

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 1:18 PM
THIS Sept.
DAY OF 13, 2006
AND DULY RECORDED IN:
PLAT BOOK 108
ON PAGE 94-95

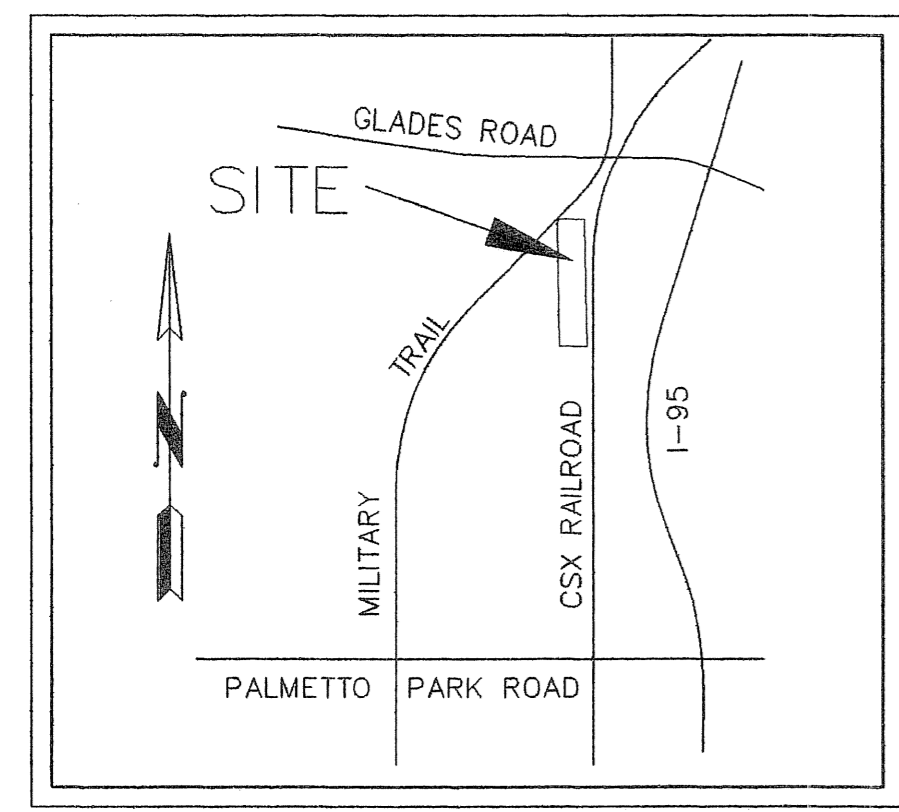
SHARON R. BOCK
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY: [Signature]
CLERK

1800 NORTH MILITARY TRAIL

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 23 & 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA,

PREPARED BY:
THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
10750 WILES ROAD
CORAL SPRINGS, FLORIDA 33076
(954) 340-4025 * FAX (954) 255-0735
APRIL, 2006

00006.052



LOCATION MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 485 Properties, LLC, a Delaware Limited Liability Company, owner of the land shown hereon as 1800 Military Trail, Section 23 and 24, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

A PARCEL OF LAND LYING IN SECTION 23 AND 24 IN TOWNSHIP 47 SOUTH, RANGE 42 EAST IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 89°18'13" EAST ALONG THE NORTH LINE OF SAID SECTION 24 FOR 79.83 FEET TO A POINT OF INTERSECTION WITH WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD RIGHT OF WAY; THENCE SOUTH 01°12'33" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD RIGHT OF WAY FOR 1,565.40 FEET; THENCE NORTH 89°41'12" WEST FOR 85.57 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF SECTION 24 AND THE EAST LINE OF SECTION 23; THENCE SOUTH 89°27'00" WEST FOR 247.51 FEET TO A POINT OF INTERSECTION WITH A LINE 247.50 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID EAST LINE OF SECTION 23; THENCE NORTH 00°59'55" WEST ALONG SAID PARALLEL LINE FOR 1,504.27 FEET; THENCE SOUTH 89°05'51" WEST FOR 12.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD NUMBER 809) AS SHOWN IN ROAD PLAT BOOK 4 AT PAGES 139 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. WITH SAID POINT OF INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH THE ARC OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND SAID POINT OF INTERSECTION BEARING SOUTH 54°13'39" EAST FROM THE CENTER OF SAID CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILITARY TRAIL HAVING A RADIUS OF 1,697.02 FEET AND A CENTRAL ANGLE OF 02°29'11" FOR 73.64 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE. WITH SAID POINT OF TERMINATION BEARING SOUTH 56°42'50" EAST FROM THE CENTER OF SAID CURVE AND SAID POINT OF TERMINATION ALSO BEING THE POINT OF INTERSECTION WITH THE NORTH LINE SAID SECTION 23; THENCE NORTH 89°05'53" EAST ALONG SAID NORTH LINE OF SECTION 23 FOR 216.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. CONTAINING 11.85 ACRES MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and hereby dedicated 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 of other grant of approval from the City, and any and all other uses authorized by the City together with appurtenance over, through and across said easements. All platted utility easements shall provide that such maintenance, and operation of cable television service; provided, however, no such construction, installation, maintenance of cable television services shall interfere with the utilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damage 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 Electric Safety Code as adopted by the Florida Public Service Commission.

