

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:59 PM
THIS 5TH DAY OF September
2013, AND DULY RECORDED
IN PLAT BOOK 117 ON PAGES
36 THROUGH 37
SHARON R. BOCK, CLERK
AND COMPTROLLER
By Carol Coloyan, DC

SHEET 1 OF 2

ALLEGRO AT BOYNTON BEACH

A REPLAT OF ALL OF "RARE SPECIES NURSERY" (P.B. 84, PG. 154, P.B.C.R.)
LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

11187 5419-001
PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
949A Clint Moore Road
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Tel: (561) 241-9988
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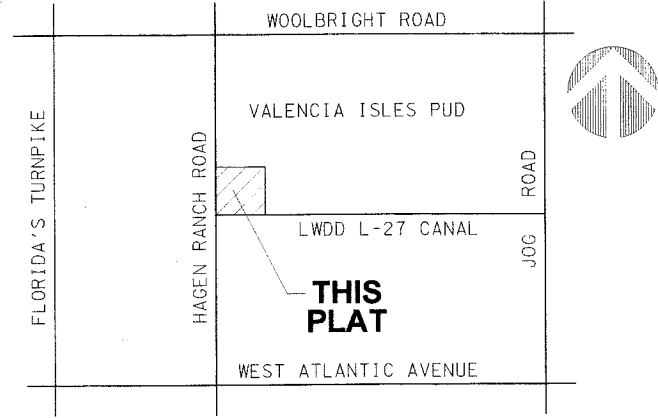
DESCRIPTION AND DEDICATION

Know all men by these presents that The Allegro at Boynton Beach, L.L.C., a Florida Limited Liability Company, owner of the lands shown hereon as Allegro at Boynton Beach, being a replat of all of the plat of Rare Species Nursery, according to the plat thereof, as recorded in Plat Book 84, page 154 of the Public Records of Palm Beach County, Florida, lying in Section 33, Township 45 South, Range 42 East.

Said lands all situate in Palm Beach County, Florida, and contain 7.500 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A, as shown hereon, is hereby reserved by The Allegro at Boynton Beach, L.L.C., a Florida Limited Liability Company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said The Allegro at Boynton Beach, L.L.C., its successors and assigns, without recourse to Palm Beach County. Tract A is subject to the restrictions set forth in O.R.B. 10619, page 1796, P.B.C.R., in favor of the Lake Worth Drainage District.
2. 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.
3. The Mass Transit Easement, as shown hereon, is dedicated in perpetuity, by The Allegro at Boynton Beach, L.L.C., to the Board of County Commissioners of Palm Beach County, its successors and assigns (hereafter "County") for the construction, installation, maintenance and use of a public transit boarding and alighting area which use includes but is not limited to a public transit bus shelter, transfer station and advertising. The Allegro at Boynton Beach, L.L.C., its successors and assigns (hereafter "Owner"), shall maintain the easement area until such time as the County constructs improvements within the easement area for its intended use and purposes, at which time the County will assume maintenance of the easement area so long as the improvements are located thereon and the County uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to the Owner upon the County's temporary or permanent cessation of use of the improvements or removal of the improvements.



LOCATION MAP
NOT TO SCALE

SITE DATA

Project Name: Allegro at Boynton Beach, L.L.C.
Zoning Control Number: 1997-075
Application Number: 2011-3183
Project Number: 03419-000
Resolution Numbers: 2012-0937
Tier: Urban / Suburban
Future Land Use Designation: Institutional /RH-8
Zoning District: MUPD
Total Area: 7.500 Acres

MORTGAGEE'S CONSENT

State of Alabama)
County of Jefferson) SS

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 25910 at page 448 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said bank has caused these presents to be signed by its _____ and its bank seal to be affixed, by and with the authority of its Board of Directors this 16th day of July, 2013.

SYNOVUS BANK, a Georgia State Banking Corporation,

Witness: [Signature] By: [Signature]
Print Name: Jan W. Fryson Print Name: Sarah S. Duggan
Print Name: Malena C. Bryant Print Name: Managing Director

ACKNOWLEDGEMENT

State of Alabama)
County of Jefferson) SS

Before me personally appeared Sarah S. Duggan, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Managing Director of Synovus Bank, a Georgia state banking 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 16th day of July, 2013.
My commission expires: 7/29/2015

[Signature]
Notary Public,
State of Alabama

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 5th day of September, 2013, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

[Signature]
George T. Webb, P.E.
County Engineer

In Witness Whereof, The Allegro at Boynton Beach, L.L.C., a Florida Limited Liability Company, has caused these presents to be signed by its sole and managing member, this 3rd day of May, 2013.

The Allegro at Boynton Beach, L.L.C., a Florida Limited Liability Company
By: Allegro Senior Living, LLC,
a Delaware Limited Liability Company
Its sole and managing member

By: [Signature]
Print Name: Richard C. Miller
Title: Executive Vice President

Witness: [Signature] Witness: [Signature]
Print Name: Joseph A. Runkel Print Name: Mark C. Vesicich

ACKNOWLEDGEMENT

State of Missouri)
County of St. Louis) SS

Before me personally appeared Richard C. Miller, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Executive Vice President of Allegro Senior Living, LLC, a Delaware Limited Liability Company, as sole and managing member of The Allegro at Boynton Beach, L.L.C., a Florida Limited Liability Company and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the seal of said company and that it was affixed to said instrument by due and regular company authority, and that said instrument is the free act and deed of said company.

Witness my hand and official seal this 31st day of May, 2013.
My commission expires: April 24, 2017

[Signature]
Notary Public,
State of Missouri
George R. Hains
Notary Public - State of Missouri
County of Jefferson
My Commission Expires April 21, 2017
Commission #13482582

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

We, Fidelity National Title Group, 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 in The Allegro at Boynton Beach, L.L.C., a Florida Limited Liability Company, that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; 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: 6-27-13 By: [Signature]
Assistant Vice President - Underwriter
Fidelity National Title Group

NOTES:

01. The bearings shown hereon are based on the East line of said "Rare Species Nursery", having a bearing of South 00°15'55" East, according to said plat and a bearing of North 60°46'40" East between Palm Beach County Control Stations "WALK" and "FORD", as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment. Positional accuracy meets or exceeds a 1:10,000 minimum relative distance accuracy. All distances shown are ground distances, unless labeled otherwise. Scale factor used for this plat is 1.000253.
02. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
03. Building setback lines shall be as required by current Palm Beach County Zoning regulations.
04. 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 determined by use of rights granted.
05. 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, Florida.

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, further, that the survey data complies with all the requirements of Chapter 17, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

[Signature] 5-29-2013
Jeff S. Hodapp, P.S.M.
License No. LS5111
State of Florida
Perimeter Surveying & Mapping, Inc.
949A Clint Moore Road
Boca Raton, FL 33487
Certification of Authorization No. LB7264

SYNOVUS BANK	Notary Synovus Mortgage	ALLEGRO SENIOR LIVING, LLC	COUNTY ENGINEER	SURVEYOR
SEAL	(Seal)	(Seal)	(Seal)	(Seal)