

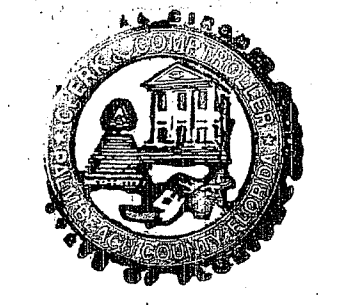
City Centre II

20160078288

91

A REPLAT OF PARCELS "B" AND "D" OF OAKBROOK CORPORATE CENTRE
AS RECORDED IN PLAT BOOK 84, PAGES 109-111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
JANUARY 2016 PAGE ONE OF TWO

State Florida
COUNTY OF PALM BEACH
This was filed for record on 1/21/16
at 11:58 AM
and duly recorded in the Public
Records of the County of Palm Beach
Florida at 11:58 AM
January 21, 2016
Wanda R. B. Clarke, Clerk



DEDICATIONS AND RESERVATIONS

STATE OF TEXAS
HARRIS COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT CFO2 PALM BEACH, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "CITY CENTRE II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS "B" AND "D" OF THE "PLAT OF OAKBROOK CORPORATE CENTRE, AS RECORDED IN PLAT BOOK 84, PAGES 109 THROUGH 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.424 ACRES, MORE OR LESS.

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

1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS OR TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S GENERAL PARTNER THIS 21st DAY OF January, A.D., 2016.

BY: CFO2 PALM BEACH GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Daniel R. Dubrowski
DANIEL R. DUBROWSKI
MANAGER

ATTEST: Ryan Stevens
(SIGNATURE)
BY: Ryan Stevens
(PRINT NAME)

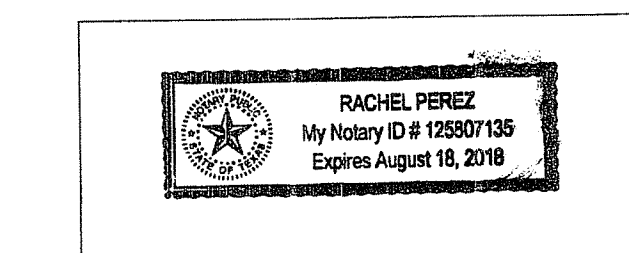
ACKNOWLEDGMENT

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME PERSONALLY APPEARED DANIEL R. DUBROWSKI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF January, A.D., 2016.

NOTARY STAMP:



Rachel Perez
(SIGNATURE)
NOTARY PUBLIC, STATE OF FLORIDA
125807135
COMMISSION NUMBER

NOTES:

- 1) 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 RIGHTS GRANTED.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) 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.
- 4) THIS REPLAT IS NOT INTENDED AND SHALL NOT BE CONSTRUED TO DELETE, MODIFY, RESCIND OR OTHERWISE AFFECT ANY OF THE DEDICATIONS ON THE REMAINING PARCELS OF THE "PLAT OF OAKBROOK CORPORATE CENTRE" AS RECORDED IN PLAT BOOK 84, PAGES 109-111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID DEDICATIONS SHALL CONTINUE IN FULL FORCE AND EFFECT.

REVISED 1-18-16

PROPERTY OWNER'S ASSOCIATION CONSENT

IN WITNESS WHEREOF, OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ACCEPTS THE DRAINAGE EASEMENTS HEREON AND THEIR MAINTENANCE OBLIGATIONS AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TREASURER/DIRECTOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BE AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR AND ON THIS 21st DAY OF January, A.D., 2016.

BY: OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC.,
A FLORIDA NON-PROFIT CORPORATION

BY: Daniel R. Dubrowski
DANIEL R. DUBROWSKI, TREASURER/DIRECTOR

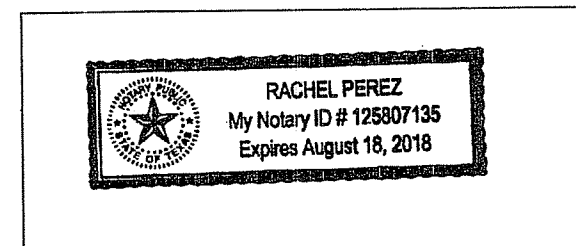
ACKNOWLEDGMENT

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME PERSONALLY APPEARED DANIEL R. DUBROWSKI, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TREASURER/DIRECTOR OF THE ABOVE-NAMED OAKBROOK CORPORATE CENTRE PROPERTY OWNERS ASSOCIATION, INC., HE DID NOT TAKE AN OATH, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEAL ON BEHALF OF SAID CORPORATIONS 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 21st DAY OF January, A.D., 2016.

NOTARY STAMP:



Rachel Perez
(SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS
125807135
COMMISSION NUMBER

MORTGAGEE'S CONSENT

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 21181, PAGE 706 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITY TRUST 2007-CIB18, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-CIBC18.

