

THE PLAZA AT BOYNTON

A PORTION OF PARCEL 3B, "BOYNTON COMMERCE CENTER" (PLAT BOOK 46, PAGES 126-127, PALM BEACH COUNTY RECORDS), LYING IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA (JUNE, 2004)

SUN TECH Sun-Tech Engineering, Inc. Engineers - Planners - Surveyors Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311 E-Mail: suntech@suntecheng.com Phone (954) 777-3123 Fax (954) 777-3114

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH) KNOW ALL MEN BY THESE PRESENTS THAT LEVITT COMMERCIAL BOYNTON COMMERCE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAZA AT BOYNTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 3B, BOYNTON COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 126 AND 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 3B; THENCE S 88°32'20" E, ALONG THE NORTH LINE OF PARCEL 3B, A DISTANCE OF 179.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1994.00 FEET AND A CENTRAL ANGLE OF 18°13'31"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 634.27 FEET TO A POINT ON THE EAST LINE OF PARCEL 3B AND THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE S20°00'15"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 136.50 FEET; THENCE N88°32'20"W, A DISTANCE OF 800.11 FEET TO THE WEST LINE OF PARCEL 3B; THENCE N02°21'32"E, ALONG THE SAID WEST LINE, A DISTANCE OF 35.98 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 21°41'42"; THENCE ALONG SAID WEST LINE OF SAID PARCEL 3B, A DISTANCE OF 198.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 167,376 SQUARE FEET, 3.8424 ACRES, MORE OR LESS.

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

TRACT A, TRACT B, TRACT C AND UNITS 1 THROUGH 21, (INCLUSIVE), ARE HEREBY RESERVED TO LEVITT COMMERCIAL BOYNTON COMMERCE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT. ALL UNITS AND TRACTS SPECIFIED HEREIN AND SHOWN HEREON, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PLAZA AT BOYNTON OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

AN INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT OVER ALL OF TRACT A, TRACT B AND TRACT C IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS, UTILITY, FIRE PROTECTION, TRASH REMOVAL AND UTILITY MAINTENANCE PURPOSES.

A PEDESTRIAN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT A, TRACT B AND TRACT C IS HEREBY RESERVED TO THE PUBLIC FOR ACCESS PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR 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.

THE WATER LINE AND SANITARY SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY, THIS 14th DAY OF September, 2004.

WITNESS Lainey S. Risman LEVITT COMMERCIAL BOYNTON COMMERCE CENTER, LLC A FLORIDA LIMITED LIABILITY COMPANY PRINT NAME Rainey S. Risman BY: LEVITT COMMERCIAL DEVELOPMENT, LLC ITS MANAGER

WITNESS Gary Minke BY: Seth M. Wise SETH M. WISE AS PRESIDENT OF LEVITT COMMERCIAL DEVELOPMENT, LLC

WITNESS Barbara Sorensen PRINT NAME Barbara Sorensen

WITNESS Virginia Govan PRINT NAME Virginia Govan BY: Glen Gilbert AS SECRETARY OF LEVITT COMMERCIAL DEVELOPMENT, LLC

