

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	October 2, 2018	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Department:	Fire-Rescue
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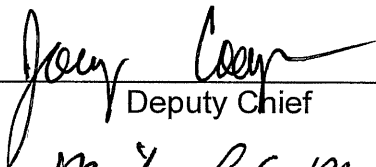
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve on preliminary reading and advertise for public hearing on October 16 2018 at 9:30 a.m.: an ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending Palm Beach County Code, Chapter 26, Article III, Division 2, relating to Municipal Service Benefit Units (MSBU) to fund fire hydrant maintenance and rental charges from the City of Riviera Beach and the City of Boca Raton; repealing and replacing Exhibit B to amend, update and restate the boundaries of the MSBU-Riviera Beach; updating certain provisions relating to the adoption of the non-ad valorem assessment roll and rate resolution; providing for repeal of laws in conflict; providing for severability; providing for savings clause; providing for inclusion in the code of laws and ordinances; providing for enforcement; providing for captions; and providing for an effective date.

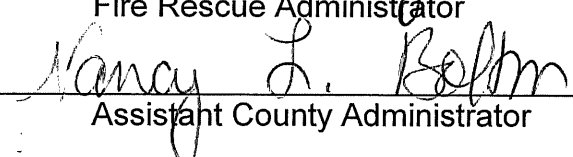
Summary: This ordinance amends the boundaries of the MSBU-Riviera Beach to include 141 properties that were previously missing from the MSBU-Riviera Beach. Commencing with tax year 2019, the special assessment for fire hydrant maintenance and rental on the previously missing parcels will be levied and collected on the tax roll as a part of the MSBU-Riviera Beach. This ordinance also updates and restates the boundaries of the MSBU-Riviera Beach and updates certain provisions relating to the adoption of the non-ad valorem assessment roll and the rate resolution. District 7 (SB)

Background and Policy Issues: On February 16, 1993, the Palm Beach County Board of County Commissioners adopted Ordinance 93-5 which provided for the establishment of the Palm Beach County Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental - Boca Raton and Palm Beach County Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental - Riviera Beach and authorized the levy and collection of special assessments within the Benefit Units. These special assessments are levied and collected annually on the tax bill pursuant to the Uniform Method for the Levy and Collection of Non-Ad valorem Assessments, as set out in Section 197.3632, Florida Statutes. The City of Boca Raton and City of Riviera Beach charge the County, maintenance and rental fees for fire hydrants located within the geographic area that is within the County's fire-rescue jurisdiction and within the respective City's water utility service area. The purpose of the MSBUs is to fund the payment of the respective City's hydrant fees from only those properties that receive a special benefit from said hydrants. On June 19, 2018, an ordinance (ORD 2018-010) was adopted to create an alternative direct billing method to levy and collect the special assessment on 141 properties that had been discovered as inadvertently missing from the MSBU-Riviera Beach boundaries. The proposed ordinance will add these missing parcels to the MSBU-Riviera Beach to be collected on the tax roll commencing with tax year 2019.

Attachment: Proposed Ordinance

Recommended by:		9/17/18
	Deputy Chief	Date

Approved by:		9/18/18
	Fire Rescue Administrator	Date

Approved by:		9/20/18
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____*	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

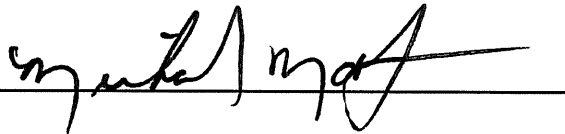
Is Item Included in Proposed Budget? Yes ___ No ___
Does this item include the use of federal funds Yes ___ No X

Budget Account No.: Fund ___ Dept ___ Unit ___
Object ___/Rev Source ___

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

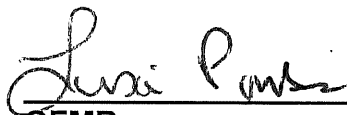
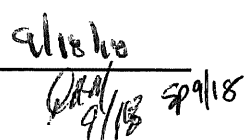
There is no additional fiscal impact associated with this item.



