

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 1, 2018
Consent [X] Regular []
Public Hearing []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a release of utility easement over property owned by Pine Trail Square, LLC.

Summary: The Water Utilities Department (WUD) is seeking the release of the County's interest in a utility easement recorded in the Official Records of Palm Beach County, ORB 05897, Page 1361. During the redevelopment of the site, the property owner granted a new utility easement to Palm Beach County as recorded in the Official Records of Palm Beach County, ORB 29241, Page 0279. As a result, the existing utility easement is no longer required. WUD staff has determined that the release of easement will not affect existing or new water and wastewater facilities and recommends the release. District 7 (MJ)

Background and Justification: On December 9, 1988, a blanket utility easement was granted to the County for public water and wastewater facilities associated with the development of the properties identified by PCN 00-42-43-25-02-000-0012 and PCN 00-42-43-25-02-000-0052. Upon redevelopment, some existing public water and wastewater facilities were removed and new public water and wastewater facilities installed. A new utility easement was granted to the County for the existing and new public water and wastewater facilities. The property owner is requesting release of the easement.

Attachments:

- 1. Location Map
- 2. Two (2) Original Release of Utility Easement
- 3. Original Utility Easement (ORB 05897/PG 1361)
- 4. Copy Utility Easement (ORB 29241/PG 0279)
- 5. Copy of Special Warranty Deed (ORB 13937/PG 1368)
- 6. Copy of Seller Title Affidavit (ORB 13937/PG 1375)
- 7. Copy of Fictitious Name Affidavit (ORB 03650/PG 1368)

Recommended By: Jim Stiles Department Director
3-27-18 Date

Approved By: [Signature] Deputy County Administrator
4/11/18 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____


Is Item Included in Current Budget? Yes _____ No _____

Does this item include the use of federal funds? Yes _____ No _____

Reporting Category N/A

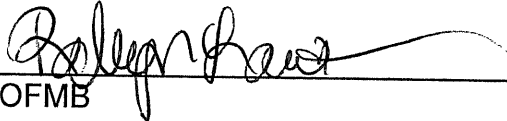
B. Recommended Sources of Funds/Summary of Fiscal Impact:

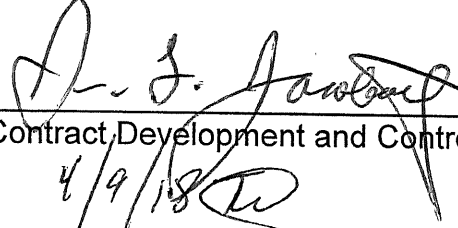
No Fiscal Impact

C. Department Fiscal Review: _____ 

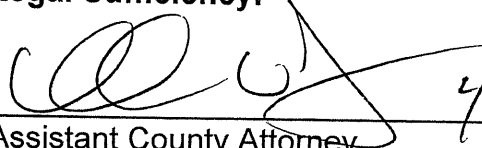
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:


OFMB 4/4/18

 4/9/18
Contract Development and Control

B. Legal Sufficiency:

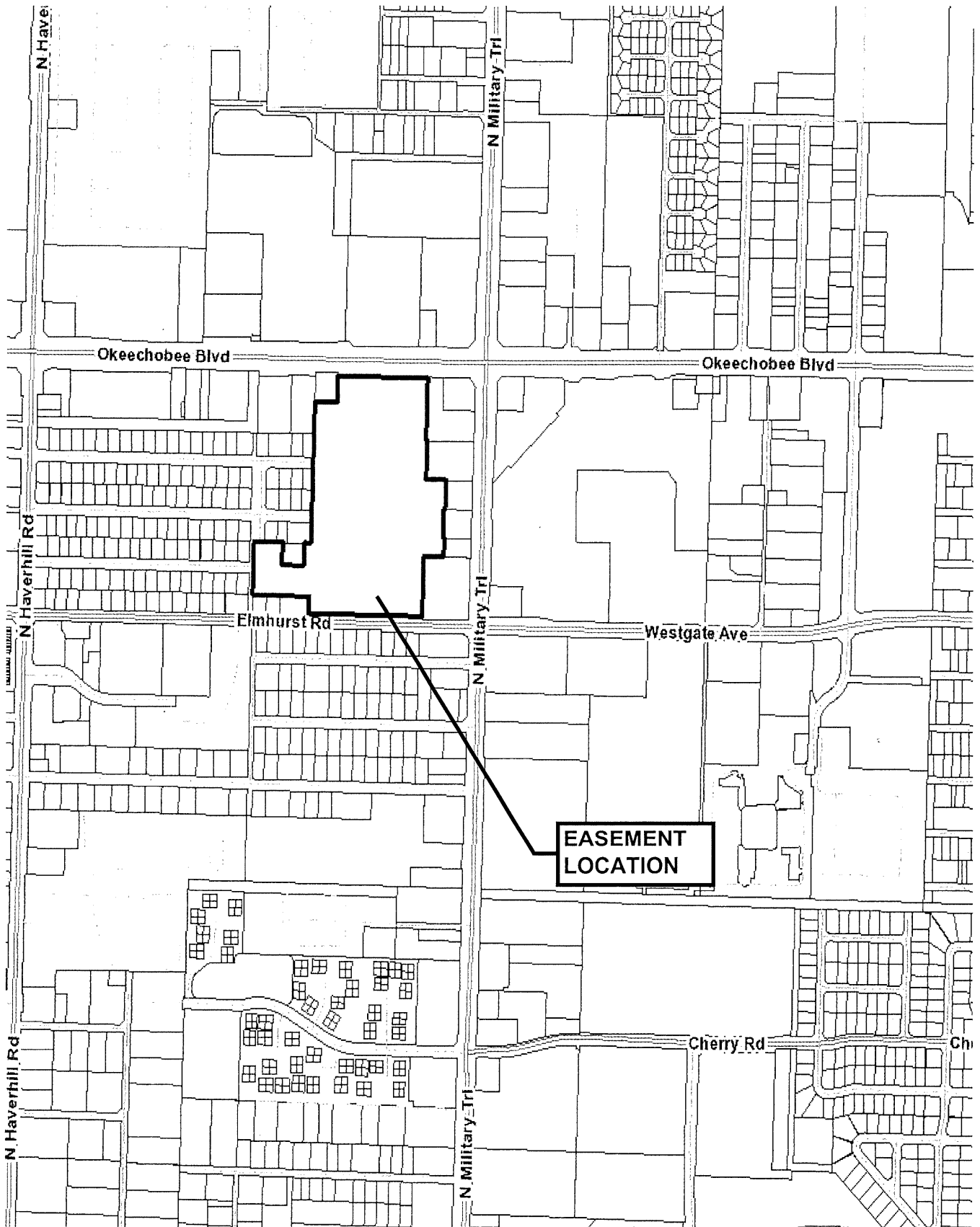

Assistant County Attorney 4/10/18

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

ATTACHMENT 1



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

RELEASE OF UTILITY EASEMENT

THIS RELEASE OF UTILITY EASEMENT, executed this ___ day of _____, 2018, 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 Pine Trail Square, LLC, whose address is 101 Plaza Real South, Suite 200, Boca Raton, Florida 33432:

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 UTILITY EASEMENT recorded in Official Records Book 05897 Page 1361, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that UTILITY EASEMENT.

IN WITNESS WHEREOF the first party has caused this 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: _____
Melissa McKinlay, Mayor *JCS*

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

MEADOWBROOK UTILITY SYSTEMS, INC.

UTILITY EASEMENT

THIS AGREEMENT, made and entered into this 22 day of November, 1988, by and between Harry S. Hamilton, as Trustee

_____ Con ⁸⁸⁻³⁴⁰⁷⁷² 10.00 Doc .55
_____ JOHN B DUNKLE, CLERK - PB COUNTY, FL

of the County of Palm Beach and State of Florida, hereinafter referred to as the Grantor, and MEADOWBROOK UTILITY SYSTEMS, INC., a Florida Corporation formed under the laws of State of Florida, hereinafter referred to as the Grantee;

WITNESSETH, that the Grantor does hereby give and grant the Grantee and its assign, a right of way and easement for the purpose of ingress, egress, and utilities with full authority to enter upon, construct and maintain, as the Grantee and its assigns may deem necessary water pipes and other utility facilities under and upon the following described land situated in Palm Beach County aforesaid, to wit:

Exhibit A

TO HAVE AND TO HOLD said right of way and easement unto said Grantee and its assigns forever.

The Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the Grantee and its assigns, out of and away from the herein granted right of way, and the Grantor, its successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other

structures on the herein granted right of way that may interfere with the normal operations or maintenance of the utility facilities installed hereon.

Said Grantor do^{es}, hereby covenant with the said Grantee, that He _____ lawfully seized and possessed of the real estate above described, that Grantor has a good and lawful right to convey the said easement and that it is free from all encumbrances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Gerald Averant
Witness
Patricia A. Lamberstein
Witness

GRANTOR
Harry S. Hamilton (SEAL)
Harry S. Hamilton, as Trustee

Witness

Witness

GRANTOR

(SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me the undersigned authority, this day appeared _____ and Harry S. Hamilton, as Trustee ~~XXXXXX~~ to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed the same for the purposes herein expressed,

WITNESS my hand and official seal this 22nd day of November, A.D. 1988.

My Commission Expires:
Maurice H. Doyle
Notary Public in and for the
County and State aforesaid.
OCTOBER 1, 1990

PREPARED BY + RETURN TO:
Gerald T. Buhr
MEADOWBROOK UTILITY SERVICES, INC.
4360 NORTHLAKE BLVD., SUITE 100
PALM BEACH GARDENS, FLORIDA 33410
Grantee's Address Furnished

Legal Description
for
Planned Commercial Development

URE 5897 Pg 1363

a parcel

of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 43 South, Range 42 East, being more particularly described as follows: Commencing at a found Palm Beach County concrete monument marking the North one-quarter corner of said Section 25; thence, run South 00°43'36" West, along the East line of the Northwest 1/4 of said Section 25 and the centerline of Military Trail (a 106 foot road right-of-way), a distance of 70.01 feet; thence, South 89°52'06" West, a distance of 53.01 feet to a point in the Westerly right-of-way line of said Military Trail and the Point of Beginning; thence, South 00°43'36" West, along a line 3 feet Westerly of and parallel with the East line of the Plat of East View Estates, according to the plat thereof, as recorded in Plat Book 18, page 18, and along said Westerly right-of-way line, a distance of 515.02 feet to a point in the North line of said Lot 5, said Plat of East View Estates; thence, South 89°52'06" West, along said North line, a distance of 166.09 feet; thence, South 00°43'36" West, parallel with the East line of said Plat of East View Estates, a distance of 150.00 feet to a point in the South line of the North 1/2 of Lot 6, said Plat of East View Estates; thence, North 89°52'06" East, along said South line, a distance of 166.09 feet to a point in said West right-of-way line of Military Trail; thence, South 00°43'36" West, along a line 3 feet Westerly of and parallel with the East line of said Plat of East View Estates and continuing along said West right-of-way line, a distance of 577.31 feet to a point in the Northerly right-of-way line of Elmhurst Road (a 60 foot road right-of-way); thence, North 89°51'55" West, along said Northerly right-of-way line and its Westerly prolongation, a distance of 956.38 feet to a point in the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, North 00°37'25" East, along said line, a distance of 99.48 feet to a point in the South line of the North 129.48 feet of the South 258.96 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, North 89°51'55" West, along said South line, a distance of 336.52 feet to a point in the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, North 00°35'21" East, along said West line, a distance of 129.48 feet to a point in the North line of the South 258.96 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, South 89°51'55" East, a distance of 336.60 feet to a point in the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, North 00°37'25" East, along said line, a distance of 878.87 feet to a point in the South line of the North 200 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, North 89°52'06" East, along said South line, a distance of 132.01 feet to a point in the East line of the West 132 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 25; thence, North 00°37'25" East, along said line, a distance of 130.01 feet to a point in the South right-of-way line of Lake Worth Drainage District Canal L-1, according to the lands recorded in Official Record Book 1731, page 612; thence, North 89°52'06" East, along said Southerly right-of-way line, a distance of 826.65 feet to the Point of Beginning;

EXHIBIT "A"

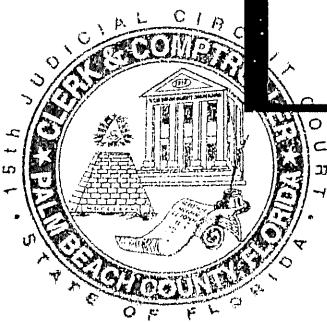
RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

and also including: the West 120 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the East 30 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 43 South, Range 42 East, less right-of-way for Okeechobee Road as set forth in Deed Book 125, page 34, Deed Book 1164, page 391 and Road Plat Book 2, page 134, Palm Beach County Records, and less the South 150 feet thereof.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

RECORD VERIFIED
PALM BEACH COUNTY FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

I hereby certify the foregoing is a true copy of the record in my office with redactions, if any as required by law as of this day, Dec 12, 2017. Sharon R. Bock, Clerk and Comptroller, Palm Beach County, Florida BY _____ Deputy Clerk





CFN 20170266446

OR BK 29241 PG 0279
RECORDED 07/26/2017 10:51:43
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0279 - 300; (22pgs)

Prepared by and Return to:
Palm Beach County Water Utilities Department
P.O. Box 16097, C/O Joe Lammert, Engineering Section
West Palm Beach, Florida 33416-6097

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 24 day of July, 2017,
by Pine Trail Square, LLC, (hereinafter referred to as "Grantor"), whose address is 101 Plaza Real South,
Suite 200, Boca Raton, Florida 33432, to Palm Beach County (hereinafter referred to as "Grantee"), c/o
Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413.

