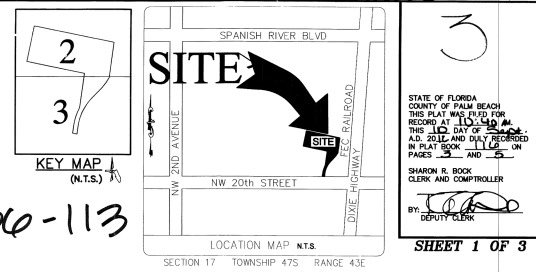


STUDENT HOUSING PLAT

BEING A REPLAT OF PARCEL Q AND PORTIONS OF LOT 21, BLOCK 20 OF THE REPLAT OF BOCA RATON HILLS SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 97 THROUGH 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 17, 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
MAY - 2012



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:03 PM on this 13th day of May, A.D. 2012, and duly recorded in PLAT BOOK 23, PAGE 97, AND PAGES 98, 99, AND 100.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY:
DEPUTY CLERK

SHEET 1 OF 3

DEDICATIONS AND RESERVATIONS:

SHOW ALL WITH THESE PRESENTS THAT UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS STUDENT HOUSING PLAT, BEING A REPLAT OF PARCEL Q AND PORTIONS OF LOT 21, BLOCK 20 OF THE REPLAT OF BOCA RATON HILLS SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 97 THROUGH 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 20, THENCE S07°44'16"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE EAST LINE OF SAID BLOCK 20, A DISTANCE OF 803.90 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S07°44'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE EAST LINE OF SAID BLOCK 20, A DISTANCE OF 400.70 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINTS ADDUOS 24004.50', A RADIUS OF 741.20 FEET, THENCE S02°18'57"W ALONG THE EAST LINE OF SAID PARCEL Q, THROUGH A CENTRAL ANGLE OF 145°50'21", AN ARC LENGTH OF 1510.00 FEET, THENCE S44°49'27"W ALONG THE EAST LINE OF SAID PARCEL Q, A DISTANCE OF 102.70 FEET TO A POINT OF CURVATURE, HAVING A RADIUS OF 588.89 FEET, THENCE S07°46'50"W ALONG THE EAST LINE OF SAID PARCEL Q, A DISTANCE OF 62.80 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NW 20TH STREET, AS SHOWN ON SAID PLAT, THENCE N78°29'20"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.11 FEET, THENCE N07°46'50"E, ALONG THE WEST LINE OF SAID PARCEL Q, A DISTANCE OF 78.03 FEET TO A POINT OF CURVATURE, TO THE RIGHT HAVING A RADIUS OF 438.89 FEET AND A CENTRAL ANGLE OF 207°24'41", THENCE N07°46'50"E ALONG THE WEST LINE OF SAID PARCEL Q, THROUGH AN ARC ANGLE OF 23°11 FEET, THENCE N07°44'16"W, A DISTANCE OF 284.17 FEET, THENCE N02°25'16"W, A DISTANCE OF 67.67 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 20, THENCE N11°34'07"E, ALONG THE WEST LINE OF SAID BLOCK 20, A DISTANCE OF 400.69 FEET, THENCE S82°37'21"W, A DISTANCE OF 14.87 FEET, THENCE S 82°30'57"W, A DISTANCE OF 892.52 FEET TO THE POINT OF BEGINNING.
CONTAINING 464,419 SQUARE FEET / 10.66 ACRES, MORE OR LESS.

SAID LANDS SITING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. **TRACT A**
TRACT A AS SHOWN HEREON IS HEREBY RECEIVED BY UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL, MAINTENANCE OBLIGATION OF SAID UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

2. **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 OTHER FACILITIES OF THE CITY UTILITIES 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 APPUR TENANCES, EGRESS, THROUGH AND ACROSS SAID EASEMENTS. ALL RELATED UTILITY EASEMENTS PROVIDED 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 SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DUMPS 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 SAFETY COMMISSION.

3. **CITY OF BOCA RATON INGRESS AND EGRESS EASEMENT**
AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF BOCA RATON AS A NON-EXCLUSIVE EASEMENT FOR ACCESS, FIRE PROTECTION, LAND TRASH REMOVAL PURPOSES, THE INGRESS AND EGRESS EASEMENT TO THE PERPETUAL, MAINTENANCE OBLIGATION OF UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. THE OWNER AND/OR SUCCESSOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF BOCA RATON, ITS OFFICERS AND EMPLOYEES FOR ANY CLAIMS, LOSSES, DAMAGES OR INJURIES TO ANY PERSON ARISING FROM ANY CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE USE OF THE EASEMENT.

