STATE OF FLORIDA

STATE OF FLORIDA

JOHN B. DUNKLE

CLERK CIRCUIT COURT

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9.47 A.M. THIS DAY OF ALC.

198 AND DULY RECORDED IN PLAT BOOK No. 23 ON PAGES 8 6 87 88.

KNOW ALL MEN BY THESE PRESENTS, THAT PLAZA AT TOWNE CENTRE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND MTTC ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED HEREIN UNDER DESCRIPTION, TO BE KNOWN AS "MILITARY TOWN CENTER PLAZA", A REPLAT OF PLAT NO. 2 "ARVIDA BUSINESS PLAZA" AS RECORDED IN PLAT BOOK 39, PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVE JOINED WITH THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THE BENEFICIARY OF CERTAIN EASEMENTS HEREINAFTER DESCRIBED, HAVE CAUSED THE LAND TO BE SURVEYED AND REPLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

THE ACCESS EASEMENT, AS SHOWN, IS FOR BUT NOT LIMITED TO, INGRESS, EGRESS, DRAINAGE AND UTILITIES AND IS HEREBY DEDICATED TO THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE HEREBY DEDICATED TO THE PLAZAS MAISTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO FALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY, FLORIDA HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES A PUBLIC RIGHT-OF-WAY.

THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS

RIGHT OF ACCESS IS HEREBY GRANTED TO THE CITY OF BOCA RATON AND PALM BEACH COUNTY OVER THE ACCESS EASEMENT FOR EMERGENCY SERVICES, MAINTENANCE OF WATER AND SEWER SYSTEMS, MAINTENANCE OF THE DRAINAGE SYSTEM, AND SOLID WASTE COLLECTION PURPOSES.

THE PRESERVE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED BY MTTC ASSOCIATES, LTD. AS PRESERVATION AREAS AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF MTTC ASSOCIATES, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THESE PRESERVE EASEMENTS ARE REQUIRED TO BE PRESERVED AND MAINTAINED IN PERPETUITY BY CONDITIONS 16A-16F OF ZONING PETITION 76-170(C) AS APPROVED BY RESOLUTION R-89-711. THESE PRESERVE EASEMENTS WILL BE SO PRESERVED AND MAINTAINED BY THE OWNER AS LONG AS REQUIRED BY RESOLUTION R-89-711 OR ANY SUBSEQUENTLY ADOPTED ZONING RESOLUTION. IF THE PRESERVATION OF THESE PRESERVE EASEMENTS OR ANY PORTION THEREOF IS NO LONGER REQUIRED, THE AREA NO LONGER REQUIRED TO BE MAINTAINED AS A PRESERVATION AREA MAY BE DEVELOPED CONSISTENT WITH THEN-

THE LIFT STATION EASEMENT, AS SHOWN, IS EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF A LIFT STATION AND ITS ASSOCIATED APPURTENANCES AND IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS.

THE LANDSCAPE BUFFER ZONES, AS SHOWN, ARE FOR THE PURPOSE OF LANDSCAPING AND OPEN SPACE AND ARE HEREBY DEDICATED TO THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE SIGN EASEMENT, AS SHOWN, IS FOR THE CONSTRUCTION AND MAINTENANCE OF A MONUMENT SIGN AND IS HEREBY DEDICATED TO THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, PLAZA AT TOWNE CENTRE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARINER EQUITIES CORP., A FLORIDA CORPORATION, AS A GENERAL PARTNER ON BEHALF OF SAID PLAZA AT TOWNE CENTRE JOINT VENTURE THIS DAY OF JUNE, 1989.

> PLAZA AT TOWNE CENTRE JOINT VENTURE A FLORIDA GENERAL PARTNERSHIP

> > PRESIDENT

BY: MARINER EQUITIES CORP. A FLORIDA CORPORATION, ITS GENERAL PARTNER IRWIN NEWMAN

ACKNOWLEDGEMENT

VICE PRESIDENT

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY O. MARINO AND IRWIN NEWMAN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MARINER EQUITIES CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PLAZA AT TOWNE CENTRE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION AS GENERAL PARTNER OF SAID GENERAL PARTNERSHIP AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE

DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS

GLADES ROAD

TOWN CENTER MALL

SUBJECT PROPERTY—

PALMETTO PARK ROAL

RICHARD ACKERMAN

ACKNOWLEDGEMENT

FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: /C - 9 - 8 5

Ahml. Cir.

