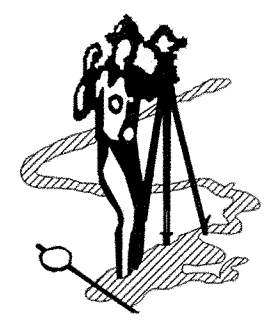
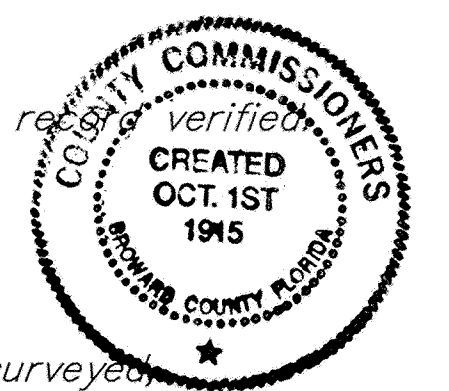
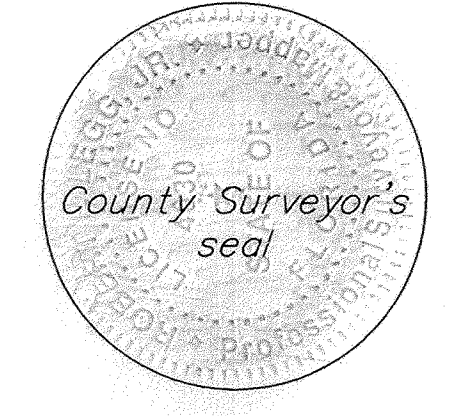
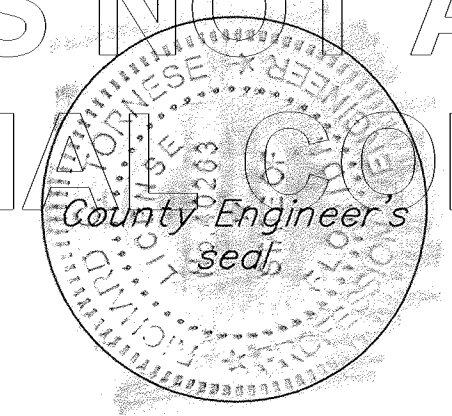
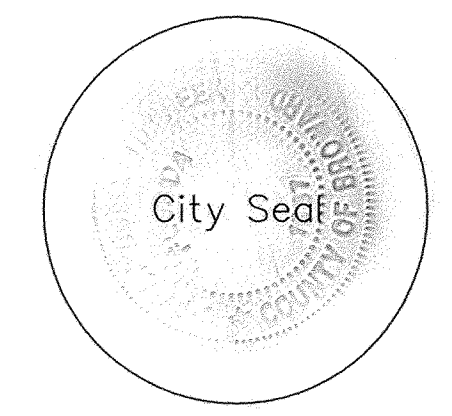


CFN # 108617555, Page 1 of 4 Recorded 05/15/2009 at 12:55 PM



DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That BUTTERS REAL ESTATE FUND IX, L.L.P., a Florida limited liability partnership, owner of the lands described 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 portion of a portion of Tract 13, Block 86, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 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 assigns. The additional thoroughfare dedication is hereby dedicated to the public for roadway related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Coconut Creek, County of Broward, State of Florida, this 20th day of October, 2008.

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

Witness: Adam Vaisman Name of witness printed: Adam Vaisman

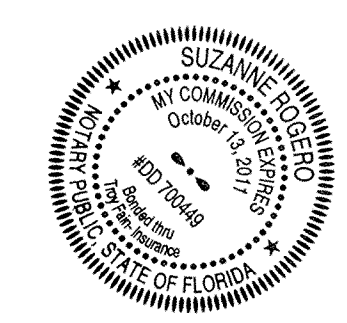
Malcolm Butters: [Signature] Manager of Butters Capital IX, LLC, General Partner Butters Real Estate Fund IX, L.L.P.

ACKNOWLEDGMENT

STATE OF FLORIDA SS the foregoing instrument was acknowledged before me this 20th day of October, 2008, COUNTY OF BROWARD Malcolm Butters, being the Manager of BUTTERS REAL ESTATE FUND IX, L.L.P., a Florida limited liability partnership, BUTTERS CAPITAL IX, LLC, a Florida limited liability company, as the 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



CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this plan has been approved by the City Planning and Zoning Board of Coconut Creek, Florida, this 10th day of September, 2008. By: [Signature] Chairman, this 2nd day of December, 2008.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF COCONUT CREEK, FLORIDA, in and by ORDINANCE no. 2008-034, adopted by the said City Commission, this 13th day of November, 2008, pursuant to Section 13-166, Coconut Creek Code of Ordinances.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: Jacquelyn Cook Asst City Clerk, this 3rd day of December, 2008.