WITNESSETH

That Grantor, 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 Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable 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 by the Grantee 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

Grantor hereby covenants 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 Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Shirley Carosella
Witness Signature

Shirley Carosella
Print Name

Louis Carosella
Witness Signature

LOUIS CAROSELLA
Print Name

GRANTOR:

Pine Trail Square, LLC, a Delaware limited liability company as successor by merger with Pine Trail Square, a Florida limited liability company
By: Pine Trail Investors, LLC, a Florida limited liability company, its Member
By: RPS Holdings, Inc., a Florida corporation, its Managing Member

By: Joe Carosella

JOE CAROSELLA
Print Name

By: _____

Print Name



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A"

SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 1 OF 20 SHEETS

LEGAL DESCRIPTION:

STRIPS OF LAND OVER, ACROSS AND THROUGH PORTIONS OF LOTS 1, 2, 5, 6, 7, 8 AND 9, EASTVIEW ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID CENTERLINES MORE FULLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

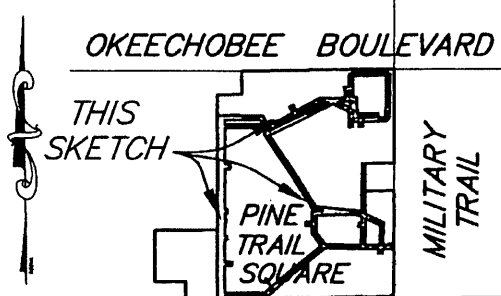
COMMENCING(1) AT THE NORTH ONE-QUARTER (N 1/4) CORNER OF SAID SECTION 25; THENCE SOUTH 01°29'02" WEST, ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 25, A DISTANCE OF 107.88 FEET; THENCE NORTH 88°30'58" WEST, A DISTANCE OF 91.11 FEET TO THE POINT OF BEGINNING (1) OF THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 43°18'52" WEST, A DISTANCE OF 18.05 FEET; THENCE NORTH 89°22'27" WEST, A DISTANCE OF 178.14 FEET; THENCE SOUTH 45°35'49" WEST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 00°35'36" WEST, A DISTANCE OF 129.50 FEET; THENCE SOUTH 89°14'23" EAST, A DISTANCE OF 18.62 FEET; THENCE SOUTH 01°13'35" EAST, A DISTANCE OF 39.46 FEET TO A REFERENCE POINT "A"; THENCE CONTINUING SOUTH 01°13'35" EAST, A DISTANCE OF 51.03 FEET TO A REFERENCE POINT "B"; THENCE CONTINUING SOUTH 01°13'35" EAST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 89°24'45" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 01°17'44" WEST, A DISTANCE OF 38.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, BEING A REFERENCE POINT "C" AND TO THE POINT OF TERMINATION (1) OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 37.00 FEET IN WIDTH, LYING 18.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (2) AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 88°37'08" WEST, A DISTANCE OF 25.19 FEET TO THE POINT OF TERMINATION (2) OF THE HEREIN DESCRIBED CENTERLINE.

LEGAL DESCRIPTION CONTINUED ON SHEET 2



ELMHURST ROAD
SITE LAYOUT
NOT TO SCALE

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 2 OF 20 SHEETS

LEGAL DESCRIPTION CONTINUED:

TOGETHER WITH:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (3) AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 89°24'45" EAST, A DISTANCE OF 110.64 FEET; THENCE SOUTH 02°39'56" EAST, A DISTANCE OF 200.00 FEET TO A REFERENCE POINT "D"; THENCE NORTH 89°24'45" WEST, A DISTANCE OF 83.57 FEET TO THE POINT OF TERMINATION (3) OF THE HEREIN DESCRIBED CENTERLINE.

ALSO TOGETHER WITH:

BEGINNING (4) AT THE AFOREMENTIONED REFERENCE POINT "D"; THENCE SOUTH 89°24'45" EAST, A DISTANCE OF 47.30 FEET; THENCE NORTH 47°43'33" EAST, A DISTANCE OF 19.90 FEET; THENCE NORTH 02°44'43" EAST, A DISTANCE OF 226.28 FEET TO THE POINT OF TERMINATION (4) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

COMMENCING (2) AT THE AFOREMENTIONED REFERENCE POINT "C"; THENCE NORTH 89°22'28" WEST, ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 54.14 FEET TO THE POINT OF BEGINNING (5) OF THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 01°22'51" EAST, A DISTANCE OF 89.29 FEET; THENCE NORTH 63°11'03" WEST, A DISTANCE OF 88.55 FEET; THENCE SOUTH 65°15'15" WEST, A DISTANCE OF 396.26 FEET TO A REFERENCE POINT "E"; THENCE NORTH 11°12'24" EAST, A DISTANCE OF 26.47 FEET; THENCE NORTH 22°57'57" WEST, A DISTANCE OF 21.80 FEET TO A REFERENCE POINT "F"; THENCE SOUTH 88°33'42" EAST, A DISTANCE OF 30.81 FEET TO A REFERENCE POINT "G"; THENCE CONTINUING SOUTH 88°33'42" EAST, A DISTANCE OF 7.85 FEET; THENCE NORTH 62°21'36" EAST, A DISTANCE OF 136.38 FEET TO A REFERENCE POINT "H"; THENCE CONTINUING NORTH 62°21'36" EAST, A DISTANCE OF 150.70 FEET; THENCE SOUTH 89°43'55" EAST, A DISTANCE OF 42.85 FEET; THENCE SOUTH 00°16'05" WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 89°43'55" EAST, A DISTANCE OF 54.71 FEET; THENCE NORTH 00°31'11" EAST, A DISTANCE OF 2.66 FEET; THENCE SOUTH 89°43'55" EAST, A DISTANCE OF 51.20 FEET; THENCE NORTH 00°35'36" EAST, A DISTANCE OF 61.18 FEET; THENCE NORTH 89°24'24" WEST, A DISTANCE OF 16.74 FEET TO THE POINT OF TERMINATION (5) OF THE HEREIN DESCRIBED CENTERLINE.

LEGAL DESCRIPTION CONTINUED ON SHEET 3

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\V1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 3 OF 20 SHEETS

LEGAL DESCRIPTION CONTINUED:

AND ALSO TOGETHER WITH:

BEGINNING (6) AT THE AFOREMENTIONED REFERENCE POINT "F"; THENCE NORTH 88°33'42" WEST, A DISTANCE OF 240.13 FEET TO THE POINT OF TERMINATION (6) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (7) AT THE AFOREMENTIONED REFERENCE POINT "G"; THENCE NORTH 00°35'15" EAST, A DISTANCE OF 28.37 FEET TO THE POINT OF TERMINATION (7) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (8) AT THE AFOREMENTIONED REFERENCE POINT "H"; THENCE NORTH 24°44'45" WEST, A DISTANCE OF 44.90 FEET TO THE POINT OF TERMINATION (8) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (9) AT THE AFOREMENTIONED REFERENCE POINT "E"; THENCE SOUTH 31°44'23" EAST, A DISTANCE OF 243.58 FEET; THENCE SOUTH 31°19'40" EAST, A DISTANCE OF 232.83 FEET; THENCE SOUTH 82°28'16" EAST, A DISTANCE OF 198.10 FEET TO A REFERENCE POINT "I"; THENCE CONTINUING SOUTH 82°28'16" EAST, A DISTANCE OF 41.15 FEET; THENCE SOUTH 63°34'48" EAST, A DISTANCE OF 135.31 FEET; THENCE SOUTH 01°55'10" WEST, A DISTANCE OF 125.44 FEET; THENCE SOUTH 88°17'29" EAST, A DISTANCE OF 53.05 FEET TO A REFERENCE POINT "J" AND TO THE POINT OF TERMINATION (9) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (10) AT THE AFOREMENTIONED REFERENCE POINT "I"; THENCE NORTH 89°51'46" WEST, A DISTANCE OF 199.50 FEET; THENCE SOUTH 01°31'40" WEST, A DISTANCE OF 54.71 FEET TO A REFERENCE POINT "K"; THENCE CONTINUING SOUTH 01°31'40" WEST, A DISTANCE OF 46.59 FEET; THENCE SOUTH 33°51'31" EAST, A DISTANCE OF 91.32 FEET; THENCE SOUTH 86°54'51" EAST, A DISTANCE OF 207.40 FEET TO A REFERENCE POINT "L"; THENCE SOUTH 88°17'29" EAST, A DISTANCE OF 94.83 FEET TO A REFERENCE POINT "M"; THENCE CONTINUING SOUTH 88°17'29" EAST, A DISTANCE OF 7.24 FEET TO THE POINT OF TERMINATION (10) OF THE HEREIN DESCRIBED CENTERLINE.

LEGAL DESCRIPTION CONTINUED ON SHEET 4

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



**McLAUGHLIN ENGINEERING COMPANY
LB#285**

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

**EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 4 OF 20 SHEETS**

LEGAL DESCRIPTION CONTINUED:

TOGETHER WITH:

A STRIP OF LAND 28.00 FEET IN WIDTH, LYING 14.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (11) AT THE AFOREMENTIONED REFERENCE POINT "J"; THENCE NORTH 01°29'02" EAST, ON A LINE 14.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD #809), A DISTANCE OF 18.00 FEET TO THE POINT OF TERMINATION (11) OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (12) AT THE AFOREMENTIONED REFERENCE "K"; THENCE NORTH 88°28'20" WEST, A DISTANCE OF 44.24 FEET TO THE POINT OF TERMINATION (12) OF THE HEREIN DESCRIBED CENTERLINE.

ALSO TOGETHER WITH:

BEGINNING (13) AT THE AFOREMENTIONED REFERENCE POINT "L"; THENCE NORTH 03°35'54" EAST, A DISTANCE OF 118.98 FEET TO A REFERENCE POINT "N"; THENCE CONTINUING NORTH 03°35'54" EAST, A DISTANCE OF 51.01 FEET TO A REFERENCE POINT "O" AND TO THE POINT OF TERMINATION (13) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (14) AT THE AFOREMENTIONED REFERENCE POINT "M"; THENCE SOUTH 00°40'05" WEST, A DISTANCE OF 34.69 FEET TO THE POINT OF TERMINATION (14) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (15) AT THE AFOREMENTIONED REFERENCE POINT "N"; THENCE NORTH 85°13'06" WEST, A DISTANCE OF 25.49 FEET TO THE POINT OF TERMINATION (15) OF THE HEREIN DESCRIBED CENTERLINE.

LEGAL DESCRIPTION CONTINUED ON SHEET 5

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C:\JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 5 OF 20 SHEETS

LEGAL DESCRIPTION CONTINUED:

TOGETHER WITH:

A STRIP OF LAND 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (16) AT THE AFOREMENTIONED REFERENCE POINT "O"; THENCE NORTH 00°36'22" EAST, A DISTANCE OF 127.46 FEET TO A REFERENCE POINT "P" AND TO THE POINT OF TERMINATION (16) OF THE HEREON DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 12.00 FEET IN WIDTH, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (17) AT THE AFOREMENTIONED REFERENCE POINT "P"; THENCE NORTH 01°26'59" EAST, A DISTANCE OF 151.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 AND TO THE POINT OF TERMINATION (17) OF THE HEREON DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (18) AT THE AFOREMENTIONED REFERENCE POINT "F"; THENCE NORTH 22°57'57" WEST, A DISTANCE OF 47.84 FEET; THENCE NORTH 88°12'24" WEST, A DISTANCE OF 220.41 FEET TO A REFERENCE POINT "Q" AND TO THE POINT OF TERMINATION (18) OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 40.00 FEET IN WIDTH, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (19) AT THE AFOREMENTIONED REFERENCE POINT "Q"; THENCE SOUTH 01°22'51" WEST, ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 25, A DISTANCE OF 266.84 FEET TO A REFERENCE POINT "R"; THENCE

LEGAL DESCRIPTION CONTINUED ON SHEET 6

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\VI609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 6 OF 20 SHEETS

LEGAL DESCRIPTION CONTINUED:

CONTINUING SOUTH 01°22'51" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 238.64 FEET TO A REFERENCE POINT "S"; THENCE CONTINUING SOUTH 01°22'51" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 51.03 FEET TO A REFERENCE POINT "T"; THENCE CONTINUING SOUTH 01°22'51" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 91.25 FEET TO A REFERENCE POINT "U"; THENCE CONTINUING SOUTH 01°22'51" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 141.64 FEET TO A REFERENCE POINT "V"; THENCE CONTINUING SOUTH 01°22'51" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 162.17 FEET TO A REFERENCE POINT "W"; THENCE CONTINUING SOUTH 01°22'51" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 21.78 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ELMHURST ROAD AND TO THE POINT OF TERMINATION (19) OF THE FOLLOWING DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 30.00 FEET IN WIDTH, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (20) AT THE AFOREMENTIONED REFERENCE POINT "R"; THENCE SOUTH 88°37'09" EAST, A DISTANCE OF 46.03 FEET TO THE POINT OF TERMINATION (20) OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (21) AT THE AFOREMENTIONED REFERENCE POINT "S"; THENCE SOUTH 88°37'09" EAST, A DISTANCE OF 33.17 FEET TO THE POINT OF TERMINATION (21) OF THE HEREIN DESCRIBED CENTERLINE.

