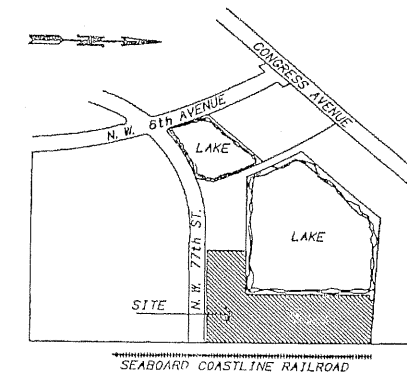


HOMESTEAD VILLAGE

BEING A REPLAT OF A PORTION OF TRACT A BOCA COMMERCE CENTER PHASE 1 AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS IN AND FOR PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA SHEET NO. 1 OF 2

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
APRIL 1997



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record of 10:59am this 27th day of December 1997, and duly recorded in Plat Book No. 81 on Pages 167 thru 168.
DOROTHY H. WILKEN
Clerk, Circuit Court
By *[Signature]*

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that HOMESTEAD VILLAGE INCORPORATED, a Maryland Corporation, licensed to do business in the State of Florida, the owners of the land shown hereon as HOMESTEAD VILLAGE being a replat of a portion of Tract A, BOCA COMMERCE CENTER PHASE 1, as recorded in Plat Book 46, Page 44 of the Public Records in and for Palm Beach County, Florida, lying in Section 4, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION

A parcel of land being a portion of Tract "A" of the Plat of "BOCA COMMERCE CENTER PHASE 1" as recorded in Plat Book 46, Page 44 of the Public Records in and for Palm Beach County, Florida being more particularly described as follows:

Commencing at the Southeast corner of said Tract "A"; thence North 00°10'37" West along the East line of said Tract "A", for 43.00 feet to the POINT OF BEGINNING of this description;

thence South 89°49'00" West, along a line 43.00 feet North of (as measured at right angles) and parallel with the South line of said Tract "A" for 414.23 feet to the Southeast corner of the plat of "BYTEK PLAT AT BOCA COMMERCE CENTER" as recorded in Plat Book 63, Page 8 of the said Public Records;

thence North 00°08'39" West, along the East line of said "BYTEK PLAT AT BOCA COMMERCE CENTER", for 170.02 feet to the Northeast corner of said plat of "BYTEK PLAT AT BOCA COMMERCE CENTER";

thence North 89°48'35" East along a line being 20.00 feet North of (as measured at right angles) and parallel with the South line of Lake Area as shown on said plat of "BOCA COMMERCE CENTER PHASE 1", for 193.95 feet;

thence North 00°09'40" West along a line being 20.00 feet West of (as measured at right angles) and parallel with the East line of said Lake Area, for 531.94 feet;

thence South 06°48'53" East along a line being 20.00 feet South of (as measured at right angles) and parallel with the North line of said Lake Area, for 20.03 feet;

thence North 00°12'37" West, along the said East line of Lake Area, for 20.05 feet;

thence South 86°56'08" East, for 200.37 feet;

thence South 00°10'37" East, along the East line of said Tract "A", for 700.51 feet to the POINT OF BEGINNING.

The above described parcel containing 4.365 acres, more or less, has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

- Parcel A, as shown hereon, is hereby reserved to HOMESTEAD VILLAGE, INCORPORATED, its successors and assigns, for commercial development purposes.
- The 15.00 foot maintenance easement as shown hereon is reserved as a multi-use trail easement for the construction and maintenance of said trail by the City of Boca Raton, Florida.
- The 10.00 foot utility easement, Plat Book 46, Page 44, shall include maintenance and operation of cable television services.
- The non access easement, as shown hereon, is hereby dedicated to the City of Boca Raton, Florida for the purposes of control and jurisdiction over access rights.
- The buffers, as shown hereon, are hereby reserved to HOMESTEAD VILLAGE INCORPORATED, its successors and assigns, for open space, landscaping, perimeter walls and fencing purposes and is the perpetual maintenance obligation of said corporation, its successors and assigns, without recourse to the City of Boca Raton, Florida.
- The 24.00 foot ingress/egress easement, as shown hereon, is hereby dedicated in perpetuity for ingress/egress and utilities, and is the perpetual maintenance obligation of HOMESTEAD VILLAGE INCORPORATED, its successors and assigns, without recourse to the City of Boca Raton, Florida.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice President, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors. This 20 day of August, 1997.