CITY ENGINEER

This plat is approved and accepted for record this 12th day of May, 2009. By: [Signature] City Engineer, Florida P.E. Registration # 38861

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this 13th day of May, 2009. By: [Signature] Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 4/27/09 (date) Professional Surveyor and Mapper Florida Registration Number: LS 4030 By: Richard Tornese 4/27/09 (date) Director Professional Engineer Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 24th day of April, 2008. By: [Signature] Chairperson This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 13th day of May, 2009. By: [Signature] Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 15th day of January, 2009. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: [Signature] Deputy By: [Signature] Mayor - Broward County, Florida.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this 15th day of May, 2009, in BOOK 178 of PLATS, at Page 146. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: [Signature] Deputy

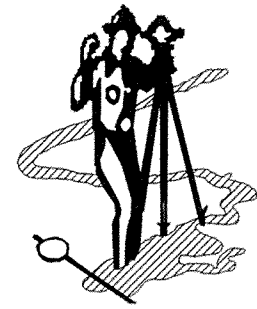
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 5th day of March, 2009. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 5th day of June, 2008.

By: [Signature] James M. McLaughlin, Jr. Registered Land Surveyor No. 4497 State of Florida. for McLAUGHLIN ENGINEERING COMPANY 400 Northeast 3rd Avenue Fort Lauderdale, Florida 33301 Certificate of Authorization Number: LB 285

"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

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.

Witness: R. Coker Name of witness printed: R. COKER JR.

Witness: Carolyn S. Gill Name of witness printed: CAROLYN S. GILL

Cesar Barrantes: [Signature] Vice President

ACKNOWLEDGMENT

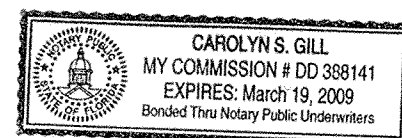
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 2 day of February, 2009, COUNTY OF BROWARD by Cesar Barrantes, being the Vice President of TECHNOLOGICAL UNIVERSITY OF MIAMI, INC., a Florida corporation

He is

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

NOTARY PUBLIC Carolyn S. Gill 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.

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

Witness: Adam Vaisman Name of witness printed: Adam Vaisman

By: Malcolm Butters: [Signature] Manager

ACKNOWLEDGMENT

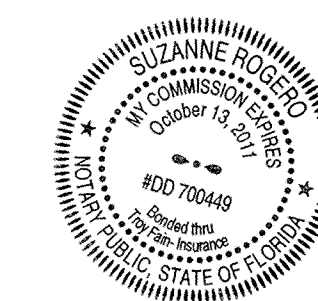
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 26 day of Jan., 2009, COUNTY OF BROWARD by Malcolm Butters, being the Manager of BUTTERS REAL ESTATE FUND IX, LLLP, a Florida limited liability limited partnership.

He is

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

NOTARY PUBLIC Suzanne Rogero 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

CFN #108617555
Page3 of 4



MORTGAGEE DEDICATION

STATE OF FLORIDA SS MMK GROVE PARC, LLC, a Florida limited liability company, owner and holder of a mortgage,
COUNTY OF BROWARD 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 20th day of JANUARY, 2009. MMK GROVE PARC, LLC, a Florida limited liability company

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

Witness: Adam Vaisman Name of witness printed: Adam Vaisman

Malcolm Butters: [Signature], Manager

ACKNOWLEDGMENT

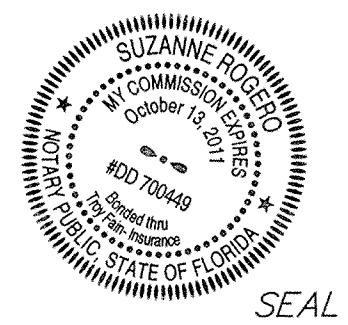
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 20 day of JAN., 2009,
COUNTY OF BROWARD by Malcolm Butters, being the Manager of MMK GROVE PARC, LLC, a Florida limited liability company

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

MORTGAGEE DEDICATION

STATE OF FLORIDA SS BURBOT, LLC, a Florida limited liability company, owner and holder of a mortgage,
COUNTY OF BROWARD 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 20 day of January, 2009. BURBOT, LLC, a Florida limited liability company

