Agenda Item # 3-C-2

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	**December 1, 2026**	**[X] Consent**	**[ ] Regular**
		[ ] Workshop	**[ ] Public Hearing**

Department: **Engineering and Public Works**
Submitted For: **Roadway Production Division**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the Release of Drainage Easements for a 70-foot relocatable drainage easement, a portion of a 30-foot relocatable drainage easement, and a portion of a 40-foot drainage easement (Drainage Easements), all located within Parcel Control Number 52-43-42-18-29-001-0000 (Site), as recorded in Official Record Book (ORB) 34524, Page 1707, and ORB 465, Page 450, public records of Palm Beach County, Florida.

Summary: Approval will release the Palm Beach County (County) Drainage Easements. The Owner has requested that the Drainage Easements be released to accommodate the development of the Site. All existing pipes or other infrastructure within the Drainage Easements will be relocated to new locations that are covered by new drainage easements accepted by the County Engineer in accordance with the delegated authority granted by resolution R2020-0352. A new drainage system will be installed during construction of improvements to the Site to provide an equivalent drainage benefit. The new drainage system to be installed will ensure that the stormwater management system will continue to discharge through the existing control structures to the South Florida Water Management District C-17 Canal. District 1 (YBH)

Background and Justification: The existing 70-foot and 30-foot relocatable drainage easements were acquired by the County on August 16, 2023 to provide drainage for the extension of Congress Avenue from Northlake Boulevard to Alternate A1A. The 40-foot drainage easement was acquired on February 23, 1959.

Attachments:
1. Location Map
2. Release of Drainage Easements with Exhibit "A"
3. (New) 20-foot, 24-foot and 30-foot Drainage Easements with Exhibit "A"

Recommended By: Joanne M. Koch FOR 11/05/2026
YBH/TEL — County Engineer — Date

Approved By: [signature] 11/10/26
Chief Deputy County Administrator — Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes ☐ No ☑
Is this item using Federal Funds? Yes ☐ No ☑
Is this item using State Funds? Yes ☐ No ☑

Budget Account No:

Fund	Dept	Unit	Object
3501	361	1369	6120

Recommended Sources of Funds/Summary of Fiscal Impact:
Road Impact Fee Zone 1/
Congress Ave, N of Northlake Blvd to Alt A1A-Phase A

No Fiscal Impact

TYPE	PCN Number	Parcel Description	Asset Number
DE	52-43-42-18-29-001-0000	HILLTOP GARDENS PAR 1 K/A FUTURE DEVELOPMENT (PORTION)	I08091

Angelo DiPierro
Digitally signed by Angelo DiPierro
DN: DC=org, DC=pbcgov, OU=Enterprise, OU=PBB, OU=Users, CN=Angelo DiPierro, E=ADiPierr@pbc.gov
Reason: I am the author of this document
Date: 2026.10.15 08:56:21-04'00'
Foxit PDF Editor Version: 12.1.0

Impact Fee Project Description:
This approval will release Palm Beach County drainage easements and accept replacement drainage easements to allow development of Parcel Control Number 52-43-42-18-29-001-0000, which is within Impact Fee Zone 1. The use of Impact Fees is in accordance with Article 13, Chapter A, Section 9 and Chapter H, Section 4 of the ULDC.

C. Departmental Fiscal Review: Danny Ramlalsingh

III. REVIEW COMMENTS

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

11/9/26
OFMB AH 11/9

Contract Dev. and Control 11/9/26
ZG 11.9.26

B. Approved as to Form and Legal Sufficiency:

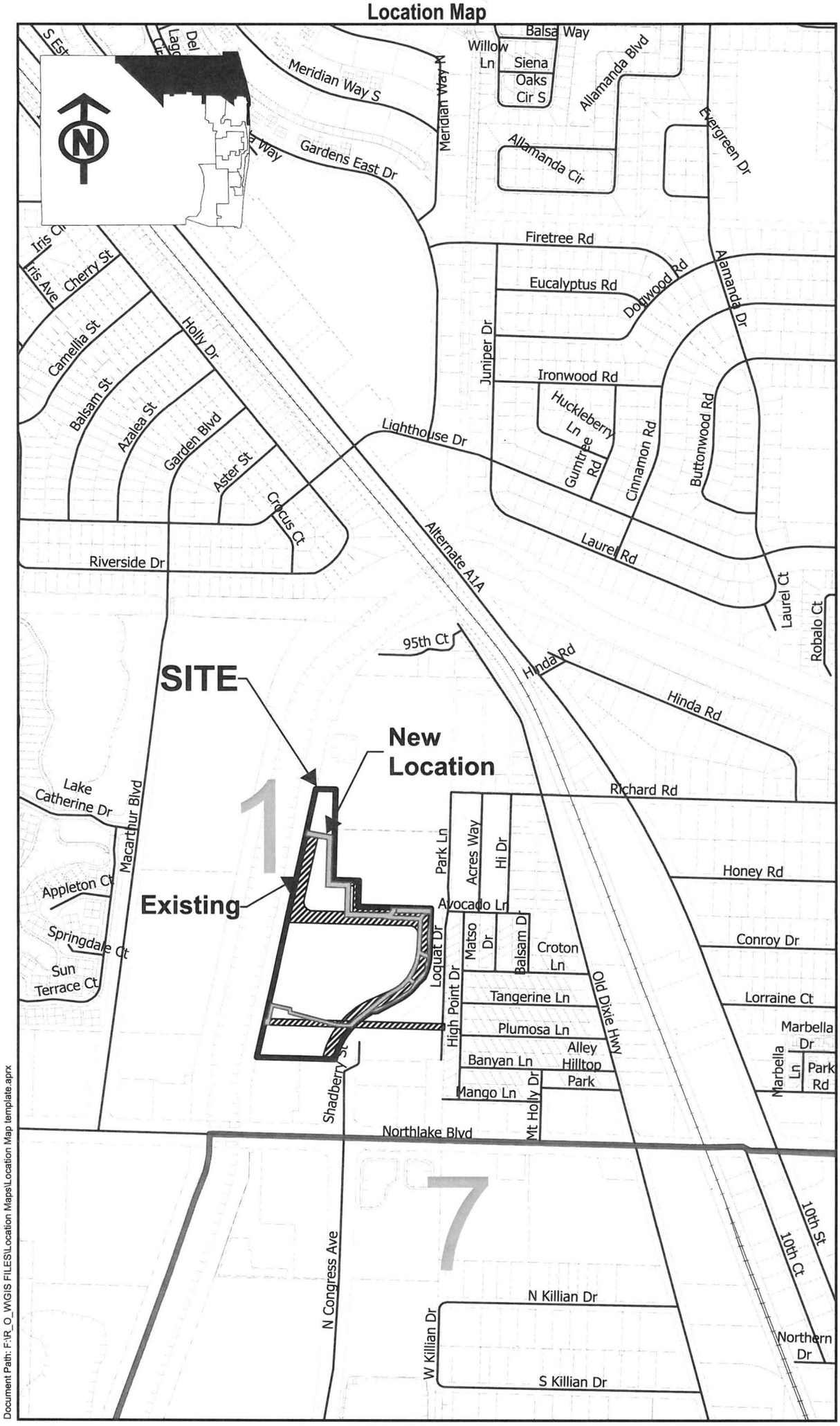
11/16/26
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment. 2

