

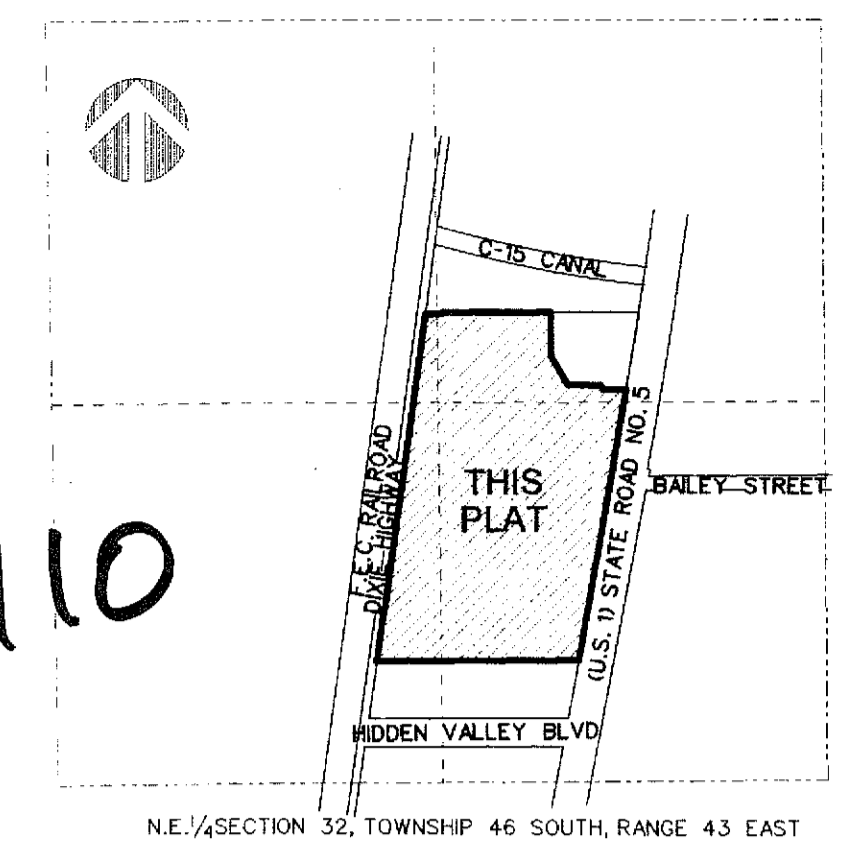
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PERIMETER
 SURVEYING & MAPPING
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BROADSTONE AT NORTH BOCA VILLAGE
 A PORTION OF TRACTS 2, 3, 9, 10, 11 IN THE NORTHEAST ONE-QUARTER OF SECTION 32,
 TOWNSHIP 46 SOUTH, RANGE 43 EAST (P.B. 1, PG. 4, P.B.C.R.)
 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
 SEPTEMBER, 2011



00006-110

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 4:22 PM
 THIS 7th DAY OF September
 2011, AND DULY RECORDED
 IN PLAT BOOK 148 ON PAGES
 146 AND 150.
 SHARON R. BOCK, CLERK
 AND COMPTROLLER
 BY: Mary Sauer, D.C.

SHEET 1 OF 3

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PR III/BROADSTONE NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A PORTION OF TRACTS 2, 3, 9, 10, AND 11 OF THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BROADSTONE AT NORTH BOCA VILLAGE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 80°30'33" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 22,876.30 FEET AND A CENTRAL ANGLE OF 00°32'02", A DISTANCE OF 215.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°01'29" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 703.21 FEET; THENCE SOUTH 89°24'55" WEST, ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD A DISTANCE OF 652.79 FEET; THENCE NORTH 07°44'11" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS RECORDED IN OFFICIAL RECORDS BOOK 22403 AT PAGE 773 OF SAID PUBLIC RECORDS, A DISTANCE OF 1224.78 FEET; THENCE NORTH 89°38'41" EAST, ALONG A LINE 355.09 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 93 FEET; THENCE NORTH 00°32'21" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 5.09 FEET; THENCE NORTH 89°38'41" EAST, ALONG A LINE 350.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 373.33 FEET; THENCE SOUTH 00°21'20" EAST, A DISTANCE OF 111.18 FEET; THENCE SOUTH 33°58'16" EAST, A DISTANCE OF 119.21 FEET; THENCE SOUTH 81°11'53" EAST, A DISTANCE OF 95.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 90°35'18", A DISTANCE OF 45.85 FEET; THENCE SOUTH 80°36'36" EAST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 85.72 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ALSO BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY AND SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20565 AT PAGE 1218 OF SAID PUBLIC RECORDS); THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 22,876.30 FEET AND A CENTRAL ANGLE OF 00°06'04", A DISTANCE OF 40.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 17.379 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK FOR PUBLIC USE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PR III/BROADSTONE NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
2. THE INGRESS, EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, AS A NON-EXCLUSIVE EASEMENT FOR ACCESS, FIRE PROTECTION, AND TRASH REMOVAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PR III/BROADSTONE NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, A NON-EXCLUSIVE INGRESS-EGRESS EASEMENT IS ALSO HEREBY DEDICATED FOR USE BY PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY OF BOCA RATON.
3. 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 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, THAT 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 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 SAFETY COMMISSION.
4. THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON AS A NON-EXCLUSIVE EASEMENT FOR MASS TRANSIT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PR III/BROADSTONE NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
5. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR FUTURE DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, PR III/BROADSTONE NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF September, 2011.