ALSO TOGETHER WITH:

BEGINNING (22) AT THE AFOREMENTIONED REFERENCE POINT "T"; THENCE SOUTH 88°37'09" EAST, A DISTANCE OF 25.89 FEET TO THE POINT OF TERMINATION (22) OF THE HEREIN DESCRIBED CENTERLINE.

AND ALSO TOGETHER WITH:

BEGINNING (23) AT THE AFOREMENTIONED REFERENCE POINT "U"; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 31.55 FEET TO THE POINT OF TERMINATION (23) OF THE HEREIN DESCRIBED CENTERLINE. (LEGAL DESCRIPTION CONTINUED ON SHEET 7)

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 7 OF 20 SHEETS

AND ALSO TOGETHER WITH:

BEGINNING (24) AT THE AFOREMENTIONED REFERENCE POINT "V"; THENCE SOUTH 88°37'09" EAST, A DISTANCE OF 58.03 FEET TO THE POINT OF TERMINATION (24) OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (25) AT THE AFOREMENTIONED REFERENCE POINT "W"; THENCE SOUTH 88°37'47" EAST, A DISTANCE OF 241.09 FEET TO A REFERENCE POINT "X" AND TO THE POINT OF TERMINATION (25) OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH:

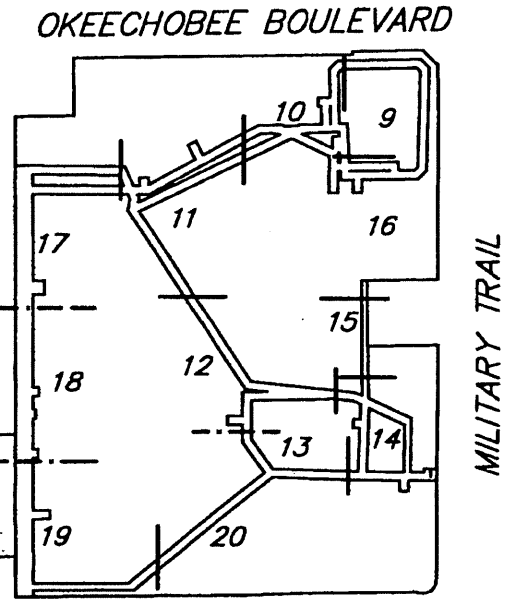
A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING (26) AT THE AFOREMENTIONED REFERENCE POINT "X"; THENCE NORTH 51°42'27" EAST, A DISTANCE OF 405.80 FEET TO THE POINT OF TERMINATION (26) OF THE HEREIN DESCRIBED CENTERLINE.

SAID LANDS SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA AND CONTAINING 147,857 SQUARE FEET OR 3.3943 ACRES MORE OR LESS.

NOTE:

IT IS THE INTENT OF THIS DESCRIPTION THAT THE SIDELINES BE LENGTHENED OR SHORTENED TO THEIR POINT OF INTERSECTION WITH EACH OTHER AND TO CALLED OUT TERMINUSES, TO FORM A CONTINUOUS STRIP.



ELMHURST ROAD
KEY MAP
NOT TO SCALE

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A" SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 8 OF 20 SHEETS

This is a copy

NOTES:

1) THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY, AS REFLECTED IN THE PROVIDED TITLE OPINION PREPARED BY SARAGA/LIPSHY, P.L.L.C. DATED MAY 31, 2016 WHICH INCORPORATES FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER #5725343PBC. THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD BY MCLAUGHLIN ENGINEERING COMPANY.

2) LEGAL DESCRIPTION PREPARED BY MCLAUGHLIN ENGINEERING CO.

3) THIS DRAWING IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

4) THIS IS NOT A BOUNDARY SURVEY.

REVIEWED & ACCEPTED

PALM BEACH COUNTY WATER UTILITIES DEPT.

STATE PLANE COORDINATES:

JUL 11 2017

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT.
ZONE = FLORIDA EAST.
LINEAR UNITS = U.S. SURVEY FOOT.
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.00003769
BEARING SHOWN HEREON ARE GRID AND ASSUME
THE EAST LINE OF THE NW 1/4 OF SECTION
25-43S.-42E. AS SOUTH 01°00'29"02" WEST.

Date

LEGEND:

- O.R., PG. - OFFICIAL RECORDS
BOOK AND PAGE
- D.B., PG. - DEED BOOK AND PAGE
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- FDOT - FLORIDA DEPARTMENT OF
TRANSPORTATION
- SQ. FT. - SQUARE FEET
- N - NORTHING
- E - EASTING
- R/W - RIGHT-OF-WAY

CERTIFICATION

CERTIFIED CORRECT. DATED AT
FORT LAUDERDALE, FLORIDA THIS
29TH DAY OF MARCH, 2017.
GENERAL REVISIONS MADE THE
6TH DAY OF JULY, 2017.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
REGISTERED LAND SURVEYOR NO. 4497
STATE OF FLORIDA

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C:\JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

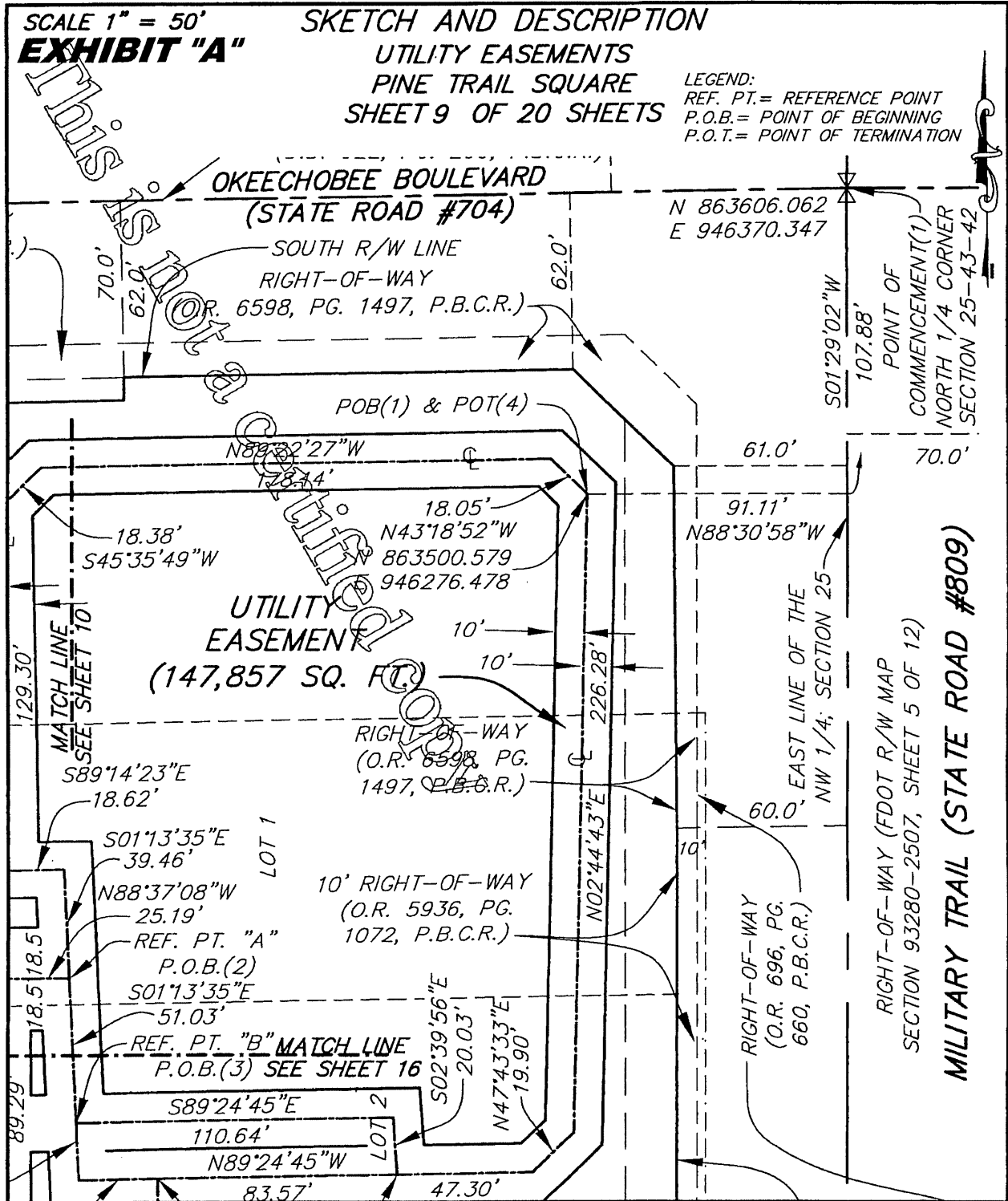
SCALE 1" = 50'

EXHIBIT "A"

SKETCH AND DESCRIPTION

UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 9 OF 20 SHEETS

LEGEND:
REF. PT.= REFERENCE POINT
P.O.B.= POINT OF BEGINNING
P.O.T.= POINT OF TERMINATION



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\V1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

EXHIBIT "A"

SKETCH AND DESCRIPTION

UTILITY EASEMENTS

PINE TRAIL SQUARE

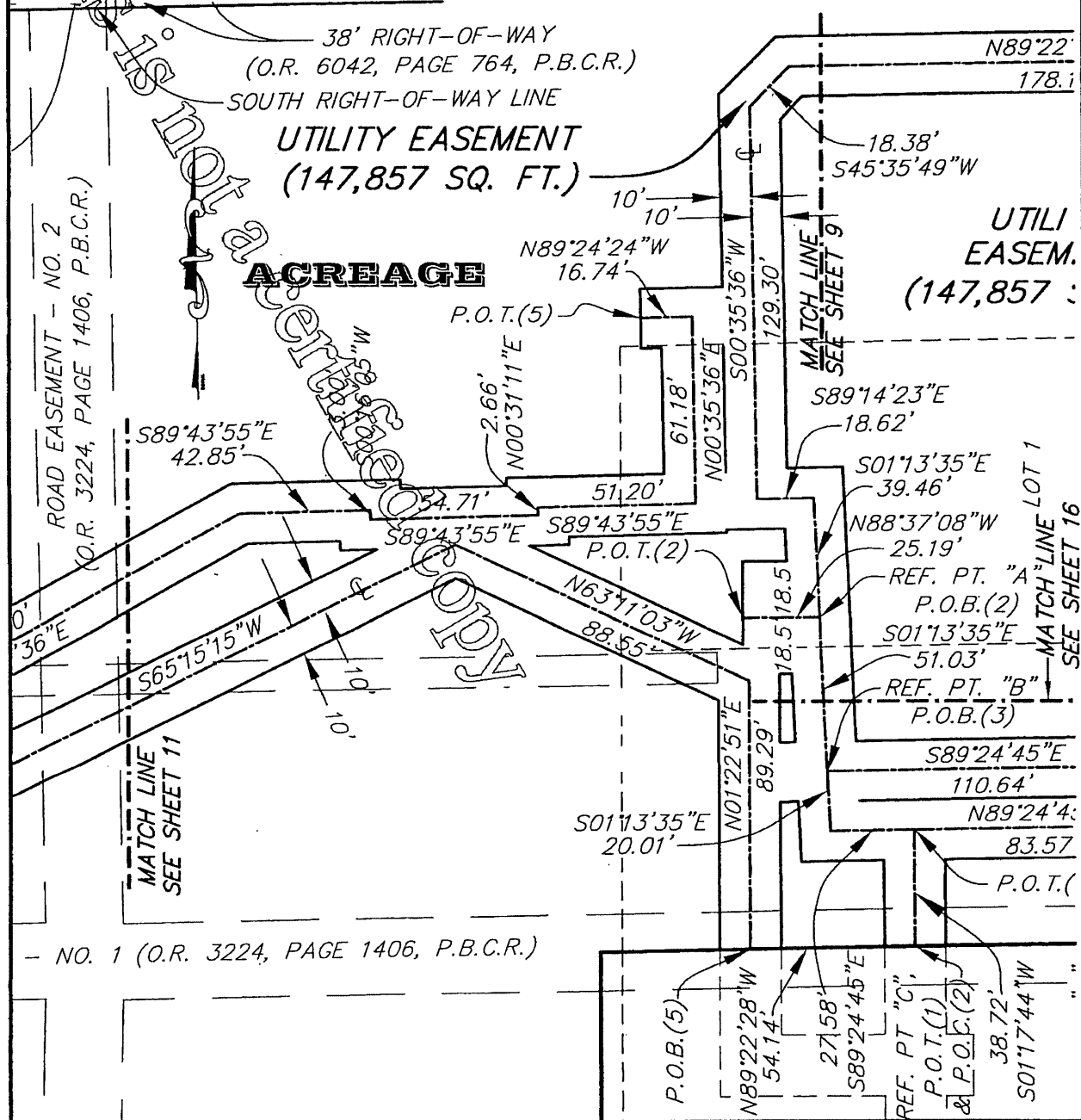
SHEET 10 OF 20 SHEETS

LEGEND:

REF. PT.= REFERENCE POINT

P.O.B.= POINT OF BEGINNING

P.O.T.= POINT OF TERMINATION



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

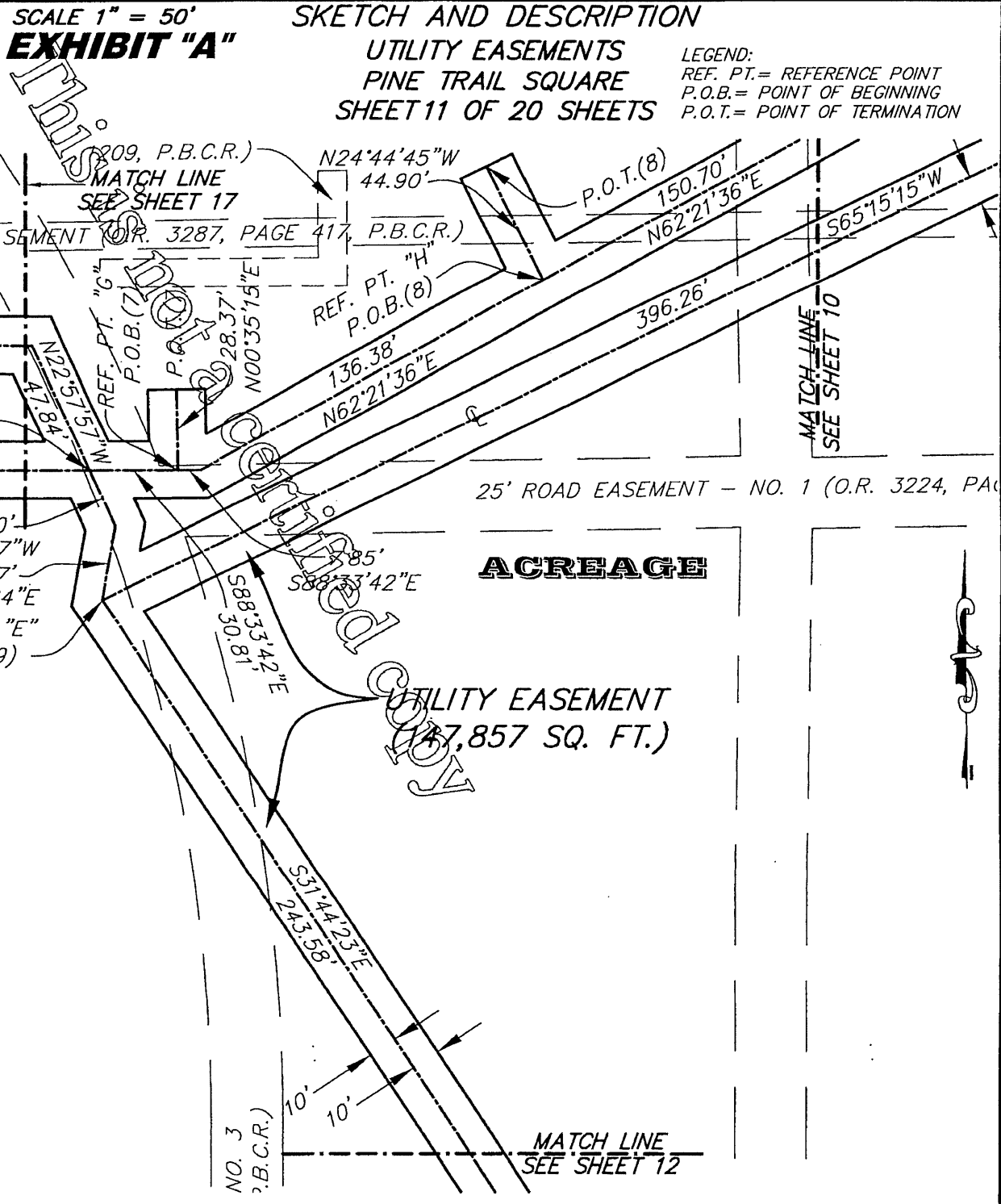
REF. DWG.: RD#7-26

C:\JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615

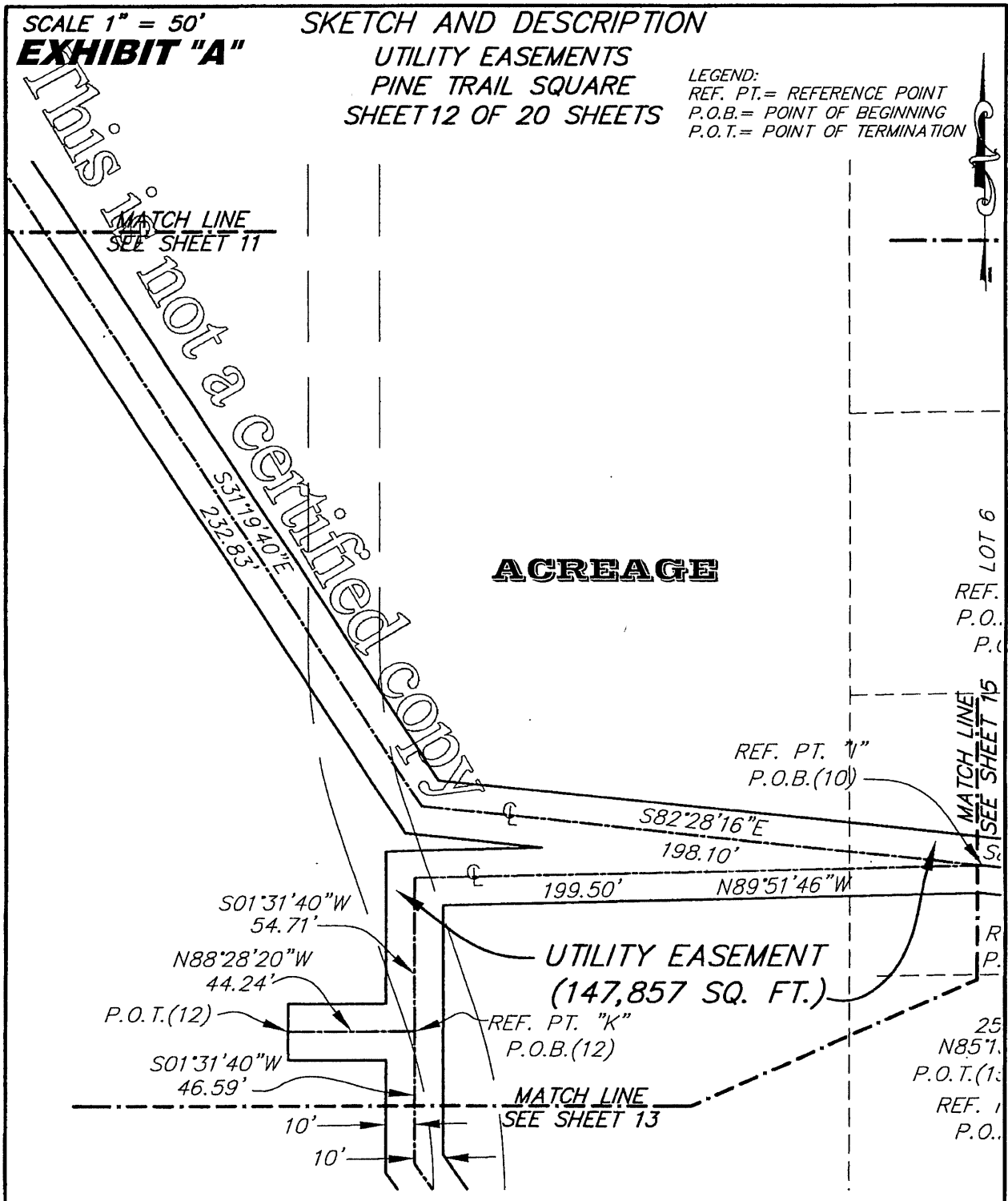
SCALE 1" = 50'

EXHIBIT "A"

SKETCH AND DESCRIPTION

UTILITY EASEMENTS
 PINE TRAIL SQUARE
 SHEET 12 OF 20 SHEETS

LEGEND:
 REF. PT. = REFERENCE POINT
 P.O.B. = POINT OF BEGINNING
 P.O.T. = POINT OF TERMINATION



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

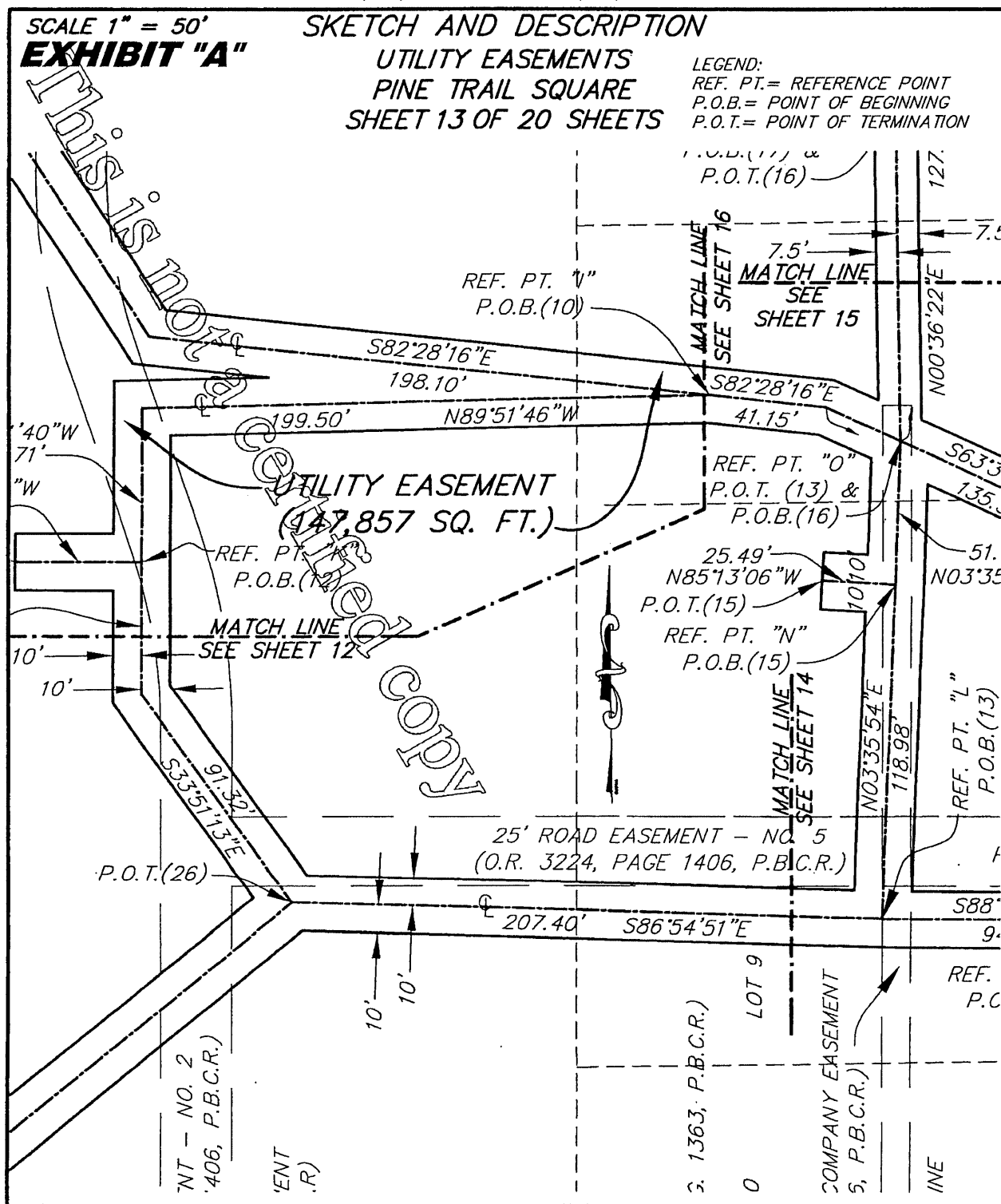
REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700-N.W.-64th-STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

