

WEST PALM BEACH AUTO AUCTION, M.U.P.D.

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BEING A REPLAT OF ALL OF TRACTS 14, 15, 22 AND A PORTION OF TRACTS 9, 13, 16, 21 AND A PORTION OF THE 30 FOOT ROADWAYS, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF LOT 2 AND TRACT R-1, PALMS WEST INDUSTRIAL PARK, PLAT BOOK 71, PAGES 75 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 JANUARY 2007 SHEET 1 OF 5

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD ON 11:48am
 THIS 17 DAY OF JUNE
 AD, 2008 AND DULY RECORDED IN PLAT BOOK 111 ON PAGES 80 AND 84
 SHARON R. BOCK, CLERK
 BY: [Signature], D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "WEST PALM BEACH AUTO AUCTION, M.U.P.D.", BEING A REPLAT OF ALL OF TRACTS 14, 15, 22 AND A PORTION OF TRACTS 9, 13, 16, 21 AND A PORTION OF THE 30 FOOT ROADWAYS, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF LOT 2 AND TRACT R-1, PALMS WEST INDUSTRIAL PARK, PLAT BOOK 71, PAGES 75 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

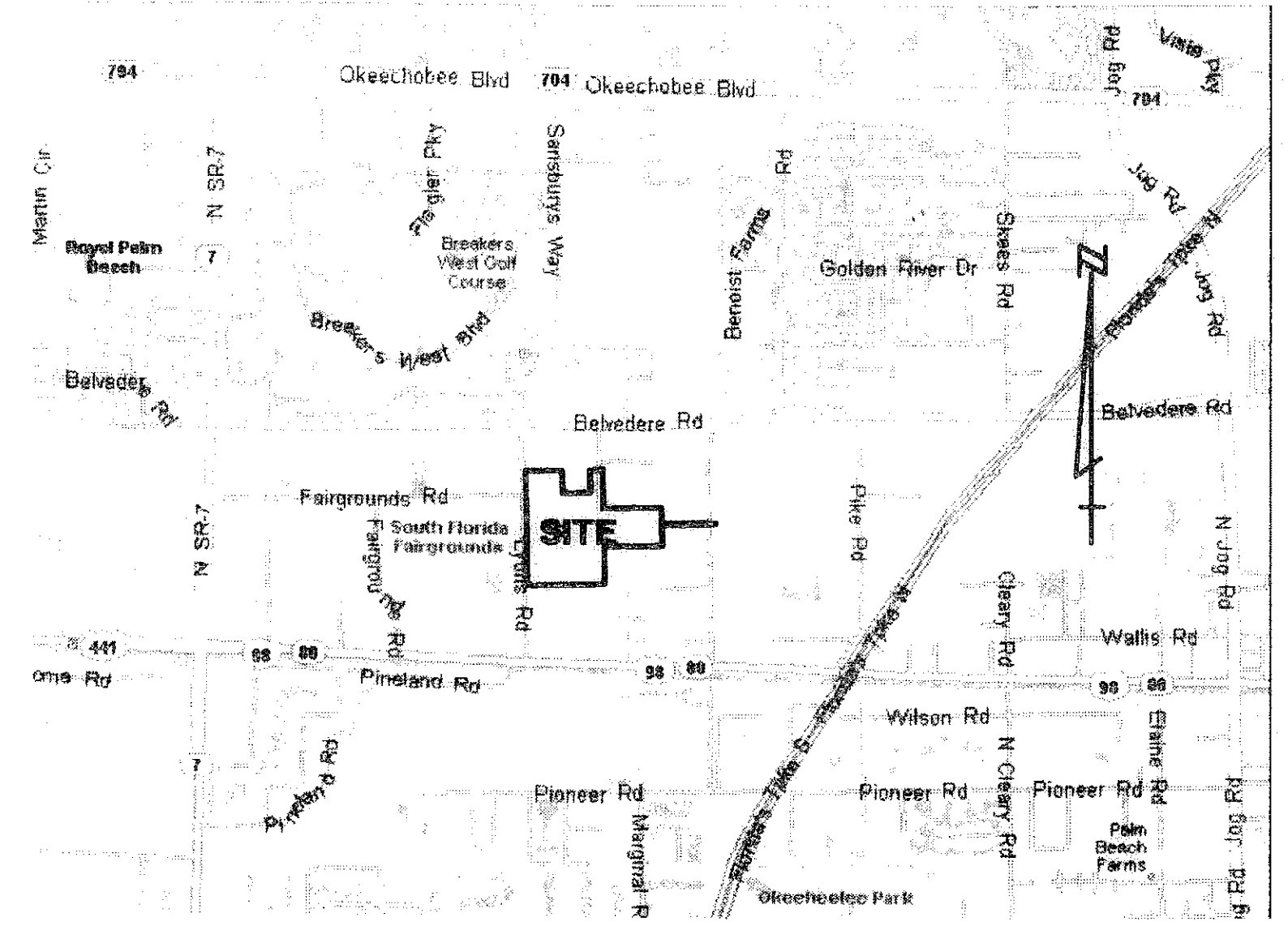
BEING ALL OF TRACTS 14, 15, 22 AND A PORTION OF TRACTS 9, 13, 16, 21 AND A PORTION OF THE 30 FOOT ROADWAYS, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF LOT 2 AND TRACT R-1, PALMS WEST INDUSTRIAL PARK, PLAT BOOK 71, PAGES 75 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTH LINE OF SAID TRACT 21 WITH THE EAST RIGHT OF WAY LINE OF SAID TRACT 9; THENCE EAST RIGHT OF WAY LINE BEING A LINE 60.00 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID TRACT 21, RUN THENCE NORTH 00°56'58" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1320.33 FEET; THENCE NORTH 45°27'25" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 34.52 FEET; THENCE NORTH 00°56'58" WEST, A DISTANCE OF 33.67 FEET; THENCE NORTH 47°16'44" WEST, A DISTANCE OF 34.56 FEET; THENCE NORTH 00°56'58" WEST, A DISTANCE OF 606.58 TO A POINT OF THE NORTH LINE OF SAID TRACT 9; THENCE NORTH 89°03'49" EAST ALONG SAID NORTH LINE, A DISTANCE OF 599.19 FEET TO THE NORTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH 00°57'46" EAST ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 396.59 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°02'21" EAST ALONG SAID WESTERLY EXTENSION AND ALONG SAID NORTH LINE, A DISTANCE OF 477.06 FEET; THENCE NORTH 00°55'47" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 397.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°01'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 213.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°55'47" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 659.94 FEET TO THE SOUTHWEST CORNER OF TRACT 11, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°02'17" EAST ALONG THE SOUTH LINE OF SAID TRACT 11, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°55'47" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 14; THENCE NORTH 89°02'17" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 689.92 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 14; THENCE SOUTH 00°56'45" EAST ALONG SAID NORTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 281.82 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF BENOIST FARMS INDUSTRIAL PARK NORTH, PLAT BOOK 63, PAGES 65 AND 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°01'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 880.48 FEET; THENCE SOUTH 00°55'49" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 2 AS SAME IS SHOWN ON THE SAID BENOIST FARMS INDUSTRIAL PARK NORTH; THENCE SOUTH 89°01'58" WEST ALONG THE NORTH LINE SAID BENOIST FARMS INDUSTRIAL PARK NORTH, A DISTANCE OF 880.47 FEET TO THE NORTHWEST CORNER SAID BENOIST FARMS INDUSTRIAL PARK NORTH; THENCE SOUTH 00°56'45" EAST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 361.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 89°00'27" WEST ALONG THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 989.82 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE SOUTH 00°57'30" EAST ALONG THE EAST LINE OF SAID TRACT 22, A DISTANCE OF 659.93 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22; THENCE SOUTH 89°01'26" WEST ALONG THE SOUTH LINE OF SAID TRACTS 22 AND 21, A DISTANCE OF 1289.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.075 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 FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR PROPER AND LEGAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WATER MANAGEMENT TRACT IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22179, PAGE 665 AND OFFICIAL RECORD BOOK 22179, PAGE 816.
- 3) TRACT C, 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.