JOANNE SKLAR

SECRETARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

NORTHEAST CORNER

SEC.23-T475-R42E

EAST LINE SEC.23—T47S—R42E

IN WITNESS WHEREOF, MTTC ASSOCIATES, LTD., A FLORIDA LIMITED

A FLORIDA LIMITED PARTNERSHIP

BEFORE ME PERSONALLY APPEARED ROBERT ONISKO AND RICHARD

ACKERMAN, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS

DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE

PRESIDENT AND SECRETARY, RESPECTIVELY, OF MTTC, INC. A FLORIDA

CORPORATION, AS GENERAL PARTNER OF MTTC ASSOCIATES, LTD., A FLORIDA

LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME

THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID

CORPORATION, ON BEHALF OF SAID CORPORATION AS GENERAL PARTNER OF

SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON

BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE

IN WITNESS WHEREOF, THE PLAZAS MAINTENANCE ASSOCIATION, INC.

THE PLAZAS MAINTENANCE ASSOCIATION, INC.

Discor a real

ROBERT ONISKO

VICE PRESIDENT

A FLORIDA NOT FOR PROFIT CORPORATION

A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO

BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY

AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE

AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF JUNE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 H

A FLORIDA CORPORADION, GENERAL PARTNER

ROBERT ONISKO

VICE PRESIDENT

PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MTTC, INC.,

A FLORIDA CORPORATION, AS GENERAL PARTNER ON BEHALF OF SAID LIMITED

MTTC ASSOCIATES, LTD.

BY: MTTC, INC.

PARTNERSHIP THIS 16 DAY OF JUNE, 1989.

YING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF PLAT No. 2 "ARVIDA BUSINESS PLAZA" AS RECORDED IN PLAT BOOK 39, PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

THIS INSTRUMENT PREPARED BY:

MANUEL GUTIERREZ, P.L.S. IN THE OFFICES OF:

SHEREMETA ASSOCIATES iand planning . engineering . surveying

E. 6th Avenue, Sulte F • Deiray Beach, Florida 33483 • (407)276-7300

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED ROBERT ONISKO AND JOANNE SKLAR OF THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT AND SECRETARY RESPECTIVELY, OF THE PLAZAS MAINTENANCE ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS OF SAID CORPORATION ON BEHALF OF SAID CORPORATION AND THAT THE SEAL

AFFIXED HEREON IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR CORPORATE AUTHORITY AND THE DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY

MY COMMISSION EXPIRES: 10-9-89

MORTGAGEE'S CONSENT STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES AND OTHER ENCUMBRANCES UPON PARCEL 2 OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, AND OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 4502, PAGE 621, OFFICIAL RECORDS BOOK 4502, PAGE 645, OFFICIAL RECORDS BOOK 4502, PAGE 632, OFFICIAL RECORDS BOOK 4502, PAGE 656 AND OFFICIAL REGORDS BOOK 5126, PAGE 660 AND AS ASSIGNED OR MODIFIED IN OFFICIAL RECORDS BOOK 5126, PAGE 629, OFFICIAL RECORDS BOOK 5126, PAGE 633, OFFICIAL RECORDS BOOK 5455, PAGE 1709, OFFICIAL RECORDS BOOK 5455, PAGE 1716, OFFICIAL RECORDS BOOK 5621, PAGE 372, OFFICIAL RECORDS BOOK 5743, PAGE 1901, OFFICIAL RECORDS BOOK 5743, PAGE 1898, OFFICIAL RECORDS BOOK 5126, PAGE 658 AND OFFICIAL RECORDS BOOK 5126, PAGE 659, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK OF NEW ENGLAND, N.A.,
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 215 DAY OF

ASST. SECRETARY

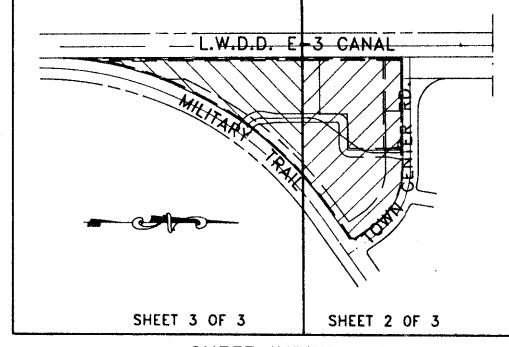
ACKNOWLEDGEMENT STATE OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED COMES L. WOVYWILL AND Any W DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY RESPECTIVELY, OF BANK OF NEW ENGLAND, N.A., 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 ______, 1989.