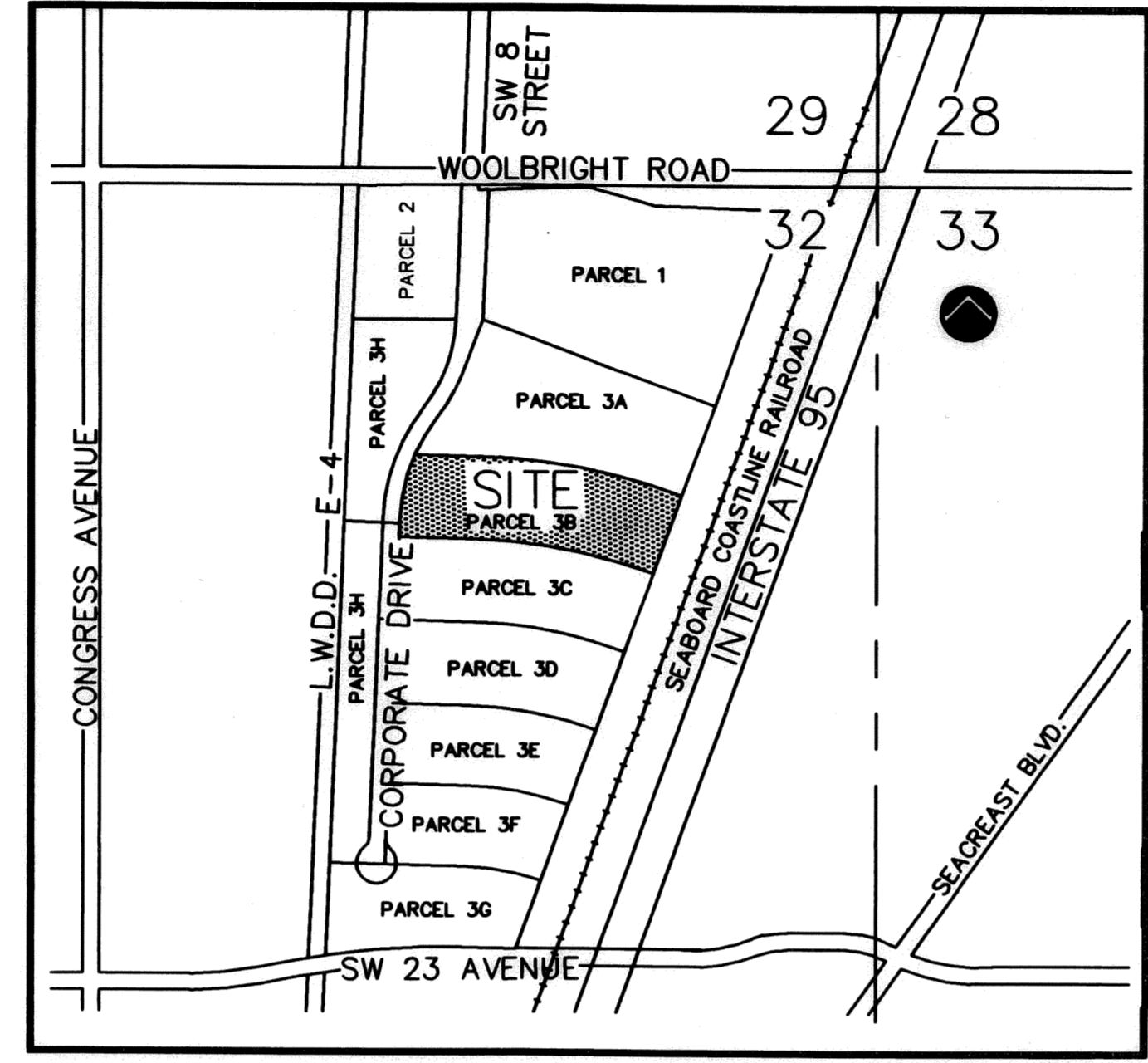
ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SETH M. WISE AND GLEN GILBERT WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LEVITT COMMERCIAL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF September, A.D. 2004.

Virginia Govan NOTARY PUBLIC - STATE OF FLORIDA SEAL PRINTED NAME OF ACKNOWLEDGER Virginia L. V. Govan SERIAL NUMBER (IF ANY) DD21782 MY COMMISSION EXPIRES: 06/15/08



LOCATION PLAN (NOT TO SCALE) SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

THE PLAZA AT BOYNTON OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 14th DAY OF September, 2004.

THE PLAZA AT BOYNTON OWNERS ASSOCIATION, INC. FLORIDA CORPORATION, NOT FOR PROFIT

BY: Seth M. Wise SETH M. WISE PRESIDENT

WITNESS Gregory M. Grogan PRINT NAME Gregory M. Grogan WITNESS James Galvan PRINT NAME JAMES GALVAN

ACKNOWLEDGEMENT

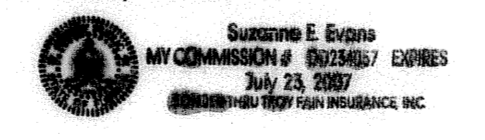
STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SETH M. WISE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PLAZA AT BOYNTON OWNERS 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 IS 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 14th DAY OF Sept, A.D. 2004.

