

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: December 17, 2013                      Consent [X]                      Regular [ ]  
Public Hearing [ ]

Department: Water Utilities Department

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: the Partial Release of a Utility Easement over property owned by Okee Property East, LLC.

**Summary:** This document will release Palm Beach County's (County) interest in a portion of a utility easement recorded in the Official Records of Palm Beach County, Book 22441, Page 0274, over property originally owned by Okee Property East, LLC and Okee Property West, LLC. The Water Utilities Department has determined that this portion of easement is no longer needed and therefore recommends the release. District 2 (MJ)

**Background and Justification:** On February 13, 2008, a utility easement was granted to the County for public water and wastewater facilities associated with the development of the property identified by PCN 00-43-43-29-00-000-3470. A portion of this easement was used for water facilities for part of the development. Upon redevelopment of the site, some of the existing water facilities have been eliminated, and the property owner is requesting release of the portion of the easement that the County no longer needs.

**Attachments:**

1. Location Map
2. Two (2) Original Partial Release of Utility Easement w/ Exhibit "A"
3. One (1) Copy of Original Utility Easement (ORB 22441/PG 0274)
4. One (1) Copy of Special Warranty Deed (ORB 22251/PG 0923)

Recommended By:                       11/12/13  
Department Director                      Date

Approved By:                       12-2-13  
Assistant County Administrator                      Date