C. Departmental Fiscal Review:



III. REVIEW COMMENTS

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


OFMB 


Contract Development and Control 

B. Legal Sufficiency


Assistant County Attorney 

C. Other Department Review:

Department Director

REVISED 9/03
ADM FORM 01

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

ORDINANCE NO. 2018-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING PALM BEACH COUNTY CODE, CHAPTER 26, ARTICLE III, DIVISION 2, RELATING TO MUNICIPAL SERVICE BENEFIT UNITS (MSBU) TO FUND FIRE HYDRANT MAINTENANCE AND RENTAL CHARGES FROM THE CITY OF RIVIERA BEACH AND THE CITY OF BOCA RATON; REPEALING AND REPLACING EXHIBIT B TO AMEND, UPDATE AND RESTATE THE BOUNDARIES OF THE MSBU-RIVIERA BEACH; UPDATING CERTAIN PROVISIONS RELATING TO THE ADOPTION OF THE NON-AD VALOREM ASSESSMENT ROLL AND RATE RESOLUTION; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SAVINGS CLAUSE; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 125.01(1)(q), Florida Statutes, counties are authorized to establish municipal service benefit units (“MSBU”) as a mechanism to identify a particular geographic area within which special assessments and service charges can be imposed to fund a municipal service, such as fire protection, provided within said geographic area; and

WHEREAS, the City of Riviera Beach and the City of Boca Raton charge the County maintenance and rental fees for fire hydrants located in certain unincorporated geographic areas that are within the County’s fire-rescue jurisdiction and within the respective City’s water utility services area; and

WHEREAS, the properties within said geographic areas receive a special benefit from those hydrants as a part of the County’s fire protection services to said areas, and therefore the Board of County Commissioners (“Board”) determined in Ordinance 93-5 that it is equitable and reasonable to require the beneficiaries of said hydrants to be responsible for the charges established by the Cities; and

WHEREAS, as authorized by Section 125.01(1)(q), Florida Statutes, and as set forth in Sections 26-106 through 26-109 of the Palm Beach County Code (“Code”), the County created the MSBU-Riviera Beach and the MSBU-Boca Raton, and annually levies and collects special assessments on real properties located therein, for the purpose of funding the payment of the Cities’ hydrant fees from only those properties that receive the special benefit of said hydrants; and

WHEREAS, Sections 26-106 through 26-109 of the Code provide for said special assessments to be levied and collected on the tax bill in accordance with the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, as set forth in Section 197.3632, Florida Statutes; and

WHEREAS, the legal description of the boundaries of the MSBU-Riviera Beach is set forth in Exhibit B attached to, incorporated by, and referenced in Chapter 26, Article III, Division

2 of the Code, and in particular Sections 26-106(b) and 26-109(a); and

WHEREAS, it was recently confirmed that the boundaries of the MSBU-Riviera Beach do not include properties within a certain geographic area that derive the same special benefit from the hydrants and should be included in the MSBU-Riviera Beach, and the Board therefore desires to amend the boundaries of the MSBU-Riviera Beach to include said area; and

WHEREAS, the Board further desires to update and restate the legal description of the boundaries of the MSBU-Riviera Beach; and

WHEREAS, the Board desires to repeal and replace the existing Exhibit B with the **Exhibit B** attached to this Ordinance and incorporated herein to amend, update and restate the boundaries of the MSBU-Riviera Beach; and

WHEREAS, the Board hereby finds and confirms that all the properties located within the boundaries of the MSBU-Riviera Beach as amended, updated and restated herein receive a special benefit from the fire hydrants located therein as a part of the County's fire protection services to said area; and

WHEREAS, the Board further desires to update certain provisions relating to the adoption of the non-ad valorem assessment roll and rate resolution; and

WHEREAS, the Board hereby determines that it is in the best interest of the health, safety and welfare of the citizens of Palm Beach County to amend, update and restate the boundaries of the MSBU-Riviera Beach, and to update certain provisions relating to the adoption of the non-ad valorem assessment roll and rate resolution.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. The whereas clauses above are hereby affirmed and incorporated herein.

Section 2. Exhibit B as originally attached to, incorporated by, and referenced in Chapter 26, Article III, Division 2 of the Code, and in particular Sections 26-106(b) and 26-109(a), is hereby repealed and replaced in its entirety with the **Exhibit B** attached to this Ordinance and incorporated herein, which legally describes the boundaries of the MSBU-Riviera Beach as amended, updated and restated. The new Exhibit B attached to this Ordinance and incorporated herein, is hereby incorporated into, and shall be attached to, Chapter 26, Article III, Division 2 of the Code, and in particular Sections 26-106(b) and 26-109(a). All references to Exhibit B in Chapter 26, Article III, Division 2 of the Code shall mean to the new Exhibit B that is attached to this Ordinance.

