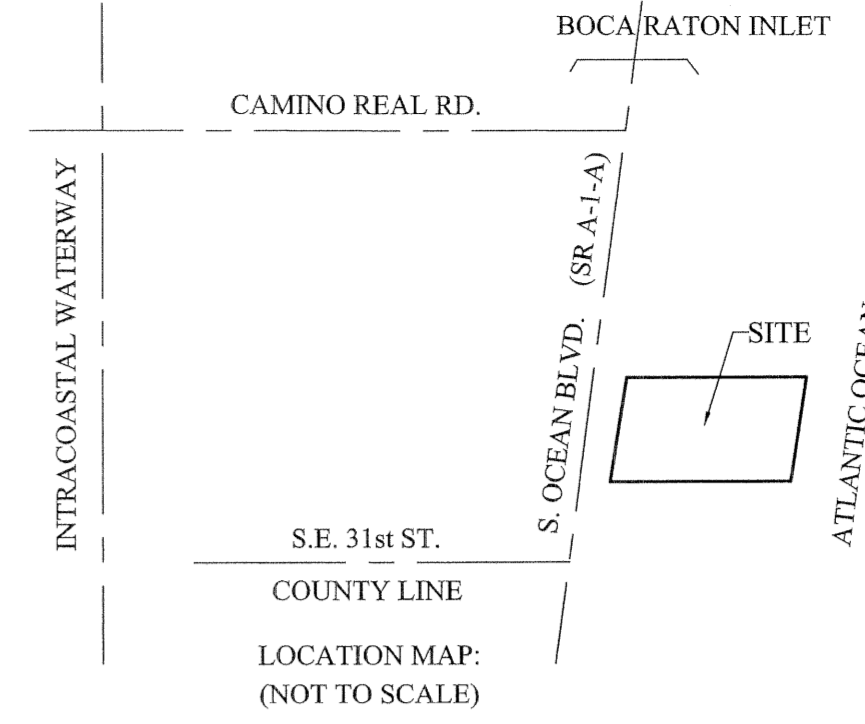


LUSSURIA CONDOMINIUM

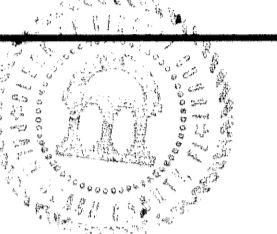
A PORTION OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 2

DAVIS & PURMORT, INC.
DEERFIELD BEACH, FLORIDA
MAY, 2004



128

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for
record at A.M. this 29 day
of June, 2004, and duly
recorded in Plat Book No. 107
on Pages 128 thru 129.
DOROTHY H. WILKEN
Clerk Circuit Court
By: [Signature] D.C.



DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS, that BOCA OCEAN DEVELOPMENT, LLC, a Delaware limited liability company, the owner of the land shown hereon as LUSSURIA PLAT lying in a Portion of Government Lot 2, in Section 32, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION

Commencing at the South One-Quarter (S 1/4) Corner of said Section 32; thence North 88°20'40" East, along the South Line of said Section 32, a distance of 1356.13 feet to an intersection with the centerline of State Road A-1-A, as now constructed and in use; thence North 02°45'00" East, along said centerline, a distance of 775.55 feet to the Point of Curvature curve to the right; thence Northerly, along the arc of said curve, having a radius of 7639.50 feet, a central angle of 04°44'08", for an arc distance of 631.41 feet to a Point of Tangency; thence South 82°30'52" East, a distance of 50.00 feet to a point on the East Right-of-Way Line of State Road A-1-A; thence North 07°29'08" East, along said East Right-of-Way Line, a distance of 551.14 feet to the Point of Beginning of this description; thence South 82°30'52" East, a distance of 484.45 feet to a point on the Erosion Control Line, per Erosion Control Line South Boca Raton, as recorded in Official Records Book 13680, Page 464, of the Public Records of Palm Beach County, Florida; thence North 09°28'48" East, along said Erosion Control Line, a distance of 235.14 feet; thence North 82°30'52" West, a distance of 492.63 feet to a point on the East Right-of-Way Line of said A-1-A; thence South 07°29'08" West, along said East Right-of-Way Line A-1-A, a distance of 235.00 feet to the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida

Subject to all easements, reservations and rights-of-way of record.

Containing 2.64 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. Parcel "A", as shown hereon, are Platted for private purposes as the Zoning Regulations, of the City of Boca Raton, Florida.
2. The Public Access Easement, as shown hereon, are hereby dedicated to the City of Boca Raton, Florida, for the use of the public and are the perpetual maintenance obligation of the City of Boca Raton.
3. 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 and 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.

