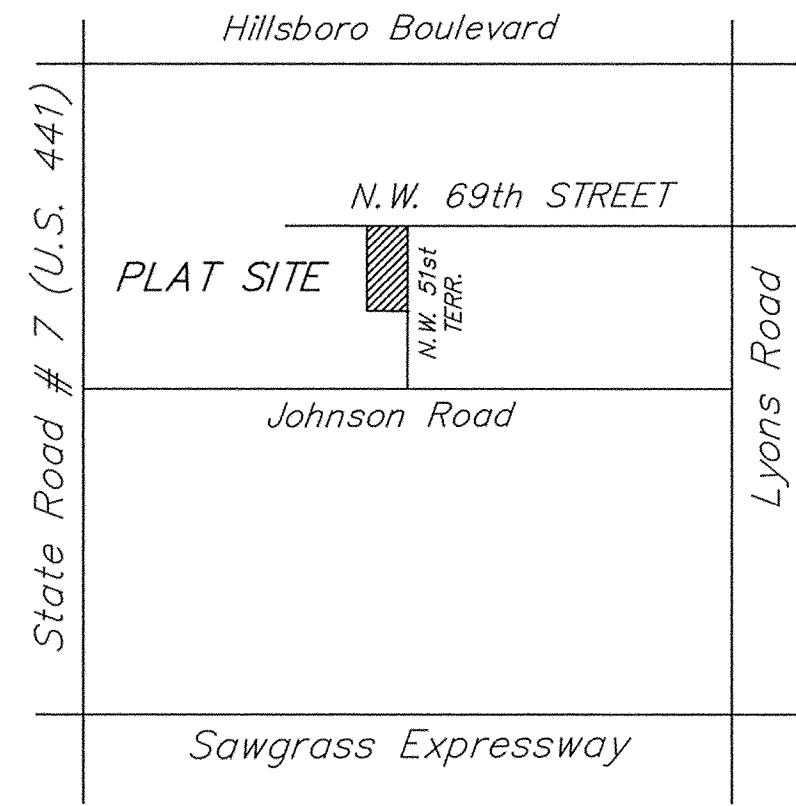


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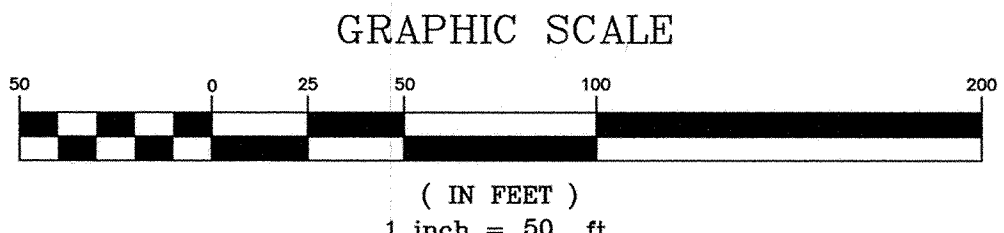
LEGAL DESCRIPTION
Tract 33, Block 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 - 54, of the public records of Palm Beach County, Florida
Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 217,827 square feet or 5.0006 acres, more or less.



LOCATION MAP NOT TO SCALE

- 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
 - S.W. - indicates Southwest
 - P.B. PG. - indicates Plat Book & Page(s)
 - BCR - indicates Broward County Records
 - ⊕ - indicates centerline of Right-of-way
 - O.R., PG., - indicates Official Record, Page(s)
 - //// - indicates Non-Vehicular Access Line
 - PBCR - indicates Palm Beach County Records

"ELITE PLAT"
A REPLAT OF TRACT 33, BLOCK 85,
"THE PALM BEACH FARMS CO. PLAT NO. 3"
(PLAT BOOK 2, PAGES 45-54, P.B.C.R.)
SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
JUNE 2007



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 supplanted 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 the Northwest one-quarter of Section 6-48-42 as being South 00°54'14" East (as field monumented and 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 AUGUST 26, 2013, 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 AUGUST 26, 2013, 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 92,500 square feet of office use. No banks and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts

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.

CITY OF COCONUT CREEK RESTRICTIVE NOTE
Pursuant to City 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.

LANDSCAPE BUFFER NOTE
The Landscape Buffer Parcels (Greenbelt Right-of-Way AND Parcels "L-1" and "L-2") are hereby reserved for Open Space and Greenbelt purposes.

AREA TABULATION:

PARCEL "A"	- 194,281 SQ. FT.
ADDITIONAL R/W	- 3,750 SQ. FT.
GREENBELT R/W	- 4,538 SQ. FT.
PARCEL "L-1"	- 7,818 SQ. FT.
PARCEL "L-2"	- 7,440 SQ. FT.
GROSS AREA	- 217,827 SQ. FT.