**Palm Beach County  
Water Utilities  
Department  
Service Area (SA) and  
Major Facilities**

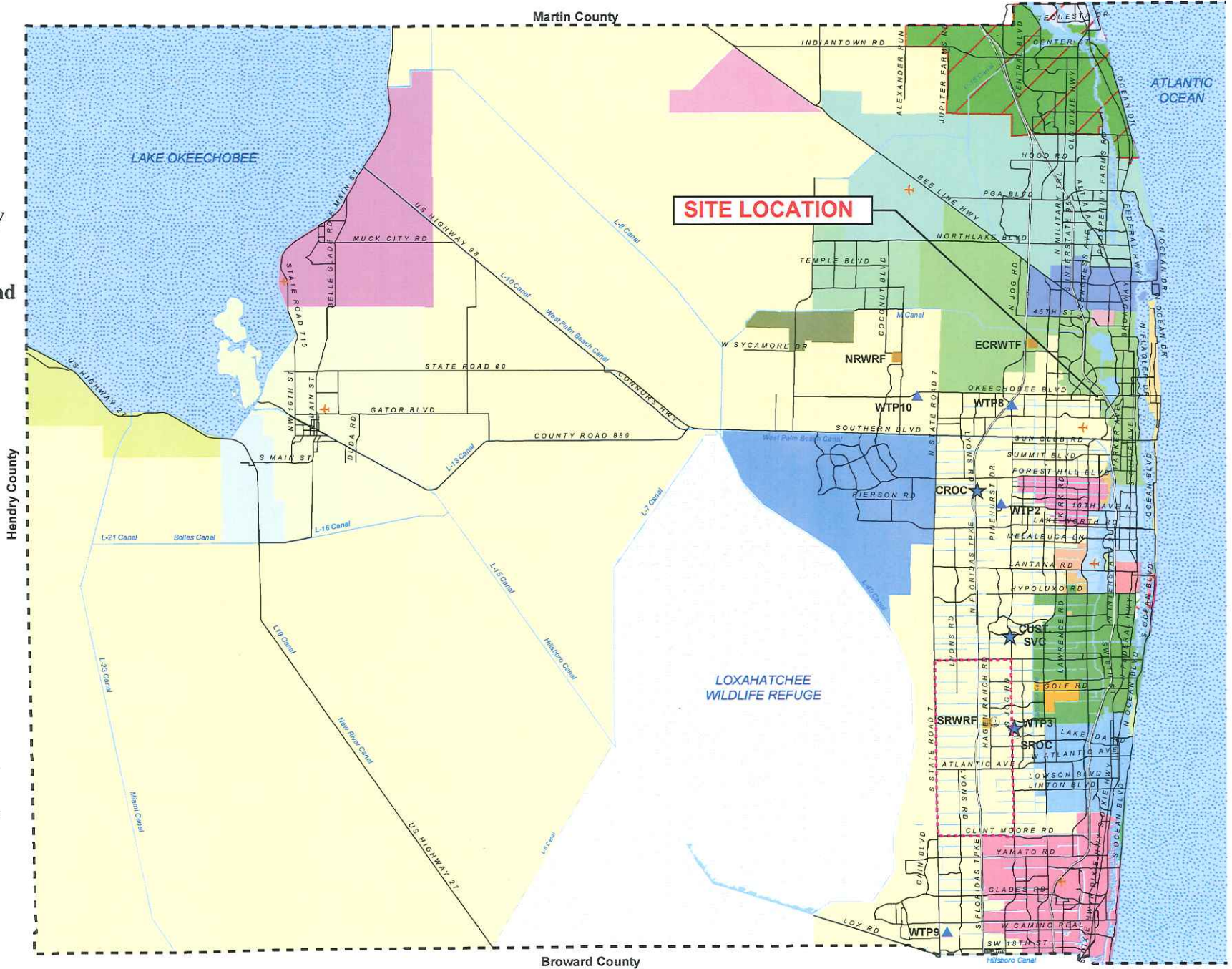
Attachment 1

**Legend**

- P.B.C.W.U.D. SA
- Mandatory Reclaimed SA
- Palm Beach County Limits
- Administration
- Water Reclamation Facility
- Water Treatment Facility
- Wetlands



NOT TO SCALE



Prepared by and return to:  
Palm Beach County Water Utilities Department  
Attn: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

**PARTIAL RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this \_\_\_ day of \_\_\_\_\_, 2013, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Okee Property East, LLC, whose address is One North Clematis, Suite 100, West Palm Beach, FL 33401, second party:

**WITNESSETH:**

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 22441, Page 0274, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

**IN WITNESS WHEREOF** the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

\_\_\_\_\_  
Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
, Chair

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

---



LEGAL DESCRIPTION

A PORTION OF A PALM BEACH COUNTY UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22441, PAGE 274, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 29; THENCE N 88°45'35" W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 486.36 FEET; THENCE S 01°44'35" W ALONG THE WEST LINE OF SAID PALM BEACH COUNTY UTILITY EASEMENT AND ITS NORTHERLY EXTENSION, A DISTANCE OF 343.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 343.14 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO RESEARCH OF ADJOINERS WAS PERFORMED BY THIS OFFICE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY, NOT SHOWN HEREON, WHICH MAY BE REVEALED BY A SEARCH OF THE PUBLIC RECORDS.
- 4.) BEARINGS AS SHOWN HEREON ARE GRID DATUM NAD 83, 1990 ADJUSTMENT AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°45'35" WEST.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- N/A = NOT APPLICABLE
- O.R.B. = OFFICIAL RECORD BOOK
- U.E. = UTILITY EASEMENT
- FPL = FLORIDA POWER AND LIGHT COMPANY
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

11/5/2013  
DATE OF SIGNATURE

Leslie C. Bispo  
LESLIE C. BISPOTT  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5698



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SKETCH AND DESCRIPTION  
OF PARTIAL P.B.C.U.E. EASEMENT  
AT OKEECHOBEE PLACE

FIELD:	N/A	DRAWN:	L.C.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	AUG., 2013	CADDFILE:	
PAGE:	N/A	CHECKED:	J.T.G.		1347 PBCUE-ABAN