Location Map



Document Path: F:\R_O_W\GIS FILES\Location Maps\Location Map template.aprx

0 470 940 1,880 2,820 3,760 Feet

Attachment No. 1

Return to:
Right-of-Way Section
Palm Beach County, Engineering & Public Works Department
Post Office Box 21229
West Palm Beach, Florida 33416-1229
Attn.: Jaylene Davis, Right-of-Way Specialist

This Instrument Prepared by:
Yelizaveta Herman, Assistant County Attorney
Palm Beach County, County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: Portion of 52-43-42-18-29-001-0000

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: 2012517
ROAD NAME: Congress Ave Ext.
PARCEL NOs.: Drainage Easements

RELEASE OF DRAINAGE EASEMENTS

WHEREAS, three drainage easements were conveyed to **PALM BEACH COUNTY**, a political subdivision of the State of Florida (County), one conveyed on February 23, 1959 as recited in ORB 465, Page 450, and two conveyed on August 16, 2023 as recited in ORB 34524, Page 1707, public records of Palm Beach County, Florida; and,

WHEREAS, the drainage easements are located on land in Section 19, Township 42, Range 43; owned by **RK PBG MF OWNER LLC**, a Florida Foreign Limited Liability Company, whose post office address is 3953 Maple Avenue, Suite 300, Dallas, TX 75219-3228 ("Developer"); and,

WHEREAS, all of one and a portion of two drainage easements are inconsistent with the Developer's proposed site plan; and

WHEREAS, Developer has requested the release of all of one and a portion of two drainage easements so that a replacement drainage system can be conveyed per the proposed site plan; and,

WHEREAS, Developer has conveyed a 20-foot, a 24-foot and a 30-foot wide drainage easement to provide uninterrupted drainage; and

WHEREAS, County Engineering & Public Works Department staff have reviewed the request and find it is appropriate to release all of one and a portion of two drainage easements, as shown in **Exhibit A**.

NOW, THEREFORE, in consideration of the recitals set forth herein and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the County does hereby release all of one and a portion of two drainage easements as recited in ORB 465, Page 450, and ORB 34524, Page 1707, public records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the County has caused this Release of Drainage Easements to be executed on _____.

ATTEST:

YVETTE DRUCKER
CLERK of the CIRCUIT COURT & COMPTROLLER

By: _____
Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

County:

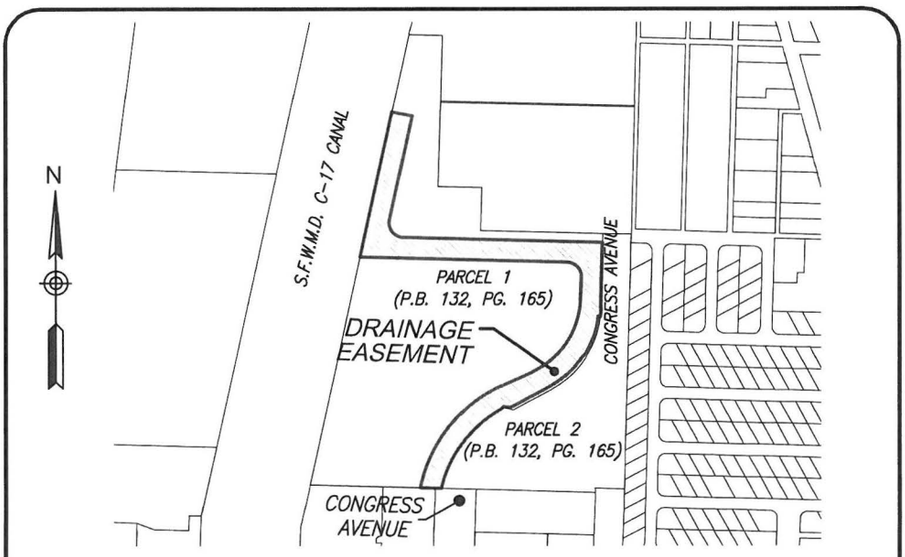
PALM BEACH COUNTY,
a political subdivision of the State of Florida by and through its Board of County Commissioners

By: _____
, Mayor

(Official Seal)

EXHIBIT "A" Page 1 of 12
LOCATION MAP
DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOT TO SCALE

1. PREPARED FOR: GARDENS BUSINESS CNTR PB LLC
2. PROPERTY PARCEL NUMBER: 52-43-42-18-29-001-0000
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 18-42-43, BEARING S01°35'37"W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
   ZONE = FLORIDA EAST ZONE (ZONE 0901)
   LINEAR UNIT = U.S. SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
   SCALE FACTOR = 1.00004398
   PLAT BEARING = GRID BEARING
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON AUGUST 18, 2026.
7. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