Section 3. Section 26-109(d) of the Code is revised to read as follows (additions shown by underline and deletions show by strikethrough):

(d) When required by Florida Statutes, § 197.3632(4)(a), the board shall hold a public hearing between ~~June~~ January 1 and September 15 to adopt the non-ad valorem assessment roll and corresponding rate resolution, if applicable. At such hearing, the board shall hear testimony from all interested persons and shall receive written objections, if any, pursuant to Florida Statutes, § 197.3632(4)(c). The board shall make any increase, decrease or revision to any proposed assessment as it deems necessary or appropriate. The board may continue the public hearing to a date and time certain without the necessity of further public notice to allow, prior to final adoption, any changes, modifications or revisions to the resolution and/or the assessment roll or for such other reason deemed necessary in the sole discretion of the board.

Section 4. **REPEAL OF LAWS IN CONFLICT:** All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 5. **SEVERABILITY:** If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 6. **SAVINGS CLAUSE:** Notwithstanding anything herein to the contrary, Exhibit B as originally enacted and attached to, incorporated by, and referenced in Chapter 26, Article III, Division 2 of the Code, and in particular Sections 26-106(b) and 26-109(a), is specifically preserved, and shall remain in full force and effect, for the limited purpose of enforcing any rights and obligations accrued thereunder or relating thereto prior to its repeal and replacement, including all rights and obligations arising from or relating to tax year 2018 and County fiscal year 2019, and all prior tax and fiscal years.

Section 7. **INCLUSION IN THE CODE OF LAWS AND ORDINANCES:** The provisions of this Ordinance shall become and be made a part of the Code. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 8. **ENFORCEMENT:** This Ordinance is enforceable by all means provided by law. Additionally, the County may choose to enforce this Ordinance by seeking injunctive relief in the Circuit Court of Palm Beach County.

Section 9. **CAPTIONS:** The captions, section headings, and section designations used in this Ordinance are for convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.

Section 10. **EFFECTIVE DATE:** The provisions of this Ordinance shall become effective upon filing with the Department of State to be implemented for tax year 2019.

APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach
County, Florida, on this the ____ day of _____, 2018.

SHARON R. BOCK, CLERK

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

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the ____ day of
_____, 2018.

EXHIBIT B

Palm Beach County Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental – Riviera Beach

(GRAMERCY PARK AREA)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51, ALL OF THE PLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 157, ALL OF THE PLAT OF REPLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 178, ALL OF THE PLAT OF GRAMERCY PARK UNIT 3 RECORDED IN PLAT BOOK 28, PAGE 12, ALL OF THE PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76, ALL OF THE HAVERHILL ROAD CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2215, PAGE 325, A PORTION OF THE PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 27501, PAGE 1601, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11655, PAGE 57, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5734, PAGE 1234, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 18000, PAGE 1610, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26350, PAGE 1573, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 19649, PAGE 1139, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 10967, PAGE 160, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26935, PAGE 1658 AND ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8319, PAGE 1416, ALL OF THE ABOVE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 1 AND 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51, BEING A POINT LYING 40.00 FEET WEST OF THE POINT OF BEGINNING MONUMENTED WITH A PERMANENT REFERENCE MONUMENT (PRM) AS SHOWN ON SAID PLAT; THENCE EAST ALONG THE NORTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51, THE NORTH LINE OF SAID REPLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 178 AND THE NORTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 3 RECORDED IN PLAT BOOK 28, PAGE 12 TO THE NORTHEAST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 3 RECORDED IN PLAT BOOK 28, PAGE 12 AND THE WEST LINE OF SAID PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76, BEING ON THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS SHOWN ON SAID PLAT; THENCE NORTH ALONG SAID WEST LINE OF SAID PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76 AND THE WEST LINE OF SAID HAVERHILL ROAD CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2215, PAGE 325 TO THE NORTHWEST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76 AND THE NORTHWEST CORNER OF SAID HAVERHILL ROAD CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2215, PAGE 325; THENCE EAST ALONG THE NORTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76, THE NORTH LINE OF SAID HAVERHILL ROAD CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2215, PAGE 325, THE NORTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15, THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 27501, PAGE 1601 AND THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11655, PAGE 57 TO THE NORTHEAST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15 AND THE NORTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORD BOOK 11655, PAGE 57.

