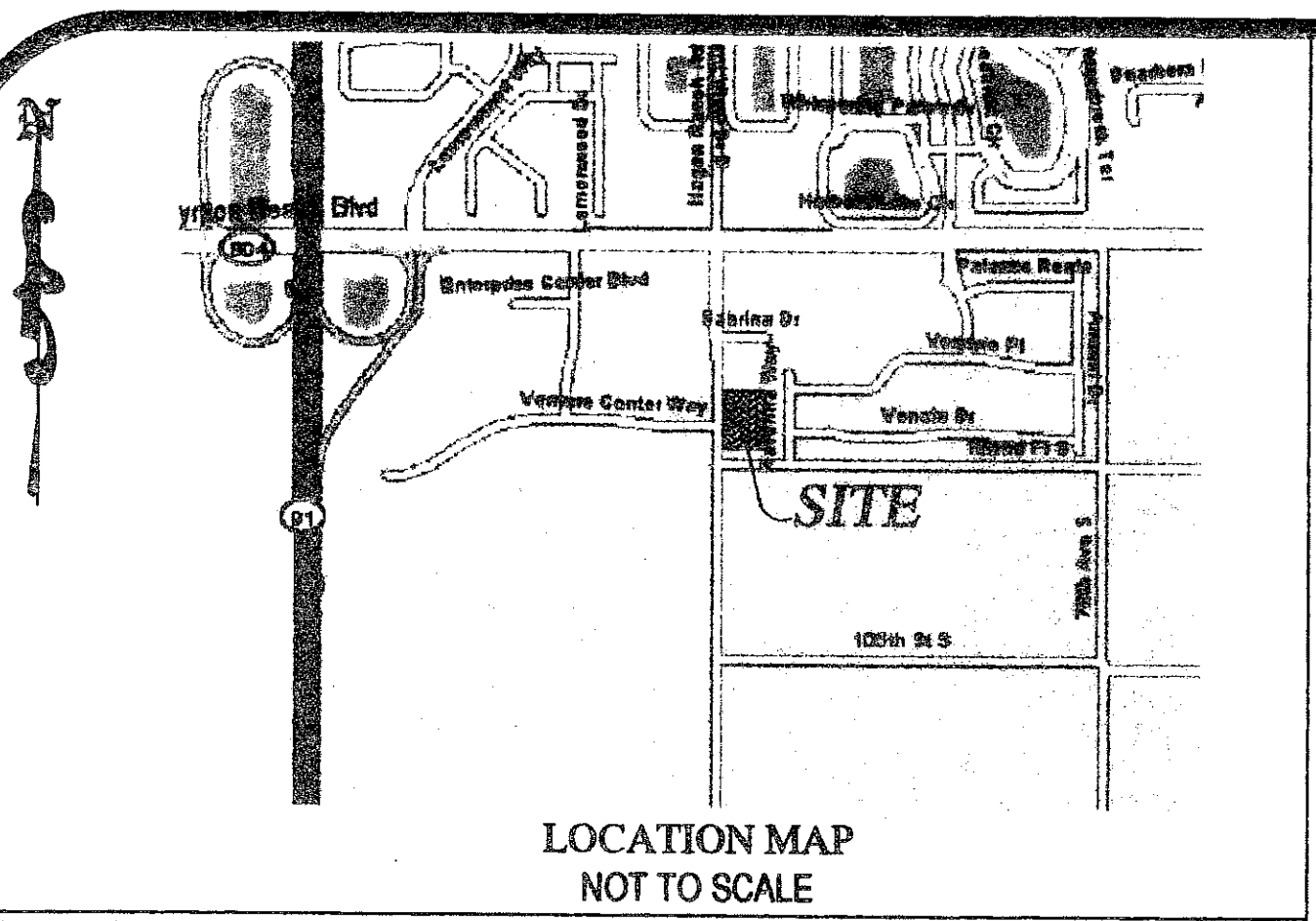


71



5158-000

HAGEN RANCH MEDICAL OFFICE

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
BEING A PORTION OF TRACT 25, BLOCK 55,
PALM BEACH FARMS COMPANY PLAT NO.3
PLAT BOOK 2, PAGE 50
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
AUGUST 2006

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 10:51 AM
THIS 10th DAY OF JANUARY
A.D. 2007 AND DULY RECORDED IN PLAT BOOK
104 ON PAGES 71 THRU 72
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that WF DEVELOPMENT VENTURES I CORPORATION, A Florida Corporation, licensed to do business in Florida, owner of the land shown hereon as HAGEN RANCH MEDICAL OFFICE being more particularly described as follows:

