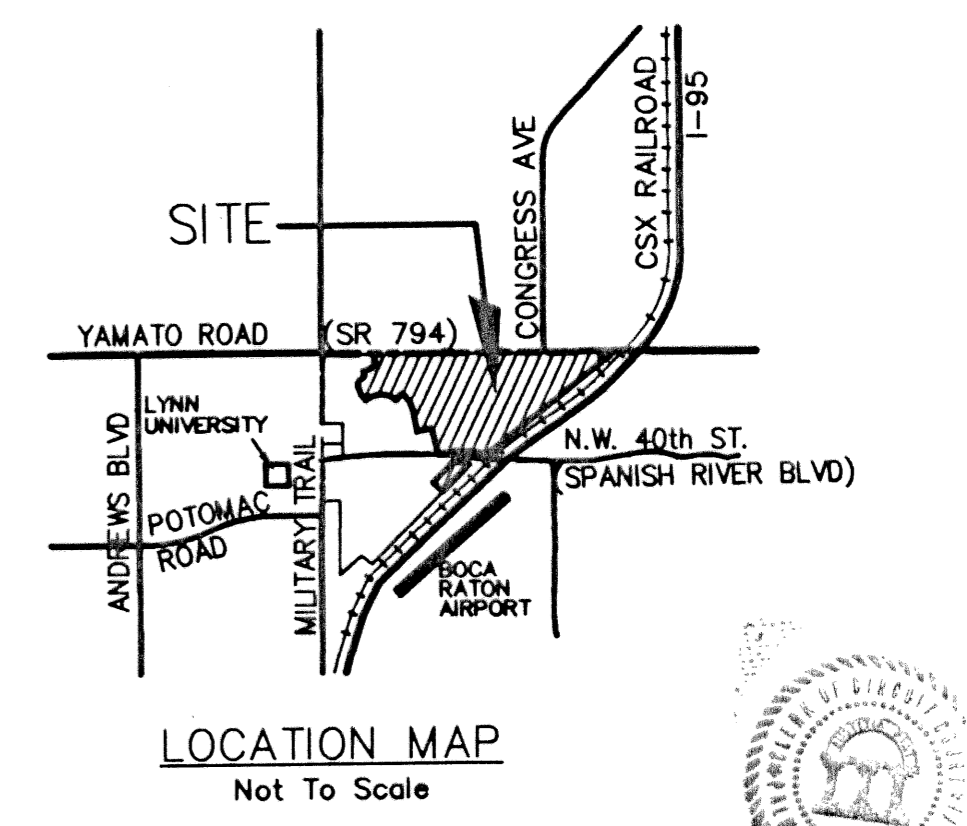


BOCA TECHNOLOGY CENTER PLAT 1

LYING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST
AND SECTION 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 4

MICHAEL G. PURMORT & ASSOCIATES, INC.
DEERFIELD BEACH, FLORIDA
MAY 2002



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 1:20 PM this 11th day
of May 2002 and duly
recorded in Plat Book No. 44
on Pages 178 thru 181.
DOROTHY H. WILKEN
Clerk Circuit Court
By *[Signature]* D.C.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that BOCA TECHNOLOGY CENTER, LLC, a Florida Limited Liability Company, the owners of the land shown hereon as BOCA TECHNOLOGY CENTER PLAT 1 lying in Section 12, Township 47 South, Range 42 East and Section 7, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

DESCRIPTION

NORTH TRACT
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 01°18'47" EAST, ALONG THE WEST LINE OF SAID SECTION 12, FOR 277.25 FEET; THENCE NORTH 88°41'13" EAST, FOR 70.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. 809), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAP SECTION 93580-2608, SAME BEING A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6061, PAGE 1814 OF THE PALM BEACH COUNTY PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6061, PAGE 1814 THE FOLLOWING THREE COURSES: (1) THENCE NORTH 46°09'54" EAST, FOR 90.24 FEET; (2) THENCE SOUTH 89°54'01" EAST, FOR 490.00 FEET; (3) THENCE NORTH 86°51'53" EAST, FOR 230.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF YAMATO ROAD (S.R. 794) AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION 93005-2502; THENCE SOUTH 89°54'01" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF YAMATO ROAD AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION 93005-2502 AND F.D.O.T. RIGHT OF WAY MAP 93220-2411, FOR 1070.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 53°31'26" EAST ALONG A TANGENT LINE, FOR 163.52 FEET; THENCE NORTH 21°01'06" WEST, FOR 145.31 FEET; THENCE NORTH 72°32'25" EAST, FOR 163.92 FEET; THENCE NORTH 40°48'15" EAST, FOR 22.35 FEET; THENCE NORTH 71°49'41" EAST, FOR 61.55 FEET; THENCE NORTH 33°58'58" EAST, FOR 64.42 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET AND A DELTA ANGLE OF 55°11'17", FOR 38.53 FEET; THENCE NORTH 89°10'15" EAST ALONG A TANGENT LINE, FOR 18.63 FEET; THENCE NORTH 04°48'11" WEST, FOR 233.04 FEET TO THE POINT OF BEGINNING.
NORTH TRACT CONTAINING 216.50 ACRES, MORE OR LESS.