J.H.A. LAND SURVEYORS

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156041
DATE: 05/11/26	SHEET 1 OF 5 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.18 18:12:04 -04'00'
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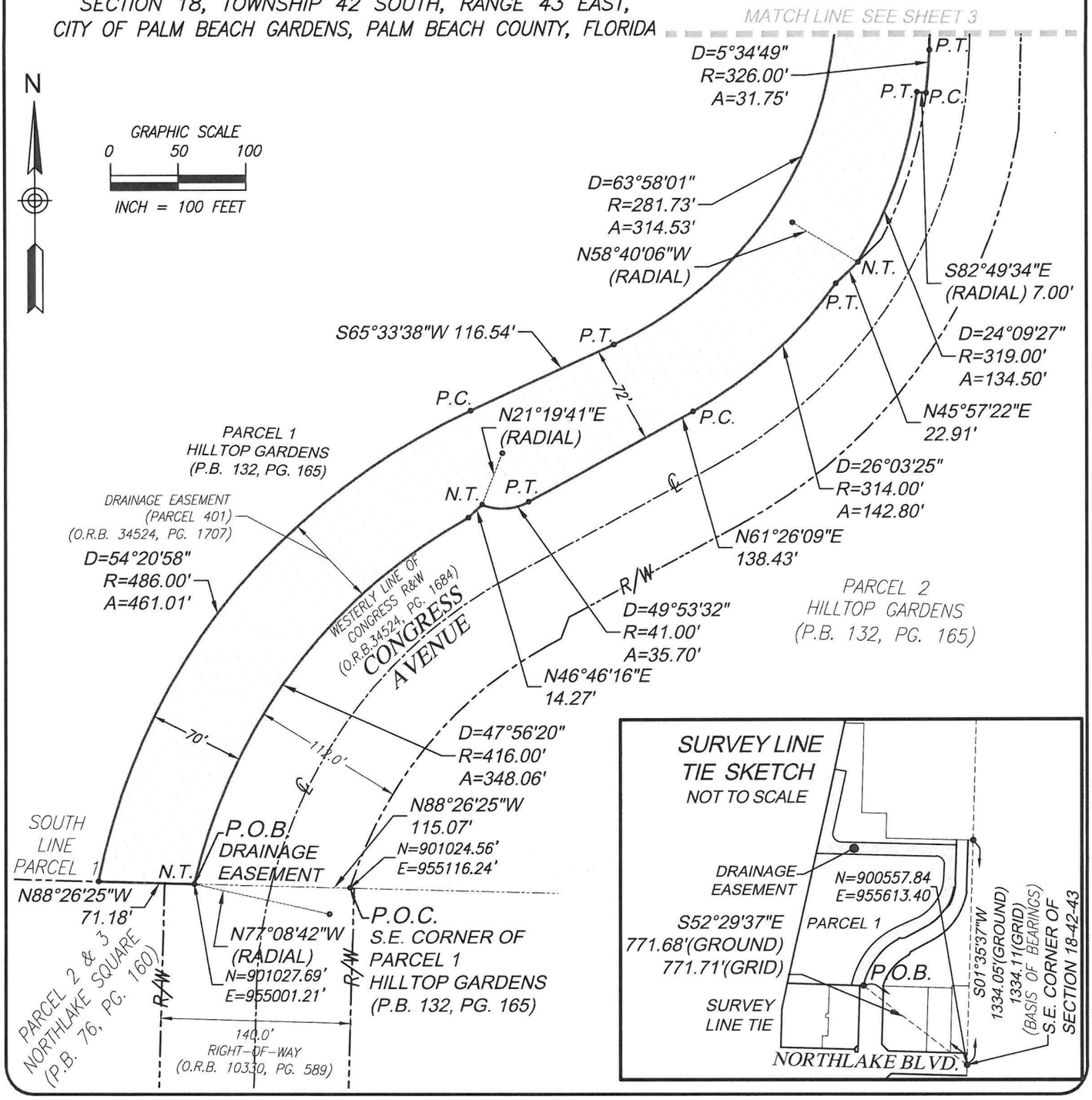
EXHIBIT "A" Page 2 of 12

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



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DATE: 05/11/26	SHEET 2 OF 5 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6952 STATE OF FLORIDA.

JOSE HERNANDEZ * LICENSE * NO. 6952 * STATE OF FLORIDA * PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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EXHIBIT "A" Page 3 of 12

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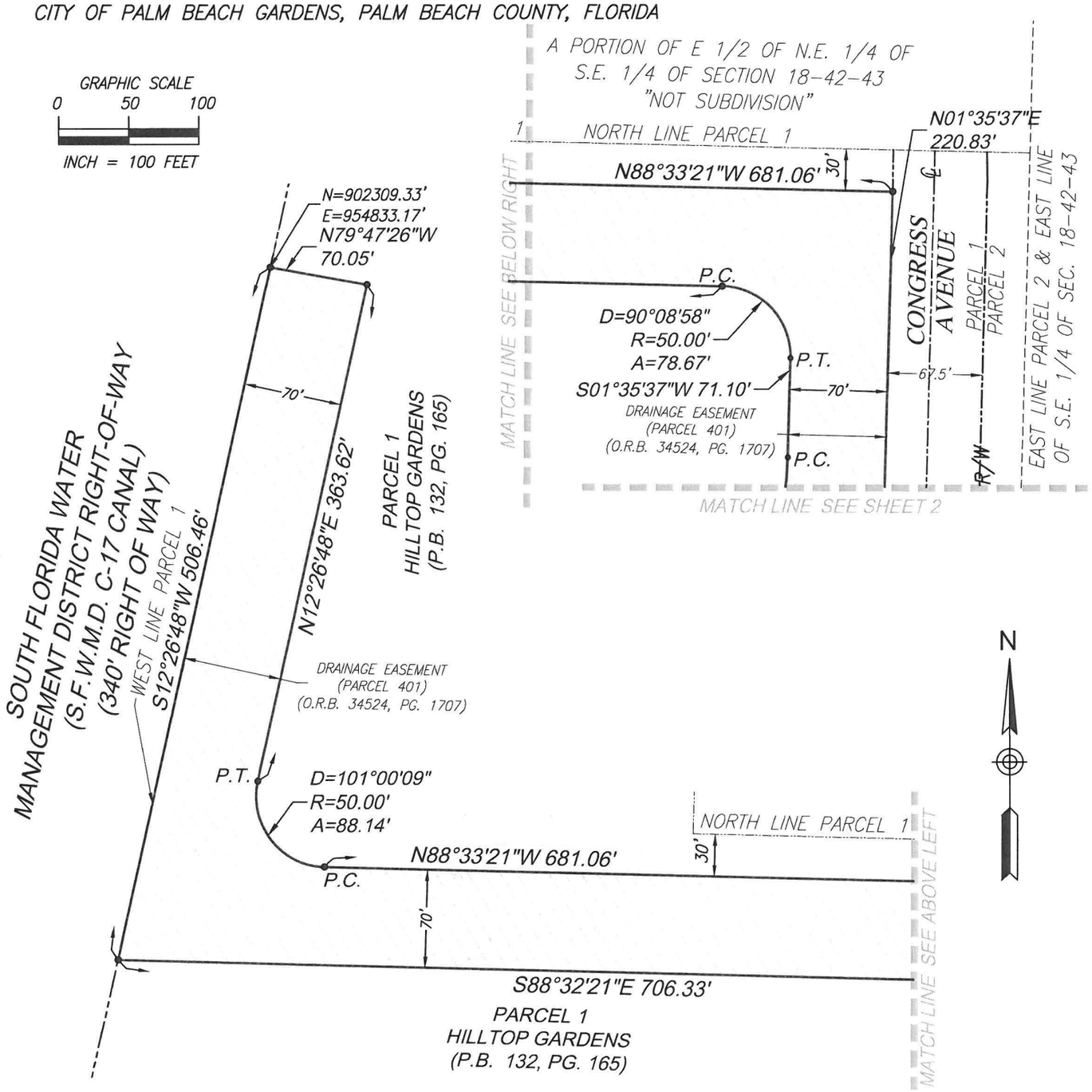