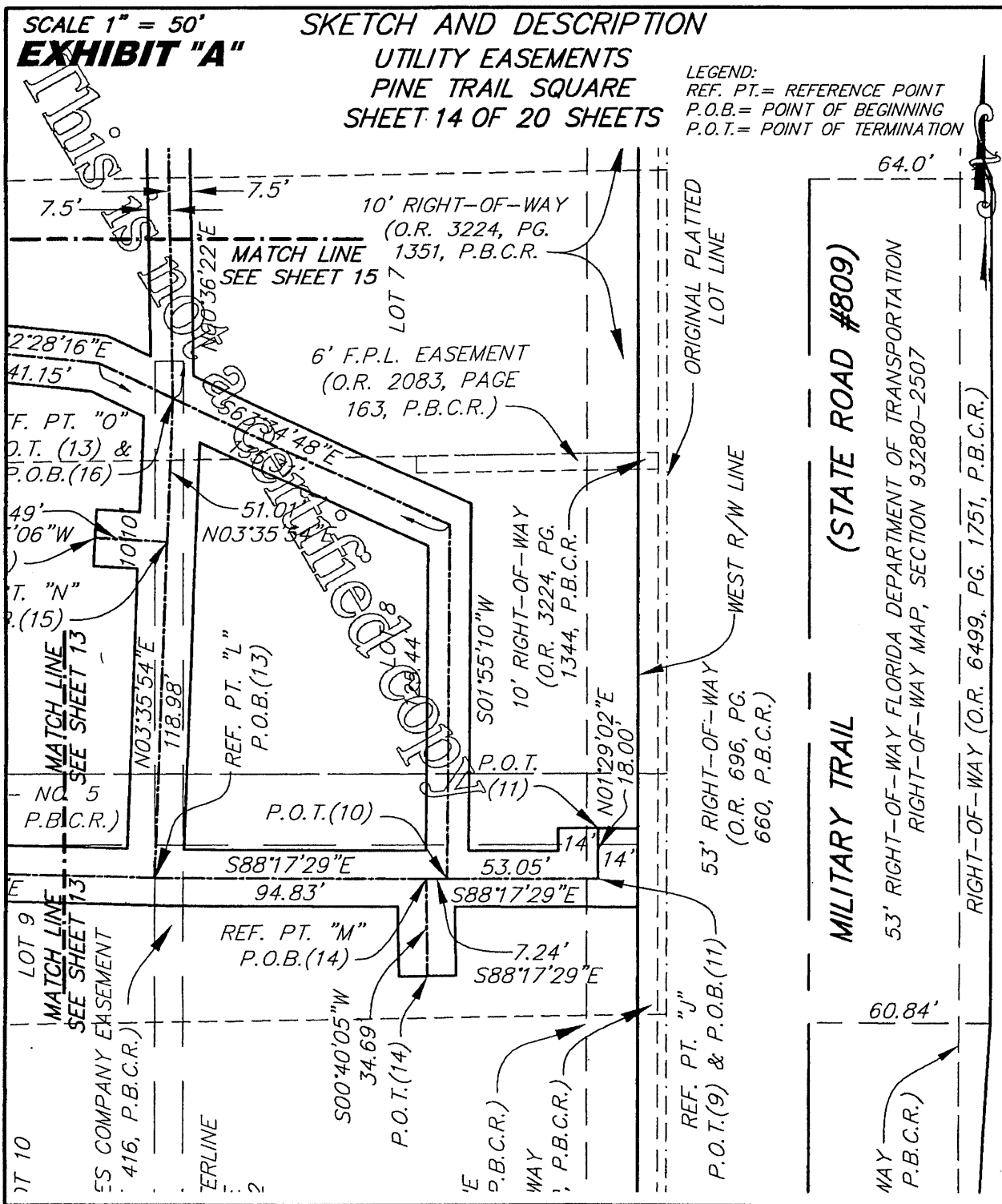
REF. DWG.: RD#7-26

C: \JMMjr\2017\V1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

REF. DWG.: RD#7-26

C:\JMMjr\2017\V1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

EXHIBIT "A"

