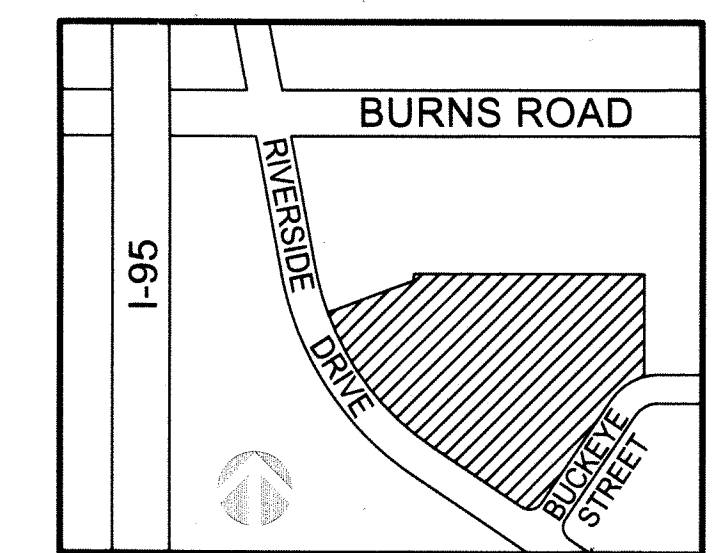


PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
 947 Clint Moore Road
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

NUVO BUSINESS CENTER AT THE GARDENS

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
 OCTOBER, 2017



3

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:22 AM
 THIS 9th DAY OF MAY
 2018, AND DULY RECORDED
 IN PLAT BOOK 1220 ON PAGES
 3 THROUGH 5
 SHARON R. BOCK, CLERK
 AND COMPTROLLER

By: Jeff McCall DC

SHEET 1 OF 3

DESCRIPTION, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT NUVO RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALL SHOWN HEREON AS "NUVO BUSINESS CENTER AT THE GARDENS" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 AT A DISTANCE OF 650.13 FEET EASTERLY FROM, MEASURED ALONG SAID EAST-WEST QUARTER SECTION LINE, THE QUARTER SECTION CORNER IN THE WEST LINE OF SAID SECTION 7 (SAID EAST-WEST QUARTER SECTION LINE IS ASSUMED TO BEAR NORTH 89°57'00" EAST); THENCE SOUTH 10°33'45" EAST, A DISTANCE OF 230.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 482.28 FEET AND A CENTRAL ANGLE OF 09°45'55"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 69°40'20" EAST, ALONG A RADIAL LINE, A DISTANCE OF 160.77 FEET; THENCE NORTH 00°03'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 401.13 FEET; THENCE SOUTH 00°03'00" EAST, A DISTANCE OF 178.26 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, AT WHICH THE RADIUS POINT BEARS SOUTH 14°42'06" EAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 41°24'05"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°53'49" WEST, A DISTANCE OF 216.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUCKEYE STREET); THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°06'11" WEST, A DISTANCE OF 187.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 482.28 FEET AND A CENTRAL ANGLE OF 09°45'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 301.13 FEET TO THE POINT OF BEGINNING (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE).

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAIN 3.441 ACRES, MORE OR LESS.

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

- TRACT L, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND DEDICATED TO NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT M, THE WATER MANAGEMENT MAINTENANCE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND DEDICATED TO NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- PARCELS 'A' AND 'B', AS SHOWN HEREON, ARE HEREBY RESERVED FOR NUVO RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NUVO RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR SIDEWALK PURPOSES, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT FOR LANDSCAPE BUFFER PURPOSES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS.
- THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT

IN WITNESS WHEREOF, NUVO RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 16th DAY OF APRIL, 2018.

NUVO RIVERSIDE, LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: Gary Cardamone, Manager

WITNESS: Kenneth P. Businella
 PRINT NAME: Kenneth P. Businella
 WITNESS: Jason J. Cain
 PRINT NAME: Jason J. Cain

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
 COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED GARY CARDAMONE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NUVO RIVERSIDE, LLC, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 2018.
 MY COMMISSION EXPIRES: 8-15-20

Mitch Layer
 NOTARY PUBLIC,
 STATE OF FLORIDA
 PRINT NAME: Mitch Layer
 66021344
 PRINT NUMBER:



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } SS
 COUNTY OF ORANGE

NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF April, 2018.

