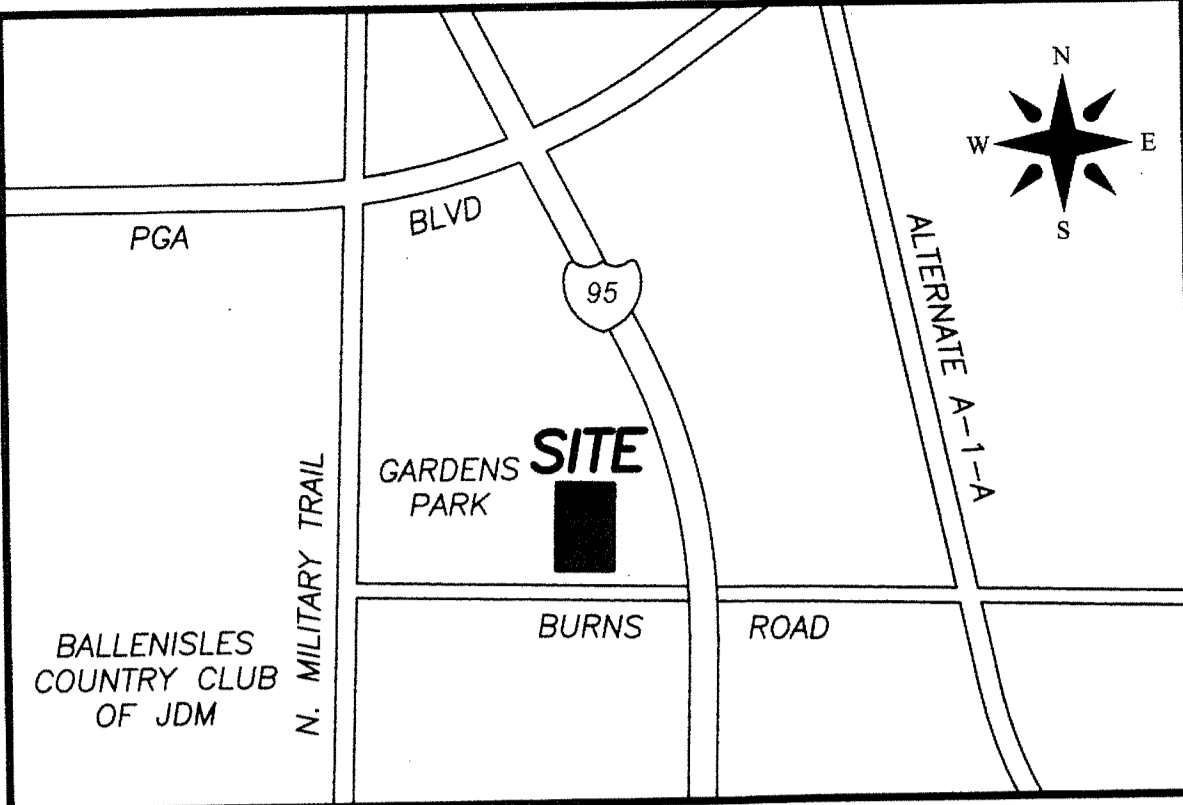


190



VICINITY SKETCH (NOT TO SCALE)

PBOI MEDICAL CAMPUS

LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

00052-208

SHEET 1 OF 2



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 11:35 AM, this 19 day of March 2014, and duly recorded in Plat Book 190-191 on Page(s) 190-191. Shamm R. Bock, Clerk & Comptroller

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ORCO 3, LLC, a Florida limited liability company, owner of the land shown hereon as PBOI MEDICAL CAMPUS, being a portion of the Northeast quarter of Section 12, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

LEGAL DESCRIPTION:

The South 530 feet of the East 260 feet of the West 320 feet of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, less the South 25 feet thereof for right of way for Burns Road.

Containing in all, 3.01 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

PARCEL "A"

Parcel "A", as shown hereon is hereby reserved by ORCO 3, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of the City of Palm Beach Gardens, Florida, and is the perpetual maintenance obligation of said ORCO 3, LLC, a Florida limited liability company, its successors and assigns, without recourse to City of Palm Beach Gardens.

WATER AND SEWER EASEMENTS ("W.S.E.")

The water and sewer easements, as shown hereon, designated as W.S.E., are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

5' LIMITED ACCESS EASEMENTS ("5' L.A.E.")

The 5' Limited Access Easements, as shown hereon, are hereby dedicated to the City of Palm Beach Gardens, for the purposes of control and jurisdiction over access rights. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

PEDESTRIAN EASEMENT

The Pedestrian Easement as shown hereon is hereby dedicated to the City of Palm Beach Gardens, for use by the public for pedestrian access. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

ANCHOR EASEMENT

The Anchor Easement as shown hereon is hereby dedicated to the Florida Power & Light Company and the American Telephone & Telegraph Company, their successor and assigns, for the construction, installation and maintenance of guy wires and anchors.