Witness: *[Signature]* BY: HOMESTEAD VILLAGE INCORPORATED, a Maryland Corporation licensed to do business in the State of Florida
Print Name: SCOTT MORRISON
Witness: *[Signature]* BY: *[Signature]*
Print Name: HENRY JAY Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared Peter Johnson, who is personally known to me, or has produced *[Signature]* as identification and did/did not take an oath, and who executed the foregoing instrument as Vice President of HOMESTEAD VILLAGE INCORPORATED, a corporation, and severally acknowledged to and before me that she 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 20 day of August, 1997.

My commission expires: 12/08/2000

[Signature]
Notary Public
My Comm. Exp. 12/08/2000
Notary Public Seal No. 00000104
11 Penney House, 1100 W. 12th St.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

HOMESTEAD VILLAGE INCORPORATED, hereby accepts the reservations to said Corporation as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 20 day of August, 1997.

WITNESS: *[Signature]* HOMESTEAD VILLAGE INCORPORATED, a Maryland Corporation
Print Name: SCOTT MORRISON
WITNESS: *[Signature]* BY: *[Signature]*
Print Name: Henry Jay Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME personally appeared Peter Johnson, who is personally known to me, or has produced *[Signature]* as identification and did/did not take an oath, and who executed the foregoing instrument as Vice President of HOMESTEAD VILLAGE INCORPORATED, a corporation, and severally acknowledged to and before me that she 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 20 day of August, 1997.

My commission expires: 12/08/2000

[Signature]
Notary Public
My Comm. Exp. 12/08/2000
Notary Public Seal No. 00000104
11 Penney House, 1100 W. 12th St.

LEGEND

- P. R. M. Permanent Reference Monument (LS4609)
- O. R. B. Official Record Monument
- Official Record Book
- Non-Access Line
- C. B. Chord Bearing
- R/W Right-Of-Way
- Ch Chord Length
- S. F. Square Feet
- C Centerline
- L Arc Length
- P. B. Plat Book
- ESUT. Easement
- R Radius
- Delta Delta
- PG. Page

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, PSM
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934)
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

NOTES

Bearings shown hereon are relative to the East line of Tract "A" as shown on the plat of "BOCA COMMERCE CENTER PHASE 1" as recorded in Plat Book 46, Page 44, of the Public Records of Palm Beach County, Florida, which bears South 00°10'37" East.

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.

No fences shall be placed on Lake Maintenance Easements.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are ground distances and are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGEE'S CONSENT

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 Record Book 3869, Page 102, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its SVP and AVP and its corporate seal to be affixed hereto by and with the authority of its Board of Directors. This 24th day of October, 1997.

COMMERZBANK AG, New York Branch as Agent

Witness: *[Signature]* BY: *[Signature]*
James Finkel, Senior Vice President
Witness: *[Signature]* BY: *[Signature]*
Christine Finkel, Assistant Vice President

ACKNOWLEDGEMENT

STATE OF New York }
COUNTY OF Westchester } SS

BEFORE ME personally appeared James Henry and An Finkel who are personally known to me, or have produced *[Signature]* as identification, and did/did not take an oath, and who executed the foregoing instrument as SVP and AVP of COMMERZBANK AG, New York Branch as Agent, 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 24th day of October, 1997.

My commission expires: 5/31/1998

[Signature]
Notary Public Seal
KATHI G. HARAGLIA
Notary Public, State of New York
No. 442704
Qualified in Westchester County
Yonkers, N.Y.

LAND USE

Parcel A 4.365 Acres

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 16th day of December, 1997.

By: *[Signature]*
Carol G. Hanson, Mayor
By: *[Signature]*
Sandra M. McGinn, Director of Development Services
By: *[Signature]*
Candace Bridgewater, City Clerk
By: *[Signature]*
Maurice C. Morel, P.E., City Civil Engineer

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

We, Chicago Title Insurance Company Inc., as 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 record title holder to the lands designated herein is HOMESTEAD VILLAGE INCORPORATED, a Maryland Corporation and that the taxes through the year 1996 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 subdivision of this property as depicted by this plat.

CHICAGO TITLE INSURANCE COMPANY INC.
a Florida Corporation
2701 Gateway Drive
Pompano Beach, Florida
BY: *[Signature]*
Harbert G. Swan
Resident Vice President

Dated: 9-1-97

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") 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]
James A. Davis
Professional Surveyor and Mapper
Florida License Number LS4609