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

Witness: Adam Vaisman Name of witness printed: Adam Vaisman

Miles Schlosberg: [Signature], Managing Member

ACKNOWLEDGMENT

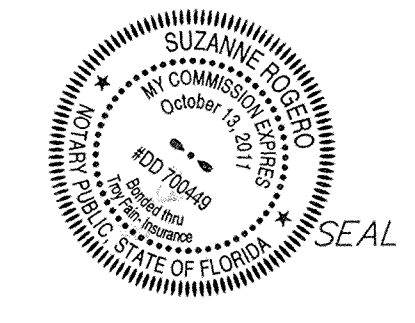
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 20 day of JAN., 2009,
COUNTY OF BROWARD by Miles Schlosberg, being the Managing Member of BURBOT, LLC, a Florida limited liability company

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

CFN #108617555

Page 4 of 4

NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be replatted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: Broward County Benchmark No. 2947 "X" cut on Bullnose at intersection of Holmberg Road and State Road # 7. "X" cut is in the West Bull Nose
Bench Mark Elevation = 18.067' (Bench mark Elevation is referenced to the National Geodetic Vertical Datum of 1929).

Bearings, as shown hereon, are based on an assumed meridian, and are referenced to the West Line of Section 7-48-42 as being South 00°55'27" East (field monumented at section corners as shown hereon)

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also 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 note does not apply to 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 Electric Safety Code as adopted by the Florida Public Service Commission.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by JANUARY 13, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and / or

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by JANUARY 13, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

PLAT RESTRICTION

This plat is restricted to 30,000 square feet of Commercial use and 70,000 square feet of Office use. No free standing banks or drive-thru bank facilities are permitted within the commercial use, and no banks or commercial/retail uses are permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The Easternmost 4.5 acres of this plat is further restricted to no more than 30,000 square feet of shopping center uses, or other uses permitted under the "Commercial" designation of the Broward County Land Use Plan which do not exceed 309 PM peak hour trips. If the development within the entire plat exceeds 30,000 square feet of Commercial use and/or 70,000 square feet of Office use, the developer will be required to amend the note on the plat.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Pursuant to Ordinance 2005-032, all utilities, including existing overhead utilities, located within or in public right-of-way adjacent to the site shall be installed underground.

