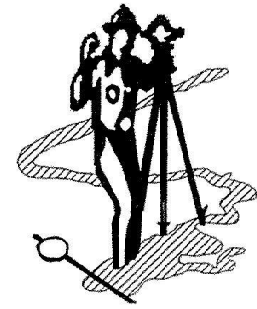


CFN #108617555
Page 2 of 4



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That TECHNOLOGICAL UNIVERSITY OF MIAMI, INC., a Florida corporation, COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "GROVE PARC PLAT", being a replat of a portion of Tract 13, Block 86, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", (Plat Book 2, Page, 45-54, P.B.C.R) in Section 7, Township 48 South, Range 42 East.

Parcel "L-1" (Landscape Parcel) is hereby dedicated for a Roadway Landscape Buffer. Landscape improvements in Parcel "L-1" are the perpetual maintenance obligation of the owners of Parcel "A", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. The Utility Easement and Access Easement, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Coconut Creek, County of Broward, State of Florida, this 2 day of February, 2009. TECHNOLOGICAL UNIVERSITY OF MIAMI, INC., a Florida corporation

Witness: [Signature] Name of witness printed: REGOKER JR.

Witness: [Signature] Name of witness printed: CAROLYN S. GILL

Cesar Barrantes: [Signature], Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 2 day of February, 2009, COUNTY OF BROWARD by Cesar Barrantes, being the Vice President of TECHNOLOGICAL UNIVERSITY OF MIAMI, INC., a Florida corporation

He is
 personally known to me or
 have produced _____, as identification,
and
 who did
 did not take and oath.

NOTARY PUBLIC [Signature] STATE OF FLORIDA

Name of Notary printed CAROLYN S. GILL



MORTGAGEE DEDICATION

STATE OF FLORIDA SS BUTTERS REAL ESTATE FUND IX, LLLP, a Florida limited liability limited partnership, COUNTY OF BROWARD owner and holder of a mortgage, as recorded in O.R. Book 45873, Page 1551, Broward County Records, does hereby join in the Utility Easement; Access Easement and Parcel "L-1" (Landscape Parcel) dedications as shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Coconut Creek, County of Broward, State of Florida, this 26th day of January, 2009. BUTTERS REAL ESTATE FUND IX, LLLP, a Florida limited liability limited partnership

Witness: [Signature] Name of witness printed: JEFF LAPIDUS

Witness: [Signature] Name of witness printed: Adam Vaisman

By: BUTTERS CAPITAL IX, LLC, a Florida limited liability company, its General Partner

By: Malcolm Butters: [Signature] Manager

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 26 day of Jan., 2009, COUNTY OF BROWARD by Malcolm Butters, being the Manager of BUTTERS REAL ESTATE FUND IX, LLLP, a Florida limited liability limited partnership, BUTTERS CAPITAL IX, LLC, a Florida limited liability company, as general partner of

He is
 personally known to me or
 have produced _____, as identification,
and
 who did
 did not take and oath.

NOTARY PUBLIC [Signature] STATE OF FLORIDA

Name of Notary printed Suzanne Rogero



SEAL

"GROVE PARC PLAT"
A REPLAT OF A PORTION OF TRACT 13, BLOCK 86,
"THE PALM BEACH FARMS CO. PLAT NO. 3"
(PLAT BOOK 2, PAGES 45-54, P.B.C.R.)
SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
NOVEMBER 2007