4. **FIRE ACCESS OPENING**
THE FIRE ACCESS OPENING AS SHOWN HEREON HEREBY DEDICATED TO THE CITY OF BOCA RATON AS A NON-EXCLUSIVE ACCESS OPENING FOR FIRE PROTECTION ACCESS. THE FIRE ACCESS OPENING IS THE PERPETUAL, MAINTENANCE OBLIGATION OF UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. THE OWNER AND/OR SUCCESSOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF BOCA RATON, ITS OFFICERS AND EMPLOYEES FOR ANY CLAIMS, LOSSES, DAMAGES OR INJURIES TO ANY PERSON ARISING FROM ANY CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE USE OF THE FIRE ACCESS OPENING.

5. **PEDESTRIAN ACCESS OPENING**
THE PEDESTRIAN ACCESS OPENING AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON AS A NON-EXCLUSIVE PEDESTRIAN ACCESS OPENING FOR PUBLIC PEDESTRIAN INGRESS AND EGRESS PURPOSES. THE PEDESTRIAN ACCESS OPENING IS THE PERPETUAL, MAINTENANCE OBLIGATION OF UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. THE OWNER AND/OR SUCCESSOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF BOCA RATON, ITS OFFICERS AND EMPLOYEES FOR ANY CLAIMS, LOSSES, DAMAGES OR INJURIES TO ANY PERSON ARISING FROM ANY CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE USE OF THE PEDESTRIAN ACCESS OPENING.

IN WITNESS WHEREOF, THE ABOVE-NAMED UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 13th DAY OF MAY 2012.

UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:
PRINT:
Linda P. Prichard
WITNESS:
PRINT:
John H. Hartz

BY:
GARY BROWN
MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Gary Brown WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED SUFFICIENT EVIDENCE OF HIS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID 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 13th DAY OF MAY 2012.

MY COMMISSION EXPIRES: June 14, 2014
JUL 14, 2014
NOTARY PUBLIC
Eric O'Neil
PRINT NAME

MORTGAGEES CONSENT:

STATE OF FLORIDA
COUNTY OF Broward
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 REFORMATION OF THE LAND DESCRIBED IN SAID INSTRUMENT BY THE OWNER, HEREIN AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 29714, AT PAGE 1242 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 13th DAY OF MAY 2012.

GADDS CAPITAL CORPORATION,
A FLORIDA CORPORATION
WITNESS:
BY:
WITNESS:
GADDS
PRESIDENT
PRINT NAME: Ray Reis

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Dade
BEFORE ME PERSONALLY APPEARED JESSE GADDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED SUFFICIENT EVIDENCE OF HIS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GADDS CAPITAL CORPORATION, A FLORIDA CORPORATION, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF JUNE 2012.

MY COMMISSION EXPIRES: 4/4/2013
JUNE 18, 2012
NOTARY PUBLIC
Samuel D. Blance
COMMISSION NUMBER: DB872800
PRINT NAME

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE GOVERNMENT LINES DESCRIBED HEREON AND WILL NOT BE CONSIDERED AS SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FILED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. THESE INSTRUMENTS MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

CITY 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 NO. 100-100-100-100-100-100, ON THIS 13th DAY OF MAY 2012. THE PROFESSIONAL LAND SURVEYOR AND WATER ENGINEER BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: Susan Welchel
SUSAN WELCHEL, MAYOR
BY: George S. Brown
GEORGE S. BROWN, DEPUTY CITY MANAGER
BY: Susan S. Saxton
SUSAN S. SAXTON, CITY CLERK
BY: Maurice C. Morill, PE
MAURICE C. MORILL, PE, CITY CIVIL ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THOMAS A. BARBA, 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 VESTED IN UNIVERSITY PARK OF BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE MORTGAGES OF RECORD, BUT THEY DO NOT PREVENT THE CREATION OF THIS PLAT, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DESCRIBED BY THIS PLAT.

DATED: June 15, 2012
THOMAS A. BARBA
ATTORNEY AT LAW
FLORIDA BAR # 054546

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 PLAT-ANNEXED INSTRUMENTS (IF ANY) ACCORDING TO SECTION 177.07(1), HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, IS TO THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON.

DATE: 6-18-12
DAVID P. LINDLEY, P.S.
REG. LAND SURVEYOR #0005
STATE OF FLORIDA
LB #3591