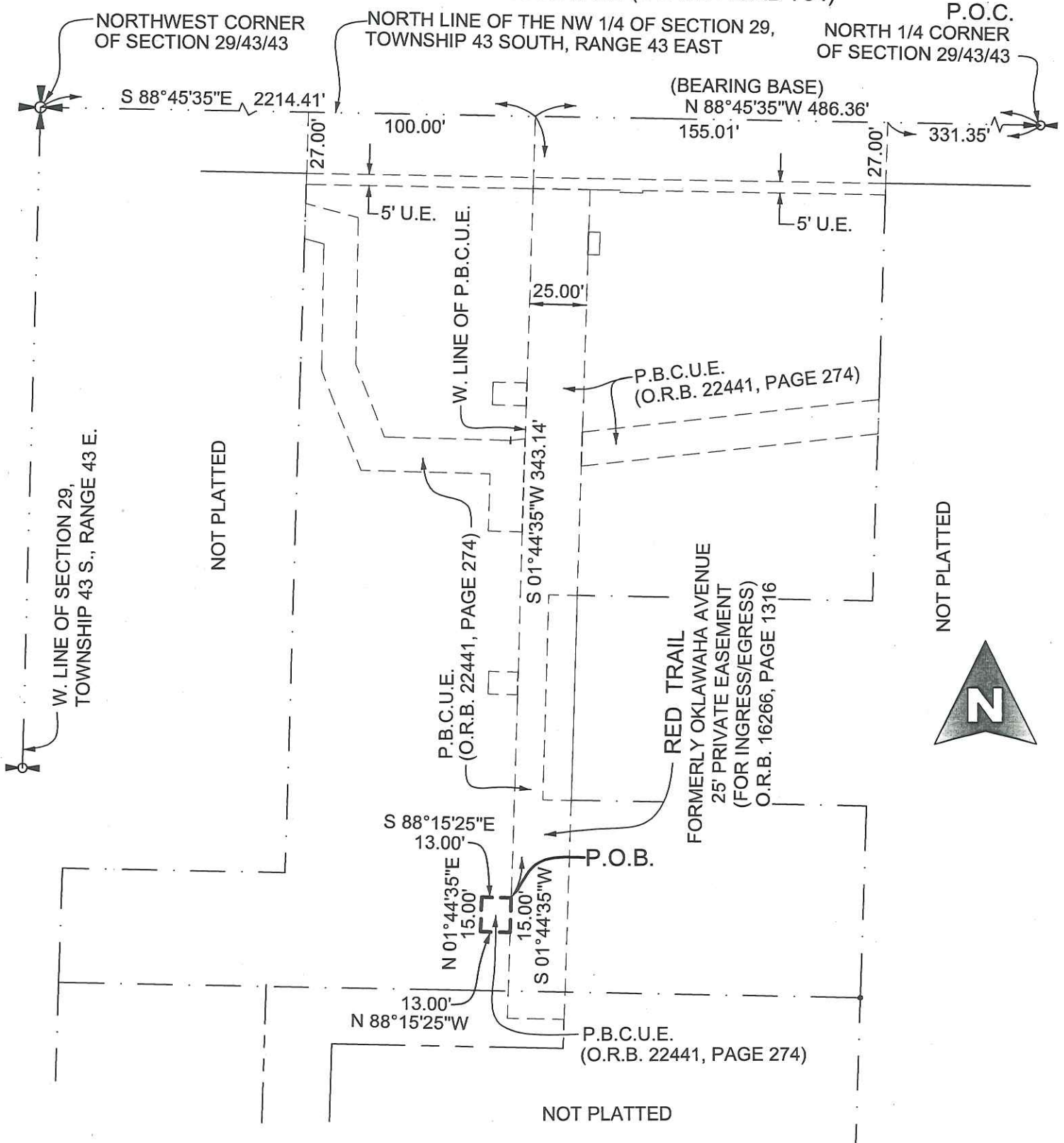
SHEET NO. 1 OF 2

JOB NO. 1347

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "A"

OKEECHOBEE BOULEVARD (STATE ROAD 704)



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
 WEST PALM BEACH, FLORIDA 33406  
 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	L.C.B.	SCALE:	1"=60'
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PAGE:	N/A	CHECKED:	J.T.G.	1347 PBCUE-ABAN	

SKETCH AND DESCRIPTION  
 OF PARTIAL P.B.C.U.E. EASEMENT  
 AT OKEECHOBEE PLACE

SHEET NO. 2 OF 2      JOB NO. 1347





SDA#  
Prepared by and Return to:  
Palm Beach County Water Utilities Department  
P.O. Box 16097, Attn: Engineering Div.  
West Palm Beach, FL 33416-6097

CFN 20080054914  
OR BK 22441 PG 0274  
RECORDED 02/13/2008 12:36:04  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs. 0274 - 277; (4pgs)

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 8<sup>th</sup> day of February, 2008, by Okee Property East, LLC, and Okee Property West, LLC (hereinafter referred to as "Grantors"), whose address is 226 Brazillian Avenue, Suite 3D, Palm Beach, Florida 33480, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Blvd., West Palm Beach, Florida 33413.

WITNESSETH:

The Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantors at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water, and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

The Grantors hereby covenant with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and affixed their seals as of the date first above written.

WITNESSES:

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature

EDWARD G. PICARRO JR  
Printed Name

[Signature]  
Witness Signature

LESLIE C. BISPOTT  
Printed Name

GRANTORS:

Okee Property East, LLC

By: [Signature]

Robert E. Deziel, Managing Member

Okee Property West, LLC

By: [Signature]

Robert E. Deziel, Managing Member

CORPORATE SEALS

NOTARY CERTIFICATE

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of Feb., 2008, by Robert E. Deziel, as Managing Member of both of the aforesaid Limited Liability Companies, who is personally known to me or who has produced a/a as identification.