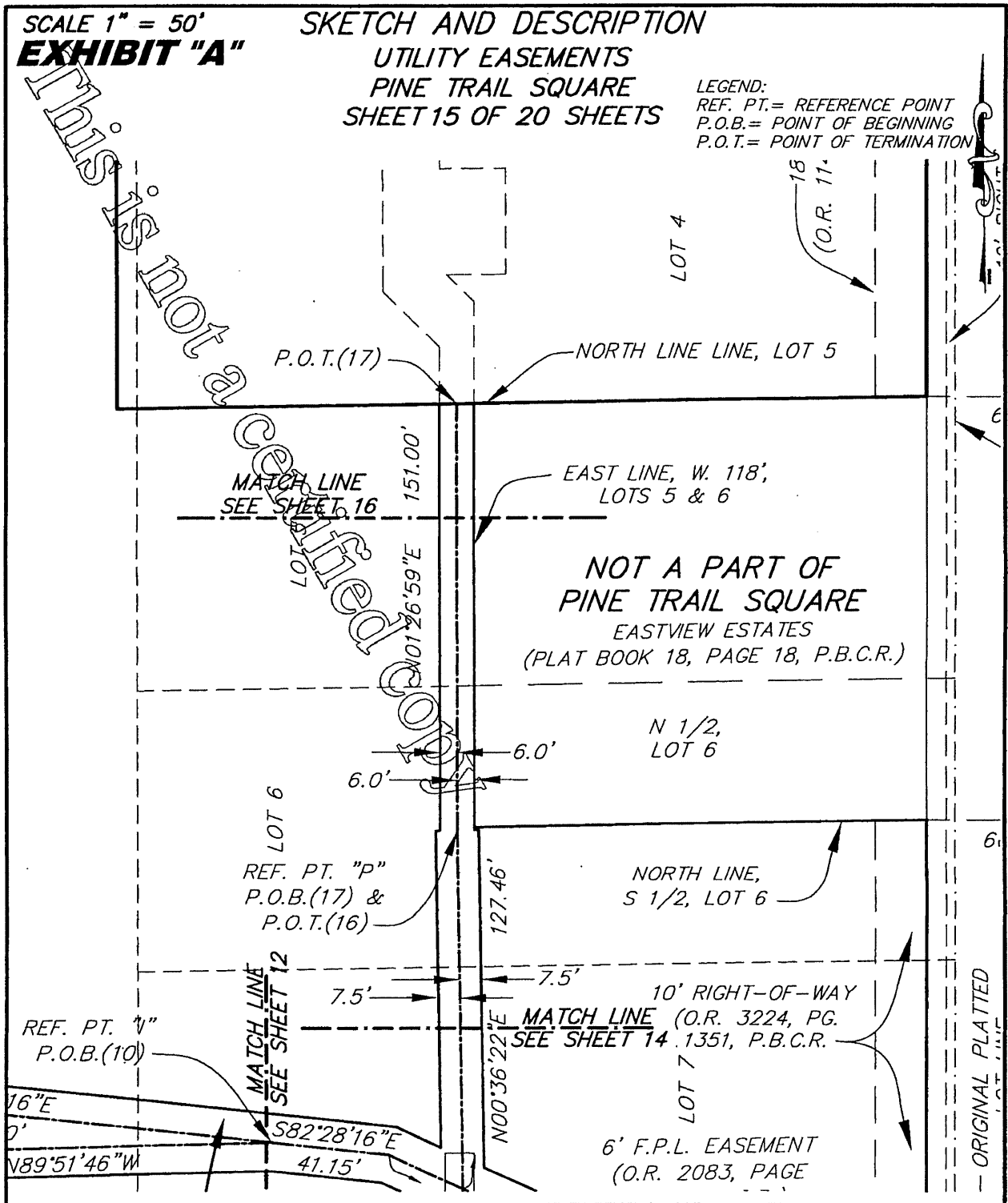
SKETCH AND DESCRIPTION

UTILITY EASEMENTS

PINE TRAIL SQUARE

SHEET 15 OF 20 SHEETS

LEGEND:
REF. PT.= REFERENCE POINT
P.O.B.= POINT OF BEGINNING
P.O.T.= POINT OF TERMINATION



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

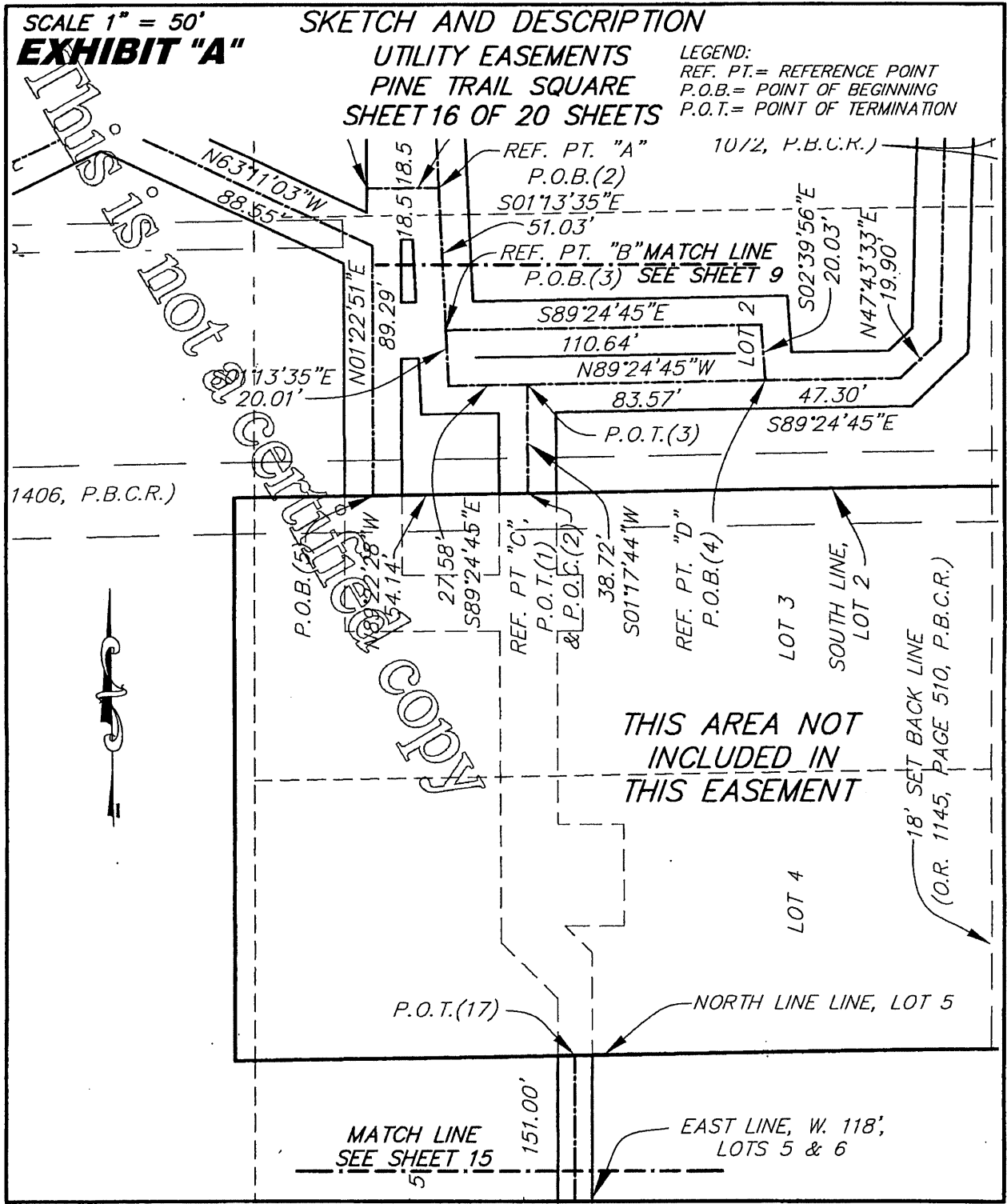
REF. DWG.: RD#7-26

C:\JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615



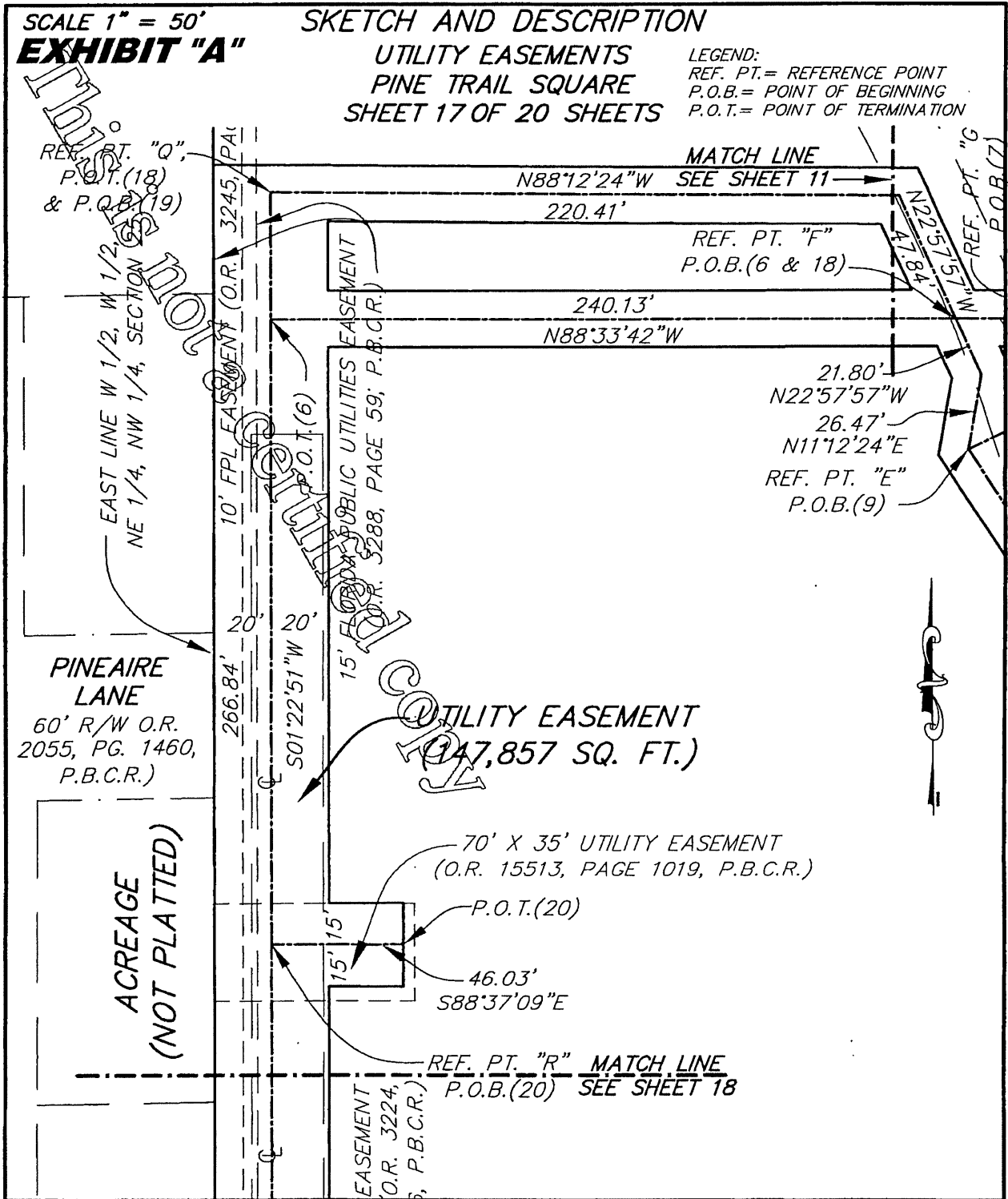
FIELD BOOK NO. _____
 JOB ORDER NO. V-1609
 REF. DWG.: RD#7-26

DRAWN BY: JMMjr
 CHECKED BY: _____
 C:\JMMjr\2017\V1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1609

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

EXHIBIT "A"

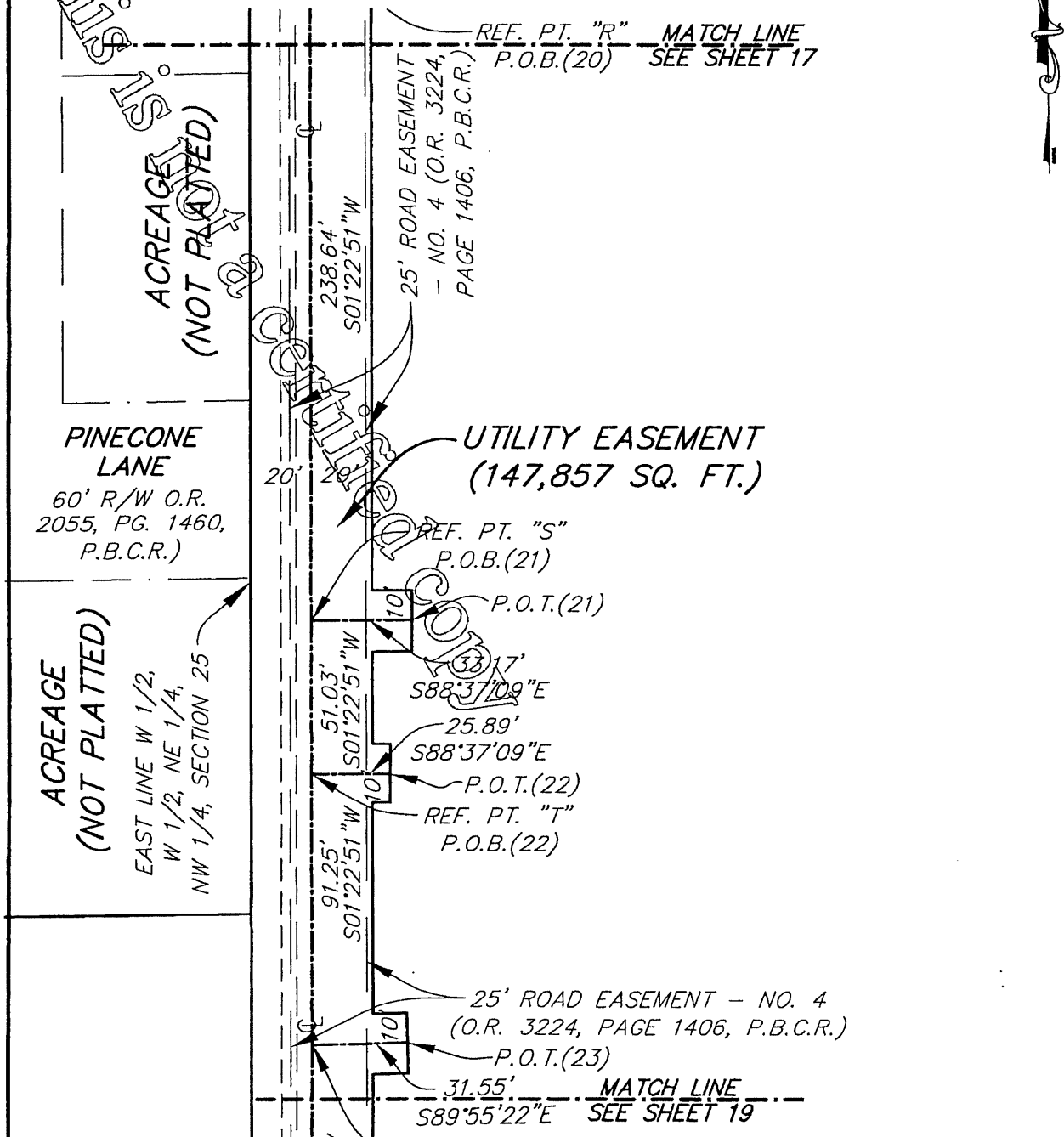
SKETCH AND DESCRIPTION

UTILITY EASEMENTS

PINE TRAIL SQUARE

SHEET 18 OF 20 SHEETS

LEGEND:
REF. PT. = REFERENCE POINT
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINATION



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

REF. DWG.: RD#7-26

C:\JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

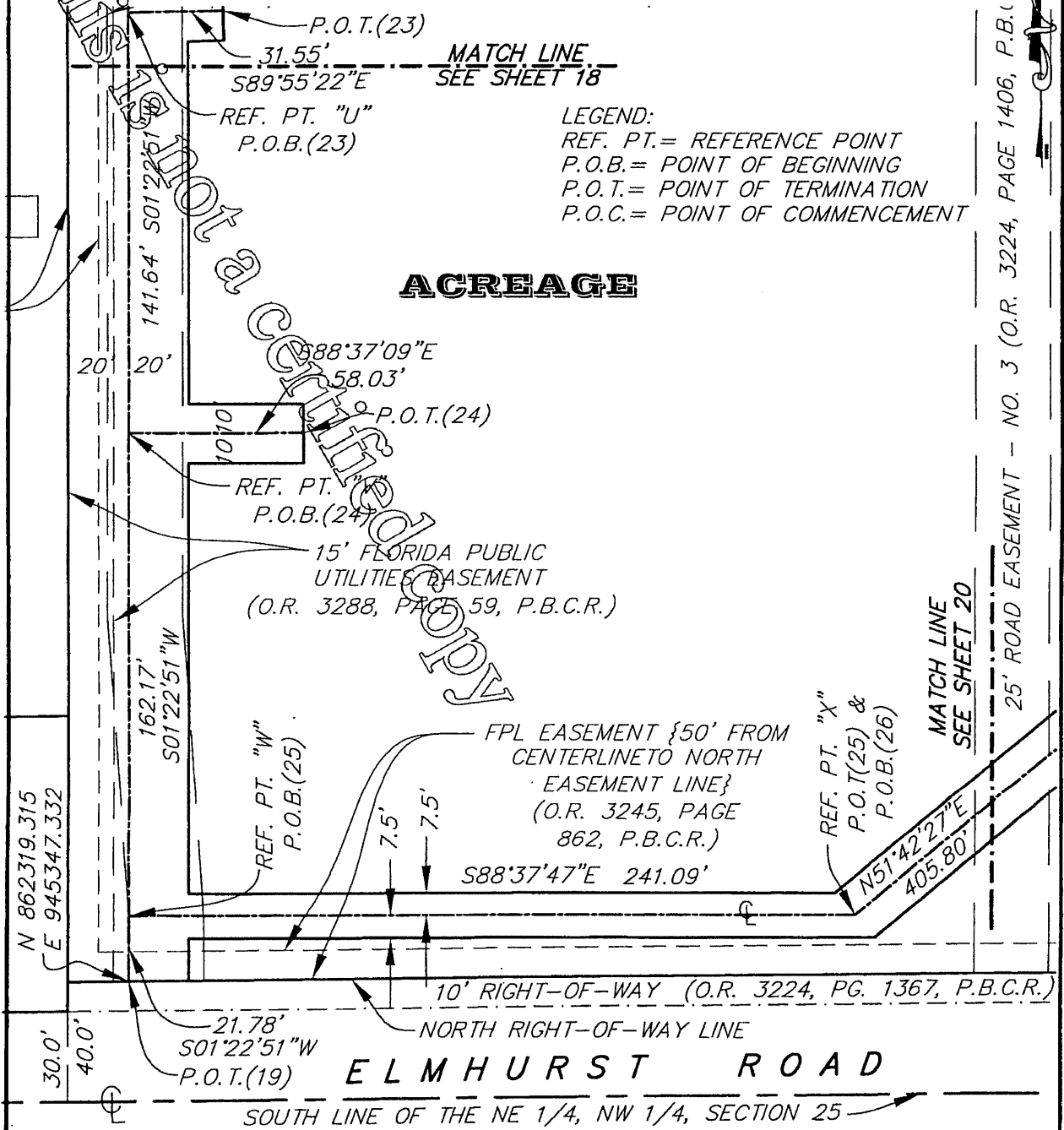
EXHIBIT "A"

SKETCH AND DESCRIPTION

UTILITY EASEMENTS

PINE TRAIL SQUARE

SHEET 19 OF 20 SHEETS



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

REF. DWG.: RD#7-26

C:\JMMjr\2017\1609 (PTS REV EASE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