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DATE: 05/11/26	SHEET 3 OF 5 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

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JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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EXHIBIT "A" Page 4 of 12

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

RELOCATABLE DRAINAGE EASEMENT (PARCEL 401), AS RECORDED IN THE OFFICIAL RECORD BOOK 34524 AT PAGE 1707 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN ON PLAT HILLTOP GARDENS, AS RECORDED ON PLAT BOOK 132, PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1, N88°26'25" W FOR 115.07 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 416.00 FEET, WHERE A RADIAL LINE BEARS S77°08'42"E, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47°56'20" FOR 348.06 FEET; THENCE N46°46'16"E FOR 14.27 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 41.00 FEET, WHERE A RADIAL LINE BEARS N21°19'41"E; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°53'32" FOR 35.70 FEET TO A POINT OF TANGENCY; THENCE N61°26'09"E FOR 138.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 314.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°03'25" FOR 142.80 FEET; THENCE N45°57'22"E FOR 22.91 FEET TO A NON-TANGENT CURVE, CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 319.00 FEET, WHERE A RADIAL LINE BEARS N58°40'06"W, THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°09'27" FOR 134.50 FEET; THENCE RADIAL TO SAID CURVE, S82°49'34"E FOR 7.00 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 326.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°34'49" FOR 31.75 FEET TO A POINT OF TANGENCY; THENCE NO1°35'37"E FOR 220.83 FEET TO A LINE LYING 30.00 FEET SOUTH OF, AND PARALLEL WITH, THE BOUNDARY OF SAID PARCEL 1; THENCE ALONG SAID PARALLEL LINE, N88°33'21"W FOR 681.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°00'09" FOR 88.14 FEET TO A POINT OF TANGENCY ON A LINE LYING 70.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF PARCEL 1; THENCE ALONG SAID PARALLEL LINE, N12°26'48"E FOR 363.62 FEET; THENCE N79°47'26"W FOR 70.05 FEET TO THE SAID WEST BOUNDARY OF PARCEL 1; THENCE ALONG SAID WEST BOUNDARY, S12°26'48"W FOR 506.46 FEET; THENCE S88°32'21"E FOR 706.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°08'58" FOR 78.67 FEET TO A POINT OF TANGENCY; THENCE S01°35'37"W FOR 71.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 281.73 FEET;

J.Hernandez & Associates Inc
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DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156041
DATE: 05/11/26	SHEET 4 OF 5 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY:_____ STATE OF FLORIDA

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

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EXHIBIT "A" Page 5 of 12

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 63°58'01" FOR 314.53 FEET TO A POINT OF TANGENCY; THENCE S65°33'38"W FOR 116.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 486.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°20'58" FOR 461.01 FEET TO THE SOUTH BOUNDARY OF SAID PARCEL 1; THENCE ALONG SAID SOUTH BOUNDARY OF PARCEL 1, S88°26'25'E FOR 71.18 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 160,940 SQUARE FEET MORE OR LESS.

LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGEND

———	DENOTES EASEMENT
—-—℄—-—	DENOTES CENTER LINE
—R/W—	DENOTES RIGHT-OF-WAY LINE
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TERMINATION
N.T.	DENOTES POINT NON-TANGENT
D	DENOTES CURVE ARC DELTA
R	DENOTES CURVE RADIUS
A	DENOTES CURVE ARC LENGTH

J.H.A. LAND SURVEYORS

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DATE: 05/11/26	SHEET 5 OF 5 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:_____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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Date: 2026.08.18 18:10:48 -04'00'
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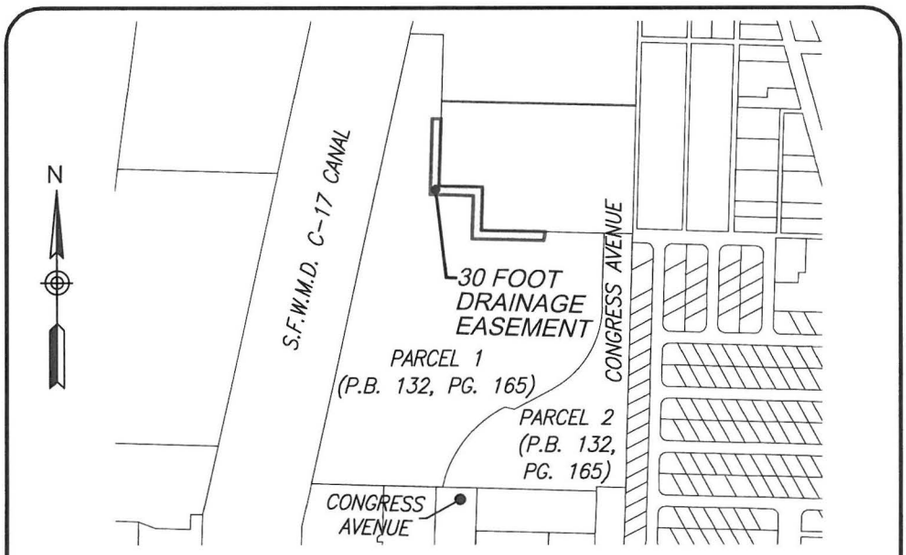
EXHIBIT "A" Page 6 of 12

LOCATION MAP
30 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOT TO SCALE

1. PREPARED FOR: GARDENS BUSINESS CNTR PB LLC
2. PROPERTY PARCEL NUMBER: 52-43-42-18-29-001-0000
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 18-42-43, BEARING S01°35'37"W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
   ZONE = FLORIDA EAST ZONE (ZONE 0901)
   LINEAR UNIT = U.S. SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
   SCALE FACTOR = 1.00004398
   PLAT BEARING = GRID BEARING
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON AUGUST 18, 2026.
7. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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BY: _____

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PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA

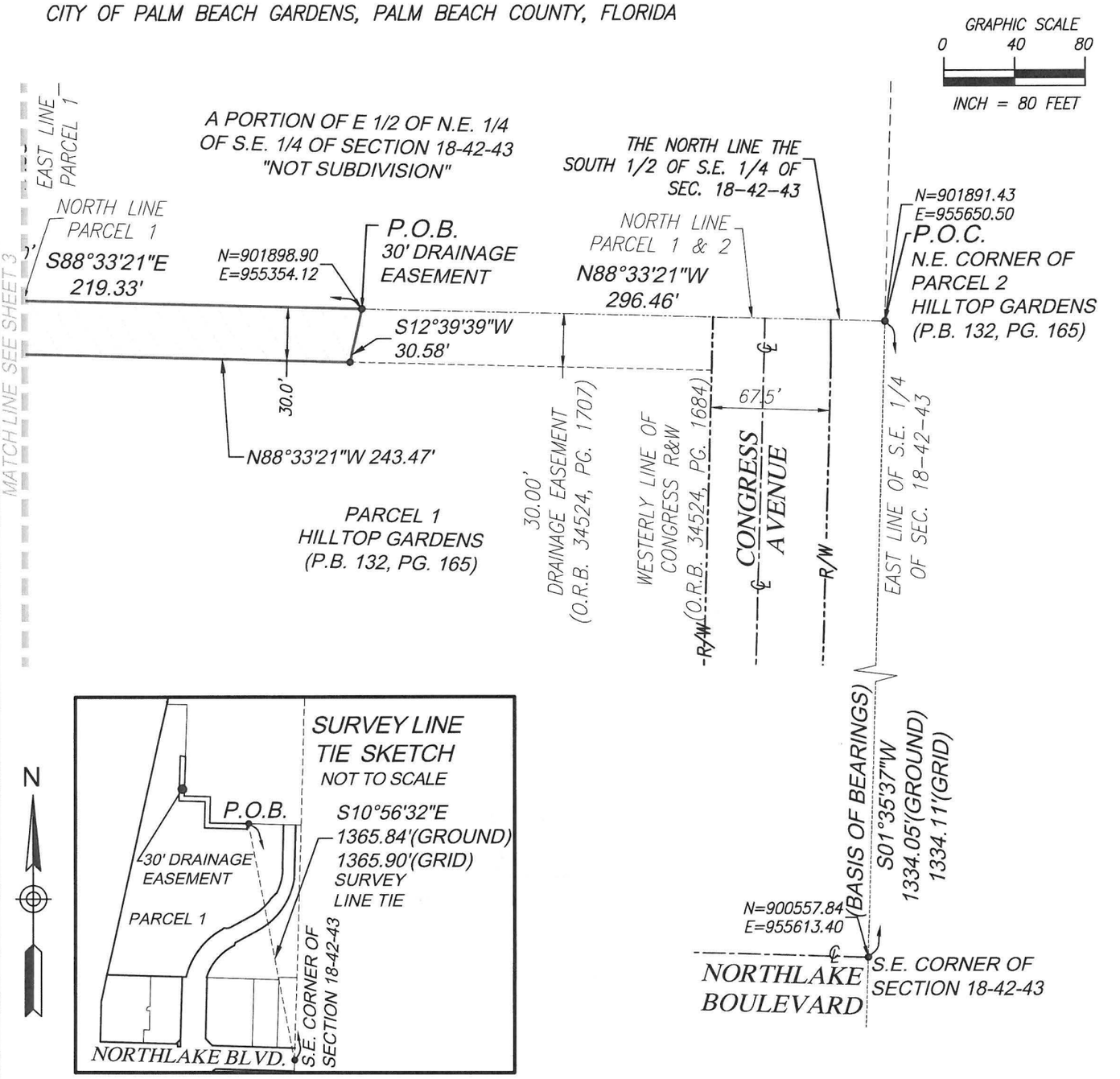
JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.18 18:09:15 -04'00'
Adobe Acrobat version: 2026.001.21789

EXHIBIT "A" Page 7 of 12

SKETCH TO A COMPANY LEGAL DESCRIPTION
30 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156041
DATE: 05/11/26	SHEET 2 OF 4 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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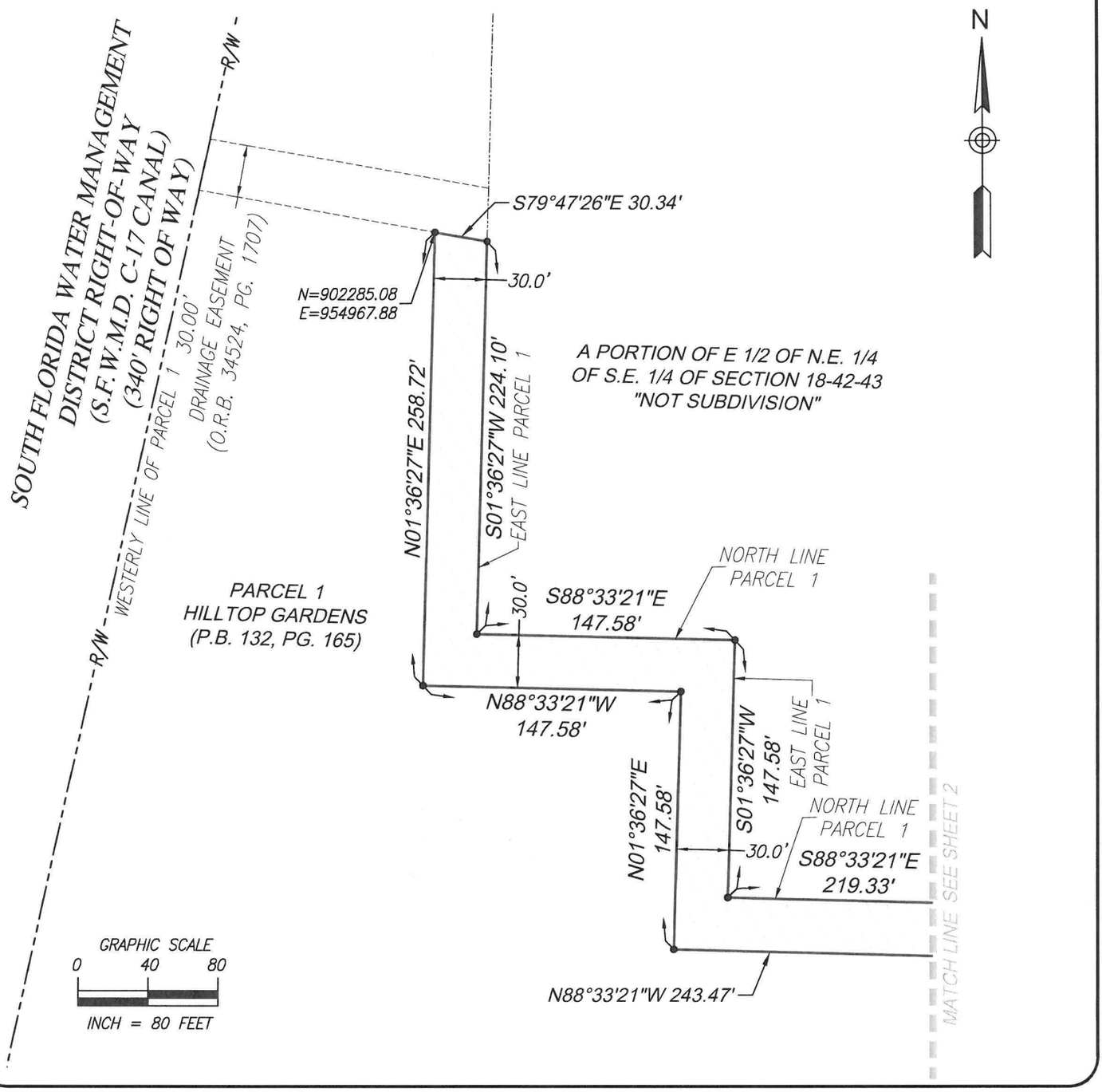
Date: 2026.08.18 18:08:58 -04'00'
Adobe Acrobat version: 2026.001.21789

