43 through  
45.

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

SHEET 1 OF 3

### DEDICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
KNOW ALL MEN BY THESE PRESENTS THAT PANTHERS BRHC LIMITED, 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 HEREON AS "BOCA RATON HOTEL AND CLUB, RESIDENTIAL HOTEL REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL "A" (RESIDENTIAL HOTEL), 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.

#### TOGETHER WITH:

EASEMENT KNOWN AS NORTH ACCESS ROAD EASEMENT AS DESCRIBED IN GRANT OF EASEMENT DATED SEPTEMBER 22, 1983, RECORDED SEPTEMBER 23, 1983 IN OFFICIAL RECORDS BOOK 4043, PAGE 1613 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH:

A PORTION OF BLOCK 5, PLAT "A" SPANISH RIVER LAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF A 50 FOOT RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 368, PAGE 450 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "A" (RESIDENTIAL HOTEL), 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 N16°04'50"E, ALONG THE EAST LINE OF SAID PARCEL "A", 285.71 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF LAKE BOCA RATON; THENCE MEANDER ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING (3) COURSES AND DISTANCES: (1) S18°56'05"E, 27.42 FEET; (2) S16°12'17"E, 25.76 FEET; (3) S04°02'12"E, 39.03 FEET; THENCE CONTINUE S04°02'12"E, ON THE SOUTHERLY EXTENSION OF SAID MEAN HIGH WATER LINE, 20.60 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 17, PAGES 1 THROUGH 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF BLOCK 5, PLAT "A" SPANISH RIVER LAND COMPANY AS RECORDED IN PLAT BOOK 16, PAGES 27 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S16°04'50"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 185.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAMINO REAL, AN 80 FOOT RIGHT-OF-WAY AS CURRENTLY LAID OUT AND IN USE AND THE SOUTH LINE OF SAID BLOCK 5; THENCE N73°55'10"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

#### TOGETHER WITH:

A PARCEL OF SUBMERGED LAND IN LAKE BOCA RATON, AS SHOWN HEREON AND DESCRIBED IN OFFICIAL RECORDS BOOK 9864, PAGE 317 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,502,415 SQUARE FEET, 34.49 ACRES, MORE OR LESS.

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

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED (SEE ABOVE)

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PANTHERS BRGP CORPORATION, A FLORIDA CORPORATION, THIS 17th DAY OF December, 2000.

PANTHERS BRHC LIMITED, A FLORIDA LIMITED PARTNERSHIP  
BY: PANTHERS BRGP CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER

BY: *[Signature]*  
WILLIAM M. PIERCE, VICE PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: CRIS V BRANDEN

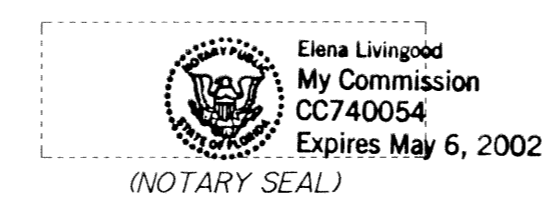
WITNESS: *[Signature]*  
PRINT NAME: MANTA U. CEDEJO

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
BEFORE ME PERSONALLY APPEARED WILLIAM M. PIERCE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PANTHERS BRGP CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF PANTHERS BRHC LIMITED, 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 19 DAY OF December, 2000.

MY COMMISSION EXPIRES:



*[Signature]*  
NOTARY PUBLIC

### MORTGAGEE

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

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 BRUCE G. FERGUSON AND ATTESTED TO BY ITS MELVIN J. MANDELBAUM AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF February, 2000.

THE BANK OF NOVA SCOTIA, NEW YORK AGENCY

BY: *[Signature]*  
PRINT NAME: BRUCE G. FERGUSON  
TITLE: MANAGING DIRECTOR

ATTEST: *[Signature]*  
PRINT NAME: MELVIN J. MANDELBAUM  
TITLE: MANAGING DIRECTOR

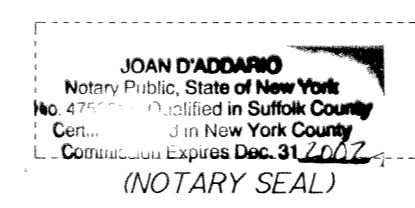
### ACKNOWLEDGMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

BEFORE ME PERSONALLY APPEARED Bruce Ferguson AND Melvin J. Mandelbaum WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BRUCE G. FERGUSON AND MELVIN J. MANDELBAUM 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 25th DAY OF February, 2000.

MY COMMISSION EXPIRES: 12/3/02



*[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 PANTHERS BRHC LIMITED, 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.

BROAD AND CASSEL  
7777 GLADES ROAD, SUITE 300  
BOCA RATON, FLORIDA 33434

DATED: DECEMBER 14, 2001

*[Signature]*  
RICHARD B. MacFARLAND, P.A.

### 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 26th DAY OF February, 2002. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.001(1)(F).

BY: *[Signature]*  
STEVEN L. ABRAMS, MAYOR

BY: *[Signature]*  
JORGE A. GOMEZ, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR

BY: *[Signature]*  
SHARMA CARANNANTE, CITY CLERK

BY: *[Signature]*  
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 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.

DATED: April 17, 2001

*[Signature]*  
MICHAEL D. AVIROM, P.L.S.  
FLORIDA REGISTRATION NO. 3268  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300

