

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	November 20, 2018	<input type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Public Hearing

Department: Fire-Rescue

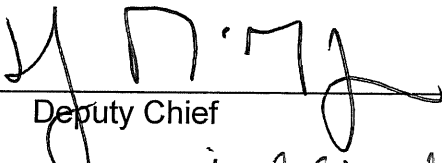


I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a resolution of the Board of County Commissioners of Palm Beach County, Florida, declaring its intent and election to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments for the special assessment authorized within the amended, updated and restated boundaries of the County Municipal Service Benefit Unit (MSBU) for Fire Hydrant Maintenance and Rental - Riviera Beach, commencing with tax year 2019 and for each year thereafter; stating the need for the levy; providing the legal description of the area subject to the levy; providing for no effect on the MSBU - Boca Raton; providing for copies of the resolution to be mailed to the Property Appraiser, the Tax Collector and the Department of Revenue; providing for an effective date.

Summary: On October 16, 2018, the Board adopted Ordinance 2018-020 which amended the boundaries of the Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental – Riviera Beach to add 141 parcels that had inadvertently been omitted, and updated and restated the boundaries of the entire MSBU-Riviera Beach. Due to the amended, updated and restated boundaries, this Resolution is necessary for the Board to continue to use the uniform method to levy and collect on the tax bill the non-ad valorem assessment within the Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental – Riviera Beach (MSBU-Riviera Beach). This public hearing and the Board’s intent to use the uniform method to collect this non-ad valorem assessment on the tax bill within the amended, updated and restated boundaries of the MSBU-Riviera Beach, was advertised weekly in the Palm Beach Post for four (4) consecutive weeks preceding this public hearing, as required by Section 197.3632, Florida Statutes. District 7 (SB)

Background and Policy Issues: The City of Riviera Beach and/or its utility district charges 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 City’s water utility services area. In 1993, the County created the MSBU - Riviera Beach in this geographic area, and authorized the levy and collection of a special assessment on the properties located therein to fund the payment of the City’s hydrant fees from only those properties that receive the special benefit of said hydrants. Since 1993 the County has used the uniform method set out in Section 197.3632, Florida Statutes, to annually levy and collect this non-ad valorem special assessment on the tax bill within the boundaries of the MSBU – Riviera Beach, as authorized in Chapter 26, Article III, Division 2, of the Palm Beach County Code. In Ordinance 2018-020, the Board determined and confirmed that all the properties located within the boundaries of the MSBU - Riviera Beach, as amended, updated and restated therein, receive a special benefit from the fire hydrants located therein as a part of the County’s fire protection services to said area.

Attachment: Resolution

Recommended by:		10-29-18
	Deputy Chief	Date
Approved by:		10/29/18
	Fire Rescue Administrator	Date
Approved by:		11/6/18
	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: *in-kind match*

III. REVIEW COMMENTS

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

[Signature] 10/3/18 OFMB *OK 10/31 9/10/30*
[Signature] Contract Development and Control 11/5/18 *[Signature]*

B. Legal Sufficiency

[Signature] 11/6/18 Assistant County Attorney *pending proof of publication offer 11/13/18*

C. Other Department Review:

 Department Director

REVISED 9/03
 ADM FORM 01

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

RESOLUTION NO. R-2018-___

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING ITS INTENT AND ELECTION TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS FOR THE SPECIAL ASSESSMENT AUTHORIZED WITHIN THE AMENDED, UPDATED AND RESTATED BOUNDARIES OF THE COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR FIRE HYDRANT MAINTENANCE AND RENTAL - RIVIERA BEACH, COMMENCING WITH TAX YEAR 2019 AND FOR EACH YEAR THEREAFTER; STATING THE NEED FOR THE LEVY; PROVIDING THE LEGAL DESCRIPTION OF THE AREA SUBJECT TO THE LEVY; PROVIDING FOR NO EFFECT ON THE MSBU-BOCA RATON; PROVIDING FOR COPIES OF THE RESOLUTION TO BE MAILED TO THE PROPERTY APPRAISER, THE TAX COLLECTOR AND THE DEPARTMENT OF REVENUE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Riviera Beach and/or the City's utility district ("City") charges 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 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 City; and