BOUNDED ON THE EAST BY:

THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORD BOOK 11655, PAGE 57 TO THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5734, PAGE 1234; THENCE EAST, SOUTHEAST AND SOUTH ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5734, PAGE 1234 TO THE NORTH LINE OF CAYMAN CIRCLE EAST AS SHOWN ON SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15; THENCE CONTINUE SOUTH AND SOUTHWEST ALONG THE EAST LINE OF SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15 TO THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8319, PAGE 1416; THENCE SOUTHEAST ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8319, PAGE 1416 TO THE SOUTHEAST PROPERTY LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8319, PAGE 1416; THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8319, PAGE 1416 AND THE

SOUTHEAST LINE OF SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15 TO THE SOUTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15;

BOUNDED ON THE SOUTH BY:

THENCE WEST ALONG THE SOUTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 5 RECORDED IN PLAT BOOK 32, PAGE 15 AND THE SOUTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76 TO THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS SHOWN ON SAID PLAT OF GRAMERCY PARK UNIT 4 RECORDED IN PLAT BOOK 28, PAGE 76 AND SAID PLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 157; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY OF HAVERHILL ROAD AS SHOWN ON SAID PLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 157 TO THE SOUTHEAST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 157; THENCE WEST ALONG THE SOUTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 2 RECORDED IN PLAT BOOK 27, PAGE 157 AND THE SOUTH LINE OF SAID PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51 TO THE WEST LINE OF SAID PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51;

BOUNDED ON THE WEST BY:

THENCE NORTH ALONG THE WEST LINE OF SAID PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51 TO THE NORTHWEST CORNER OF SAID PLAT OF GRAMERCY PARK UNIT 1 RECORDED IN PLAT BOOK 27, PAGE 51 AND THE POINT OF BEGINNING OF SAID PARCEL.

TOGETHER WITH: (BLUE HERON & I-95 AREA)

A PARCEL OF LAND BEING ALL OF THE PLAT OF HUNT'S EASY STORAGE PLAT NO. 3 RECORDED IN PLAT BOOK 39, PAGE 81, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 29599, PAGE 1330, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11513, PAGE 39, A PORTION OF THE PLAT OF PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 30, PAGE 37, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3682, PAGE 861, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8249, PAGE 91, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1171, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 14369, PAGE 143, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 1511, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26943, PAGE 330, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 28325, PAGE 1494, A PORTION OF THE PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 51, PAGE 102, A PORTION OF THE PLAT OF CENTRAL INDUSTRIAL PARK TRACT C REPLAT RECORDED IN PLAT BOOK 74, PAGE 30, A PORTION OF THE PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4356, PAGE 927, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORD BOOK 11489, PAGE 1667, A PORTION OF THE PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4809, PAGE 476, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4166, PAGE 740, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3951, PAGE 1132, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 680, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26308, PAGE 1184, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22646, PAGE 406, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7975, PAGE 632, ALL OF THE PLAT OF ADDITION NO. 2 TO CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 37, PAGE 167, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 19955, PAGE 600, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 25844, PAGE 1137, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 28796, PAGE 914, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26028, PAGE 624, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 6372, PAGE 1367, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 27928, PAGE 122, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 29360, PAGE 595, ALL OF THE PLAT OF KOCH ADDITION TO PLAT NO.1 OF CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 37, PAGE 185, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2135, PAGE 470, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 9923, PAGE 1086, ALL OF THE PLAT OF ADDITION NO. 1 TO PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 35, PAGE 161, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 23328, PAGE 1005, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8152, PAGE 1083, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4655, PAGE 687, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 25397, PAGE 566, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 14256, PAGE 1154, AND ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 29053, PAGE 813, ALL OF THE ABOVE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION

30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AS FOLLOWS:

BOUNDED ON THE WEST BY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT OF HUNT'S EASY STORAGE PLAT NO. 3 RECORDED IN PLAT BOOK 39, PAGE 81, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT OF HUNT'S EASY STORAGE PLAT NO. 3 TO THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 29599, PAGE 1330; THENCE WEST ALONG SAID SOUTH LINE OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 29599, PAGE 1330 AND ITS WESTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF CENTRAL INDUSTRIAL DRIVE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF CENTRAL INDUSTRIAL DRIVE TO THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11513, PAGE 39; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11513, PAGE 39 AND THE SOUTH LINE OF SAID PLAT OF PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 30, PAGE 37 TO THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORD BOOK 3682, PAGE 861; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3682, PAGE 861 AND ITS NORTHERLY EXTENSION TO THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8249, PAGE 91; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8249, PAGE 91 AND SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1171 TO THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1171; THENCE NORTH ALONG SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1171 TO THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1171; THENCE EAST ALONG SAID NORTH LINE OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1989, PAGE 1171 TO THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 14369, PAGE 143; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 14369, PAGE 143 TO THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 14369, PAGE 143; THENCE EAST ALONG THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 14369, PAGE 143 TO THE WEST RIGHT-OF-WAY LINE OF ENTERPRISE DRIVE; THENCE NORTH ALONG ENTERPRISE DRIVE TO THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 1511; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 1511 AND ITS WESTERLY EXTENSION TO THE WEST LINE OF SAID PLAT OF PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 30, PAGE 37 SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT OF PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 30, PAGE 37 AND SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 TO THE NORTH RIGHT-OF-WAY LINE OF CENTRAL INDUSTRIAL DRIVE NORTH; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CENTRAL INDUSTRIAL DRIVE NORTH TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID PLAT OF CENTRAL INDUSTRIAL PARK TRACT C REPLAT; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 2 OF SAID PLAT OF CENTRAL INDUSTRIAL PARK TRACT C REPLAT AND ITS NORTHERLY EXTENSION TO THE SOUTH LINE OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121; THENCE EAST, NORTH AND EAST ALONG THE SOUTH LINE OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 TO THE SOUTHWEST CORNER OF LOT 7 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121; THENCE NORTH ALONG THE WEST LINE OF LOTS 4, 5, 6 & 7 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 AND THE NORTHERLY EXTENSION TO THE NORTH RIGHT-OF-WAY LINE OF FISCAL COURT ALSO BING THE SOUTH LINE OF LOT 3 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121; THENCE EAST, NORTHEAST AND NORTH ALONG SAID NORTH RIGHT-OF-WAY LINE OF FISCAL COURT AND SOUTH AND EAST LINE OF LOT 3 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 TO THE SOUTHEAST CORNER OF LOT 2 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121; THENCE WEST ALONG THE SOUTH LINE OF LOT 2 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 TO THE SOUTHWEST CORNER OF SAID LOT 2 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121; THENCE NORTH ALONG THE WEST LINE OF LOT 1 & 2 OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 TO THE NORTH LINE OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF INVESTMENT LANE; THENCE WEST ALONG THE NORTH LINE OF SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 51, PAGE 121 AND THE SOUTH RIGHT-OF-WAY LINE OF INVESTMENT LANE TO THE WEST LINE OF SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE NORTH ALONG THE WEST LINE OF SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81 AND THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 TO THE NORTH LINE OF SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81;

BOUNDED ON THE NORTH BY:

THENCE EAST ALONG THE NORTH LINE OF SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81 TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD SHOWN ON SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81;

BOUNDED ON THE EAST BY:

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD SHOWN ON SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81 TO THE NORTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4809, PAGE 476, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF INVESTMENT LANE; THENCE CONTINUE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD SHOWN ON SAID PLAT OF CENTRAL INDUSTRIAL PARK NORTH RECORDED IN PLAT BOOK 38, PAGE 81, SAID PLAT OF PLAT NO. 2 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 51, PAGE 102 AND THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4809, PAGE 476 TO THE NORTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 9923, PAGE 1086 ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE CONTINUE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD ALSO BEING THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 9923, PAGE 1086, THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2135, PAGE 470 AND AS SHOWN ON SAID PLAT OF KOCH ADDITION TO PLAT NO.1 OF CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 37, PAGE 185 TO THE NORTHEAST CORNER OF THE PLAT OF PEPSI RIVIERA BEACH PLAT RECORDED IN PLAT BOOK 104, PAGE 166 OF SAID PUBLIC RECORDS; THENCE WEST, SOUTH AND EAST FOLLOWING THE BOUNDARY OF SAID PLAT OF PEPSI RIVIERA BEACH PLAT RECORDED IN PLAT BOOK 104, PAGE 166 TO THE SOUTHEAST CORNER OF SAID PLAT OF PEPSI RIVIERA BEACH PLAT RECORDED IN PLAT BOOK 104, PAGE 166 AND SAID WEST RIGHT-OF-WAY LINE OF GARDEN ROAD; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF GARDEN ROAD AS SHOWN ON SAID PLAT OF ADDITION NO. 1 TO PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 35, PAGE 161, ALSO BEING THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 23328, PAGE 1005 AND THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8152, PAGE 1083 TO THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8152, PAGE 1083 AND THE SOUTHEAST CORNER OF SAID PLAT OF PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 30, PAGE 37 ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD;