NUVO BUSINESS CENTER AT THE GARDENS
 PROPERTY OWNERS' ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Kenneth P. Businella
 PRINT NAME: Kenneth P. Businella
 WITNESS: Jason J. Cain
 PRINT NAME: Jason J. Cain
 BY: Gary Cardamone
 PRINT NAME: Gary Cardamone
 TITLE: President

ACKNOWLEDGMENT

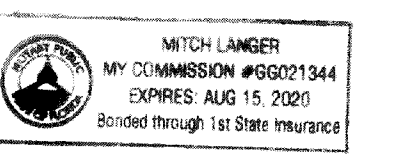
STATE OF FLORIDA } SS
 COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED Gary Cardamone, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE NUVO BUSINESS CENTER AT THE GARDENS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT 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 SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 2018.

MY COMMISSION EXPIRES: 8-15-20

Mitch Layer
 NOTARY PUBLIC,
 STATE OF FLORIDA
 PRINT NAME: Mitch Layer
 66021344
 PRINT NUMBER:



MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
 COUNTY OF MIAMI DADE

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 ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT IN FAVOR OF NEW WAVE LOANS RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 11, 2017, IN O.R. BOOK 29079, PAGE 1374, AS ASSIGNED TO NWL 2016 EVERGREEN LP, A DELAWARE LIMITED PARTNERSHIP BY ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS RECORDED IN O.R. BOOK 29096, PAGE 1220, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY Joel Eisenstein, AND ITS SEAL TO BE AFFIXED HEREON, BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF April, 2018.

NWL 2016 EVERGREEN LP,
 A DELAWARE LIMITED PARTNERSHIP
 BY: Ariela Froimson
 PRINT NAME: Ariela Froimson

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
 COUNTY OF MIAMI DADE

BEFORE ME PERSONALLY APPEARED JOEL EISENSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING, AS GP OF NWL 2016 EVERGREEN LP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY, AND IT WAS AFFIXED TO SAID INSTRUMENT WITH 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 11 DAY OF April, 2018.
 MY COMMISSION EXPIRES: 2/1/2022

Alexandra Nussenaum
 NOTARY PUBLIC:
 PRINT NAME: ALEXANDRA NUSSENAUM
 66181887
 PRINT NUMBER:



AREA TABULATION

TRACT	SQUARE FOOTAGE	LAND USE CLASSIFICATION
PARCEL A	70,129	
PARCEL B	69,512	
TRACT L	6,350	
TRACT M	3,907	
TOTAL	149,898	

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF May, 2018.

BY: Maria G. Marino
 MARIA G. MARINO
 MAYOR
 ATTEST: Patricia Snider, CMC
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF May, 2018.

BY: Todd B. Engle, P.E.
 TODD B. ENGLE, P.E.
 CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

THIS 24th DAY OF April, 2018.

DATE: 4-24-18
 DAVID E. ROHAL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. LS

TITLE CERTIFICATION

STATE OF FLORIDA } SS
 COUNTY OF PALM BEACH

I, GREGG R. LEHRER 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 TO NUVO RIVERSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

BY: Gregg R. Lehrer
 DATE: April 16, 2018
 GREGG R. LEHRER
 ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR #946011
 FOR THE FIRM GRAY ROBINSON, P.A.

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED GROUND BEARING OF NORTH 71°18'24" WEST, BETWEEN PALM BEACH COUNTY COUNTY CONTROL POINTS "VISION" AND "LONG". STATE PLANE COORDINATES AND GRID BEARINGS ARE BASED ON A GRID BEARING OF NORTH 69°56'42" WEST, BETWEEN SAID "VISION" AND "LONG", 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.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- 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.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER LINE EASEMENTS OR SEWER LINE EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SEACOST UTILITY AUTHORITY.
- IN NO CASE SHALL SCREEN ENCLOSURES, DECKS, OR WALLS ENCRoACH INTO DRAINAGE EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000407.
- ALL OFFICIAL RECORDS BOOK AND PAGES SHOWN ON THIS PLAT REFER TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- PORTIONS OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 910, PAGE 949 AND OFFICIAL RECORDS BOOK 6677, PAGE 1844 ARE NOT SHOWN AS THEY HAVE BEEN RELEASED AS PER OFFICIAL RECORDS BOOK 29151, PAGE 768, OFFICIAL RECORDS BOOK 29151, PAGE 772, OFFICIAL RECORDS BOOK 28916, PAGE 865, AND OFFICIAL RECORDS BOOK 29365, PAGE 0469, ALL OF 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 THAT MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WERE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATE: 4-10-18
 JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111
 PERIMETER SURVEYING AND MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB7264
 947 CLINT MOORE ROAD
 BOCA RATON, FL 33487

CITY OF PALM BEACH GARDENS ENGINEER	REVIEWING SURVEYOR	CITY OF PALM BEACH GARDENS	CITY OF PALM BEACH GARDENS NOTARY	SURVEYOR