BY: BERKADIA COMMERCIAL MORTGAGE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

ITS: MASTER SERVICER

BY: Gary A. Routzahn
GARY A. ROUTZAHN, AUTHORIZED REPRESENTATIVE

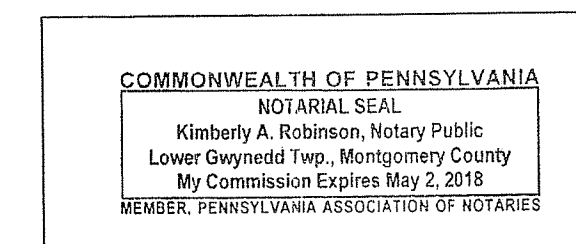
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
MONTGOMERY COUNTY

BEFORE ME PERSONALLY APPEARED GARY A. ROUTZAHN, TO ME PERSONALLY WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF THE ABOVE-NAMED JPMORGAN CHASE BANK, N.A., A NEW YORK CORPORATION, HE DID NOT TAKE AN OATH, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL ON BEHALF 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 19th DAY OF January, A.D., 2016.

NOTARY STAMP:



Kimberly A. Robinson
(SIGNATURE)
NOTARY PUBLIC, COMMONWEALTH OF PENNSYLVANIA
1283377
COMMISSION NUMBER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THOMAS E. STREIT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY AND THAT, AS OF JANUARY 6, 2016 I FIND: THE TITLE TO THE PROPERTY IS VESTED IN CFO2 PALM BEACH, L.P., A DELAWARE LIMITED PARTNERSHIP, THAT, AS OF JANUARY 6, 2016, CURRENT REAL ESTATE TAXES HAVE BEEN PAID; AND THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

AKERMAN LLP

BY: Thomas E. Streit 1/26/16
THOMAS E. STREIT DATE
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVALS

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF PALM BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS.

BY: Ronnie Furness (SIGNATURE)
(PRINT NAME) PROFESSIONAL SURVEYOR & MAPPER DATE: 2/24/16
LICENSE NO.: 6272

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF March, 2016.

BY: Todd Engle 3/3/2016
TODD ENGLE, P.E. DATE

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF MARCH, 2016.

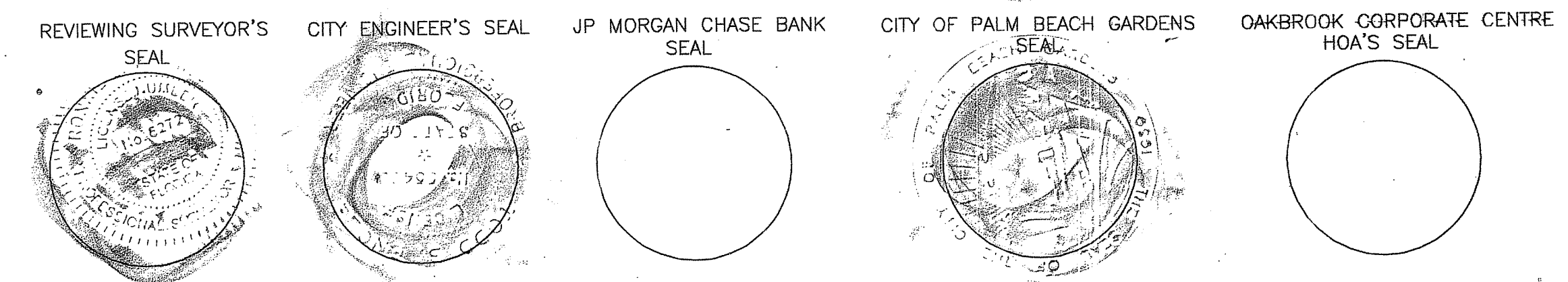
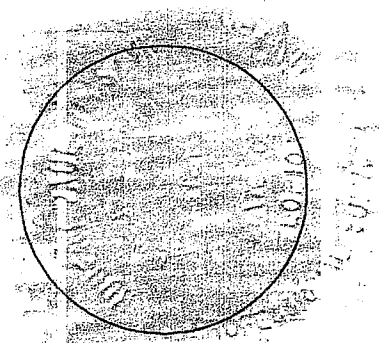
BY: Eric Jablin ATTEST: Patricia Snider
ERIC JABLIN PATRICIA SNIDER, CMC
MAYOR CITY CLERK

SURVEYOR'S CERTIFICATION

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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE CITY OF PALM BEACH GARDENS, FLORIDA.

BY: Robert P. Blaszyk DATE: 2-16-16
ROBERT P. BLASZYK, PSM
FLORIDA CERTIFICATE NO. 4133

SURVEYOR'S SEAL



This instrument was prepared by Robert P. Blaszyk, PSM, in the offices of

RPB Consulting, Inc.
Land Surveying and Mapping

436 Flotilla Road, Village of North Palm Beach, Florida 33408
Phone (561) 841-7468 Email rpbbsurveying@gmail.com