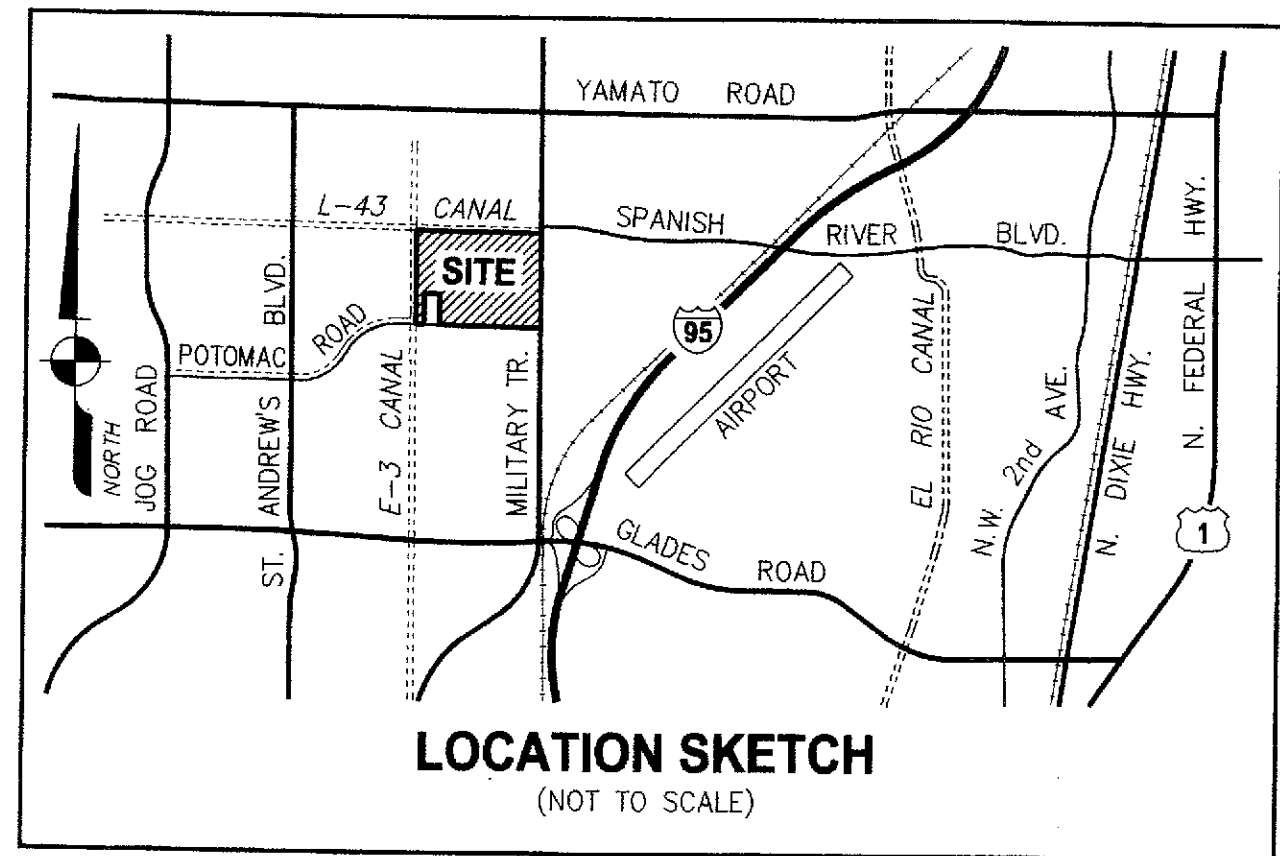
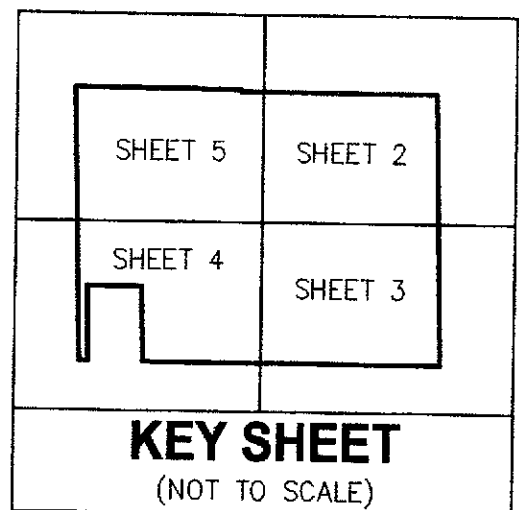


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108

LYNN UNIVERSITY REPLAT
 LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
 BEING A REPLAT OF LYNN UNIVERSITY, PLAT BOOK 71, PAGES 185 AND 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

00006-112



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
 MARCH, 2012



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at 10:27 AM this 27
 day of April, 2012,
 and duly recorded in Plat Book
 115 Pages 108 through
 112

SHARON R. BOCK
 Clerk & Comptroller
 By: *[Signature]*

SHEET 1 OF 5

LAND DESCRIPTION

ALL OF THE PLAT OF LYNN UNIVERSITY AS RECORDED IN PLAT BOOK 71, PAGES 185 AND 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LESS LAND PER DEED, RECORDED AT OFFICIAL RECORDS BOOK 10940, PAGE 1930 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SAID LANDS LYING AND SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 5,009,831 SQUARE FEET (115.0099 ACRES), MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT LYNN UNIVERSITY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. 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 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.