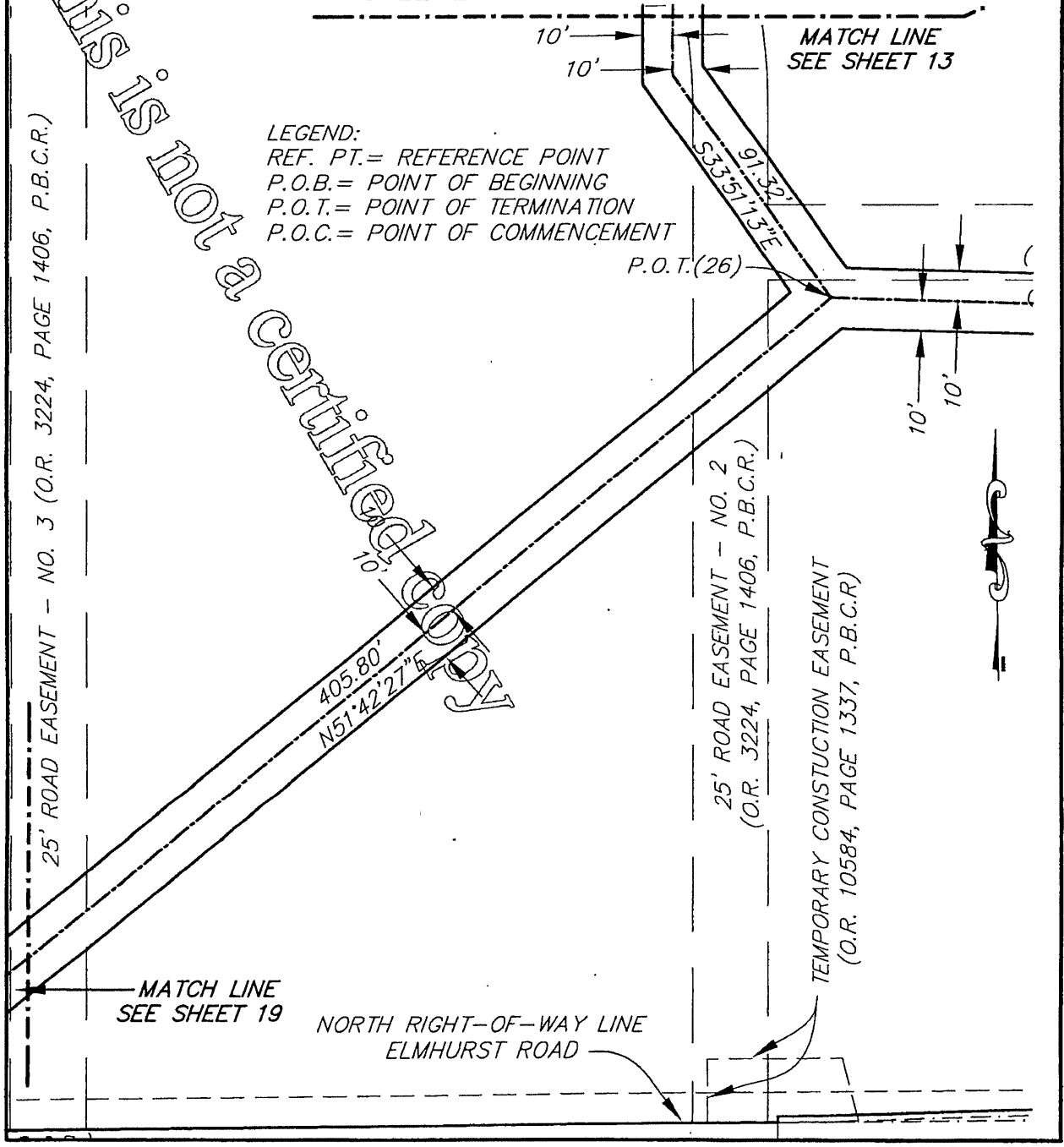
EXHIBIT "A"

SKETCH AND DESCRIPTION
UTILITY EASEMENTS
PINE TRAIL SQUARE
SHEET 20 OF 20 SHEETS

This is Not a Certified Copy

LEGEND:

- REF. PT. = REFERENCE POINT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINATION
- P.O.C. = POINT OF COMMENCEMENT



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-1609 _____

CHECKED BY: _____

REF. DWG.: RD#7-26

C: \JMMjr\2017\1609 (PTS REV EASE)

NOTARY CERTIFICATE

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 24 day of July,
2017, by JDC Carosella who is personally known to me or who has
produced _____ as identification.

My Commission Expires: 10/30/19

Michele Burns
Signature of Notary
Michele Burns
Typed, Printed or Stamped Name of Notary



Notary Public Certified Copy



07/19/2002 15:46:12 20020372484
DR BK 13937 PG 1368
Palm Beach County, Florida
AMT 16,977,456.00
Doc Stamp 118,842.50

This instrument prepared by:
record and return to:
Robert S. Saraga, Esq.
SARAGA & LIPSHY, P.A.
201 N.E. First Avenue
Delray Beach, Florida 33444
(561) 330-0660

Grantee's U.S. Taxpayer ID: [REDACTED]

Tax Parcel Identification No.: 00-42-43-25-00-000-3080
00-42-43-25-02-000-0052
00-42-43-25-02-000-0012

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 18th day of July 2002, by **PINE TRAIL PARTNERSHIP LLP**, a Florida limited liability partnership, whose address for purposes of this instrument is 800 North Flagler Drive, West Palm Beach, Florida 33401 (hereinafter referred to as "Grantor") to and in favor of **PINE TRAIL SQUARE, LLC**, a Florida limited liability company, whose address for purposes of this instrument is c/o Retail Property Group, Inc., 4901 North Federal Highway, Suite 400, Fort Lauderdale, Florida 33300 (hereinafter referred to as the "Grantee");

WITNESSETH:

THAT for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid by Grantee to Grantor and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, transfer, convey and confirm unto the Grantee the following described real property lying and being situate in the County of Palm Beach in the State of Florida, to wit:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF;

TOGETHER WITH all tenements, hereditaments, easements and appurtenances thereunto belonging or in anyway appertaining, including, without limitation, all land use and development rights relating or appertaining to said real property;

TOGETHER WITH all buildings, structures, improvements and fixtures located on said real property;


TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns in fee simple forever;

AND GRANTOR does hereby covenant with and warrant to Grantee and Grantee's successors and assigns that the Grantor is the record owner of said real property in fee simple; that except for easements, restrictions and reservations of record, leases and real property taxes for the current year (the "**Permitted Exceptions**") said real property is free and clear of and from any encumbrances made or suffered by Grantor; and that Grantor will warrant and defend the title to said real property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

PINE TRAIL PARTNERSHIP LLP, a Florida limited liability partnership



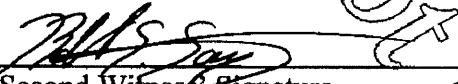
First Witness' Signature

By: 

HARRY S. HAMILTON, Partner

LANNY B. ALEXANDER

Print Name of First Witness' Signature



Second Witness' Signature

Robert S. Saraga

Print Name of First Witness' Signature

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18th day of July 2002, by HARRY S. HAMILTON, Partner of PINE TRAIL PARTNERSHIP LLP, a Florida limited liability partnership, who is personally known to me or who produced a Florida Driver's License as identification.

NOTARY PUBLIC:



(print or type name beneath signature line)

State of Florida at Large

My commission expires:

My commission number is:

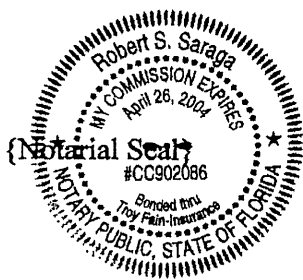


EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL 1 (FEE SIMPLE)

A Parcel of land lying in the Northeast one-quarter of the Northwest one-quarter of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at a found Palm Beach County Concrete Monument marking the North one-quarter corner of said Section 25; thence run South 00 degrees 43 minutes 36 seconds West, along the East line of the Northwest one-quarter of said Section 25 and the centerline of Military Trail (a 120 foot road Right of Way), a distance of 70.01 feet; thence South 89 degrees 52 minutes 06 seconds West, a distance of 253.04 feet to the Point of Beginning.

Thence South 00 degrees 43 minutes 36 seconds West, a distance of 155.02 feet to the South line of the North 40 feet of Lot 1 of Eastview Estates, according to the Plat thereof as recorded in Plat Book 18, Page 18, of the Public Records of Palm Beach County, Florida; thence North 89 degrees 52 minutes 06 seconds East, along said South line of the North 40 feet of Lot 1, 193.02 feet to the Westerly Right of Way line of Military Trail; thence South 00 degrees 43 minutes 36 seconds West along said Right of Way line, a distance of 160.00 feet to a point on the North line of Lot 3 of said Eastview Estates Plat; thence South 89 degrees 52 minutes 7 seconds West along said North line of Lot 3, a distance of 284.03 feet; thence South 00 degrees 41 minutes 33 seconds West, a distance of 200 feet; thence North 89 degrees 52 minutes 06 seconds East, a distance of 125.01 feet; thence South 00 degrees 41 minutes 33 seconds West along a line 118 feet Easterly of, as measured at right angles to the West line of Lots 5 and 6, a distance of 150.00 feet to the South line of the North one-half of Lot 6 of said Eastview Estates; thence South 89 degrees 52 minutes 06 seconds West, along said North line, a distance of 7.00 feet; thence South 00 degrees 41 minutes 33 seconds West, a distance of 150.00 feet to the South line of Lot 7 of said Eastview Estates; thence North 89 degrees 52 minutes 07 seconds East, along said South line of Lot 7, a distance of 7.00 feet; thence South 00 degrees 41 minutes 33 seconds West, a distance of 100.00 feet to the North line of Lot 9 of said Eastview Estates; thence South 89 degrees 52 minutes 06 seconds West, along said North line, a distance of 118.01 feet to the West line of said Plat of Eastview Estates; thence South 00 degrees 41 minutes 36 seconds West, along said West line, a distance of 315.99 feet to a point on the Northerly ultimate Right of Way line of Elmhurst road; said ultimate Right of Way line lying 40.00 feet Northerly of the South line of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 89 degrees 51 minutes 55 seconds West, along said ultimate Right of Way line of Elmhurst Road, a distance of 672.93 feet to a point on the East line of the West one-half of the West one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 37 minutes 25 seconds East, along said line, a distance of 89.48 feet to a point on the South line of the North 129.48 feet of the South 258.96 feet of the West one-half of the Southwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 89 degrees 51 minutes 55 seconds West, along said South line, a distance of 336.52 feet to a point on the West line of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 35 minutes 21 seconds East, along said West line, a distance of 279.68 feet;

thence South 89 degrees 59 minutes 55 seconds East, a distance of 196.70 feet; thence South 00 degrees 00 minutes 05 seconds West, a distance of 120.00 feet; thence South 89 degrees 59 minutes 55 seconds East, a distance of 130.00 feet; thence North 00 degrees 00 minutes 05 seconds East, a distance of 120.00 feet; thence South 89 degrees 59 minutes 55 seconds East, a distance of 10.00 feet to a point on the East line of the West one-half of the West one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 37 minutes 25 seconds East along said line, a distance of 727.89 feet to a point on the South line of the North 200.00 feet of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 89 degrees 52 minutes 06 seconds East, along said South line, a distance of 132.01 feet to a point on the East line of the West 132.00 feet of the East one-half of the Northwest one-quarter the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 37 minutes 25 seconds East, along said line, a distance of 130.01 feet to a point on the South Right of Way line of Lake Worth Drainage District Canal L-1; according to the lands recorded in O.R. Book 1732, Page 612, of the Public Records of Palm Beach County, Florida; thence North 89 degrees 52 minutes 06 seconds East along said Right of Way line, a distance of 626.63 feet to the Point of Beginning.

Together with the South 129.48 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, Less the West 165 feet thereof, and Less the South 30 feet thereof.

LESS AND EXCEPT parcels 125 and 126 under Case No. CL96-4237-AO Condemnation Proceedings by Palm Beach County, for Elmhurst Road, as evidenced by Lis Pendens recorded in O.R. Book 10584, Page 1337, and Final Judgment recorded in O.R. Book 12073, Page 52.



07/19/2002 15:46:12 20020372486
DR BK 13937 PG 1375
Palm Beach County, Florida

This instrument prepared by,
record and return to:
Robert S. Saraga, Esq.
Saraga & Lipshy, P.A.
201 N.E. First Avenue
Delray Beach, Florida 33444
(561) 330-0660

[Space Above This Line For Recording Data]

SELLER TITLE AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared Harry S. Hamilton, as Partner of Pine Trail Partnership LLP, who being duly sworn according to law, depose(s) and say(s) as follows:


- 1. I have personal knowledge of all matters set forth in this Affidavit.
- 2. I am the Partner of Pine Trail Partnership LLP, which is the owner (hereinafter the "**Owner**") of the fee simple title to the following described property ("**Property**") situated in the County of Palm Beach, State of Florida:

See Attached Exhibit "A"

- 3. That Owner has been in full, continuous, open, exclusive, peaceable and undisputed possession of said Property since the time of vesting of title to said Property in Owner; that there are no parties who have any interest or right to claim an interest in said Property other than Owner; and that there are no facts known to Owner which could give rise to a claim being asserted against said Property, except those parties on the attached Exhibit "B".
- 4. That, other than as shown in Items 1 and 3, Owner has not entered into any agreement, contract, commitment or option for sale, lease or mortgage of the Property, or any agreement, contract, commitment or option which otherwise affects said Property, except: NONE
- 5. That there are no taxes, liens or assessments which are due or about to become due or which have attached or could attach to said Property, except taxes and assessments for the year 2002.

6. That Pine Trail Partnership LLP is in good standing under applicable laws and the contemplated sale of said Property by said entity is pursuant to proper authority.
7. That there are no actions or proceedings now pending in any State or Federal Court to which the Owner is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency, except: Service Merchandise Bankruptcy
8. That there are no judgments, mortgages, encumbrances or liens of any nature affecting said Property, except: Those being satisfied at closing and those referenced in Section 5.
9. That there have been no improvements, repairs, additions or alterations performed upon said Property within the past ninety (90) days which have not been paid for in full. That Owner has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the referenced time period; and that there are no parties who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alternations to said Property.
10. Subsequent to the date of June 15, 2002, Owner has not executed, and Owner hereby agrees and represents that Owner will not execute, any instrument, or do any act whatsoever, that in any way would or may affect the title to the Property, including but not limited to conveying or mortgaging the Property (except therefrom the conveyance to the purchaser(s) and/or the mortgage to the proposed mortgagee named in the following paragraph), or any interest in it or causing any liens to be recorded against the Property or Owner. Owner further states that there are no matters pending against Owner which could give rise to a lien that would attach to the Property.
11. This Affidavit is made (1) to induce Pine Trail Square, LLC a Florida limited liability company to purchase the Property; (2) to induce Wells Fargo Bank, National Association, including its successors and assigns to issue a mortgage on the Property; and (3) to induce as agent of Fidelity National Title Insurance Company of New York, to issue Owner's and Mortgagee title insurance policies on the Property.
12. This Affidavit is made and given by Affiant and Owner with full knowledge of applicable Florida laws regarding sworn Affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

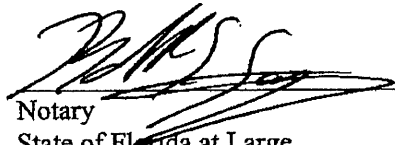
Pine Trail Partnership LLP



 Harry S. Hamilton
 Partner

SWORN TO AND SUBSCRIBED before me on July 18, 2002, by Harry S. Hamilton, as Partner of Pine Trail Partnership LLP, who is/are personally known to me or who have produced a Florida Driver's License as identification.