EXHIBIT "A" Page 8 of 12

SKETCH TO A COMPANY LEGAL DESCRIPTION
30 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



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(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156041
DATE: 05/11/26	SHEET 3 OF 4 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY:_____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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Date: 2026.08.18 18:08:43 -04'00'
Adobe Acrobat version: 25.00.27789

EXHIBIT "A" Page 9 of 12

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
30 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

A PORTION OF DRAINAGE EASEMENT AS RECORDED IN THE OFFICIAL RECORD BOOK 34524 AT PAGE 1707 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL 2 AS SHOWN ON PLAT HILLTOP GARDENS, AS RECORDED ON PLAT BOOK 132, PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN, NORTH 88 DEGREES 33 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF PARCEL 1 AND PARCEL 2 AS SHOWN ON SAID PLAT HILLTOP GARDENS, FOR A DISTANCE 296.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE, SOUTH 12 DEGREES 39 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 30.58 FEET; THENCE, NORTH 88 DEGREES 33 MINUTES 21 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 243.47 FEET; THENCE, NORTH 01 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 147.58 FEET; THENCE, NORTH 88 DEGREES 33 MINUTES 21 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 147.58 FEET; THENCE, NORTH 01 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, EAST LINE OF SAID PARCEL 1, FOR A DISTANCE OF 258.72 FEET; THENCE, SOUTH 79 DEGREES 47 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 30.34 FEET; THENCE, SOUTH 01 DEGREES 36 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID PARCEL 1, FOR A DISTANCE OF 224.10 FEET; THENCE, SOUTH 88 DEGREES 33 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 147.58 FEET; THENCE, SOUTH 01 DEGREES 36 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID PARCEL 1, FOR A DISTANCE OF 147.58 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 219.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 23,039 SQUARE FEET MORE OF LESS.

LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGEND

———	DENOTES EASEMENT
— ℄ —	DENOTES CENTERLINE
—R/W—	DENOTES RIGHT-OF-WAY LINE
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156041
DATE: 05/11/26	SHEET 4 OF 4 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY:_____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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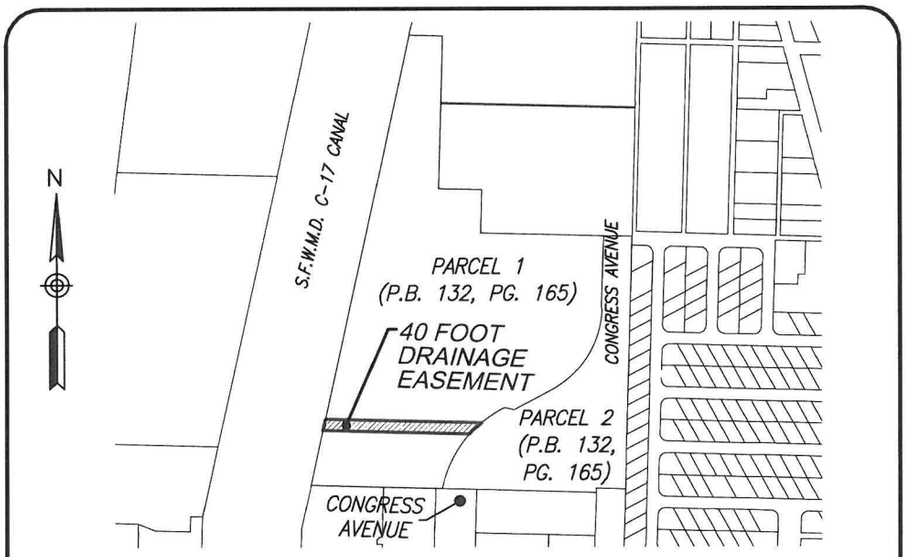
Date: 2026.08.18 18:08:29 -04'00'
Adobe Acrobat version: 2026.001.21789