- PR III/BROADSTONE NORTH BOCA LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
- BY: PRISA III NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
- BY: PRISA III INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
- BY: PRISA III REIT OPERATING LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER
- BY: PRISA III OP GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
- BY: PRISA III FUND LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER
- BY: PRISA III FUND GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
- BY: PRISA III FUND PIM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
- BY: PRUDENTIAL INVESTMENT MANAGEMENT, INC., A NEW JERSEY CORPORATION, ITS SOLE MEMBER

WITNESS: *Bonnie Poole* BY: *Scott M. Dalrymple*
 PRINT NAME: Bonnie Poole NAME: Scott M. Dalrymple
 TITLE: VICE PRESIDENT

WITNESS: *Gerard Norcia*
 PRINT NAME: Gerard Norcia

ACKNOWLEDGEMENT

STATE OF New Jersey) SS
 COUNTY OF MORRIS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 27, 2011, BY Scott M. Dalrymple AS VICE PRESIDENT OF PRUDENTIAL INVESTMENT MANAGEMENT, INC., AS THE SOLE MEMBER OF PRISA III FUND PIM, LLC, AS THE SOLE MEMBER OF PRISA III FUND GP, LLC, AS THE GENERAL PARTNER OF PRISA III FUND LP, AS THE MANAGER OF PRISA III OP GP, LLC, AS THE GENERAL PARTNER OF PRISA III REIT OPERATING LP, AS THE SOLE MEMBER OF PRISA III INVESTMENTS, LLC, AS THE MANAGING MEMBER OF PRISA III NORTH BOCA LLC, AS THE MANAGING MEMBER OF PR III/BROADSTONE NORTH BOCA LLC. HE/SHE EITHER IS PERSONALLY KNOWN TO ME OR PRESENTED HIS/HER DLA DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF October, 2011.

MY COMMISSION EXPIRES: 2-3-2015

Janet V. Rubino
 NOTARY PUBLIC
 Janet V. Rubino
 ID No: 2393015
 EXPIRES: February 3, 2015
 Notary Public - State of New Jersey

MORTGAGEE'S CONSENT

STATE OF Arizona) SS
 COUNTY OF Maricopa)

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 24770 AT PAGE 1505 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF October, 2011.

WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS: *Dianna Cook* BY: *Stephanie Lantz*
 PRINT NAME: Dianna Cook NAME: Stephanie Lantz
 TITLE: VICE PRESIDENT PRESIDENT

WITNESS: *Leann Martini*
 PRINT NAME: Leann Martini

ACKNOWLEDGEMENT

STATE OF Arizona) SS
 COUNTY OF Maricopa)

BEFORE ME PERSONALLY APPEARED Stephanie Lantz WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 BANK SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 2011.

MY COMMISSION EXPIRES: 2/15/14

Theresa A. Neuman
 NOTARY PUBLIC
 STATE OF Arizona
 Maricopa County
 Expires 2/15/2014
 Theresa A. Neuman
 CITY OF BOCA RATON APPROVAL OF PLAT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

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, THIS 12 DAY OF SEPTEMBER, 2011. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

- BY: *Susan Whelchel*
 SUSAN WHELCHER, MAYOR
- BY: *George S. Brown*
 GEORGE S. BROWN,
 DEPUTY CITY MANAGER
- BY: *Susan Saxton*
 SUSAN SAXTON, CITY CLERK
- BY: *Maurice C. Morel*
 MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

LOCATION MAP NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

I, J. MICHAEL MARSHALL, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PR III/BROADSTONE NORTH BOCA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 192, AS AMENDED; THAT ANE MORTGAGES NOTICED OF 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: 10-27-11 BY: *Michael Marshall*
 J. MICHAEL MARSHALL, ESQ.
 MEMBER OF THE FLORIDA BAR

NOTES:

01. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY HAVING A GRID BEARING OF NORTH 07°44'11" EAST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS "DIXIE C-15", "MCARTHUR", "APWEST", "APDIXIE" AND "DIXIE PITT".
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
06. 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, FLORIDA.
07. THE PROPERTY AND THE ADJACENT PROPERTY TO THE NORTH (THE CALDWELL THEATRE) ARE SUBJECT TO A MASTER PLAN PURSUANT TO CITY OF BOCA RATON RESOLUTION NO. 42-2011. NOTIFICATION OF MASTER PLAN WAS RECORDED IN OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, ON PAGE 2512-14-2011 IN OFFICIAL RECORD BOOK 24770 AT PAGE 1505.
08. THE PROPERTY IS SUBJECT TO THE TEMPORARY PARKING AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20464 AT PAGE 1188 AND THE NON-EXCLUSIVE PARKING AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20565 AT PAGE 1229 AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 24783 AT PAGE 1365, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, 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, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 51-17.051, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATE: 10-7-2011 BY: *Jeff S. Hodapp*
 JEFF S. HODAPP,
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LSS111
 PERIMETER SURVEYING AND MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION #LB7264

