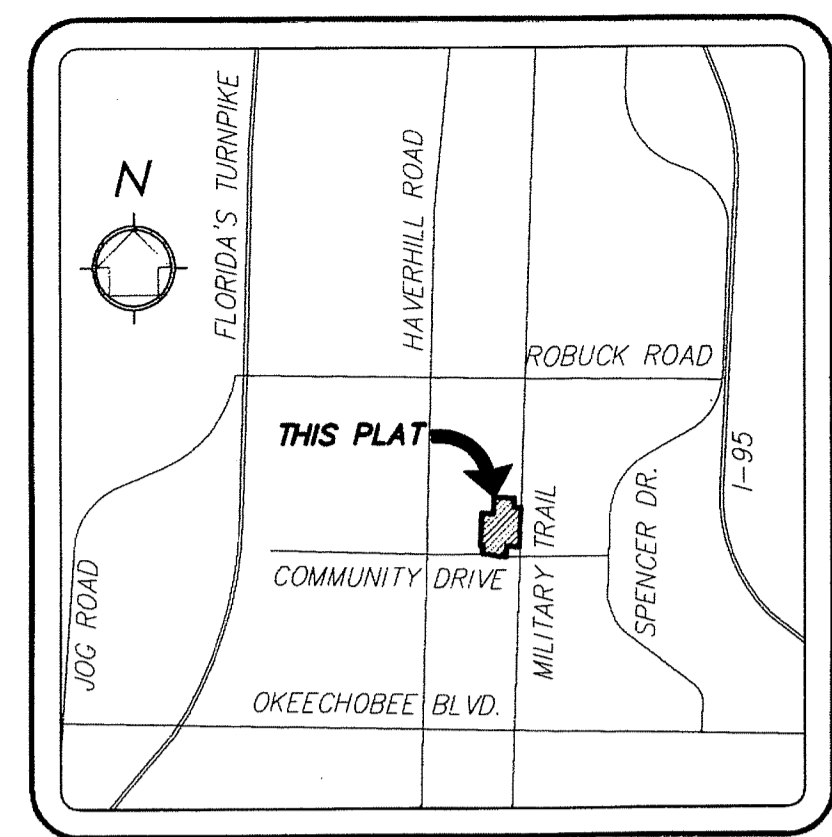


OXBRIDGE ACADEMY OF THE PALM BEACHES

BEING A REPLAT OF JEWISH COMMUNITY CAMPUS, PLAT BOOK 68, PAGES 75 THROUGH 77, INCLUSIVE, AND MEYER JEWISH ACADEMY, PLAT BOOK 98, PAGES 58 THROUGH 59, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP (NOT TO SCALE)

CERTIFICATE OF DEDICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS OXBRIDGE ACADEMY OF THE PALM BEACHES, BEING A REPLAT OF JEWISH COMMUNITY CAMPUS, PLAT BOOK 68, PAGES 75 THROUGH 77, INCLUSIVE, AND, MEYER JEWISH ACADEMY, PLAT BOOK 98, PAGES 58 THROUGH 59, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL OF THE PLAT OF JEWISH COMMUNITY CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
ALL OF THE PLAT OF MEYER JEWISH ACADEMY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT A-1, AS SHOWN HEREON IS HEREBY RESERVED BY PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B-1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT L-1 (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE LAKE MAINTENANCE EASEMENT (LME) AND LAKE MAINTENANCE ACCESS EASEMENT (LMAE), AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF February 2013.

WITNESS: Steven Cohen (PRINT NAME)
WITNESS: ELAN HUNTZ (PRINT NAME)

BY: [Signature]
RONALD PERTNOY, PRESIDENT

ACKNOWLEDGMENT

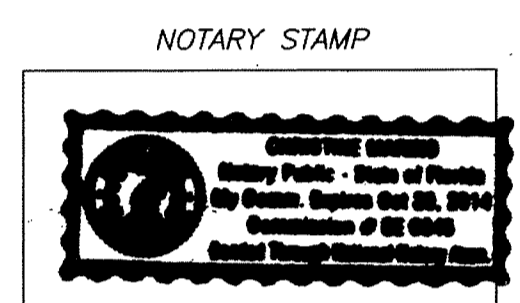
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED RONALD PERTNOY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Pl. Uccerge AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 27th DAY OF February 2013.

MY COMMISSION EXPIRES: 10/01/2014 (DATE)

BY: Christine Marino
NOTARY PUBLIC
PRINT NAME: Christine Marino
COMMISSION NUMBER: EE 6245



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THE PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27th DAY OF February 2013.

WITNESS: [Signature]
BY: [Signature]
MARTIN A. LIST, DIRECTOR

WITNESS: Hathleen R. Fontaine
Hathleen R. Fontaine
(PRINT NAME)



ACKNOWLEDGMENT

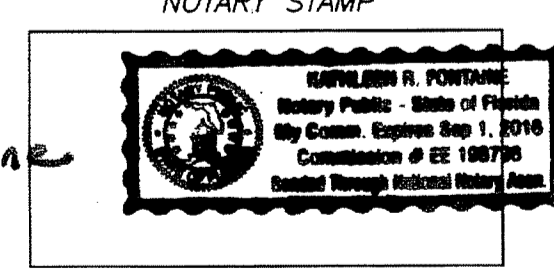
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED MARTIN A. LIST WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A DIRECTOR OF PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 27th DAY OF February 2013.