My Commission Expires: 9.15.11

[Signature]  
Notary Public Signature

Jennifer N. Fry  
Typed, Printed or Stamped Name of Notary



THIS IS NOT A BOUNDARY SURVEY

LEGEND

P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT  
 W.U.D. = WATER UTILITY DEPARTMENT

SURVEYOR AND MAPPER'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°45'35" WEST (NAD 83, 1990 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.


DATE : 2/11/08



CRAIG S. PUSEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5019

W.U.D. # 08-525

EXHIBIT "A"

	<b>Landmark Surveying &amp; Mapping Inc.</b> 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LB #4396			<b>SKETCH AND DESCRIPTION OF A                  PALM BEACH COUNTY UTILITY EASEMENT                  LYING IN A PORTION OF SECTION 29,                  TOWNSHIP 43 S, RANGE 43 E</b>		
	FIELD: NONE	DRAWN: L.C.B.	SCALE: 1" = 60'	SHEET NO. 1 OF 3      JOB NO. 2707		
	BOOK: NONE	DATE: JAN, 2008	PROJ. FILE 2707			
	GPS: NONE	CHECKED: C.S.P.	CADDFILE 2707_UJ			



**THIS IS NOT A BOUNDARY SURVEY**


**LEGAL DESCRIPTION**

A UTILITY EASEMENT LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 88°45'35" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 331.35 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 106.86 FEET; THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°14'25" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 13.15 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 18.52 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 78.06 FEET; THENCE NORTH 83°54'13" EAST, A DISTANCE OF 131.23 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 15.15 FEET; THENCE SOUTH 83°54'20" WEST, A DISTANCE OF 131.23 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 56.29 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 88°45'35" EAST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 96.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 37.87 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 89.37 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 60.87 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 21°28'47" WEST, A DISTANCE OF 47.43 FEET; THENCE NORTH 00°52'25" EAST, A DISTANCE OF 55.64 FEET; THENCE NORTH 74°57'38" WEST, A DISTANCE OF 8.75 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.41 FEET; THENCE SOUTH 74°57'38" EAST, A DISTANCE OF 23.98 FEET; THENCE SOUTH 00°52'25" WEST, A DISTANCE OF 64.36 FEET; THENCE SOUTH 21°28'47" EAST, A DISTANCE OF 34.57 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 55.54 FEET; THENCE NORTH 83°49'56" EAST, A DISTANCE OF 6.58 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 14.67 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 85.32 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 88°45'35" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD ( STATE ROAD 704 ), A DISTANCE OF 255.01 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

