DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND MFAR, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS MFAR PLAZA, BEING A REPLAT OF A PORTION OF THE AMENDED PLAT OF VILLA RICA AS RECORDED IN PLAT BOOK 29. PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE REPLAT OF A PORTION OF THE SANCTUARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 112 AND 113 OF SAID PUBLIC RECORDS; THENCE S89'26'49"W ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 40TH STREET, AS SHOWN ON SAID AMENDED PLAT OF VILLA RICA, A DISTANCE OF 230.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY, AS SHOWN ON SAID AMENDED PLAT OF VILLA RICA; THENCE NO0'33'11"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 530.70 FEET; THENCE N89'26'49"E, A DISTANCE OF 255.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID REPLAT OF A PORTION OF THE SANCTUARY: THENCE SO0'33'11"E ALONG SAID WEST LINE, A DISTANCE OF 555.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 141,569 SQUARE FEET OR 3.250 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

2. BUS RIDER SHELTER EASEMENT

THE BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDEDICATED TO THE OWNER'S, FOR THE PURPOSE OF A BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF OWNER'S, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

3. UTILITY EASEMENTS

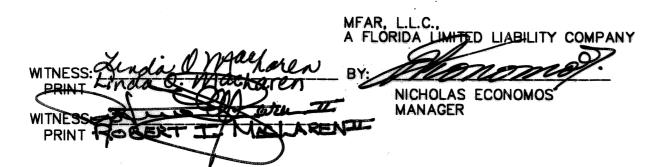
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL. AND OTHER FACILITIES OF THE CITY. FACILITIES OI PUBLIC UTILITIES 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

IN WITNESS WHEREOF, CD-BERM, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS ______ DAY OF ______

> A FLORIDA LIMITED LIABILITY COMPANY BY: NE-BA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

MANACING MEMBER

IN WITNESS WHEREOF, MFAR, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS ______ DAY OF ______



TABULAR DATA

ZONING: RB1 (MOTEL-BUSINESS)

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH)

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH)

MY COMMISSION EXPIRES

COMMISSION NUMBER:

STATE OF FLORIDA)

COMMISSION NUMBER:

STATE OF FLORIDA)

LAND USE DESIGNATION: C (COMMERCIAL)

SITE - 141,569 SQUARE FEET/3.250 ACRES

PARCEL A - 99,093 SQUARE FEET/2.275 ACRES

PARCEL B - 42.476 SQUARE FEET/0.975 ACRES

PERSONALLY KNOWN TO ME OR HAVE PRODUCED

THE FREE ACT AND DEED OF SAID COMPANY.

BEFORE ME PERSONALLY APPEARED NICHOLAS ECONOMOS, WHO IS

EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF NE-BA, L.L.C.,

A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF NE-BA, LLC, A

CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY

ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

THE MANAGING MEMBER OF CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY

INSTRUMENT IS THE CMPANY SEAL OF CD-BERM, L.L.C., A FLORIDA LIMITED

LIABILITY COMPANY. AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY

DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS

AS SUCH OFFICER OF NE-BA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS

FLORIDA LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF

COMAPNY, AND ON BEHALF OF CD-BERM, L.L.C., A FLORIDA LIMITED

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF

BEFORE ME PERSONALLY APPEARED NICHOLAS ECONOMOS, WHO IS

OF SAID LIMITED LIABILITY COMPANY, BY DUE AND REGULAR LIMITED

LIABILITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE

EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF MFAR, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER

PERSONALLY KNOWN TO ME OR HAVE PRODUCED

ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITH SS MY HAND AND OFFICIAL SEAL THIS _______, 2005.

LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING

AS IDENTIFICATION, AND WHO

NOTARY PUBLIC

OFFICIAL NOTARY SEAL ROBERT IAN MACLAREN II

OTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. DD153682 MY COMMISSION EXP. SEPT 25,2006

AS IDENTIFICATION, AND WHO

PRINT NAME

OFFICIAL NOTARY SEAL

ROBERT IAN MACLAREN II

IOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. DD153682 MY COMMISSION EXP. SEPT 25,2006

MFAR PLAZA

A REPLAT OF PORTION OF THE AMENDED PLAT OF VILLA RICA AS RECORDED IN PLAT BOOK 29, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

MORTGAGEES CONSENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

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 RECORDS BOOK 15974, AT PAGE 1271 AND OFFICIAL RECORD BOOK 17633, PAGE 1424 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY

NAME Ann Ernst NAME Alice Leeney

STERLING BANK, F.S.B. A FLORIDA SAVINGS BANK NAME Michie Rosenberg VICE PRESIDENT (Ass+.)

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Michae Rosenties WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF STERLING BANK, F.S.B. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 LA

MY COMMISSION EXPIRES:

MORTGAGEES CONSENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) 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 RECORDS BOOK 15831, AT PAGE 177 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 TO DAY OF _______

LASALLE BANK NATIONAL ASSOC. as Trustee

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED M. SCOTT MOWERAY WHO IS PERSONALLY KNOWN TO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VIGE PRESIDENT OF LASAGE BANK NATIONAL ASSOC., AS TRUSTES DO WELLS FARGO BANK, NA. AND SEVERALLY ACKNOWLEDEG TO AND BEFORE ME THAT HE / 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

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: NOJ. 2, 2008_ NOTARY PUBLIC THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

OCTOBER - 2004

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:40 RM.
THIS DAY OF DEF A.D. 2005 AND DULY RECORDED IN PLAT BOOK PAGES 72 AND 73

SHARON R. BOCK CLERK CIRCUIT COURT

OF 2 SHEET 1

CITY 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 ________, 2005. 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/). AMEJO, DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

, ROBERT I. MacLAREN, II, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND MFAR, 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.

are - W DATED: 20 JUNE 2005 ROBERT MacLAREN ATTORNEY AT LAW LICENSED IN FLORIDA

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) 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.

6-23-05

DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

MANAGING MEMBER

MANAGING MEMBER OFFICIAL NOTARY SEAT

ROBERT IAN MACLAREN NOTARY PUBLIC STATE OF FLORID COMMISSION NO. DD153682 MY COMMISSION EXP. SEPT 25.20

MFAR, LLC NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DD15368 MY COMMISSION EXP. SEPT 25.2

STERLING BANK, F.S.B. OFFICIAL NOTARY SEAL ROBERT IAN MACLAREN II

MFAR, LLC

NOTARY

STERLING BANK, F.S.B.