BANK OF NEW ENGLAND N. A.
BY:

VIGE PRESIDENT JAMES L. WORRALL



SHEET INDEX MAP (NOT TO SCALE)

MORTGAGEE'S CONSENT

STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES AND OTHER ENCUMBRANCES UPON PARCEL TOF THE TROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, AND OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 5916, PAGE 795, OFFICIAL RECORDS BOOK 5916, PAGE 835, OFFICIAL RECORDS BOOK 5916, PAGE 849, OFFICIAL RECORDS BOOK 5916, PAGE 854, OFFICIAL RECORDS EOOK 5916, PAGE 894, OFFICIAL RECORDS BOOK 5916, PAGE 908, AS MODIFIED IN OFFICIAL RECORDS BOOK 5940, PAGE 765, OFFICIAL RECORDS BOOK 5940, PAGE 769, OFFICIAL RECORDS BOOK 5940, PAGE 773, OFFICIAL RECORDS BOOK 5940, PAGE 777, OFFICIAL RECORDS BOOK 5940, PAGE 781 AND OFFICIAL RECORDS BOOK 5940, PAGE 785, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, CITICORP REAL ESTATE, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS / C THE DAY OF

CITICORP REAL ESTATE. INC. New June VICE PRESIDENT VICE PRESIDENT JAN M. JAROSZÉWICZ JACK FREIMOR

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH _

BEFORE ME PERSONALLY APPEARED Jack Freimer Jan M. Jaroszewicz, to me well known, and known to me to be the INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE President AND TO 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

MY COMMISSION EXPIRES: Oct. 6, 1992

DESCRIPTION

ALL OF ARVIDA BUSINESS PLAZA, PLAT NO. 2; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 158 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINS 18.6 ACRES, MORE OR LESS; AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS F CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF DALM BEACH COUNTY,

> MANUEL A. OVITERREZ, P.L.S. REGISTERED SUR EYOR NO. 4102

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

I, VICTOR M. ALVAREZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO PARCEL 1 OF THE PROPERTY IS VESTED IN MTTC ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THE TITLE TO PARCEL 2 OF THE PROPERTY IS VESTED IN PLAZA AT TOWNE CENTRE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

VICTOR M. ALVAREZ DATE: 6.16-89 ATTORNEY-OF-LAW

APPROVALS

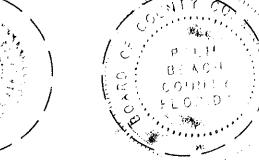
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

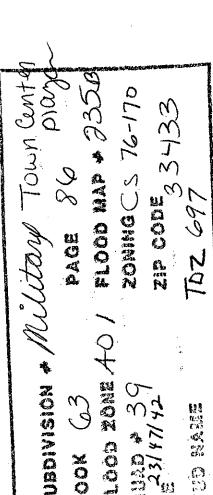
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ATTEST: KAREN MARCUS VICE CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD

BOARD OF CLERK OF COUNTY COMMISSIONERS CIRCUIT COURT





MY COMMISSION EXPIRES 6-2-91 MARINER

EQUITIES CORP.

NOTARY

MTTC. INC.

NOTARY

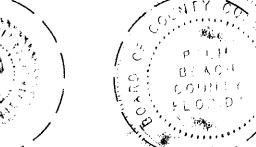
CITICORP REAL ESTATE, INC.

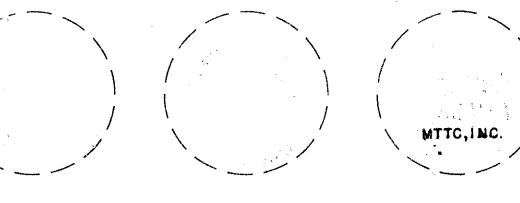
MY COMMISSION EXPIRES: 3/24/94

NOTARY

BANK OF NEW ENGLAND N.A.

NOTARY





THE PLAZAS MAINTENANCE NOTARY ASSOCIATION INC

