DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT 6595, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

OWNER OF THE LAND SHOWN HEREON AS MORIKAMI NURSING CENTER, BEING A PARCEL OF

LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27.

TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE

THE EAST ONE-HALF (E1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST

ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27, LESS

THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER

(NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 27, LESS THE

FOLLOWING THREE (3) PARCELS: THE NORTH 525.56 FEET THEREOF: THE SOUTH 30 FEET

A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH

THE SOUTH 680.41 FEET OF THE EAST 20 FEET OF THE WEST ONE-HALF (W1/2) OF THE EAST

ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST

ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST

COMMENCING AT THE PALM BEACH COUNTY NORTH QUARTER CORNER OF SAID SECTION 27

THENCE SOUTH 00°17'36" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF SAID

SECTION 27 AS ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN PER THE MORIKAMI PARK

SUPPLEMENT SECTION LINE CONTROL SKETCH PREPARED BY THE PALM BEACH COUNTY

ENGINEERING DEPARTMENT, DRAWING NO. 83237 (# S -3-85-807), A DISTANCE OF 3,250,30 FEET:

THENCE SOUTH 89°42'24" WEST. DEPARTING SAID SECTION LINE, A DISTANCE OF 353.86 FEET TO

THE POINT OF BEGINNING. SAID POINT BEING ON THE PLAT LIMITS OF NORTH OAKS P.U.D.

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 187 THROUGH 191.

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY: THENCE SOUTH 00°14'05" EAST.

COINCIDENT WITH SAID PLAT, A DISTANCE OF 154.86 FEET; THENCE NORTH 89°27'18" EAST.

COINCIDENT WITH SAID PLAT, A DISTANCE OF 19.32 FEET TO A POINT ON THE WEST LINE OF THE

EAST ONE-HALF (E1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4)

OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN,

SUITER AND O'BRIEN PER THE MORIKAMI PARK SUPPLEMENT SECTION LINE CONTROL SKETCH

PREPARED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, DRAWING NO. 83237 (#

S-3-85-807); THENCE SOUTH 00°17'21" EAST ALONG SAID WEST LINE, A DISTANCE OF 650.92 FEET

TO A POINT 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST

ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27, SAID

POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF MORIKAMI ROAD; THENCE SOUTH

89°23'14" WEST ALONG SAID LINE A DISTANCE OF 334.75 FEET TO A POINT ON THE WEST LINE OF

THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE

SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN, SUITER

AND O'BRIEN. THE LAST CALL BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF

SAID PLAT OF NORTH OAKS P.U.D. ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MORIKAMI

ROAD PER SAID PLAT: THENCE NORTH 00°17'07" WEST ALONG SAID WEST LINE, A DISTANCE OF

650.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27 AS ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN; THENCE SOUTH 89°23'08" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 334.37 FEET TO A POINT ON THE PLAT LIMITS OF THE AFORESAID NORTH OAKS P.U.D. PLAT, THE LAST TWO (2) CALLS BEING REFERENCED TO LINES ESTABLISHED BY O'BRIEN, SUITER AND O'BRIEN AS SHOWN ON THE AFOREMENTIONED MORIKAMI PARK SUPPLEMENT DRAWING; THENCE NORTH 00°16'21" WEST, A DISTANCE OF 154.20 FEET; THENCE NORTH 89°19'12" EAST, A DISTANCE OF 649.85 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) CALLS BEING COINCIDENT WITH THE PLAT LIMITS OF THE AFORESAID NORTH

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.307 ACRES OR 318,297 SQUARE FEET,

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY

ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATION MAP

PARTICULARLY DESCRIBED AS FOLLOWS:

THEREOF, AND THE EAST 20 FEET THEREOF.

COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS::

THE NORTH 525.56 FEET THEREOF.

TOGETHER WITH:

TOGETHER WITH:

OAKS P.U.D.