W.U.D. # 08-525

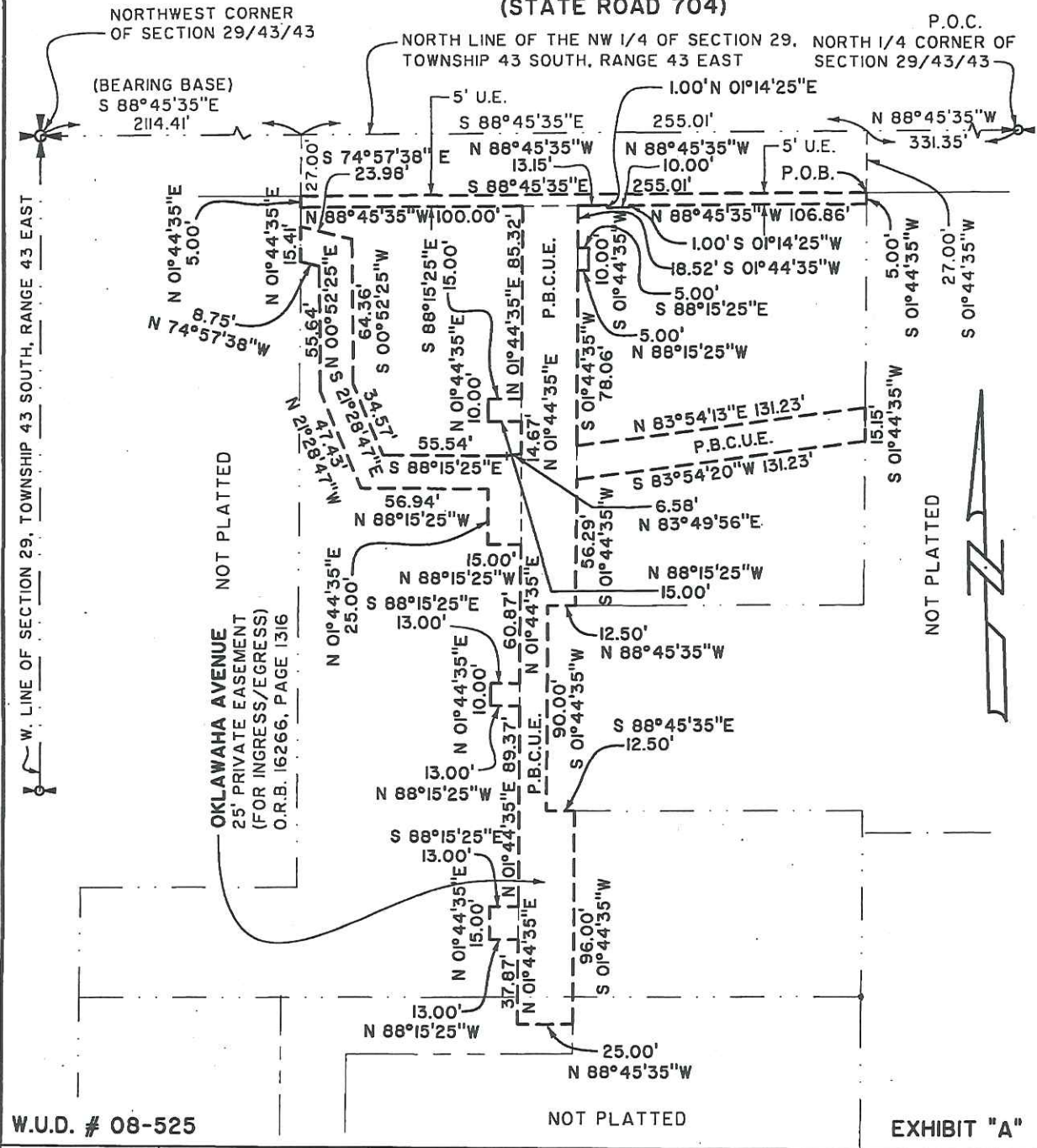
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	<b>Landmark Surveying &amp; Mapping Inc.</b> 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LB #4396			<b>SKETCH AND DESCRIPTION OF A                  PALM BEACH COUNTY UTILITY EASEMENT                  LYING IN A PORTION OF SECTION 29,                  TOWNSHIP 43 S, RANGE 43 E</b>	
	FIELD: NONE	DRAWN: L.C.B.	SCALE: 1" = 60'		
	BOOK: NONE	DATE: JAN, 2008	PROJ. FILE 2707		
	GPS: NONE	CHECKED: C.S.P.	CADDFILE 2707_UJ	SHEET NO. 2 OF 3	JOB NO. 2707



THIS IS NOT A BOUNDARY SURVEY

OKEECHOBEE BOULEVARD  
(STATE ROAD 704)



W.U.D. # 08-525

NOT PLATTED

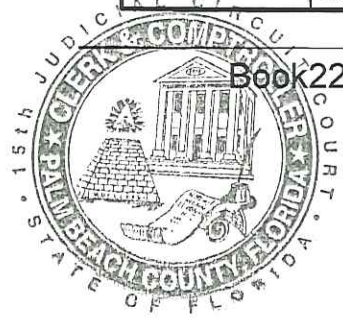
EXHIBIT "A"

	<b>Landmark Surveying &amp; Mapping Inc.</b> 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LB #4396			<b>SKETCH AND DESCRIPTION OF A PALM BEACH COUNTY UTILITY EASEMENT LYING IN A PORTION OF SECTION 29, TOWNSHIP 43 S, RANGE 3 E</b>	
	FIELD: NONE	DRAWN: L.C.B.	SCALE: 1" = 60'		
	BOOK: NONE	DATE: JAN, 2008	PROJ. FILE 2707		
	GPS: NONE	CHECKED: C.S.P.	CADDFILE 2707_UJ	SHEET NO. 3 OF 3	JOB NO. 2707

