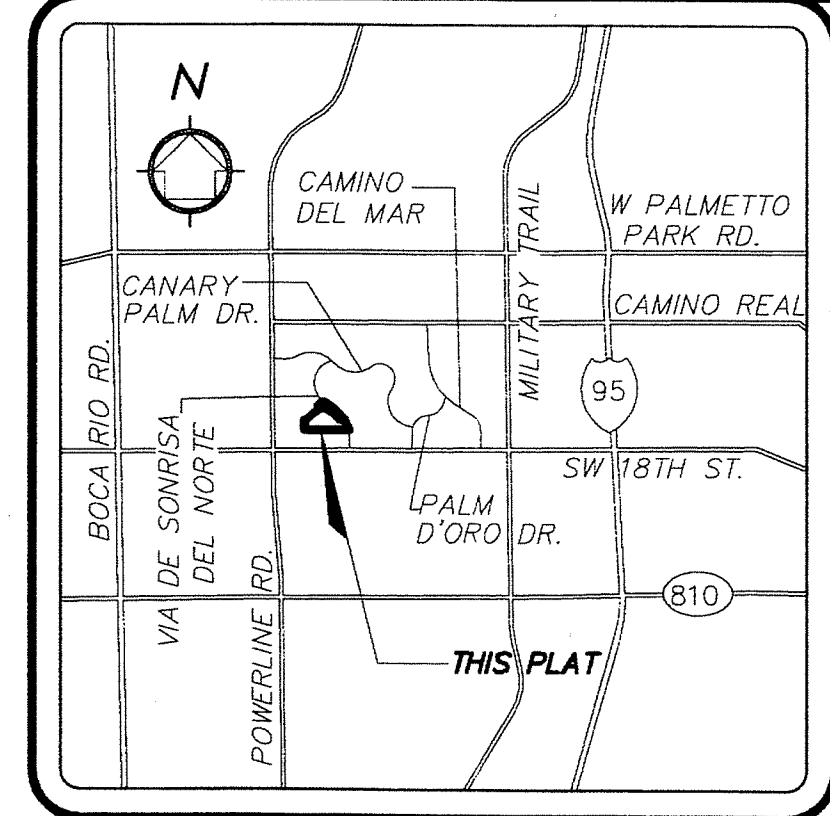


BOCA POINTE NO. 3, TRACT Y-2 REPLAT NO. 1

A PORTION OF BOCA POINTE PUD
BEING A REPLAT OF TRACT Y-2, BOCA POINTE NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 46, AT PAGE 123 THROUGH 125 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS LYING AND SITUATE IN SECTIONS 27 AND 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



26
State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR
RECORD AT 1:58 P.M.
THIS 23 DAY OF MAY
A.D. 2014 AND DULY RECORDED
IN PLAT BOOK 118 ON
PAGES 26 THROUGH 28
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: M. Akien
DEPUTY CLERK
SHEET 1 OF 3 SHEETS

CERTIFICATE OF DEDICATION

State of Florida }
County of Palm Beach } SS

Know all men by these presents that Ascend Boca Pointe LLC, a Delaware limited liability company, authorized to conduct business in Florida, owner of the land shown hereon as BOCA POINTE NO. 3, TRACT Y-2 REPLAT NO. 1, being a Replat of Tract Y-2, BOCA POINTE NO. 3, according to the plat thereof, as recorded in Plat Book 46, at Page 123 through 125 inclusive, of the Public Records of Palm Beach County, Florida, said lands lying and situate in Sections 27 and 34, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Tract Y-2, BOCA POINTE NO. 3, according to the Plat thereof, as recorded in Plat Book 46, at Pages 123-125, Public Records of Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract Y-2A, as shown hereon is hereby reserved for the owner, Ascend Boca Pointe LLC, a Delaware limited liability company, authorized to conduct business in Florida, its successors and assigns, for purposes consistent with the Zoning Regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.

