

FIFTH AVENUE PLACE BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 19, 20 AND 21, J Mc'L. STEVENS ADDITION TO BOCA RATONE (P.B. 6, PG. 33 - P.B.C.R.), SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIFTH AVENUE PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF LOTS 1 THROUGH 12, INCLUSIVE, AND TRACT "A", SHOWN HEREON AND SALVATORE LAZZARA, AN INDIVIDUAL, OWNER OF LOT 13, SHOWN HEREON BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS FIFTH AVENUE PLACE, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 19, 20 AND 21, J Mc'L. STEVENS ADDITION TO BOCA RATONE (P.B. 6, PG. 33 - P.B.C.R.), SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (5 1/4) CORNER OF SAID SECTION 20, THENCE NORTH 89°15'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 320.00 FEET; THENCE NORTH 00°58'19" WEST, 35.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, AS LAID OUT AND CURRENTLY IN USE, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°58'19" WEST ALONG THE WEST PROPERTY LINE OF LOT 10, J Mc'L. STEVENS ADDITION TO BOCA RATONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 132.50 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°15'37" WEST ALONG THE NORTH PROPERTY LINE OF LOT 18, ACCORDING TO SAID PLAT, 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTH 00°58'19" WEST, ALONG THE EAST PROPERTY LINE OF LOT 8, ACCORDING TO SAID PLAT, 142.50 FEET TO THE NORTHWEST CORNER OF SAID LOT AND THE SOUTH RIGHT-OF-WAY LINE OF BOCA RATON ROAD, AS LAID OUT AND CURRENTLY IN USE; THENCE NORTH 89°15'37" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 373.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 5TH AVENUE, AS LAID OUT AND CURRENTLY IN USE; THENCE SOUTH 00°30'42" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 142.50 FEET TO THE NORTHEAST CORNER OF LOT 24, ACCORDING TO SAID PLAT; THENCE SOUTH 89°15'37" WEST, ALONG THE NORTH PROPERTY LINE OF LOTS 22, 23 AND 24 OF SAID PLAT, 172.09 FEET TO THE NORTHWEST CORNER OF LOT 22; THENCE SOUTH 00°58'19" EAST, ALONG THE WEST PROPERTY LINE OF SAID LOT 22, A DISTANCE OF 132.50 FEET TO THE SOUTH WEST CORNER OF SAID LOT AND THE NORTH RIGHT-OF-WAY LINE OF SAID PALMETTO PARK ROAD; THENCE SOUTH 89°15'37" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 150.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA CONTAINING 72,979 SQUARE FEET (1.675 ACRES) MORE OR LESS.

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

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FIFTH AVENUE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
2. LOT 11, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FIFTH AVENUE PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FIFTH AVENUE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON AND PALM BEACH COUNTY, FLORIDA.
5. THE INGRESS AND EGRESS EASEMENTS, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FIFTH AVENUE PLACE, LLC, ITS SUCCESSORS AND ASSIGNS, AND SALVATORE LAZZARA AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS AND EGRESS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, AND SAID INDIVIDUAL WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THE CITY OF BOCA RATON 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 AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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, THE ABOVE NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF September 2000.

FIFTH AVENUE PLACE, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: B & C BOCA HOLDINGS LTD. A FLORIDA LIMITED PARTNERSHIP, ITS MANAGING MEMBER BY: 500 FIFTH HOLDINGS, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: Lauren C. Falcore BY: Calvin Haddad PRESIDENT

WITNESS: Jill M. Brown PRINT NAME: JILL M. BROWN

IN WITNESS WHEREOF, SALVATORE LAZZARA DO HEREUNTO SET MY HAND AND SEAL THIS 6th DAY OF August 2000.