EXHIBIT "A" Page 10 of 12

LOCATION MAP
40 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOT TO SCALE

1. PREPARED FOR: GARDENS BUSINESS CNTR PB LLC
2. PROPERTY PARCEL NUMBER: 52-43-42-18-29-001-0000
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 18-42-43, BEARING S01°35'37"W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
   ZONE = FLORIDA EAST ZONE (ZONE 0901)
   LINEAR UNIT = U.S. SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
   SCALE FACTOR = 1.00004398
   PLAT BEARING = GRID BEARING
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JUNE 18, 2026.
7. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156051
DATE: 05/11/26	SHEET 1 OF 3 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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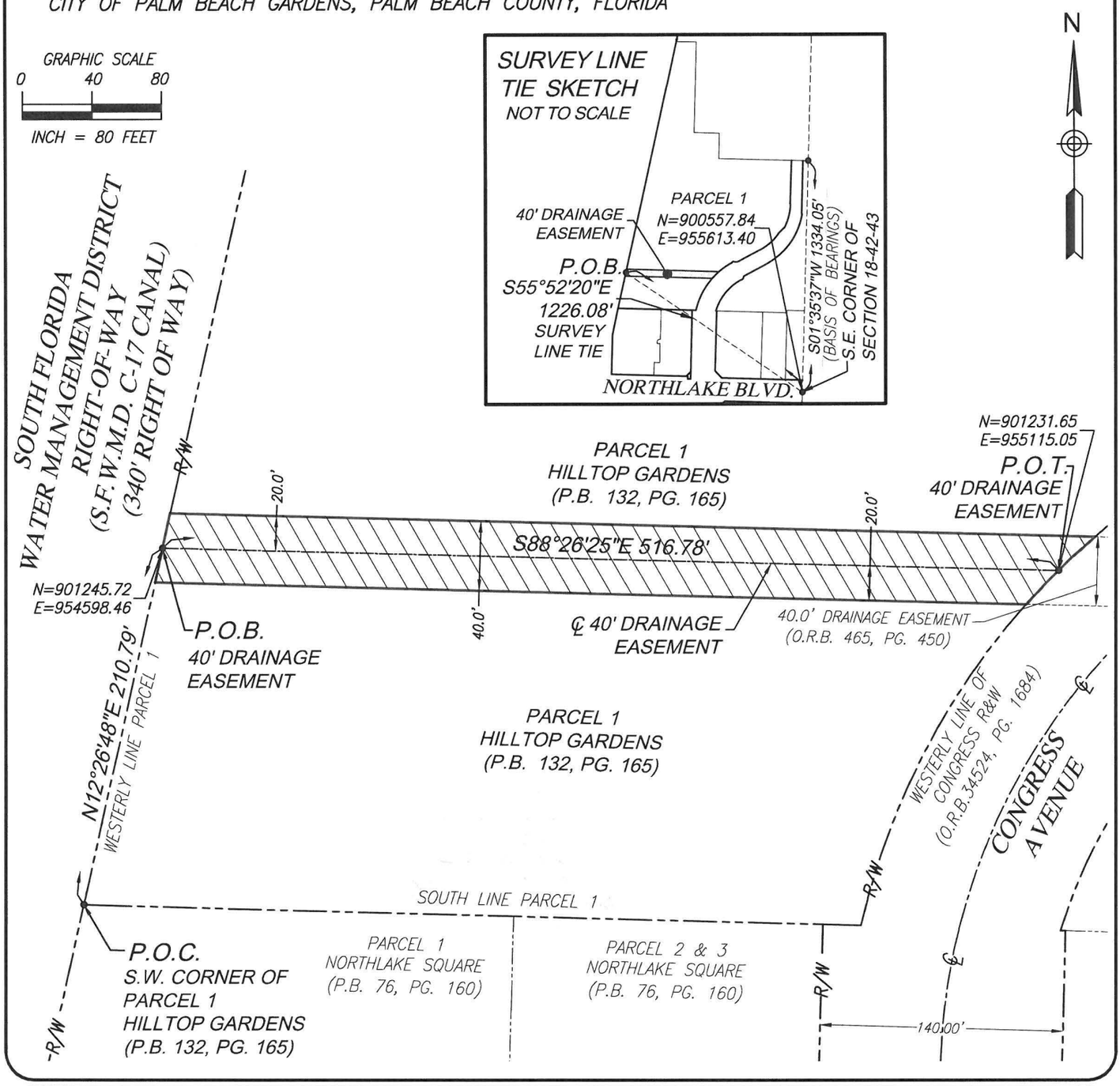
Date: 2026.06.18 20:42:52 -04'00'
Adobe Acrobat version: 2026.001.21662

EXHIBIT "A" Page 11 of 12
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
40 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



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3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156051
DATE: 05/11/26	SHEET 2 OF 3 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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Date: 2026.06.18 20:42:38 -04'00'
Adobe Acrobat version: 2026.001.21662

EXHIBIT "A" Page 12 of 12

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
40 FOOT DRAINAGE EASEMENT
TO BE CLOSED AND VACATED

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

A PORTION OF DRAINAGE EASEMENT AS RECORDED IN THE OFFICIAL RECORD BOOK 465 AT PAGE 450 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 1 AS SHOWN ON PLAT HILLTOP GARDENS, AS RECORDED ON PLAT BOOK 132, PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN, NORTH 12 DEGREES 26 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL 1, FOR A DISTANCE 210.79 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 40.00 FEET IN WIDTH, LYING 20.00 FEET ON EACH SIDE, OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE, SOUTH 88 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 516.78 FEET TO THE POINT OF TERMINATION.

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 40.00 FOOT WIDE STRIP OF LAND.

SIDELINES AT THE POINT OF BEGINNING ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON SAID PLAT BOOK 132 AT PAGE 165.

SIDELINES AT THE POINT OF TERMINATION ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 34524 AT PAGE 1674, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINING 20,688 SQUARE FEET MORE OF LESS.

LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGEND

—·—·—	DENOTES CENTERLINE EASEMENT
———	DENOTES EASEMENT
— - ℄ —	DENOTES CENTER LINE
—R/W— —	DENOTES RIGHT-OF-WAY LINE
P.O.B.	DENOTES POINT OF BEGINNING
P.O.T.	DENOTES POINT OF TERMINATION
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
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(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: B.D.B.	CHECKED BY: J.G.H.	JOB NUM.: 156051
DATE: 05/11/26	SHEET 3 OF 3 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:_____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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Date: 2026.06.18 20:42:24 -04'00'
Adobe Acrobat version: 2026.001.21462

Return via Palm Beach County interoffice mail to:
Jaylene Davis, Right-of-Way Specialist
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

This Instrument Prepared by:
Yelizaveta B. Herman, Assistant County Attorney
Palm Beach County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: Portion of 52-43-42-18-29-001-0000

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: 2012517
ROAD NAME: Congress Ave Extension
PARCEL Nos.: 212A, 401A, 402A

DRAINAGE EASEMENTS

THESE DRAINAGE EASEMENTS ("Easements") are made this 30 day of July, 2026 by **RK PBG MF OWNER, LLC,** a Florida foreign limited liability company, whose post office address is 3953 Maple Ave, Suite 300, Dallas, TX 75219-3228, ("Grantor"), to **PALM BEACH COUNTY,** a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE ($1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, for the purpose of perpetual drainage easements over, upon, under, through and across the following described land, situate in Palm Beach County, Florida: Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("Easement Premises").

The Easements shall be used to permanently construct, install, operate, and maintain (collectively "Perform Work") with regard to roadway facilities and related facilities in the Easement Premises (collectively "Facilities"). Facilities shall include earth embankment fill; drainage facilities for transporting water, both above ground (swales) and buried (pipes and structures) to or from water retention areas. The Easements include the right at any time to install, bore, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove, or relocate the Facilities, or perform any other activities related to the Facilities.

The Easements shall be non-exclusive, provided, however, that Grantor, its successors and assigns, shall be permanently prohibited from hindering, obstructing, removing or interfering with the operation, functioning, maintenance, or repair of any of the Facilities.

To the extent that Grantor, its successors and assigns, hinder, obstruct, remove or interfere with the operation, functioning, maintenance, or repair of any of the Facilities (collectively "Interference"), Grantor, its successors and assigns shall be liable for any and all expenses and damages related to the Interference.

The installation of Facilities shall not extend beyond the limits of the Easement Premises.