DEDICATE AS FOLLOWS:

AYS HOLDINGS, LLC

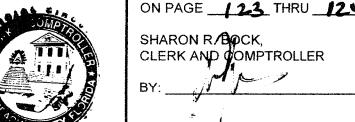
MASSET

MORIKAMI NURSING CENTER

BEING A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

COUNTY OF PALM BEACH STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT **9:36** A. M. THIS **9** DAY OF ______, 2016, AND DULY RECORDED IN PLAT BOOK NO. __122 ON PAGE 123 THRU 124



EASEMENTS

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS 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, 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.

TRACTS

TRACT "A". AS SHOWN HEREON, IS HEREBY RESERVED BY 6595, LLC, 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 COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "B" 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AYS HOLDINGS, LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 TH. DAY OF AUGUST

A FLORIDA LIMITED LIABILITY COMPANY

BY: AYS HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY,

PRINTED NAME: Kendel Larfishel

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALMBEACH MIRMI DADE

BEFORE ME PERSONALLY APPEARED ABRAHAM SHAULSON, WHO IS PERSONALLY KNOWN TO ME. OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF AYS, HOLDINGS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF APPLICABLE) OF SAID LIMITED LIABILITY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF PROGUET, 2016. MY COMMISSION EXPIRES: 0782 2018 NOTARY PUBLIC

SAY COMMISSION AFF 1489107 ENTRED JULY 22. BONG

STATE OF FLORIDA COMMISSION NO.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I. BARRY R. COHEN, A DULY LICENSED ATTORNEY 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 6595, LLC, 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 THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION



COUNTY APPROVAL

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 TAY OF NOWEN BEC . 2016. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

EOR**G**E T. WEBB. P.E., COUNTY ENGINEER

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

COUNTY ENGINEER

PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 5698 STATE OF FLORIDA

SURVEYOR

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH,

SURVEYOR'S NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH

2. 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.

3. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)

4. 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.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. THE BEARINGS AS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF SOUTH 00°34'56" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27. TOWNSHIP 46 SOUTH, RANGE 42 EAST PER THE PALM BEACH COUNTY, FLORIDA SECTIONAL BREAKDOWN

7. LEGEND P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING PERMANENT REFERENCE MONUMENT O.R.B. OFFICIAL RECORD BOOK = PLAT BOOK = DEED BOOK RIGHT OF WAY CENTERLINE UTILITY EASEMENT DRAINAGE EASEMENT RADIUS ARC LENGTH **CURVE CENTRAL ANGLE** DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE SET 4"x4"x24" C.M. WITH ALUMINUM DISK. STAMPED P.R.M. L.B. 2438 = DENOTES FOUND P.R.M. (AS SHOWN) LAKE MAINTENANCE EASEMENT CHORD LENGTH C.B. CHORD BEARING LAKE MAINTENANCE ACCESS EASEMENT RADIAL LINE TYPICAL NORTHING, WHEN USED WITH COORDINATES EASTING, WHEN USED WITH COORDINATES LANDSCAPE BUFFER EASEMENT L.B.E. L.A.E. LIMITED ACCESS EASEMENT L.S.E. LIFT STATION EASEMENT FD. FOUND OVERALL CONCRETE MONUMENT FLORIDA POWER AND LIGHT

LANDSCAPE EASEMENT

O'BRIEN, SUITER & O'BRIEN

NUMBER

SITE DATA

APPLICATION NAME MORIKAMI NURSING CENTER APPLICATION NUMBER DRO-2015-00124 TOTAL LAND AREA...... 7.307 ACRES AREA TABULATION

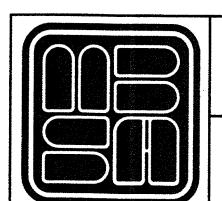
L.E.

0.8.0.

TRACT "A" = 7.230 ACRES OR 314,949 SQUARE FEET TRACT "B" = 0.077 ACRE OR 3348 SQUARE FEET

TOTAL AREA = 7.307 ACRES OR 318,297 SQUARE FEET

SHEET 1 OF 2



EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406

MORIKAMI NURSING CENTER

NOTARY

AYS HOLDINGS, LLC

WY COMMISSION #FF19413 EXPIRES July 22, 2018 359-6153 Floridak-Jary Service com

JOHANNY B RUBIERA