WHEREAS, as authorized by Section 125.01(1)(q), Florida Statutes, the Board in, Chapter 26, Article III, Division 2, of the Palm Beach County Code ("Code") (codifying Ordinance 93-5), created the Palm Beach County Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental - Riviera Beach ("MSBU-Riviera Beach"), and authorized the levy and collection of a special assessment on real properties located therein to fund the payment of the City's hydrant fees from only those properties that receive the special benefit of said hydrants; and

WHEREAS, as provided for by Chapter 26, Article III, Division 2, of the Code, and County Resolution R93-230, since 1993 the County has annually levied and collected the MSBU-Riviera Beach special assessment on the tax bill in accordance with the uniform method for the levy, collection and enforcement of non-ad valorem assessments set forth in Section 197.3632, Florida Statutes; and

WHEREAS, on October 16, 2018, the Board approved Ordinance 2018-020 which amended, updated and restated the boundaries of the MSBU-Riviera Beach by repealing and replacing 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, the Board determined and confirmed in Ordinance 2018-020 that all the properties located within the boundaries of the MSBU-Riviera Beach, as amended, updated and restated therein,

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, as authorized by Chapter 26, Article III, Division 2, of the Code, and in accordance with Section 197.3632, Florida Statutes, the Board intends and elects to use the uniform method to levy, collect and enforce the MSBU-Riviera Beach special assessment within the boundaries of the MSBU-Riviera Beach as amended, updated and restated by Ordinance 2018-020, commencing with tax year 2019 and for each year thereafter; and

WHEREAS, the Board hereby determines that it is in the best interest of the public to use the uniform method provided by Section 197.3632, Florida Statutes; and

WHEREAS, on November 20, 2018, the Board held a public hearing on this Resolution after advertising this public hearing and notice of the Board's intent to use the uniform method for collecting the MSBU-Riviera Beach special assessment within the amended, updated and restated boundaries of the MSBU-Riviera Beach, weekly in the Palm Beach Post for four (4) consecutive weeks preceding this public hearing, as required by Section 197.3632, Florida Statutes, which advertisement and proof of publication are attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

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

Section 2. Intent to Use Uniform Method: The Board of County Commissioner intends and elects to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments, pursuant to Section 197.3632, Florida Statutes, for the MSBU-Riviera Beach special assessment, authorized by Chapter 26, Article III, Division 2, of the Palm Beach County Code, within the boundaries of the MSBU-Riviera Beach as amended, updated and restated by Ordinance 2018-020 and codified in Chapter 26, Article III, Division 2, of the Palm Beach County Code, commencing with tax year 2019 and for each year thereafter until discontinued by the Board. This will be in place of using the uniform method to levy the special assessment within the boundaries of the MSBU-Riviera Beach as they existed prior to being amended, updated and restated. To the limited extent as may be necessary to effectuate this purpose, this Resolution shall be deemed to amend Resolution 93-230.

Section 3. Need for Levy: The levy of the MSBU-Riviera Beach special assessment is needed to fund the rental and maintenance of fire hydrants located within the MSBU-Riviera Beach from only those properties that receive the special benefit of said hydrants as a part of the County's provision of fire protection services to said area.

Section 4. Legal Description of Area Subject to Levy: The MSBU-Riviera Beach special assessment shall be levied on all real property located within the amended, updated and restated boundaries of the MSBU-Riviera Beach as legally described in **Exhibit B**, attached hereto and incorporated herein, commencing with tax year 2019 and for each year thereafter until discontinued by the Board.

Section 5. No Effect on MSBU-Boca Raton: This Resolution shall not affect the levy, collection and enforcement of the non-ad valorem assessment within the Palm Beach County Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental-Boca Raton, as provided for by Chapter 26, Article III, Division 2, of the Code, which shall continue to be collected by the uniform method under the existing authorization of County Resolution R93-230.