Suzanne E. Evans NOTARY PUBLIC - STATE OF FLORIDA SEAL

PRINTED NAME OF ACKNOWLEDGER Suzanne E. Evans SERIAL NUMBER (IF ANY) DD234057 MY COMMISSION EXPIRES: July 23, 2007



MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

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 16123, PAGE 474, 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 [PRESIDENT] (VICE-PRESIDENT) AND ITS [SECRETARY] (ASSISTANT SECRETARY), AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF September, 2004.

WITNESS Amanda Arseno REGIONS BANK, AN ALABAMA BANKING CORPORATION PRINT NAME Amanda Arseno

WITNESS Louise Belfer BY: Edward J. Walker SUP EDWARD J. WALKER VICE-PRESIDENT PRINT NAME Louise Belfer

WITNESS Marissa Helms PRINT NAME Marissa Helms

WITNESS Terrea White BY: Jeffrey Ritzinger JEFFREY RITZINGER ASSISTANT SECRETARY PRINT NAME Terrea White

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Edward J. Walker AND Jeffrey Ritzinger WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED SUP AND AS RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [PRESIDENT] (VICE-PRESIDENT) AND [SECRETARY] (ASSISTANT SECRETARY) OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, 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 IS 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 14th DAY OF September, A.D. 2004.

Jeffrey Ritzinger NOTARY PUBLIC - STATE OF FLORIDA SEAL

PRINTED NAME OF ACKNOWLEDGER JEFFREY L. RITZINGER SERIAL NUMBER (IF ANY) DD 329087 My Commission Expires: June 15, 2008 My Commission No. DU 329087

CITY SURVEYOR AND MAPPER	THE PLAZA AT BOYNTON OWNERS ASSOCIATION, INC.	REGIONS BANK	CITY ENGINEER	CITY OF BOYNTON BEACH	SURVEYOR

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH) THIS PLAT WAS FILED FOR RECORD AT 1:00 THIS 30 DAY OF Dec, 2004, AND DULY RECORDED IN PLAT BOOK 103 ON PAGES 126 THROUGH 127. DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT BY: Alvin J. Johnson DEPUTY CLERK

CITY OF BOYNTON BEACH APPROVALS:

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 16th DAY OF November, 2004, AND HAVE BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES, AS AMENDED.

BY: Herbert D. Kelley, Jr. HERBERT D. KELLEY, JR., P.E., P.S.M. CITY SURVEYOR AND MAPPER

THE PLAZA AT BOYNTON IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF November, 2004.

BY: Herbert D. Kelley, Jr. HERBERT D. KELLEY, JR., P.E., P.S.M. CITY ENGINEER

BY: Jerry Taylor JERRY TAYLOR MAYOR

ATTEST (AS TO BOTH): Janet M. Prainito JANET M. PRAINITO CITY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA) SS: COUNTY OF PALM BEACH)

BONNIE MISKEL, 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 TO LEVITT COMMERCIAL BOYNTON COMMERCE CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS PURSUANT TO CHAPTER 197.192, FLORIDA STATUTES AS AMENDED, THAT THERE IS A MORTGAGE OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 16123, PAGE 474, PALM BEACH COUNTY RECORDS; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/10/2004 Bonnie Miskel BONNIE MISKEL ATTORNEY-AT-LAW LICENSED IN FLORIDA # 0947288

PREPARED BY:

THIS INSTRUMENT WAS PREPARED BY ALEXANDER DUCHART OF SUNTECH ENGINEERING, INC., LOCATED AT 1600 WEST OAKLAND PARK BOULEVARD, FORT LAUDERDALE, FLORIDA, 33311.

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 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 PERMANENT CONTROL POINTS ("P.C.P.'s") WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATED: 09-17-04 Alexander Duchart ALEXANDER DUCHART FLORIDA REGISTERED SURVEYOR AND MAPPER No. 5998 SUNTECH ENGINEERING, INC. L.B. 7019