THENCE CONTINUING ALONG THE SAID SOUTH RIGHT OF WAY LINE OF YAMATO ROAD THE FOLLOWING TWENTY COURSES:
(1) THENCE SOUTH 89°54'01" EAST, FOR 107.19 FEET;
(2) THENCE SOUTH 86°37'47" EAST, FOR 210.34 FEET;
(3) THENCE NORTH 07°05'59" EAST, FOR 12.00 FEET;
(4) THENCE SOUTH 89°54'01" EAST, FOR 1461.00 FEET;
(5) THENCE SOUTH 86°38'43" EAST, FOR 211.34 FEET;
(6) THENCE SOUTH 89°54'01" EAST, FOR 294.47 FEET;
(7) THENCE NORTH 07°05'59" EAST, FOR 12.00 FEET;
(8) THENCE SOUTH 89°54'01" EAST, FOR 800.70 FEET TO THE EAST LINE OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST, SAME BEING THE WEST LINE OF SAID SECTION 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST;
(9) THENCE NORTH 88°58'29" EAST, FOR 439.43 FEET;
(10) THENCE SOUTH 87°45'17" EAST, FOR 210.34 FEET;
(11) THENCE NORTH 88°58'29" EAST, FOR 150.34 FEET;
(12) THENCE SOUTH 65°13'52" EAST, FOR 74.75 FEET;
(13) THENCE NORTH 88°58'29" EAST, FOR 61.35 FEET;
(14) THENCE NORTH 52°48'16" EAST, FOR 75.44 FEET;
(15) THENCE NORTH 88°58'29" EAST, FOR 259.41 FEET;
(16) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2934.79 FEET AND A DELTA ANGLE OF 10°20'00", FOR 529.29 FEET;
(17) THENCE NORTH 78°38'29" EAST ALONG A TANGENT LINE, FOR 206.67 FEET;
(18) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2794.79 FEET AND A DELTA ANGLE OF 01°30'04", FOR 73.22 FEET;
(19) THENCE NORTH 85°03'49" EAST ALONG A NON-TANGENT LINE, FOR 8.34 FEET;
(20) THENCE SOUTH 88°58'29" EAST, FOR 12.00 FEET;

TOGETHER WITH SOUTH TRACT
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 89°18'44" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 12, FOR 3228.97 FEET; THENCE SOUTH 07°44'52" EAST, A DISTANCE OF 236.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 40TH STREET AS SHOWN ON ROAD PLAT BOOK 4, PAGES 77 THRU 79 OF THE PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 07°44'52" EAST, FOR 20.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE LAKE NORTH DRAINAGE DISTRICT (LNDD) L-43 CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 2021, PAGE 1189; THENCE SOUTH 45°42'31" EAST ALONG SAID L-43 CANAL RIGHT OF WAY LINE, FOR 540.67 FEET; THENCE SOUTHEASTERLY ALONG THE SAID L-43 CANAL RIGHT OF WAY LINE AND THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 15°12'12", FOR 143.29 FEET; THENCE SOUTHEASTERLY ALONG THE SAID L-43 CANAL RIGHT OF WAY LINE AND THE ARC OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 480.00 FEET AND A DELTA ANGLE OF 07°42'30", FOR 61.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE DEPARTING SAID L-43 CANAL, NORTH 44°17'03" EAST ALONG A NON-TANGENT LINE, FOR 751.32 FEET TO A POINT ON THE SOUTH LINE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY LINE OF NORTHWEST 40TH STREET AS DESCRIBED IN OFFICIAL RECORD BOOK 2052, PAGE 1461 OF THE SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE SAID SOUTH F.D.O.T. RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:
(1) THENCE SOUTHEASTERLY ALONG THE SAID F.D.O.T. RIGHT OF WAY AND THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2794.79 FEET, A CHORD BEARING OF SOUTH 83°16'26" EAST AND A CENTRAL ANGLE OF 07°03'43", FOR 343.23 FEET;
(2) THENCE SOUTH 79°44'35" EAST ALONG A TANGENT LINE, FOR 106.28 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE LNDD E3 1/2 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 285 OF THE SAID PUBLIC RECORDS;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF YAMATO ROAD, ALONG THE WEST RIGHT OF WAY LINE OF THE E-4 (EL R0) CANAL AS SHOWN ON THE CITY OF BOCA RATON RIGHT OF WAY MAP FOR THE EL R0 CANAL DATED 1-16-91, PREPARED UNDER JOB NUMBER SUR 240, SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3156.90 FEET, A CHORD BEARING OF SOUTH 05°04'00" EAST AND A DELTA ANGLE OF 04°07'37", FOR 227.38 FEET;
THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF THE E-4 CANAL, SOUTH 44°17'03" WEST ALONG THE WEST RIGHT OF WAY LINE OF THE E3 1/2 CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 1053, PAGE 285 OF THE SAID PUBLIC RECORDS, FOR 3520.22 FEET;
THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF THE E3 1/2 CANAL ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 40TH STREET AS DESCRIBED IN OFFICIAL RECORD BOOK 2052, PAGE 1461 OF THE SAID PUBLIC RECORDS THE FOLLOWING FOUR COURSES:
(1) THENCE NORTH 79°44'35" WEST, FOR 237.95 FEET;
(2) THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2929.79 FEET AND A DELTA ANGLE OF 07°40'49", FOR 399.43 FEET;
(3) THENCE SOUTH 89°15'25" WEST ALONG A NON-TANGENT LINE, FOR 243.96 FEET;
(4) THENCE SOUTH 00°44'35" EAST, FOR 40.00 FEET;