DESCRIPTION

THE NORTH 200 FEET OF THE SOUTH 400 FEET OF TRACT 25, BLOCK 55, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, LESS THE WEST 25 FEET THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 46 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH TRACT 25, LESS THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND LESS THE SOUTH 400 FEET THEREOF, BLOCK 55, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 50, CONTAINING 3.22 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. LANDSCAPE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WF DEVELOPMENT VENTURES I CORPORATION, IT SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS 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.
3. THE COMPATIBILITY EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WF DEVELOPMENT VENTURES I CORPORATION, IT SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE LIMITED ACCESS EASEMENTS 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.
5. THE RESERVED TRAFFIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL DEVICES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE-PRESIDENT] [AND ATTESTED BY ITS [OTHER CORPORATE OFFICER]], AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF JANUARY 4, 2007

WF DEVELOPMENT VENTURES I CORPORATION,
A FLORIDA CORPORATION

BY: Michael A. Falk
PRESIDENT WF DEVELOPMENT VENTURES I CORPORATION

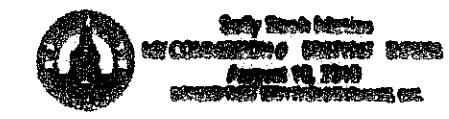
WITNESS: Sally Stuch Martin
PRINT NAME SALLY STUCH MARTIN
WITNESS: [Signature]
PRINT NAME LARRY B. ALEXANDER

ACKNOWLEDGMENT

COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Michael A. Falk WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WF DEVELOPMENT VENTURES I CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(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 4 DAY OF Jan, 2007

BY: Sally Stuch Martin
NOTARY PUBLIC
MY COMMISSION EXPIRES: DD571967
EXP: 5/18/2010



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 THIS PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 RECORD BOOK 20334, PAGE 576, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE SAID DEDICATION SHOWN HEREON.

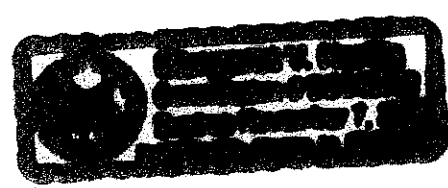
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 DAY OF JANUARY, 2007

WITNESS: [Signature]
WITNESS: [Signature]
COMMERCE BANK NA
A FLORIDA CORPORATION
BY: Thomas F. McKenna
VICE PRESIDENT
(PRINTED NAME) (TITLE)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Thomas F. McKenna ME WELL KNOWN, OR HAVING PRODUCED IDENTIFICATION Personally Known, AND KNOWN TO BE AN OFFICER OF COMMERCE BANK, NA, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS 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 THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF January, 2007
BY: Wendy N. Hartig
NOTARY PUBLIC
MY COMMISSION EXPIRES: ND0-7, 2008
Comm# DD349352



TITLE CERTIFICATION

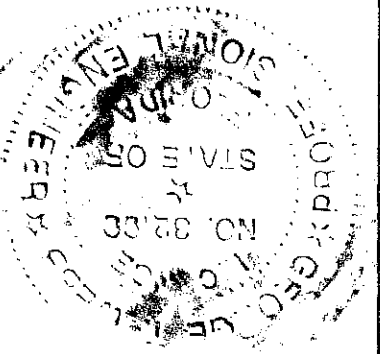
STATE OF FLORIDA
COUNTY OF PALM BEACH
I LARRY B. ALEXANDER, ESQ., AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WF DEVELOPMENT VENTURES I CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Dec. 13, 2006 BY: [Signature]
(LARRY B. ALEXANDER, ESQ.)

APPROVALS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 30 DAY OF January, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION. 177.081(1), F.S.

George T. Webb
(PRINT NAME) - COUNTY ENGINEER
George T. Webb



SURVEYORS 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 PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SEC. 177.091(6), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

[Signature]
JAY L. SHEETS, S.F.S.M.
LICENSE NUMBER: 5747
STATE OF FLORIDA
(SEAL)

SUBDIVISION HAGEN RANCH MEDICAL OFFICE
PAGE 71
BLOCK 55 PLAT NO. 3
QUAD 50
TAC 9/05
FOR NAME

SURVEYOR'S NOTES:
1. PERMS INDICATED THIS = 8"; ARE 4"x4" CONCRETE MONUMENTS WITH DISK STAMPS PER LBM 7400
2. ALL DIMENSIONS REFER TO THE HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY

WF DEVELOPMENT VENTURES I CORP. SEAL	N/A	SURVEYORS SEAL	N/A	3096 EL CAMINO REAL WEST PALM BEACH, FL 33409 PHONE: 561.640.4277 FAX: 561.640.4261 LB #7463
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THIS INSTRUMENT PREPARED BY Dustin S. Daenhold