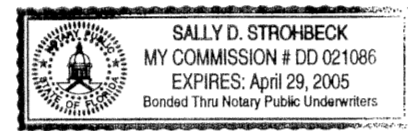
IN WITNESS WHEREOF, the above-named owner have caused these presents to be signed by their authorized representatives this 20th day of May, 2004.

Witnesses
BOCA OCEAN DEVELOPMENT, LLC
a Delaware limited liability company
By: TG Development Corporation
a Delaware corporation, as Managing Member
Print: Wendy U. Larsen
Print: Matthew Barnes
Print: Todd Messenger
Print: Monique Force

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of May, 2004, by Peter J. Henn, as Vice President of TG Development Corporation, a Delaware corporation, as Managing Member of BOCA OCEAN DEVELOPMENT, LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or has produced a Florida driver's license as identification.



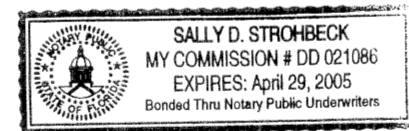
Sally D. Strohbeck
Notary Public, State of Florida
Print Name: Sally Strohbeck
My Commission Expires: April 29, 2005

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

BEFORE ME personally appeared Peter J. Henn, who is personally known to me or has produced as identification and did / did not take an oath, and who executed the foregoing instrument as Vice President of TG Development Corporation, a Delaware corporation, as Managing Member of BOCA OCEAN DEVELOPMENT, LLC, a Delaware limited liability company, and severally acknowledged to and before me that he executed such instrument as such officer of said entity, and that the seal affixed to the foregoing instrument is the corporate seal of said entity 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 entity.

WITNESS my hand and official seal this 20th day of May, 2004.
My commission expires: April 29, 2004
Sally D. Strohbeck
Notary Public



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 day of May, 2004. This plat has been reviewed by a Professional Surveyor and Mapper employed by the City of Boca Raton.

By: [Signature]
Steven L. Abrams, Mayor
By: [Signature]
Jorge A. Ceballos, Director of Development Services
By: [Signature]
Sharma Caramanant, City Clerk
By: [Signature]
Maurice C. Morel, P.E., City Civil Engineer

NOTES

Bearings shown hereon are relative to the East line of the East Right-of-Way Line of State Road A-1-A, as now constructed, situated, lying in being in Section 32, Township 47 South, Range 43 East, Palm Beach County, Florida which bears North 07°29'08" East.-(Assumed Grid Bearing Basis)
Building Setback Lines shall be no less than required by City of Boca Raton Zoning Regulations.
There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.
Easements are for Public Utilities, unless otherwise noted.

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

I, Peter J. Henn, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that we find the record title holder to the lands designated herein is BOCA OCEAN DEVELOPMENT, LLC, a Delaware limited liability company (f/k/a TG/C INVESTMENTS, LLC, a Delaware limited liability company) and that the taxes through the year of 2003, have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon, that there are no deed restrictions which prohibit development of this property as depicted by this plat.

Peter J. Henn
Dated: MAY 20, 2004 Signature: [Signature]
Print: PETER J. HENN, ESQ.

SURVEYOR'S CERTIFICATION

This is certify that on this 30th day of MAY, 2004 a survey of the lands shown hereon was completed: that said survey was made under my responsible direction and supervision; that said survey is accurate to the best of 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 Sec. 177.091 (9), F.S. will be set under the guarantees posted with the City of Boca Raton, Florida, for the Required improvements; 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, Florida.

[Signature]
Michael G. Purmort
Professional Surveyor and Mapper - Florida License Number LS-2720
Davis & Purmort, Inc.
843 Southeast 8th Avenue
Deerfield Beach, Florida, 33441
Certificate of Authorization Number LB-7219

- LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
- CALCULATED
(C) = MEASURED
(M) = MEASURED
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT
(00°00'00") = C.C.C.L. BEARING BASIS
□ = CONCRETE MONUMENT (P.R.M.)
⊕ = CENTERLINE



THIS INSTRUMENT PREPARED BY:
DAVIS & PURMORT, INC.
LB #0007219
Land Surveyors • Land Development • Consultants • Planners
843 SOUTHEAST 8th AVENUE - DEERFIELD BEACH, FL 33441
Phone: (954) 421-9101 & (954) 698-9101 fax: (954) 421-5201

Subdivisions & Condominiums • Land & Site Planning • Sanitary Sewer Systems • Water System • Drainage Design • Paving Design
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