THENCE DEPARTING SAID F.D.O.T. RIGHT OF WAY LINE, SOUTH 44°17'03" WEST ALONG THE SAID WEST RIGHT OF WAY LINE OF THE E3 1/2 CANAL, FOR 1023.86 FEET;
THENCE DEPARTING SAID E3 1/2 CANAL, NORTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE L-43 CANAL, THE FOLLOWING TWO COURSES:
(1) THENCE NORTH 45°42'31" WEST, FOR 300.00 FEET;
(2) THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 07°29'42", FOR 60.17 FEET TO THE POINT OF BEGINNING.
SOUTH TRACT CONTAINING 7.40 ACRES, MORE OR LESS.

THENCE SOUTH 89°15'25" WEST ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 40TH STREET AS SHOWN ON PLAT BOOK 4, PAGES 77 THRU 79 OF THE SAID PUBLIC RECORDS, FOR 451.65 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE OF N.W. 40TH STREET, NORTH 12°21'25" WEST, FOR 673.90 FEET;
THENCE SOUTH 77°26'09" WEST, FOR 403.47 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 17564.33 FEET, A CHORD BEARING OF NORTH 10°46'36" WEST AND A CENTRAL ANGLE OF 02°02'53", FOR 627.94 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1003.78 FEET, A CHORD BEARING OF NORTH 33°15'09" WEST AND A CENTRAL ANGLE OF 29°11'58", FOR 511.55 FEET;
THENCE SOUTH 44°16'50" WEST ALONG A NON-TANGENT LINE, FOR 251.25 FEET;
THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 614.38 FEET, A CHORD BEARING OF NORTH 89°35'25" WEST AND A DELTA ANGLE OF 81°44'30", FOR 876.49 FEET;
THENCE NORTH 46°27'46" WEST ALONG A NON-TANGENT LINE, FOR 177.94 FEET;
THENCE NORTH 21°03'11" WEST, FOR 244.50 FEET;
THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 145.00 FEET AND A DELTA ANGLE OF 74°35'16", FOR 188.76 FEET;

TOGETHER WITH NORTHEAST TRACT
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89°58'29" WEST, ALONG THE NORTH LINE OF SAID SECTION 7, FOR 391.88 FEET; THENCE SOUTH 01°01'31" EAST, FOR 91.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 89°58'29" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF YAMATO ROAD (S.R. 794) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAPS SECTION 93005-2502 AND SECTION 93220-2411, FOR 220.40 FEET TO THE WEST RIGHT OF WAY LINE OF THE CSX RAILROAD AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP SECTION 93220-2403;
THENCE SOUTH 44°17'03" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID CSX RAILROAD, FOR 289.04 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE E-4 (EL R0) CANAL AS SHOWN ON THE CITY OF BOCA RATON RIGHT OF WAY MAP FOR THE EL R0 CANAL DATED 1-16-91, PREPARED UNDER JOB NUMBER SUR 240, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2956.50 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 82°57'46" WEST);
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EAST RIGHT OF WAY LINE OF SAID E-4 (EL R0) CANAL, THROUGH A CENTRAL ANGLE OF 04°08'36", FOR 213.83 FEET TO THE POINT OF BEGINNING.
NORTHEAST TRACT CONTAINING 0.54 ACRES, MORE OR LESS.