BOUNDED ON THE SOUTH BY:

THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8152, PAGE 1083, THE SOUTH LINE OF SAID PLAT OF PLAT NO. 1 CENTRAL INDUSTRIAL PARK RECORDED IN PLAT BOOK 30, PAGE 37, THE SOUTH LINE OF SAID PLAT OF HUNT'S EASY STORAGE PLAT NO. 3 RECORDED IN PLAT BOOK 39, PAGE 81 ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD TO THE SOUTHWEST CORNER OF SAID PLAT OF HUNT'S EASY STORAGE PLAT NO. 3 RECORDED IN PLAT BOOK 39, PAGE 81 AND THE POINT OF BEGINNING.

ALSO TOGETHER WITH: (INTERSTATE INDUSTRIAL AREA)

A PARCEL OF LAND BEING ALL OF PROPERTY RECORD IN OFFICIAL RECORDS BOOK 22323, PAGE 98, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11833, PAGE 1593, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 23007, PAGE 850, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5253, PAGE 549, ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 28662, PAGE 1009 AND ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870, ALL OF THE ABOVE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF PALM BEACH BEDDING CO. RECORDED IN PLAT BOOK 78, PAGE 32 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHWEST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98; THENCE EAST ALONG THE NORTH

LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98 AND THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11833, PAGE 1593 TO THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11833, PAGE 1593, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD;

BOUNDED ON THE EAST BY:

THENCE SOUTH ALONG SAID EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11833, PAGE 1593 AND SAID WEST RIGHT-OF-WAY LINE OF GARDEN ROAD TO THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11833, PAGE 1593; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 11833, PAGE 1593 TO THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98 AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE PARK ROAD NORTH AS SHOWN ON THE PLAT OF PLAT NO. 1 INTERSTATE INDUSTRIAL PARK RECORDED IN PLAT BOOK 34, PAGE 157 OF SAID PUBLIC RECORDS; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE PARK ROAD NORTH AS SHOWN ON THE PLAT OF PLAT NO. 1 INTERSTATE INDUSTRIAL PARK RECORDED IN PLAT BOOK 34, PAGE 157 TO THE NORTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 23007, PAGE 850; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 23007, PAGE 850 AND THE EAST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5253, PAGE 549 TO THE SOUTHEAST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 23007, PAGE 850, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE PARK WAY AS SHOWN ON THE PLAT OF PLAT NO. 3 INTERSTATE INDUSTRIAL PARK RECORDED IN PLAT BOOK 57, PAGE 84 OF SAID PUBLIC RECORDS;

BOUNDED ON THE SOUTH BY:

THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5253, PAGE 549 AND SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 28662, PAGE 1009, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE PARK WAY AS SHOWN ON THE PLAT OF PLAT NO. 3 INTERSTATE INDUSTRIAL PARK RECORDED IN PLAT BOOK 57, PAGE 84 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 28662, PAGE 1009;

BOUNDED ON THE WEST BY:

THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 28662, PAGE 1009 TO THE SOUTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870; THENCE WEST ALONG SAID SOUTH LINE OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870 TO THE NORTHWEST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE PARK ROAD NORTH AS SHOWN ON SAID PLAT OF PLAT NO. 1 INTERSTATE INDUSTRIAL PARK RECORDED IN PLAT BOOK 34, PAGE 157; THENCE EAST ALONG THE NORTH LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 7569, PAGE 870 AND SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE PARK ROAD NORTH AS SHOWN ON SAID PLAT OF PLAT NO. 1 INTERSTATE INDUSTRIAL PARK RECORDED IN PLAT BOOK 34, PAGE 157 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98; THENCE NORTH ALONG SAID EXTENSION AND THE WEST LINE OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98 TO THE NORTHWEST CORNER OF SAID PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 22323, PAGE 98, ALSO BEING THE NORTHEAST CORNER OF SAID PLAT OF PALM BEACH BEDDING CO. RECORDED IN PLAT BOOK 78, PAGE 32 AND THE POINT OF BEGINNING.

ALSO TOGETHER WITH: (HAVERHILL ROAD PARCEL)

A PARCEL OF LAND BEING ALL OF THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 12218, PAGE 817 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.