

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

117

SHEET 3 OF 20

WELLINGTON MEDICAL CONDOMINIUM, INC. DEDICATION ACCEPTANCE:

WELLINGTON MEDICAL CONDOMINIUM, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID CORPORATION AS ARE STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN.

DATED THIS 24th DAY OF April, 2025.

WELLINGTON MEDICAL CONDOMINIUM, INC.,
A FLORIDA NON-PROFIT

WITNESS: Samantha Rubin
PRINT NAME: Samantha Rubin

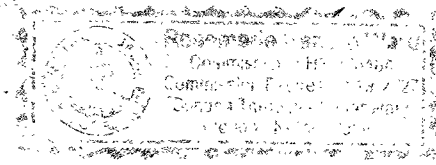
BY: [Signature]
ARMONDO MARULL, MD., ITS PRESIDENT

WITNESS: Rosemarie S. Ward
PRINT NAME: Rosemarie S. Ward

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF April, 2025, BY ARMONDO MARULL, MD., THE PRESIDENT OF WELLINGTON MEDICAL CONDOMINIUM, INC., A FLORIDA NON-PROFIT, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION.



Rosemarie S. Ward
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES: 12/19/2027
HH 468484

WRMC IV CONDOMINIUM ASSOCIATION, INC. DEDICATION ACCEPTANCE:

WRMC IV CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS ARE STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN.

DATED THIS 29 DAY OF Jan, 2025

WRMC IV CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NON-PROFIT CORPORATION

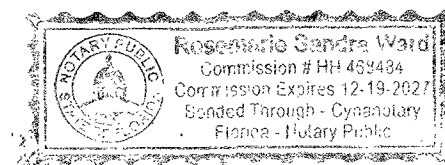
WITNESS: [Signature]
PRINT NAME: Stephanie Osejo
WITNESS: [Signature]
PRINT NAME: Ryan Ryan
PRINT NAME: Janya Kenny

BY: [Signature]
STEVEN FERN, ITS PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 29 DAY OF Jan, 2025, BY STEVEN FERN, THE PRESIDENT OF WRMC IV CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION.



Rosemarie S. Ward
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES: 12/19/2027
HH 468484

MORTGAGEE'S CONSENT:

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREIN 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 RECORD BOOK, 28406 AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ TH DAY OF _____, 2025.

WITNESS: _____
PRINTED NAME: _____

PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR-IN-INTEREST TO
FIDELITY FEDERAL SAVINGS BANK OF FLORIDA

WITNESS: _____
PRINTED NAME: _____

BY: _____
PRINTED NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____ AS _____ OF PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, F/K/A/ FIDELITY FEDERAL BANK & TRUST, ON BEHALF OF THE ASSOCIATION. HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREIN 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 AND SECURITY AGREEMENT IN FAVOR OF 1ST UNITED BANK RECORDED IN OFFICIAL RECORD BOOK 20911, PAGE 1841, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT BY AND BETWEEN HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VALLEY NATIONAL BANK, AS SUCCESSOR IN INTEREST TO 1ST UNITED BANK, RECORDED IN OFFICIAL RECORD BOOK 29054, PAGE 2 AND ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 34949, PAGE 30, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BOTH BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 TH DAY OF August, 2025.

WITNESS: Beth Ann Morrison
PRINTED NAME: Beth Ann Morrison

VALLEY NATIONAL BANK, A NATIONAL
BANKING ASSOCIATION

BY: Janice Brunson
PRINTED NAME: Janice Brunson

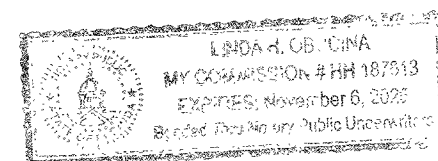
WITNESS: Samantha Rubin
PRINTED NAME: Samantha Rubin

PRINTED NAME: Janice Brunson
TITLE: Vice President

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF Aug, 2025, BY Janice Brunson AS Vice President OF VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION. HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Linda A. Obucina
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES: Nov 8, 2025

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREIN 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 RECORD BOOK, 32561 AT PAGE 1001, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 TH DAY OF September 2025.

WITNESS: Elizabeth A. Rochaine
PRINTED NAME: Elizabeth A. Rochaine

FIFTH THIRD BANK, NATIONAL ASSOCIATION

BY: [Signature]

WITNESS: Michele Gerstein
PRINTED NAME: Michele Gerstein

PRINTED NAME: Michael Campos
TITLE: Vice President

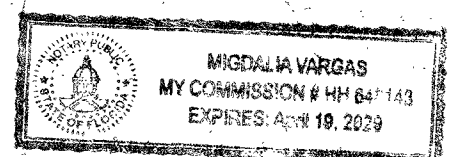
ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF September, 2025, BY Michael Campos AS Vice President OF FIFTH THIRD BANK, NATIONAL ASSOCIATION. HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers license AS IDENTIFICATION.



Magdalena Vargas
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES: April 19, 2029



DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: N/A CHECKED BY: D.B. DATE: 10/20/2008
DRAWN BY: E.B. JOB NO.: 04-052-06PLAT