LOCATION MAP

DEDICATION CONTINUED

4) THE LAKE MAINTENANCE EASEMENT (LME), AS SHOWN HEREON, IS HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5) LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6) LIMITED ACCESS EASEMENTS (LAE), 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.

7) THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC ROADS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8) THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND FLORIDA AUTO AUCTION OF ORLANDO, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TC REAL ESTATE HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, THIS 17th DAY OF DECEMBER, 2007.

KTUV-ACC, INC., A GENERAL PARTNER OF ACC FAMILY PARTNERSHIP, L.P., THE MANAGER OF TC REAL ESTATE HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AS GENERAL PARTNER

BY: [Signature] JOHN BOYETTE, VICE PRESIDENT

WITNESS: [Signature] Paul Hall

WITNESS: [Signature] Claudia F. Bairdell

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED JOHN BOYETTE WHO IS PERSONALLY KNOWN TO ME OR ~~WHO~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF KTUV-ACC, INC., A GENERAL PARTNER OF ACC FAMILY PARTNERSHIP, L.P., THE MANAGER OF TC REAL ESTATE HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AS GENERAL PARTNER, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF DECEMBER, 2007.

MY COMMISSION EXPIRES: 2/17/09 [Signature] NOTARY PUBLIC

COMMISSION NUMBER [Signature] SEAL NOTARY PUBLIC

SEAL JMC-IV REAL ESTATE COMPANY

SEAL PALM BEACH NEWSPAPERS, INC.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF April, 2008

PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA

BY: [Signature] PRESIDENT

ATTEST: [Signature] CHARLES GERARDI, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED Douglas E. Franklin AND Charles Gerardi WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PALM BEACH NEWSPAPERS, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND VICE PRESIDENT 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF April, 2008.

MY COMMISSION EXPIRES: 3/31/2011 [Signature] NOTARY PUBLIC

COMMISSION NUMBER DD064904 [Signature] SEAL NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 004676 TIMOTHY M. SMITH LAND SURVEYING, INC. 11440 OKEECHOBEE BOULEVARD SUITE 210 ROYAL PALM BEACH, FL 33411 (561) 602-8160

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.

