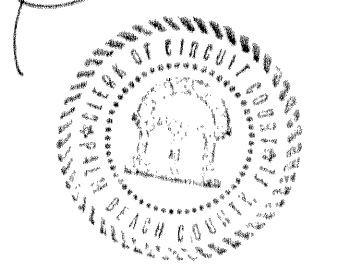


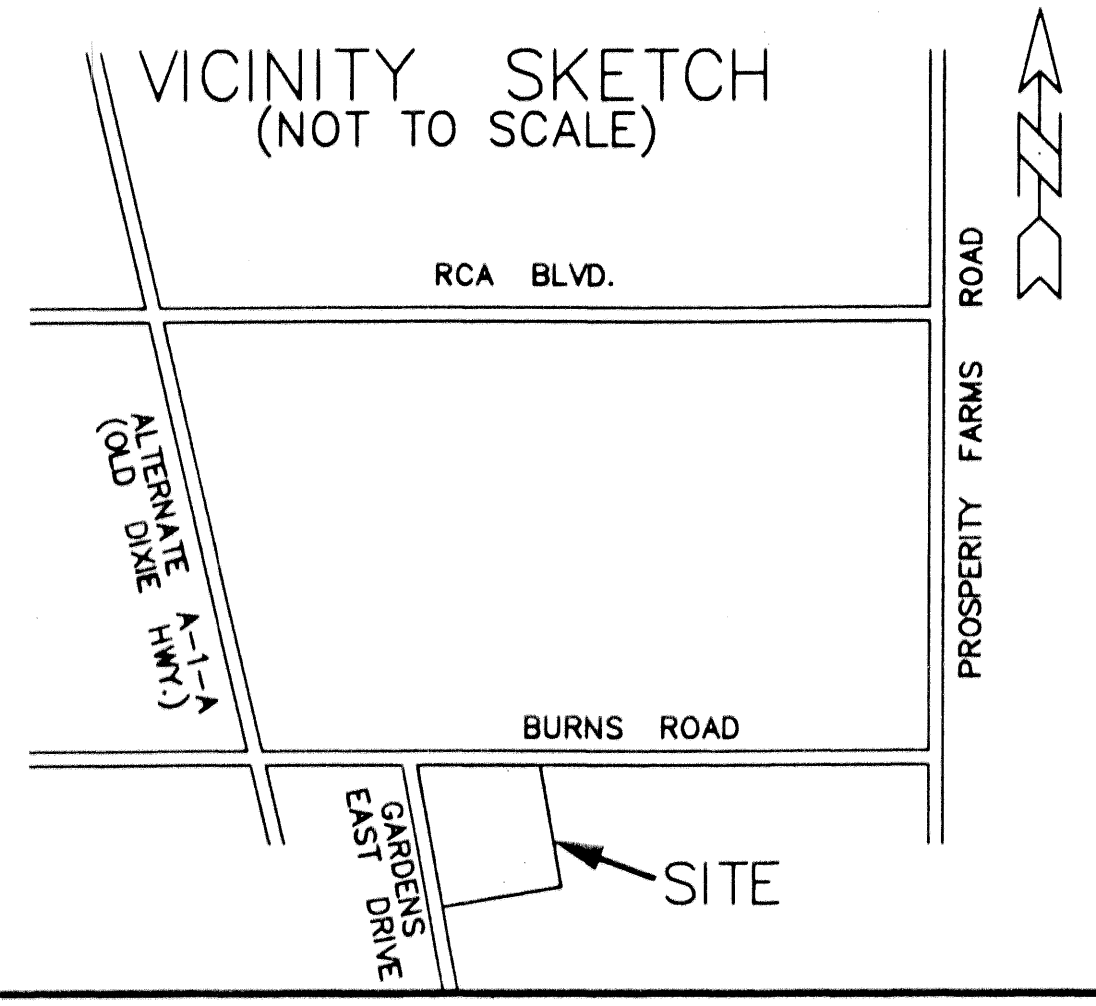
COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 2:40 P. M.,
This 21 day of January 2002,
and duly recorded in Plat Book No. 97
on page 51 thru 52
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



PALM BEACH GARDENS MEDICAL CENTER

BEING A PORTION OF SECTION 7, TOWNSHIP 42 SOUTH,
AND RANGE 43 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA.
MAY, 2002

SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Health Care Property Investors, Inc., a Maryland Corporation, licensed to do business in Florida, owner of the land shown hereon being in Section 7, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, shown hereon as PALM BEACH GARDENS MEDICAL CENTER, being more particularly described as follows:

LEGAL DESCRIPTION:

BEGIN at the Northernmost corner of the plat of **MERIDIAN PARK**, as recorded in Plat Book 28, Page 51, Public Records of Palm Beach County, Florida; thence South 75° 57' 05" West, along the North line of said plat, a distance of 845.00 feet to a point on the East right-of-way line of Gardens East Drive, as recorded in Official Record Book 2805, Page 801 and Official Record Book 3183, Page 528, thence North 14° 02' 55" West, along said East right-of-way line, a distance of 1075.92 feet to the beginning of a curve concave to the East, having a radius of 25.00 feet and a central angle of 96° 38' 25"; thence Northerly and Easterly along the arc of said curve a distance of 43.02 feet to the point of tangency and a point on the South right-of-way line of Burns Road as described in Official Record Book 1241, Page 259 and Official Record Book 7205, Page 470; thence North 84° 33' 30" East, along said South right-of-way line, a distance of 334.27 feet to the beginning of a curve concave to the South having a radius of 2063.50 feet and a central angle of 12° 43' 02"; thence Easterly along the arc of said curve a distance of 458.01 feet to the point of tangency; thence South 82° 43' 28" East a distance of 154.79 feet to a point on the Westerly line of the Plat of **SANDALWOOD ESTATES**, P.U.D., as recorded in Plat Book 32, Page 167, Palm Beach County Public Records; thence South 14° 02' 55" East, along said Westerly line, a distance of 876.29 feet to the **POINT OF BEGINNING**.

Containing in all 22.02 acres, more or less.

Has caused the same to be surveyed as shown hereon, and do hereby reserve as follows:

1. **PARCEL "A"**
Parcel "A", as shown hereon, is hereby reserved by Health Care Property Investors, Inc., a Maryland Corporation, licensed to do business in Florida, their successors and assigns, or subsequent owners of Parcel "A" in the event of a transfer of ownership, for commercial development and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Health Care Property Investors, Inc., a Maryland Corporation, their successors and assigns, or subsequent owners of Parcel "A" in the event of a transfer of ownership, without recourse to the City of Palm Beach Gardens, **except as to the easements depicted on the Plat that are the maintenance obligations of the grantees thereunder.**

IN WITNESS WHEREOF, the above-named corporation has caused the presents to be signed by its SVP and attested by its SVP and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of November, 2002.

Health Care Property Investors, Inc.,
a Maryland Corporation

ATTEST: *[Signature]* BY: *[Signature]*
Alan C. Vital Edward J. Henning
Printed Name Printed Name
SVP SVP
Title Title

ACKNOWLEDGEMENT

State of Florida Consonia
County of Palm Beach Orange

Before me personally appeared Edward J. Henning, whom are personally known to me or have produced SVP as identification and who executed the foregoing instrument as SVP and SVP, respectively, of Health Care Property Investors, Inc., a Maryland Corporation, and severally acknowledged before me that they executed such instrument as such officers 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 11th day of November, 2002.

[Signature]
Notary Public

My Commission Expires: 10/10/05

Michael M. McCormick
Typed, printed or stamped name
of Notary Public
Commission Number: 1290776

TITLE CERTIFICATION

We, Chicago Title Insurance Company, 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 Health Care Property Investors, Inc., a Maryland Corporation, 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.

Date: 10/31/02

[Signature]
Printed Name: Michael M. McCormick
Title: Vice President

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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that monuments according to Chapter 177.091(9), F.S., will be set under the guarantees posted with the City of Palm Beach Gardens for the required improvements; and further, that the plat was prepared under my supervision and direction and the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

BY: *[Signature]*
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
901 Northpoint Parkway, Suite 117
West Palm Beach, FL 33407

DATE: 11/18/02

REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.81(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.

BY: *[Signature]*
O. HOWARD DUKES
Professional Surveyor and Mapper
License No. 4533

DATE: 21 NOVEMBER, 2002

APPROVALS

City of Palm Beach Gardens
State of Florida
County of Palm Beach

This plat is hereby approved for record this 5th day of December, 2002.

ATTEST: *[Signature]* BY: *[Signature]*
City Clerk Eric J. Jolin, Mayor

CITY ENGINEER

This plat is hereby accepted for record this 5th day of December, 2002.

BY: *[Signature]*
Daniel P. Clark
City Engineer

NOTES

- 1. 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.
- 2. 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 of Palm Beach Gardens approvals or permits as required for such encroachments.
- 3. Bearings shown hereon are based on the North line of the Plat of Meridian Park, as recorded in Plat Book 28, Page 51, Public Records of Palm Beach County, Florida, which bears South 75° 57' 05" West and all other bearings are relative thereto.
- 4. This instrument prepared by:

Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
561/640-4551

HEALTHCARE SEAL:	NOTARY:	SURVEYOR SEAL:	REVIEWING SURVEYOR SEAL:	CITY OF PALM BEACH GARDENS:

PALM BEACH GARDENS MEDICAL CENTER

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4049
901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB NO.:	F.B.:
OFFICE: M.B.	DATE: MAY, 2002	DWG. NO. 85-005-1
CITY:	REF:	SHEET 1 OF 2