FPL EASEMENT

The FPL easements, as shown hereon, are hereby dedicated to Florida Power and Light Company, its successors and assigns, for the construction, installation, maintenance, and operation of electrical facilities. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Managing Director this 21st day of January 2014.

ORCO 3, LLC, a Florida limited liability company BY: Dr. Gary Wexler, Managing Director. Witnesses: Beion S. Bizab, Priya Chandradat.

DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

State of Florida County of Palm Beach

BEFORE me personally appeared Dr. Gary Wexler, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as the Managing Director of ORCO 3, LLC, a Florida limited liability company and acknowledged to and before me that he executed such instrument as such Managing Director of said company, and said instrument is the free act and deed of said company.

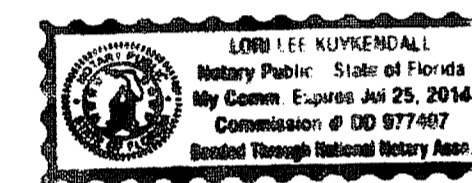
WITNESS my hand and official seal this 21st day of January, 2014.

My Commission Expires: 7-25-14

My Commission No.: 00971407

Signature of Notary Public

Printed Name of Notary Public



MORTGAGEE'S 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 26254 at Page 374, 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 21st day of January, 2014.

WITNESS: Patricia Thomas, Linda M. O'Connor, Vice President.

Printed Name

WITNESS: Laura King

Printed Name

ACKNOWLEDGEMENT

State of Florida County of Palm Beach

Before me personally appeared Linda M. O'Connor, who is personally known to me or has produced as identification and who executed the foregoing instrument as Vice President of First-Citizens Bank & Trust Company, and severally acknowledged before me that 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.

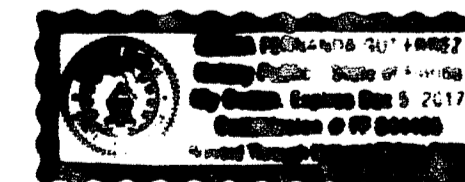
WITNESS my hand and official seal this 21st day of January 2014.

My Commission Expires: 12-5-2017

My Commission No.: FF 044435

Signature of Notary Public

Printed Name of Notary Public



REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.081 (1) of the Florida Statutes and the ordinances of the City of Palm Beach Gardens. This review does not include the verification of the geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

This 21 day of February, 2014.

Ronnie L. Furniss, PSM Florida License Number 6272

SURVEYOR AND MAPPER'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 Permanent Reference Monuments (P.R.M.'s) according to Sec. 177.091 (9) F.S., have been placed as required by law and, further that the plat and survey data complies with all requirements of Chapter 177, Part 1, Platting, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

This 3rd day of February, 2014.

Robert J. Cajal, Professional Surveyor and Mapper Florida Certificate No. 6266 Wallace Surveying Corporation 5553 Village Boulevard West Palm Beach, FL 33407 Licensed Business No. 4569

TITLE CERTIFICATION

We, Counselors Title Insurance Company, LLC, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to ORCO 3, LLC, a Florida limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

This 22 day of January, 2014.

David C. Tassell, President Counselors Title Company, LLC 941 N. Highway A1A Jupiter, Florida 33477

APPROVALS

City of Palm Beach Gardens County of Palm Beach, Florida

This plat is hereby approved for record this 6th day of March 2014.

Robert G. Premuroso, Mayor Patricia Snider, CMC City Clerk

This plat is hereby accepted for record this 6th day of March 2014.

Todd Engle, P.E. City Engineer

NOTES

- 1. All distances are ground and based on the U.S. survey foot.
2. Bearings shown hereon are based on the North right-of-way line of Burns Road as shown hereon, which is assumed to bear North 88°29'35" West and all other bearings are relative thereto.
3. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits required for such encroachments.
4. 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 this county.
5. This instrument prepared by: Robert J. Cajal Wallace Surveying Corporation 5553 Village Boulevard West Palm Beach, FL 33407 561/640-4551

BOUNDARY PLAT FOR:

PBOI MEDICAL CAMPUS

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569

FIELD: JOB No.: 05-1205-6 F.B. PG. OFFICE: R.C. DATE: OCT. 11, 2013 DWG. No.: 05-1205-4 C'K'D.: REF.: 05-1205-5.DWG SHEET: 1 OF 2

Table with 7 columns: NOTARY SEAL/STAMP, FIRST - CITIZENS SEAL, NOTARY SEAL/STAMP, CITY CLERK'S SEAL, REVIEWING SURVEYOR'S SEAL, SURVEYOR'S SEAL, ENGINEER'S SEAL.