MY COMMISSION EXPIRES: 9/11/16 (DATE)

BY: Hathleen R. Fontaine
NOTARY PUBLIC
PRINT NAME: Hathleen R. Fontaine
COMMISSION NUMBER: 9/11/16 EE 176794



ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 6th DAY OF MARCH 2013

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. _____

ATTEST: [Signature] O'NEAL BARDIN, JR., ASSISTANT SECRETARY
BOARD OF DIRECTORS
BY: [Signature] ADRIAN M. SALEE, PRESIDENT
BOARD OF DIRECTORS

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, GARY WALK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES WHICH ARE NOW DUE AND PAYABLE, HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: [Signature] DATE: 2/26/2013

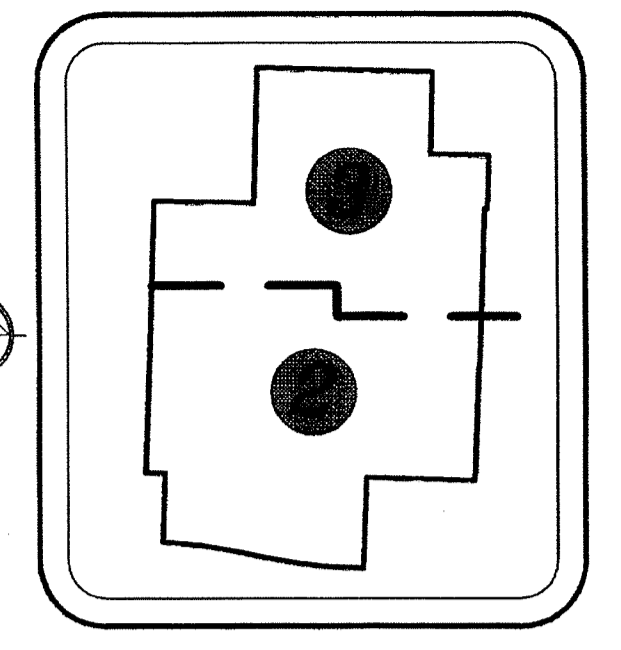
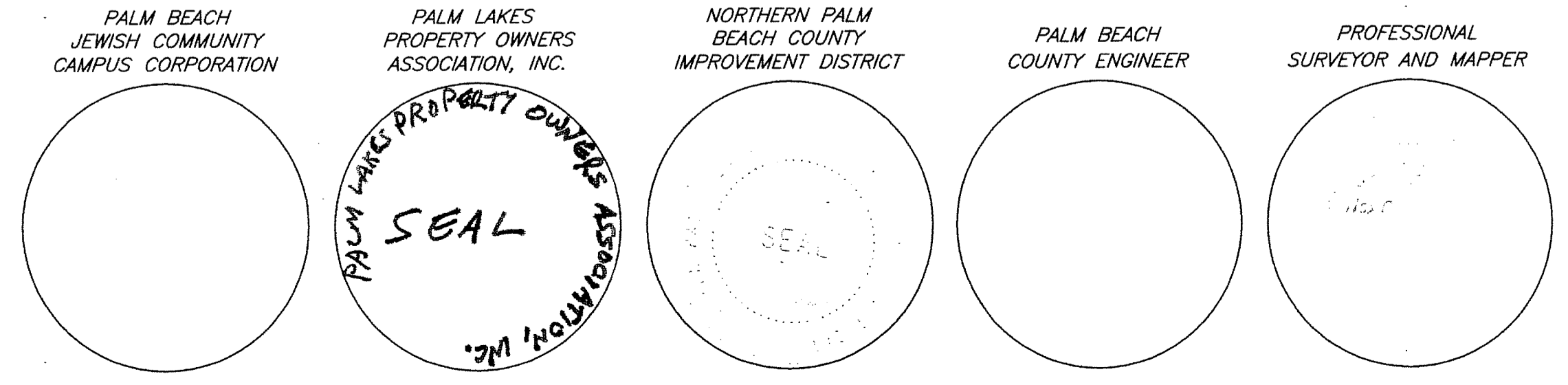
GARY WALK
LICENSED IN FLORIDA
FLORIDA BAR NO. R38829

PALM BEACH COUNTY APPROVAL

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 13 DAY OF MAY 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: [Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA



KEY MAP (NOT TO SCALE)

191

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT 11:19 A.M.
THIS 14 DAY OF May A.D. 2013 AND DULY RECORDED
IN PLAT BOOK 116 ON PG.(S) 191 THROUGH 194

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 4 SHEETS



TABULAR DATA

CONTROL NUMBER: 1985-171
TOTAL PLAT AREA: 40.72± ACRES

TRACT A-1 = 36.74± ACRES
TRACT B-1 = 0.02± ACRES
TRACT L-1 = 3.96± ACRES

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 ("PRM'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 28th DAY OF FEBRUARY 2013

[Signature]
DEREK G. ZEMAN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5655, STATE OF FLORIDA

SURVEYOR'S 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 PALM BEACH COUNTY.
- THE BEARINGS SHOWN HEREON ARE GRID NORTH 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT) AND BASED ON THE WESTERLY RIGHT-OF-WAY LINE FOR MILITARY TRAIL (S.R. 809) AS SHOWN ON THE PLAT OF JEWISH COMMUNITY CAMPUS, PLAT BOOK 68, PAGE 75 THROUGH 77, INCLUSIVE, AND AS RECORDED IN OFFICIAL RECORDS BOOK 6467, PAGE 187, BOTH OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID WESTERLY LINE BEARS SOUTH 01°59'20" WEST AND ALL OTHER BEARINGS REITED HEREON ARE RELATIVE THERETO. PLAT BEARING = GRID BEARING.
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000037941
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

WGI
Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(888) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA

THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655
FOR THE FIRM: WANTMAN GROUP, INC.