2. THE AREA CONSISTING OF THE CONSERVATION EASEMENT SHALL BE THE PERPETUAL RESPONSIBILITY OF LYNN UNIVERSITY, INC. AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE EXCEPT PURSUANT TO A MANAGEMENT PLAN APPROVED BY THE CITY OF BOCA RATON, FLORIDA. ACTIVITIES PROHIBITED IN THE CONSERVATION EASEMENT 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; REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; PLACEMENT OF ABOVE OR BELOW GROUND UTILITIES; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

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, LYNN UNIVERSITY, INC., A FLORIDA CORPORATION NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS VICE PRESIDENT, AND HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF TRUSTEES THIS 16th DAY OF March, 2012.

WITNESS: *[Signature]*
 PRINT NAME: Jason L. Walton
 BY: *[Signature]*
 KEVIN M. ROSS, PRESIDENT
 LYNN UNIVERSITY, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]*
 PRINT NAME: Thomas B. Heffernan
 ATTEST: *[Signature]*
 GREGORY J. MALFITANO, VICE PRESIDENT
 LYNN UNIVERSITY, INC., A FLORIDA NOT FOR PROFIT CORPORATION

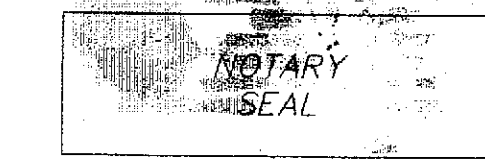
ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED KEVIN M. ROSS AND GREGORY J. MALFITANO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LYNN UNIVERSITY, INC. A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 16th DAY OF March, 2012.

MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF BROWARD) 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 THE FOLLOWING MORTGAGES: MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT DATED APRIL 1, 2001, AND RECORDED ON APRIL 5, 2001, IN OFFICIAL RECORDS BOOK 12434, PAGE 745, AND MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF PALM BEACH COUNTY EDUCATIONAL FACILITIES AUTHORITY IN THE ORIGINAL PRINCIPAL AMOUNT OF \$13,500,000.00 DATED MAY 27, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 18652, PAGE 273, AS ASSIGNED TO MORTGAGEE BY ASSIGNMENT OF LOAN AGREEMENT, MORTGAGE, PROMISSORY NOTE AND OTHER COLLATERAL, IN OFFICIAL RECORDS BOOK 18652, PAGE 295; AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED ON JANUARY 5, 2010 IN OFFICIAL RECORDS BOOK 23624, PAGE 403, ASSIGNED TO MORTGAGEE AS TO THE MODIFIED AMOUNT IN OFFICIAL RECORDS BOOK 23624, PAGE 406, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF March, 2012.

WITNESS: *[Signature]*
 PRINT NAME: Cindy McCracken
 BY: *[Signature]*
 FRANK J. VRABEL, SENIOR VICE PRESIDENT
 BANK OF AMERICA, N.A.

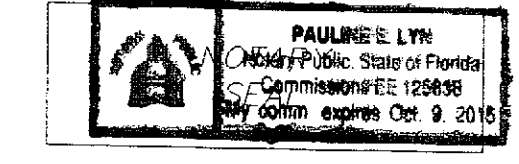
ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED FRANK J. VRABEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March, 2012.

MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC



SURVEYOR'S NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) HAVING A BEARING OF S01°16'31"E.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: A = ARC LENGTH; C = CENTERLINE; Δ = CENTRAL ANGLE; C.M. = CONCRETE MONUMENT; CONC. = CONCRETE; FD. = FOUND; F.P.L. = FLORIDA POWER AND LIGHT COMPANY; ID. = IDENTIFICATION; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.W.D. = LAKE WORTH DRAINAGE DISTRICT; P.B. = PLAT BOOK; PG(S). = PAGE(S); P.R.M. = PERMANENT REFERENCE MONUMENT; O/S = OFFSET; O.R.B. = OFFICIAL RECORDS BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; R = RADIUS; R.L.S. = REGISTERED LAND SURVEYOR; W/CAP = WITH SURVEYORS CAP.
- INDICATES SET 4" X 4" X 18" CONCRETE MONUMENT WITH BRASS DISK STAMPED L.B.# 3300 P.R.M. (UNLESS OTHERWISE NOTED).
- INDICATES SET NAIL WITH BRASS DISK STAMPED L.B.# 3300 (UNLESS OTHERWISE NOTED).

TITLE CERTIFICATION:

I, GARY DUNAY, 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 IN LYNN UNIVERSITY, INC.; 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.

DATE: March 19, 2012
 BY: *[Signature]*
 GARY DUNAY
 ATTORNEY-AT-LAW LICENSED IN FLORIDA
 FLORIDA BAR NO. 350346

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 ___ 2012.

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

- BY: _____
 SUSAN WHELCHER MAYOR
- BY: _____
 GEORGE S. BROWN, DEPUTY CITY MANAGER
- BY: _____
 SUSAN S. SAXTON, CITY CLERK
- BY: _____
 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.

DATE: 3/15/2012
[Signature]
 JOHN T. DOOGAN, P.L.S.
 FLORIDA REGISTRATION NO. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. NO. 3300

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