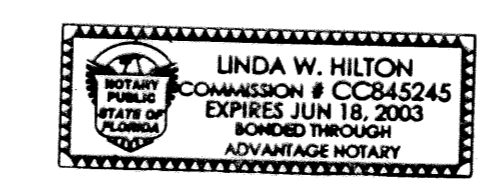
ALL OF THE ABOVE CONTAINING 224.44 ACRES, MORE OR LESS.

has caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:
1. Parcels A, B and C as shown hereon, are hereby dedicated to the City of Boca Raton, Florida, for the perpetual use of the public for public street purposes.
2. The areas constituting the Preservation Areas are hereby dedicated as Conservation Easements A, B, C and D and shall be the perpetual maintenance obligation of T-Rex Corporate Center Association, Inc., their successors and assigns, and may in no way be altered from its natural state, except pursuant to a management plan approved by the City of Boca Raton. Activities prohibited in the conservation easement include, but are not limited to: construction; the depositing of substances such as trash; removal or destruction of trees, shrubs, or other vegetation (with the exception of exotic/nuisance vegetation removal and related maintenance practices); excavation; dredging; removal of soil material; diking or fencing; placement of above or below ground utilities; and any other activity detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.
3. The Non-Access easements, as shown hereon, are hereby dedicated to the City of Boca Raton, Florida for the purposes of control and jurisdiction over access rights.
4. The Bicycle/Pedestrian easements, as shown hereon, are hereby dedicated to the City of Boca Raton, Florida, for the use of the public and are the perpetual maintenance obligation of the T-Rex Corporate Center Association, Inc.
5. The Gopher Tortoise easements, as shown hereon, are hereby dedicated to the City of Boca Raton, Florida, for providing habitat for Gopher Tortoises and are the perpetual maintenance obligation of the T-Rex Corporate Center Association, Inc.
6. 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 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 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 Commission.

IN WITNESS WHEREOF, the above-named Limited Liability Company has caused these presents to be signed by its Manager this 10 day of December, 2002.
BOCA TECHNOLOGY CENTER, LLC,
a Florida limited liability company
By: T-Rex Boca LLC,
a Florida limited liability company,
as its Manager
By: T Rex Boca, Inc.,
a Delaware corporation,
as its Manager
By: *[Signature]*
Clifford J. Premlinger, President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Clifford J. Premlinger, who is personally known to me, or has produced as identification and ~~did~~ / did not take an oath, and who executed the foregoing instrument as President of T-Rex Boca, 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 10 day of December, 2002.
My commission expires: _____
[Signature]
Linda W. Hilton
Notary Public



LAND USE

PARCELS (1, 2, 3, 4 AND 5)	219.31 ACRES
ADDITIONAL RIGHT OF WAY (A, B AND C)	5.13 ACRES
TOTAL	224.44 ACRES

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
The T-Rex Corporate Center Association, Inc. hereby accepts the reservations and dedications to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 10 day of December, 2002.
WITNESS: *[Signature]* T-Rex Corporate Center Association, Inc.
Print Name Vernon Priest
WITNESS: *[Signature]* BY: *[Signature]*
Print Name Jodi L. Flasterud Jim Stavola, President

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Joan Stavola, who is personally known to me, or has produced as identification and ~~did~~ / did not take an oath, and who executed the foregoing instrument as President of T-Rex Corporate Center Association, Inc., a corporation, and severally acknowledged to and before me that 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 10 day of December, 2002.
My commission expires: _____
[Signature]
Linda W. Hilton
Notary Public



By: Jdavis Plot Scale: 1=1.0 Xref Dwg's: 7/5/2002 3:34 pm 5/29/2002 Floitted: 7/5/2002 3:34 pm Laid Update: 5/29/2002 Floitted: 7/5/2002 3:34 pm Laid Update: 5/29/2002 Floitted: 7/5/2002 3:34 pm

COMPUTED	JAD
DRAWN	JAD
CHECKED	
APPROVED	
JOB NO.	20-152

THIS INSTRUMENT PREPARED BY:
MICHAEL G. PURMORT, PSW
FOR MICHAEL G. PURMORT & ASSOCIATES, INC.
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB-2539)
843 SOUTHEAST 8th AVENUE
DEERFIELD BEACH, FLORIDA 33441
954-421-9101