2. Tract L-1 (Water Management Tract), as shown hereon, is hereby reserved for the Pointe 100 Condominium Association, Inc., a Florida corporation not for profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3. The lake maintenance easement (LME) and lake maintenance access easement (LMAE), as shown hereon are hereby reserved for the Pointe 100 Condominium Association, Inc., a Florida corporation not for profit, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

4. Tract OS-1 (Open Space), as shown hereon, is hereby reserved for the Pointe 100 Condominium Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

5. The limited access easement (LAE), as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

6. The 30x40 foot lift station easement identified on the plat hereon is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of a wastewater lift station and related appurtenances. The easement may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying the easement shall be the perpetual obligation of the property owner. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company, has caused these presents to be signed by the Manager of Ascend Properties Master LLC, a Florida limited liability company, the Managing Member of Ascend & Think Lab Boca Pointe LLC, a Delaware limited liability company, its Sole Member.

This 25th Day of April, 2014.

Ascend Boca Pointe LLC,
a Delaware limited liability company,
authorized to conduct business in Florida
By: Ascend & Think Lab Boca Pointe LLC,
a Delaware limited liability company,
its Sole Member
By: Ascend Properties Master LLC,
a Florida limited liability company,
its Managing Member

Witness: Nancy Emerick
Nancy Emerick
(Print Name)

Witness: Stacy Hunt
Stacy Hunt
(Print Name)

By: Richard Finkelstein
Richard Finkelstein, Manager

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Richard Finkelstein who is personally known to me, or has produced na as identification, and who executed the foregoing instrument as Manager of Ascend Properties Master LLC, a Florida limited liability company, the Managing Member of Ascend & Think Lab Boca Pointe LLC, a Delaware limited liability company, the Sole Member of Ascend Boca Pointe LLC, a Delaware limited liability company, authorized to conduct business in Florida, and severally acknowledged to and before me that he 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.

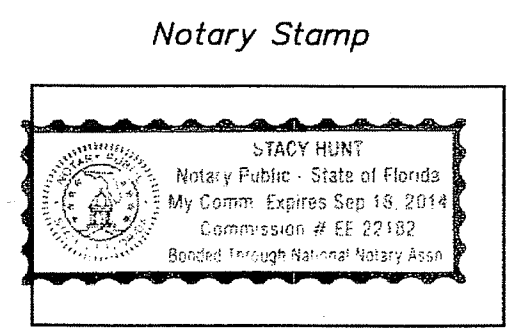
WITNESS my hand and official seal this 25th day of April, 2014.

My commission expires: _____ (Date)

By: Stacy Hunt
Notary Public

Print Name: Stacy Hunt

Commission Number: _____



ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS

The Pointe 100 Condominium Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 25th day of April, 2014.

Pointe 100 Condominium Association, Inc., a Florida corporation not for profit

Witness: Nancy Emerick
Nancy Emerick
(Print Name)

Witness: Stacy Hunt
Stacy Hunt
(Print Name)

By: Dean Borg
Dean Borg, President

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Dean Borg who is personally known to me, or has produced na as identification, and who executed the foregoing instrument as President of, Pointe 100 Condominium Association, Inc., a Florida corporation not for profit, and severally acknowledged to and before me that he 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.

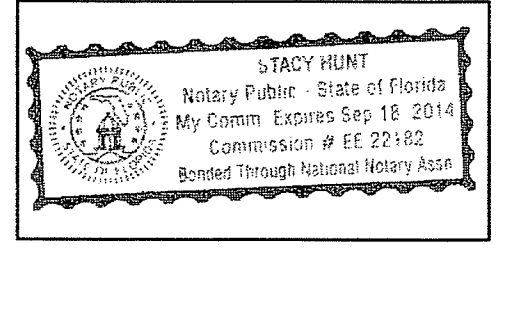
WITNESS my hand and official seal this 25th day of April, 2014.

My commission expires: _____ (Date)

By: Stacy Hunt
Notary Public

Print Name: Stacy Hunt

Commission Number: _____



TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

I, Brian Sherr, 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 Ascend Boca Pointe LLC, a Delaware limited liability company, authorized to conduct business in Florida; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: April 25, 2014

By: Brian Sherr
Brian Sherr
(Print Name)
Licensed in Florida
Florida Bar No. 129460

PALM BEACH COUNTY APPROVAL

State of Florida }
County of Palm Beach } SS

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 23rd day of MAY, 2014, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: George T. Webb, P.E.
County Engineer
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") and monuments according to Section 177.091(9), Florida Statutes, 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 Palm Beach County, Florida.