NOTARY PUBLIC


Notary
State of Florida at Large
My commission expires:
My commission number is

{Notary Seal}



This is Not a Certified Copy

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY**PARCEL 1 (FEE SIMPLE)**

A Parcel of land lying in the Northeast one-quarter of the Northwest one-quarter of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at a found Palm Beach County Concrete Monument marking the North one-quarter corner of said Section 25; thence run South 00 degrees 43 minutes 36 seconds West, along the East line of the Northwest one-quarter of said Section 25 and the centerline of Military Trail (a 120 foot road Right of Way), a distance of 70.01 feet; thence South 89 degrees 52 minutes 06 seconds West, a distance of 253.04 feet to the Point of Beginning.

Thence South 00 degrees 43 minutes 36 seconds West, a distance of 155.02 feet to the South line of the North 40 feet of Lot 1 of Eastview Estates, according to the Plat thereof as recorded in Plat Book 18, Page 18, of the Public Records of Palm Beach County, Florida; thence North 89 degrees 52 minutes 06 seconds East, along said South line of the North 40 feet of Lot 1, 193.02 feet to the Westerly Right of Way line of Military Trail; thence South 00 degrees 43 minutes 36 seconds West along said Right of Way line, a distance of 160.00 feet to a point on the North line of Lot 3 of said Eastview Estates Plat; thence South 89 degrees 52 minutes 7 seconds West along said North line of Lot 3, a distance of 284.03 feet; thence South 00 degrees 41 minutes 33 seconds West, a distance of 200 feet; thence North 89 degrees 52 minutes 06 seconds East, a distance of 125.01 feet; thence South 00 degrees 41 minutes 33 seconds West along a line 118 feet Easterly of, as measured at right angles to the West line of Lots 5 and 6, a distance of 150.00 feet to the South line of the North one-half of Lot 6 of said Eastview Estates; thence South 89 degrees 52 minutes 06 seconds West, along said North line, a distance of 7.00 feet; thence South 00 degrees 41 minutes 33 seconds West, a distance of 150.00 feet to the South line of Lot 7, of said Eastview Estates; thence North 89 degrees 52 minutes 07 seconds East, along said South line of Lot 7, a distance of 7.00 feet; thence South 00 degrees 41 minutes 33 seconds West, a distance of 100.00 feet to the North line of Lot 9 of said Eastview Estates; thence South 89 degrees 52 minutes 06 seconds West, along said North line, a distance of 118.01 feet to the West line of said Plat of Eastview Estates; thence South 00 degrees 41 minutes 36 seconds West, along said West line, a distance of 315.99 feet to a point on the Northerly ultimate Right of Way line of Elmhurst road; said ultimate Right of Way line lying 40.00 feet Northerly of the South line of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 89 degrees 51 minutes 55 seconds West, along said ultimate Right of Way line of Elmhurst Road, a distance of 672.93 feet to a point on the East line of the West one-half of the West one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 37 minutes 25 seconds East, along said line, a distance of 89.48 feet to a point on the South line of the North 129.48 feet of the South 258.96 feet of the West one-half of the Southwest one-quarter of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 89 degrees 51 minutes 55 seconds West, along said South line, a distance of 336.52 feet to a

point on the West line of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 35 minutes 21 seconds East, along said West line, a distance of 279.68 feet; thence South 89 degrees 59 minutes 55 seconds East, a distance of 196.70 feet; thence South 00 degrees 00 minutes 05 seconds West, a distance of 120.00 feet; thence South 89 degrees 59 minutes 55 seconds East, a distance of 130.00 feet; thence North 00 degrees 00 minutes 05 seconds East, a distance of 120.00 feet; thence South 89 degrees 59 minutes 55 seconds East, a distance of 10.00 feet to a point on the East line of the West one-half of the West one-half of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 37 minutes 25 seconds East along said line, a distance of 727.89 feet to a point on the South line of the North 200.00 feet of the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 89 degrees 52 minutes 06 seconds East, along said South line, a distance of 132.01 feet to a point on the East line of the West 132.00 feet of the East one-half of the Northwest one-quarter the Northeast one-quarter of the Northwest one-quarter of said Section 25; thence North 00 degrees 37 minutes 25 seconds East, along said line, a distance of 130.01 feet to a point on the South Right of Way line of Lake Worth Drainage District Canal L-1; according to the lands recorded in O.R. Book 1732, Page 612, of the Public Records of Palm Beach County, Florida; thence North 89 degrees 52 minutes 06 seconds East along said Right of Way line, a distance of 626.63 feet to the Point of Beginning.

Together with the South 129.48 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, Less the West 165 feet thereof; and Less the South 30 feet thereof.

LESS AND EXCEPT parcels 125 and 126 under Case No. CL96-4237-AO Condemnation Proceedings by Palm Beach County, for Elmhurst Road, as evidenced by Lis Pendens recorded in O.R. Book 10584, Page 1337, and Final Judgment recorded in O.R. Book 12073, Page 52.

Certified Copy

EXHIBIT "B"

PARTIES IN POSSESSION

Legal Name of Tenant	Lease Date	Amendment / Assignment Dates / Comments
For Eyes Optical of Coconut Grove, Inc.	February 11, 1983	2/24/88; 4/26/96
Palm Beach Laptop City, Inc.	October 30, 1998	n/a
Zuccarelli's Italian Kitchen, Inc.	September 29, 1999	February 21, 2001
Alan and Martha Finkelstein, d/b/a Ultra Cuts	December 26, 1990	March, 1997
Wholesale to the Public Jewelry, Inc.	August 4, 1997	n/a
Sutone, Inc. d/b/a Nutrition World	September 1, 1994	March 19, 2001
Olan Mills, Inc.	November 17, 1995	n/a
Citifinancial, Inc. d/b/a Citifinancial Services, Inc.	February 23, 1995	Extension 4/10/2000
Beneficial Florida, Inc., Branch #31-1740	November 14, 1996	Supp. Agreement 5/19/97
Arkin Chiropractic Corporation	February 15, 2001	n/a
LA Weight Loss Centers, Inc.	May 29, 1998	May 29, 1998
Phuong Nguyen	January 9, 2001	n/a
James K. Li and Lyde Ang Que	September 16, 1993	n/a
Nongnart Komsuwan d/b/a/ Thai Kitchen	June 3, 1993	Assigned 1/1/94; 4/1/97; 10/1/98
Champs, Inc./Salon Management Corp.	March 9, 1982	Assigned & Amended 8/15/87
James M. Glaser d/b/a Pine Trail Cleaners	March 31, 1981	addenda 10/21/81; assigned 12/15/81, 9/14/82, 11/19/82, 3/24/86, 3/31/88
Palm Beach County Sheriff's Office	June 30, 1994	Revocable License Agreement
Dental Care Alliance, Inc.	August 17, 1995	Assigned 7/21/2000
S.E.L. Yogurt, LLC	August 11, 1999	n/a
Marshalls of MA, Inc.	July 2, 1981	10/29/81; 10/1/88; 8/24/93; 11/1/01
Albertson's Inc.	May 11, 1980	11/9/81; 11/9/81; 1/30/88;
BankAmerica Corporation, Bank of America NA	September 5, 1980	n/a
LA Fitness International, LLC	December 14, 2001	n/a
J K S & K dba McDonald's	June 18, 1980	n/a
Florida Apple, LLC / Florida Apple East, LLC	June 13, 1994	Assigned 8/3/98
Hops Grill & Bar, Inc.	May 12, 1997	12/23/1997
CEC Entertainment, Inc.	June 22, 1990	07/24/2000

This is a true and correct copy

ATTACHMENT 7

FICTITIOUS NAME AFFIDAVIT

State of Florida)
County of Palm Beach)

It is hereby stated under oath pursuant to Section 865.09 of the Florida Statutes that:

1. The undersigned intend to engage in business at 4th Floor - The Concourse, 2000 Palm Beach Lakes Boulevard, West Palm Beach, Florida, under the trade name of "Pine Trail Center".

2. The full and true name of every person interested in "Pine Trail Center" and the extent of the interest of each such person, is as follows:

Pine Trail Partnership - 100.00%

3. A Proof of Publication of a Notice of Intention to Register a Fictitious Name is recorded with the Affidavit.

PINE TRAIL PARTNERSHIP, a Florida General Partnership comprised of:

MILITARY TRAIL PARTNERSHIP, a Florida General Partnership

By [Signature]
Barry B. Hamilton, General Partner of Military Trail Partnership

GENERAL PARTNER OF PINE TRAIL PARTNERSHIP

and

PAINE WEBBER INCOME PROPERTIES THREE LIMITED PARTNERSHIP, a Delaware Limited Partnership

By [Signature]
THIRD INCOME PROPERTIES, INC., a Delaware corporation, General Partner of Paine Webber Income Properties Three Limited Partnership

By [Signature]
Vice-President

GENERAL PARTNER OF PINE TRAIL PARTNERSHIP

Prepared by:

William R. Boose, III, Esquire
Boose, Ciklin and Martens
8th Floor - The Concourse
2000 Palm Beach Lakes Boulevard
West Palm Beach, Florida 33409

81 218562

DEC 31 AM 10:17

83650 P1368

Affidavit

Commercial Record of Palm Beach County

Published Daily Except Saturday and Sunday in West
Palm Beach, Palm Beach County, Florida
STATE OF FLORIDA
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared
OF CURRIE TIBBETTS
who deposes and says that he is the publisher of the Commercial
Record, a daily newspaper published at West Palm Beach
in Palm Beach County, Florida; that the attached copy of
advertisement, being a Legal Advertisement or Notice in
the matter of

NOTICE UNDER FICTITIOUS NAME LAW

PINE TRAIL CENTER

TOP COPY Not a Certified Copy

In the 15th Judicial Circuit Court,
was published in said newspaper in the issues of
December 2, 9, 16, 23, 1981

Affiant further says that the said Commercial Record is a
newspaper published at West Palm Beach, in said Palm
Beach County, Florida, and that the said newspaper has
heretofore been continuously published in said Palm Beach
County, Florida, daily, Monday through Friday (excepting
Saturday and Sunday), and has been entered as second
class mail matter at the post office in West Palm Beach, in
said Palm Beach County, Florida, for a period of one year
next preceding the first publication of the attached copy of
advertisement; and affiant further says that he has neither
paid nor promised any person, firm or corporation any
discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in the said
newspaper.

[Signature]

Sworn to and subscribed before me this 23
day of December, A.D. 19 81

[Signature]
Notary Public, State of Florida at Large.

Notary Public, State of Florida at Large
My Commission expires April 3, 1984



NOTICE UNDER FICTITIOUS NAME LAW
Public Notice is hereby given that the undersigned intend to register with the Clerk of the Circuit Court of Palm Beach County, Florida, in compliance with Section 865.09, Florida Statutes, the fictitious trade name of **PINE TRAIL CENTER**, under which we are engaged in business at 4th Floor — The Concourse, 2000 Palm Beach Lakes Boulevard, West Palm Beach, Florida.
PINE TRAIL PARTNERSHIP
a Florida General Partnership comprised of:
MILITARY TRAIL PARTNERSHIP, a Florida General Partnership By /s/ HARRY S. HAMILTON General Partner of Military Trail Partnership
GENERAL PARTNER OF PINE TRAIL PARTNERSHIP and
PAINE WEBBER INCOME PROPERTIES THREE LIMITED PARTNERSHIP, a Delaware Limited Partnership By THROD INCOME PROPERTIES, INC. a Delaware corporation, General Partner of Paine Webber Income Properties Three Limited Partnership
By /s/ JAMES A. SNYDER Vice-President
GENERAL PARTNER OF PINE TRAIL PARTNERSHIP
Prepared by:
BOOSE, GIKLIN AND MARTENS
WILLIAM R. BOOSE, III, ESQUIRE
8th Floor — The Concourse
2000 Palm Beach Lakes Boulevard
West Palm Beach, Florida 33409
Publish: Commercial Record
Dec. 2, 9, 16, 23; 1981 (81-3702)

**RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT**

88650 P1389