2. Conservation Easement

The Conservation Easements as shown hereon, are hereby dedicated to the owner as a Conservation Easement and are the perpetual maintenance obligation of its successors and or assigns without recourse to the City of Boca Raton, Florida, in perpetuity and may in no way be altered from their natural state, except pursuant to a management plan approved by the City of Boca Raton, Florida. Activities prohibited in the conservation easements include, but are not limited to: construction; the depositing of substances such as trash; removal or destruction of trees, shrubs, or other vegetation (with the exception of exotic/nuisance vegetation removal and related maintenance practices); excavation; dredging; removing of soil material; diking of fencing; placement of above or below ground utilities; and any other activity detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation. No improvements or modifications on or to conservation easements shall be made without the prior written permission of the City of Boca Raton, Florida. All land within the boundary of this plat, including without limitation, platted lots, is subject to the provisions of Article III of Chapter 27, Code of Ordinances, City of Boca Raton, and subject to designation for preservation or mitigation until such land is released pursuant to Section 27-104, Code of Ordinances, City of Boca Raton. The owner acknowledges that the plat is subject to the provisions of Article III of Chapter 27, Code of Ordinances, City of Boca Raton, with respect to the creation and management of preservation areas.

3. Bike and Pedestrian Easement

The Bike and Pedestrian Easement as shown hereon, are hereby dedicated to the City of Boca Raton for Bike and Pedestrian purposes and are the perpetual maintenance obligation of said owner without recourse to the City of Boca Raton, Florida.

IN WITNESS WHEREOF, the above-named owner has caused these presents to be signed by their authorized representative this 13th day of July, 2006.

WITNESS: [Signature]
SHARIF ST. CLAIR
NOTARY PUBLIC

BY: [Signature]
Ronald Bernhard,
Vice President

WITNESS: [Signature]
NICHOLAS P. STOLARIS
ASSISTANT SECRETARY

CITY APPROVAL

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 22 day of August, 2006. 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. Camejo, Director of Development Services

By: [Signature]
Sharma Carannante, City Clerk

By: [Signature]
Maurice C. Morel, P.E. City Civil Engineer

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Westchester } SS

The foregoing instrument was acknowledged before me this 20th day of July, 2006 by Ronald Bernhard on behalf of 485 Properties, LLC, a Delaware Limited Liability Company. _____ is personally known to me or has produced identification.

WITNESS MY HAND AND SEAL THIS 20th DAY OF July, A.D., 2006

[Signature]
LORETTA MORRAN
NOTARY PUBLIC, STATE OF FLORIDA
(PRINT NAME)

MY COMMISSION EXPIRES
LORETTA MORRAN
Notary Public, State of N.Y.
No. 01805001475
Commission Expires 1/12/2010

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Ronald A. Kriss, shareholder of Akerman Senterfitt, duly licensed 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 record title holders to the land designated herein are 485 Properties, LLC, a Delaware 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,

that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: July 5, 2006

BY: [Signature]
Ronald A. Kriss, Shareholder
Akerman Senterfitt

SURVEYOR'S CERTIFICATION

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 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.

Dated: 7/18/06

[Signature]

Theodore J. David, P.S.M.
License No. 5821
State of Florida

485 PROPERTIES LLC	CITY OF BOCA RATON	SURVEYOR

SEALS