This 23rd day of MARCH, 2014

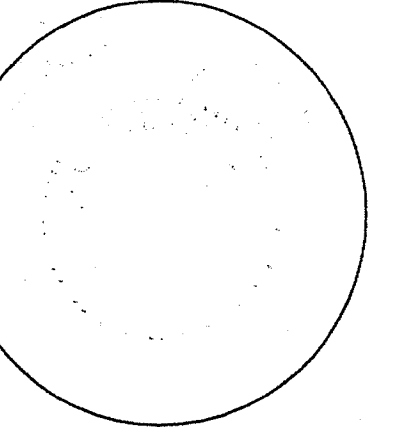
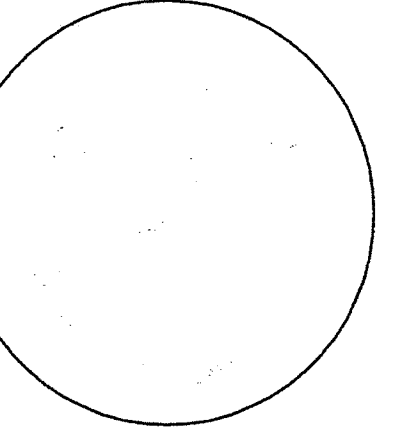
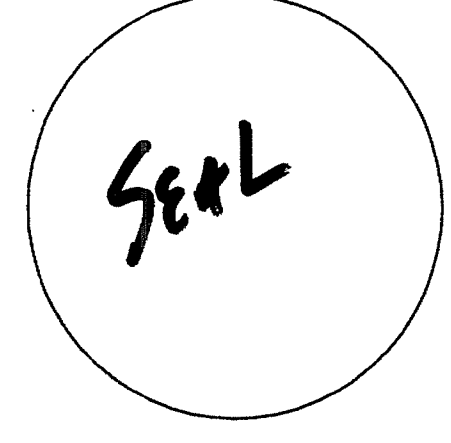
Derek Zeman
Derek G. Zeman
Professional Surveyor and Mapper,
License No. 5655
State of Florida

ASCEND BOCA POINTE LLC,
A DELAWARE LIMITED
LIABILITY COMPANY,
AUTHORIZED TO CONDUCT
BUSINESS IN FLORIDA

POINTE 100 CONDOMINIUM
ASSOCIATION, INC.,
A FLORIDA CORPORATION
NOT FOR PROFIT

PALM BEACH
COUNTY ENGINEER

PROFESSIONAL
SURVEYOR AND
MAPPER



TABULAR DATA:

BOCA POINTE NO. 3, TRACT Y-2 REPLAT NO. 1

Control Number: 1973-085

Total Area of Plat: = 14.08 Acres±

Tract Y-2A: = 10.94 Acres±

Tract OS1: = 0.59 Acres±

Tract L-1: = 2.55 Acres±

SURVEYOR'S NOTES

- 1.) 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.
- 2.) The bearings shown hereon are Assumed North and based on the South line of Tract Y-2, BOCA POINTE NO. 3, Plat Book 123, Page 123-125, Palm Beach County, Florida, said South line bears South 89°36'55" West and all other bearings recited hereon are relative thereto.
- 3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (1990 adjustment). Control measurements meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. All distances are ground distances in U.S. Survey Feet unless otherwise noted.
Scale Factor = 1.000030432
Grid Distance = (Ground Distance) x (Scale Factor)
Rotation Equation:
S 89°36'55" W (Plat Bearing)
S 89°13'26" W (Grid Bearing) = 00°23'29" Counter Clockwise
- 4.) 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 being determined by use rights granted.
- 5.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits, as required for such encroachment.
- 6.) The building setbacks shall be as required by current Palm Beach County Zoning Regulations.

WGI
Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.