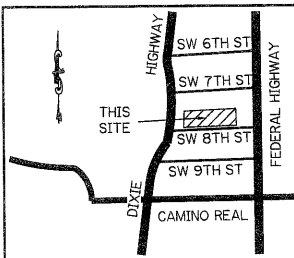


0008.033

119



LOCATION MAP NOT TO SCALE

BOCA LOFTS
PORTION OF SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST
LOTS 11 AND 12, BLOCK 25, MIZNER DEVELOPMENT CORP. PLAT NO. 1, PLAT BOOK 3, PAGE 37,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH A PORTION OF BLOCK 21-B, SPANISH RIVER LAND COMPANY PLAT "A", PLAT BOOK 16, PAGE 27 THROUGH 30,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 2005



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 11:07 AM this 14
day of April, 2006,
and duly recorded in Plat Book
107, Pages 119, through
120.

SHARON R. BOCK
Clerk and Comptroller
By: [Signature]

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEW URBAN EAST BOCA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "BOCA LOFTS", A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, LOTS 11 AND 12, BLOCK 25, MIZNER DEVELOPMENT CORP. PLAT NO. 1, PLAT BOOK 3, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF BLOCK 21-B, SPANISH RIVER LAND COMPANY PLAT "A", PLAT BOOK 16, PAGE 27 THROUGH 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

Lots 11 and 12 in Block 25 of MIZNER DEVELOPMENT CORP. PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 3 of Page 37, of the Public Records of Palm Beach County, Florida.

PARCEL II

The West 154 feet of the East 250 feet of the South 125.04 feet of Block 21-B; and the East 48 feet of the South 125.04 feet of Block 21-B, all of SPANISH RIVER LAND COMPANY PLAT "A", according to the Plat thereof, as recorded in Plat Book 16 at Pages 27 through 30, inclusive, of the Public Records of Palm Beach County, Florida.

PARCEL III

The West 48 feet of the East 96 feet of the South 125.04 feet of Block 21-B, of SPANISH RIVER LAND COMPANY PLAT "A", according to the plat thereof, as recorded in Plat Book 16 at Pages 27 through 30, inclusive, of the Public Records of Palm Beach County, Florida.

Sold lands situate in the City of Boca Raton, Palm Beach County, Florida and containing 43,749 square feet (1.0043 acres) more or less.

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

1. UTILITY EASEMENT

THE UTILITY EASEMENT, 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 EASEMENT. 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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEVIN RICKARD WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS 14 DAY OF April, 2006.

NEW URBAN EAST BOCA, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: NEW URBAN COMMUNITIES CORPORATION,
A FLORIDA CORPORATION, ITS MANAGER

WITNESS: [Signature]
PRINT NAME: Gabuella ORTAUER
WITNESS: [Signature]
PRINT NAME: JEFFREY A. COSTELLO

BY: [Signature]
NAME: KEVIN RICKARD
TITLE: PRESIDENT

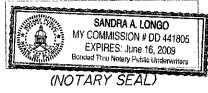
ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED KEVIN RICKARD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, THE MANAGER OF NEW URBAN EAST BOCA, L.L.C. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF April, 2006.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

MORTGAGEE

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE LAND DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 19011 AT PAGE 456 OF THE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF February, 2006.

WITNESS: [Signature]
PRINT NAME: SANDRA L. AMSTERDAM

AMSOUTH BANK

WITNESS: [Signature]
PRINT NAME: JENNIFER L. PARRISH

BY: [Signature]
NAME: JOSEPH C. ERWIN
TITLE: VICE PRESIDENT

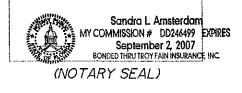
ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOSEPH C. ERWIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AMSOUTH BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 2006.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

I, JONATHAN S. MARCUS, AS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE DESCRIBED HEREON PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN NEW URBAN EAST BOCA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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.

HOLLAND & KNIGHT LLP

[Signature]
BY: JONATHAN S. MARCUS
FLORIDA BAR NO. 333591

DATED: 14th OF JAN, 23, 2006 AT 8 AM.

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 11 DAY OF April, 2006.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]
STEVEN L. ABRAMS, MAYOR

BY: [Signature]
JORGE A. JAMEJO, 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 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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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, PALM BEACH COUNTY, FLORIDA.

DATED: 3/6/06

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