WITNESS: Paul Kovacs BY: Salvatore Lazzara PRINT NAME: PAUL KOVACS

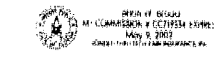
WITNESS: Victor Roman PRINT NAME: Victor Roman

ACKNOWLEDGEMENT

STATE OF FLORIDA } 55 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CALVIN HADDAD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 500 FIFTH HOLDINGS, INC., A CORPORATION, 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 6th DAY OF September 2000. MY COMMISSION EXPIRES: [Signature]

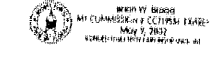


ACKNOWLEDGEMENT

STATE OF FLORIDA } 55 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SALVATORE LAZZARA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August 2000. MY COMMISSION EXPIRES: [Signature]



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } 55 COUNTY OF PALM BEACH

FIFTH AVENUE PLACE HOMEOWNERS ASSOCIATION, INC., 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 6th DAY OF September 2000.

FIFTH AVENUE PLACE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION-NOT-FOR-PROFIT

WITNESS: Lauren C. Falcore BY: Calvin Haddad PRESIDENT

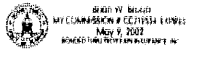
WITNESS: Jill M. Brown PRINT NAME: JILL M. BROWN

ACKNOWLEDGEMENT

STATE OF FLORIDA } 55 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Calvin Haddad WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIFTH AVENUE PLACE HOMEOWNERS ASSOCIATION, INC., A CORPORATION, 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 6th DAY OF September 2000. MY COMMISSION EXPIRES: [Signature]



MORTGAGEE'S CONSENT

STATE OF ALABAMA } 55 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 RECORD BOOK 10984 AT PAGE 1674 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF August 2000.

COLONIAL BANK AN ALABAMA BANKING CORPORATION

WITNESS: Jean K Johnson BY: Dennis G. Bedley PRINT NAME: Dennis G. Bedley PRESIDENT - Colonial Bank

ACKNOWLEDGEMENT

STATE OF FLORIDA } 55 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Dennis G. Bedley WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COLONIAL BANK, A BANKING CORPORATION, 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 8th DAY OF August 2000.

MY COMMISSION EXPIRES: [Signature]



MORTGAGEE'S CONSENT

STATE OF DELAWARE } 55 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 RECORD BOOK 11238 AT PAGE 1751 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF August 2000.

SPECHLER FAMILY PARTNERSHIP, L.P. A DELAWARE LIMITED PARTNERSHIP BY: BRENT SPECHLER ITS GENERAL PARTNER

WITNESS: Lauren C. Falcore BY: Brent Spechler

WITNESS: [Signature]

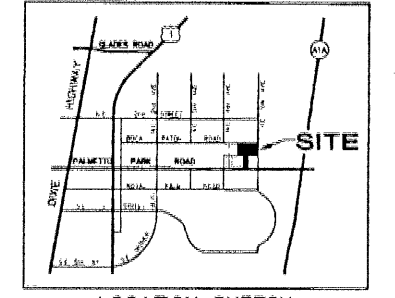
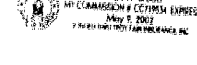
ACKNOWLEDGEMENT

STATE OF DELAWARE } 55 COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED BRENT SPECHLER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF SPECHLER FAMILY PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL PARTNER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF August 2000.

MY COMMISSION EXPIRES: [Signature]



LOCATION SKETCH NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA } 55 COUNTY OF PALM BEACH

I, BRIAN W. BROAD 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 TO FIFTH AVENUE PLACE, LLC, AND SALVATORE LAZZARA; 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.

DATED: September 6, 2000 [Signature]

BRIAN W. BROAD ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 12th DAY OF December 2000. 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: Carol G. Hanson, Mayor Signed by the Deputy Mayor in the absence of the Mayor pursuant to the Boca Raton City Charter Sec. 2.05
BY: Jorge A. Camejo, AICP, Development Services Director
BY: Sharna Carannante, City Clerk
BY: Maurice G. 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.

[Signature] KEITH M. CHEE-A-TOW, P.L.S. FLORIDA REGISTRATION NO. 5328 AIVOM & ASSOCIATES, INC. L.B. NO. 3300

THIS INSTRUMENT WAS PREPARED BY: KEITH M. CHEE-A-TOW, P.L.S. AIVOM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 JULY, 2000

