

00006-025

# MFAR PLAZA

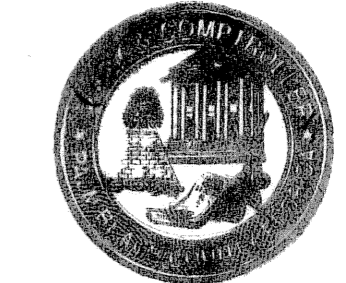
AS REPLAT OF PORTION OF THE AMENDED PLAT OF VILLA RICA AS RECORDED IN PLAT BOOK 29, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER - 2004

72

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:48 PM  
THIS 9 DAY OF Oct  
A.D. 2005 AND DULY RECORDED  
IN PLAT BOOK 106 ON  
PAGES 72 AND 73

SHARON R. BOCK  
CLERK CIRCUIT COURT  
By: Sharon R. Bock  
DEPUTY CLERK



SHEET 1 OF 2

### 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 N00°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 S00°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 DEDICATED 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 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, 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 CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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 09 DAY OF May, 2005.

CD-BERM, L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: Nicholas Economos  
A FLORIDA LIMITED LIABILITY COMPANY  
MANAGING MEMBER  
WITNESS: Linda O. McLaren BY: Nicholas Economos  
PRINT Linda O. McLaren PRINT Nicholas Economos  
WITNESS: Robert I. McLaren II  
PRINT Robert I. McLaren II

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 09 DAY OF May, 2005.

MFAR, L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: Linda O. McLaren BY: Nicholas Economos  
PRINT Linda O. McLaren PRINT Nicholas Economos  
WITNESS: Robert I. McLaren II  
PRINT Robert I. McLaren II

TABULAR DATA  
ZONING: RB1 (MOTEL-BUSINESS)  
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

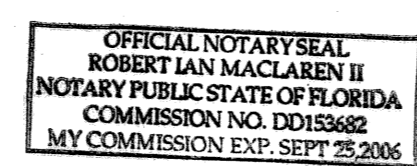
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICHOLAS ECONOMOS, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF NE-BA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF NE-BA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF NE-BA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ON BEHALF OF CD-BERM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY 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 THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2005.  
MY COMMISSION EXPIRES: Sept 23, 2006  
COMMISSION NUMBER:  
NOTARY PUBLIC  
Robert I. McLaren II  
PRINT NAME



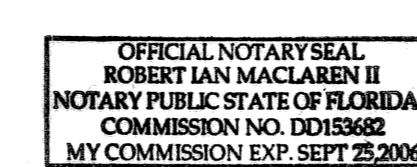
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICHOLAS ECONOMOS, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED

AS IDENTIFICATION, AND WHO 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 OF SAID LIMITED LIABILITY COMPANY, BY DUE AND REGULAR LIMITED LIABILITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2005.  
MY COMMISSION EXPIRES: Sept 23, 2006  
COMMISSION NUMBER:  
NOTARY PUBLIC  
Robert I. McLaren II  
PRINT NAME



### 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 AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF May, 2005.

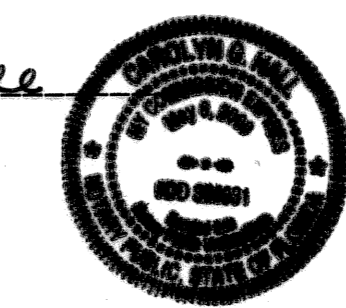
STERLING BANK, F.S.B.  
A FLORIDA SAVINGS BANK  
WITNESS: A. Ernst BY: Michael Rosenberg  
NAME Anna Ernst NAME Michael Rosenberg  
WITNESS: Alicia Leoney VICE PRESIDENT (Asst.)  
NAME Alicia Leoney

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Rosenberg WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS 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 11th DAY OF May, 2005.  
MY COMMISSION EXPIRES: Nov 2, 2008  
NOTARY PUBLIC  
Robert I. McLaren II



### 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 15th DAY OF June, 2005.

LASALLE BANK NATIONAL ASSOC.,  
AS TRUSTEE  
C/O WELLS FARGO BANK, N.A.  
WITNESS: Michael Panath BY: M. Scott Mowbray  
NAME Michael Panath VICE PRESIDENT (Asst.)  
WITNESS: Wayne Ventura

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED M. Scott Mowbray WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT OF LASALLE BANK NATIONAL ASSOC., AS TRUSTEE C/O WELLS FARGO BANK, N.A. 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 17th DAY OF JUNE, 2005.  
MY COMMISSION EXPIRES: Nov 2, 2008  
NOTARY PUBLIC  
Robert I. McLaren II

MANAGING MEMBER NOTARY MFAR, LLC NOTARY STERLING BANK, F.S.B. NOTARY LASALLE BANK NATIONAL ASSOC., AS TRUSTEE C/O WELLS FARGO BANK, N.A. CITY OF BOCA RATON SURVEYOR