Book 22441/Page 277

Page 4 of 4

I hereby certify that the foregoing is a true copy  
of the record in my office this day, Oct 18, 2013.  
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida  
BY Stephanie Wilmer Deputy Clerk







CFN 20070518180  
OR BK 22251 PG 0923  
RECORDED 11/13/2007 11:15:41  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0923 - 929; (7pgs)

Prepared by/Return to:

Robert E. Deziel, P.A.  
P.O. Box 936  
Palm Beach, Florida 33480

Parcel ID Numbers: 00-43-43-29-00-000-3380; 00-43-43-29-00-000-3690  
00-43-43-29-00-000-3700; 00-43-43-29-00-000-3370  
00-43-43-29-00-000-3400; 00-43-43-29-00-000-3470  
00-43-43-29-00-000-3450

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 10 day of October, 2007, between **OKEE PROPERTY WEST, LLC**, a Florida limited liability company, the address of which is P.O. Box 936, Palm Beach, Florida 34480 ("Grantor") to **OKEE PROPERTY EAST, LLC**, a Florida limited liability company, the address of which is P.O. Box 936, Palm Beach, Florida, 33480 (the "Grantee").

**WITNESSETH**, that each Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt whereof by Grantor is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, Grantor's interest in and to the following described land, situate, lying and being located in Palm Beach County, Florida, to wit (the "Property"):

[See attached Exhibit "A"]

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

This conveyance is subject to: restrictions, reservations, easements, covenants and limitations of record; zoning and/or other restrictions imposed by governmental authorities, and taxes for the current and all subsequent years.

Note to Recorder: This conveyance is a book transaction made in order to transfer title in and to real Property from Grantor to Grantee. The members of both Grantor and Grantee are identical, as is each member's percentage ownership interest in Grantor and Grantee. No consideration is being paid for the transfer and the underlying beneficial owners of the Property has not changed. As there has been no shift of economic benefit by and between the underlying owners of Grantor and Grantee, no Documentary Stamp Taxes are due under F.S. 201.02(1), et seq., in connection with the transfer made hereby.

AND GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

OKEE PROPERTY WEST, LLC, a Florida limited liability company

By: Robert E. Deziel  
Robert E. Deziel, President

Witness  
Print Name: Scott Mosolf

Witness  
Print Name: Steve Sullivan

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of October, 2007 by Robert E. Deziel, President of Okee Property West, LLC, a Florida limited liability company on behalf of the company. He is  personally known to me or  has produced \_\_\_\_\_ as identification

Sandra J. Parks  
Notary Public in and for the State and County aforesaid.  
Commission Number: DD 338382  
My Commission expires: August 13, 2008  
Print Notary Name: Sandra J. Parks

(seal)





Exhibit "A"

PARCEL 1: (PCN # 00-43-3-26-00-000-3380)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 27 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 83 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 83 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (PCN # 00-43-43-29-00-000-3690)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (PCN # 00-43-43-29-00-000-3700)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (PCN # 00-43-43-29-00-000-3400)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 262 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 72 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 72 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.



PARCEL 5: (PCN # 00-43-43-29-00-000-3370)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING AND THE NORTH WEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 52 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 52 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (PCN # 00-43-43-29-00-000-3470)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 876.5 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 334 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 210.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 210.5 FEET TO THE POINT OF BEGINNING.

PARCEL 13 (A/K/A ALTMAN PARCEL): (PCN # 00-43-43-29-00-000-3480)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 1019 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 78 AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET TO THE POINT OF BEGINNING.

PARCEL 14 (A/K/A MILES PARCEL): (PCN # 00-43-43-29-00-000-3450)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 1019 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 78 AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 84 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 84 FEET; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET TO THE POINT OF BEGINNING.



Together With and Subject to A Non-Exclusive Easement for Ingress/Egress:

ALL OF THE ABOVE PARCELS (1-6, inclusive, 13 and 14) HAVE AND HOLD AND ARE SUBJECT TO AN EASEMENT FOR A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE 25' PRIVATE EASEMENT AREA COMMONLY KNOWN AS OKLAWAHA AVENUE AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 864 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 27 FEET TO A POINT ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF OKEECHOBEE BLVD. AND THE POINT OF BEGINNING OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 357 FEET TO A POINT ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED UNDER PARCEL 6 ABOVE; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 25 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 357 FEET TO A POINT ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF OKEECHOBEE BLVD.; THENCE RUN WEST ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF OKEECHOBEE BLVD., A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.