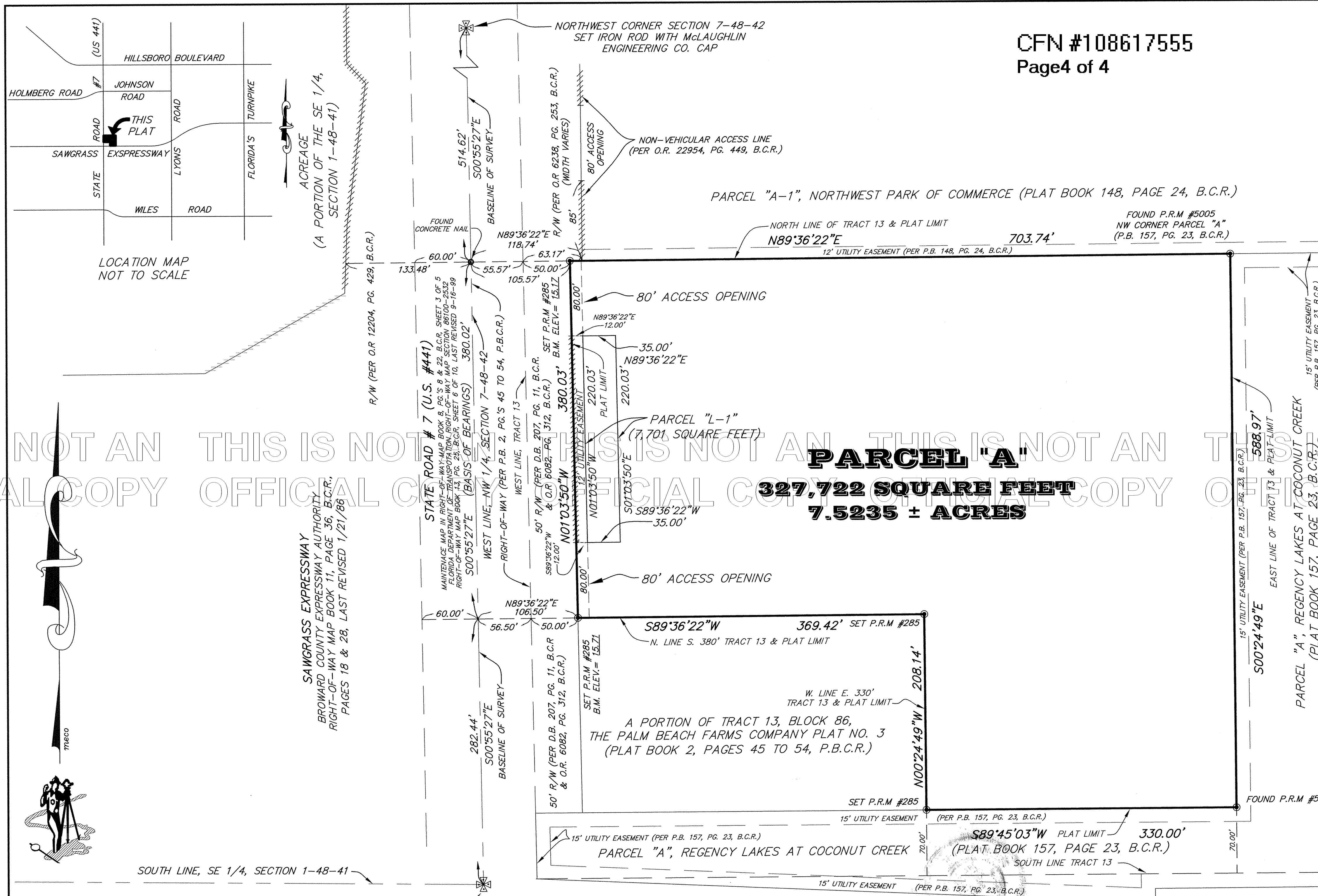
LEGAL DESCRIPTION

The North 380.00 feet of Tract 13, Block 86, Less the East 330.00 feet thereof and Less the West 50.00 feet thereof, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 - 54, of the public records of Palm Beach County, Florida.

TOGETHER WITH:

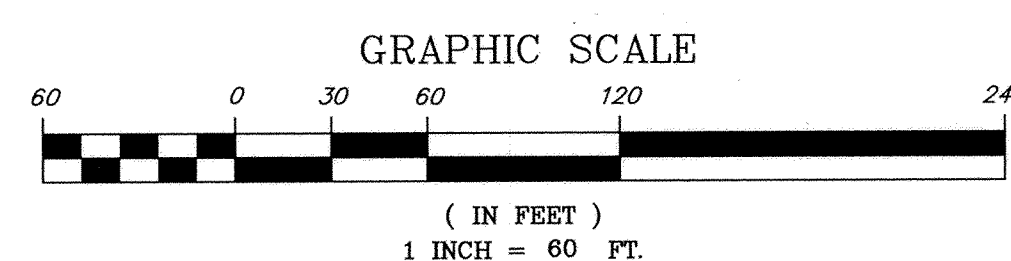
The East 330.00 feet of Tract 13, Block 86, Less the South 70.00 feet thereof, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 - 54, of the public records of Palm Beach County, Florida.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 335,423 square feet or 7.7003 acres, more or less.



PARCEL "A"
327,722 SQUARE FEET
7.5235 ± ACRES

"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



RIGHT-OF-WAY NOTE:
SOUTHEAST CORNER SECTION 1-48-41
FOUND PBSJ NAIL WITH SURVEY CAP
RIGHT-OF-WAY FOR STATE ROAD #7 NOT SPECIFICALLY DELINEATED PER:
1) RIGHT-OF-WAY MAP BOOK 8, PAGE 8, B.C.R.

CANAL RESERVATION WITHIN/ABUTTING STATE ROAD #7 NOT SPECIFICALLY DELINEATED PER:
1) O.R. 2340, PAGE 957, B.C.R.

LEGEND

- P.R.M. - indicates Permanent Reference Monument 4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285
- NO. - indicates number
- B.M. ELEV. - indicates Bench Mark Elevation
- L.B. - indicates Licensed Business Number
- P.B. PG. - indicates Plat Book & Page(s)
- B.C.R. - indicates Broward County Records
- ℄ - indicates centerline of Right-of-way
- O.R., PG., - indicates Official Record, Page(s)
- //// - indicates Non-Vehicular Access Line
- P.B.C.R. - indicates Palm Beach County Records
- D.B., PG., - indicates Deed Book, Page