Section 6. Copy of Resolution: Upon adoption, the Clerk and Comptroller for Palm Beach County is hereby directed to send a certified copy of this Resolution by United States mail to the Palm Beach County Property Appraiser, the Palm Beach County Tax Collector and the Florida Department of Revenue, by January 10, 2019.

Section 7. Effective Date: This Resolution shall become effective upon adoption.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

- District 1: Hal R. Valeche -
- District 2: -
- District 3: Dave Kerner -
- District 4: -
- District 5: Mary Lou Berger -
- District 6: Melissa McKinlay -
- District 7: Mack Bernard -

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2018.

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

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

Sharon R. Bock, Clerk & Comptroller

By: _____
County Attorney

By: _____
Deputy Clerk

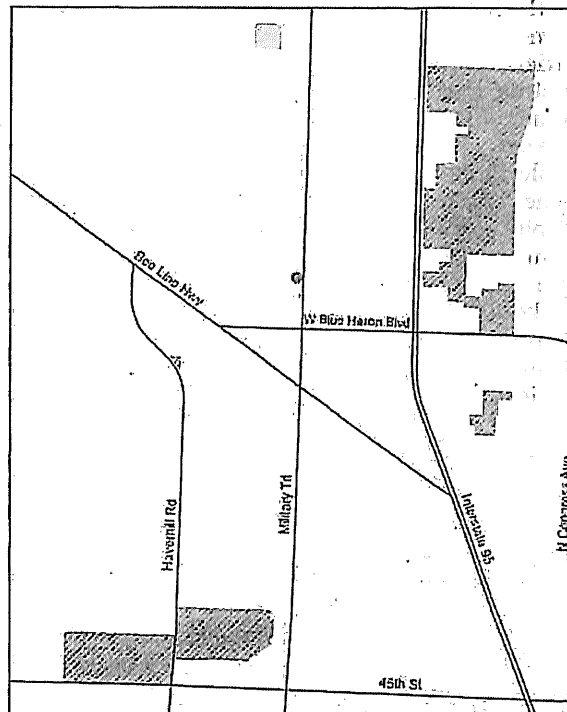
Exhibit A Advertisement

(Published in the Palm Beach Post)

**NOTICE OF PUBLIC HEARING AND INTENT TO USE THE
UNIFORM METHOD FOR THE LEVY, COLLECTION AND
ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

Please take notice that at 9:30 a.m. on November 20, 2018, the Board of County Commissioners intends to hold a public hearing for the purpose of considering a Resolution declaring its intent and election to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments, set forth in Section 197.3632, Florida Statutes, for the special assessment levied within the boundaries of the Palm Beach County Municipal Service Benefit Unit for Fire Hydrant Maintenance and Rental - Riviera Beach ("MSBU-Riviera Beach"), as amended, updated and restated by Ordinance 2018-020.

The following shaded areas are subject to the assessment:



This assessment is authorized by Chapter 26, Article III, Division 2, of the Palm Beach County Code, to fund fire hydrant rental and maintenance within the boundaries of the MSBU-Riviera Beach, as amended, updated and restated by Ordinance 2018-020. This annual assessment will be collected by the Palm Beach County Tax Collector on the property tax bill each year until discontinued by the Board of County Commissioners.

The public hearing will be held in the Palm Beach County Governmental Center, Jane Thompson Memorial Chambers, 6th Floor, 301 N. Olive Avenue, West Palm Beach, Florida. A copy of the proposed Resolution is available for inspection at Palm Beach County Fire Rescue, 405 Pike Road, West Palm Beach. All interested persons may appear at the public hearing and be heard. Written objections may be filed with the Board of County Commissioners.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings, and, for such purpose, they may need to insure that a verbatim record of the meeting or hearing is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is published pursuant to Section 197.3632(3)(a), Florida Statutes.

Palm Beach County, Florida
Board of County Commissioners

PUBLISH: Palm Beach Post
October 23, 2018
October 30, 2018
November 6, 2018
November 13, 2018

WP0000130902.01

10/23 PP

Exhibit A
Proof of Publication

**To be inserted after November 13, 2018 (last publication date),
but before November 20, 2018**

**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.