Grantee, its agents, successors and assigns, shall have the right, but not the obligation, to Perform Work on the Facilities and/or to remove and use any or all of the soil and/or subsoil within the Easement Premises.

Any amendment or modification to this Easement shall be effective if the same is in writing, signed, and recorded in the public records of Palm Beach County, Florida.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

Remainder of page intentionally left blank.

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

Signed, sealed and delivered in the presence of:

(Signature of two witnesses required by Florida law)

Witness Signature (Required)

E. STEFAN IPERET
Witness Name Printed or Typed
Address: 2108 SW 22 TERR
Miami FL 33145

Witness Signature (Required)

Tennisha Thompson
Witness Name Printed or Typed
Address: 105 NE 1st Street
Delray Beach, FL 33444

Grantor:

RK PBG MF OWNER LLC,
a Florida foreign limited liability company

By: _____
Jeff Quinlivan, Vice President

(SEAL)

STATE OF Florida

COUNTY OF Palm Beach

Before me personally appeared Jeff Quinlivan, who is (*choose one*) ☑ personally known to me, *or* ☐ has produced _____ as identification, and who executed the foregoing instrument as Vice President of RK PBG MF OWNER, LLC, a Florida foreign limited liability company, and severally acknowledged to and before me by means of (*choose one*) ☑ physical presence *or* ☐ online notarization, that they executed such instrument as such officer of said company, and that said instrument is the free act and deed of said company.

Witness my hand and official seal this 30 day of July 2026.

(Stamp/Seal)

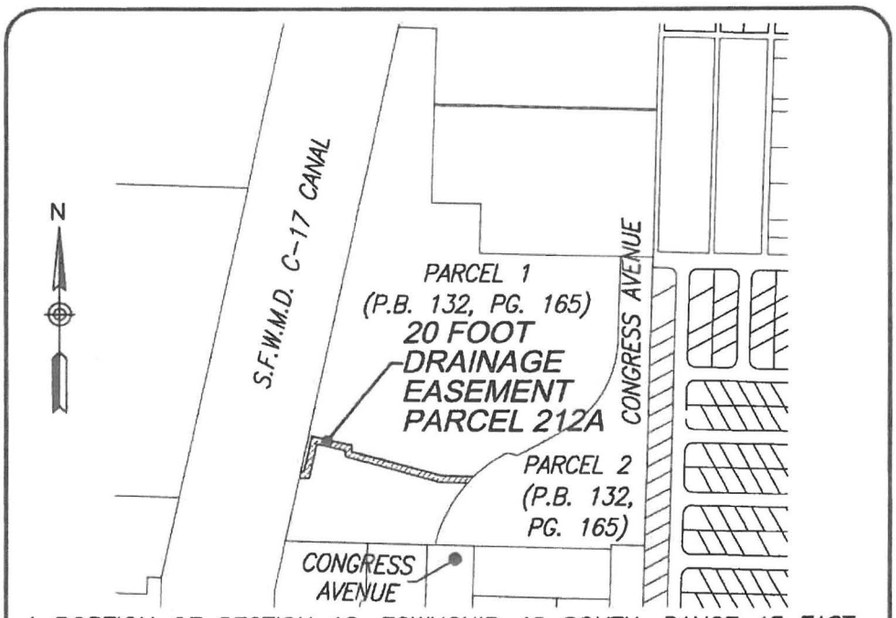
KATHERINE IMBIMBO
MY COMMISSION # HH 654868
EXPIRES: March 23, 2029

Notary Signature
Notary Public, State of FL

Katherine Imbimbo
Print Notary Name
HH 654868
Commission Number
My Commission Expires: 3/23/29

N:\R_O_W\TONI\Congress Ave Ext_2012517 (RW ACQ)\Parcel 112 212 312AB_RK PBG MF OWNER LLC\Recording Instruments\New Forms\drainage easement 5-LLC - 212A_401A_402A.docx

EXHIBIT "A" Page 1 of 13
LOCATION MAP
20 FOOT DRAINAGE EASEMENT - PARCEL 212A
SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOT TO SCALE

1. PREPARED FOR: GARDENS BUSINESS CNTR PB LLC
2. PROPERTY PARCEL NUMBER: 52-43-42-18-29-001-0000
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 18-42-43, BEARING S01°35'37"W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
   ZONE = FLORIDA EAST ZONE (ZONE 0901)
   LINEAR UNIT = U.S. SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
   SCALE FACTOR = 1.00004398
   PLAT BEARING = GRID BEARING
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON AUGUST 12, 2026.
7. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

J.H.A. LAND SURVEYORS

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 1 OF 3 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA

Digitally signed by Jose hernandez
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Date: 2026.08.12 12:45:21 -04'00'
Adobe Acrobat version: 2026.001.21789

EXHIBIT "A" Page 2 of 13

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
20 FOOT DRAINAGE EASEMENT - PARCEL 212A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

A PORTION OF PARCEL 1, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, NORTH 12 DEGREES 26 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL 1, FOR A DISTANCE 202.71 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE, OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE, SOUTH 88 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 20.03 FEET; THENCE, NORTH 12 DEGREES 36 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 107.79 FEET; THENCE, SOUTH 77 DEGREES 31 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 104.70 FEET; THENCE, SOUTH 02 DEGREES 30 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 20.11 FEET; THENCE, SOUTH 75 DEGREES 04 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 284.13 FEET; THENCE, SOUTH 87 DEGREES 55 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 88.99 FEET TO THE POINT OF TERMINATION.

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 20.00 FOOT WIDE STRIP OF LAND.

SIDELINES AT THE POINT OF BEGINNING ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON SAID PLAT BOOK 132 AT PAGE 165.

SIDELINES AT THE POINT OF TERMINATION ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WESTERLY LINE OF CONGRESS RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 34524 AT PAGE 1684, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINING 12,517 SQUARE FEET MORE OF LESS.

LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGEND

———— DENOTES CENTERLINE EASEMENT	D DENOTES CURVE ARC DELTA
———— DENOTES EASEMENT	R DENOTES CURVE RADIUS
— - ℄ — DENOTES CENTER LINE	A DENOTES CURVE ARC LENGTH
—R/W— — DENOTES RIGHT-OF-WAY LINE	P.B. DENOTES PLAT BOOK
P.O.B. DENOTES POINT OF BEGINNING	PG. DENOTES PAGE
P.O.T. DENOTES POINT OF TERMINATION	O.R.B. DENOTES OFFICIAL RECORD BOOK
P.O.C. DENOTES POINT OF COMMENCEMENT	

J.H.A. LAND SURVEYORS

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 2 OF 3 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

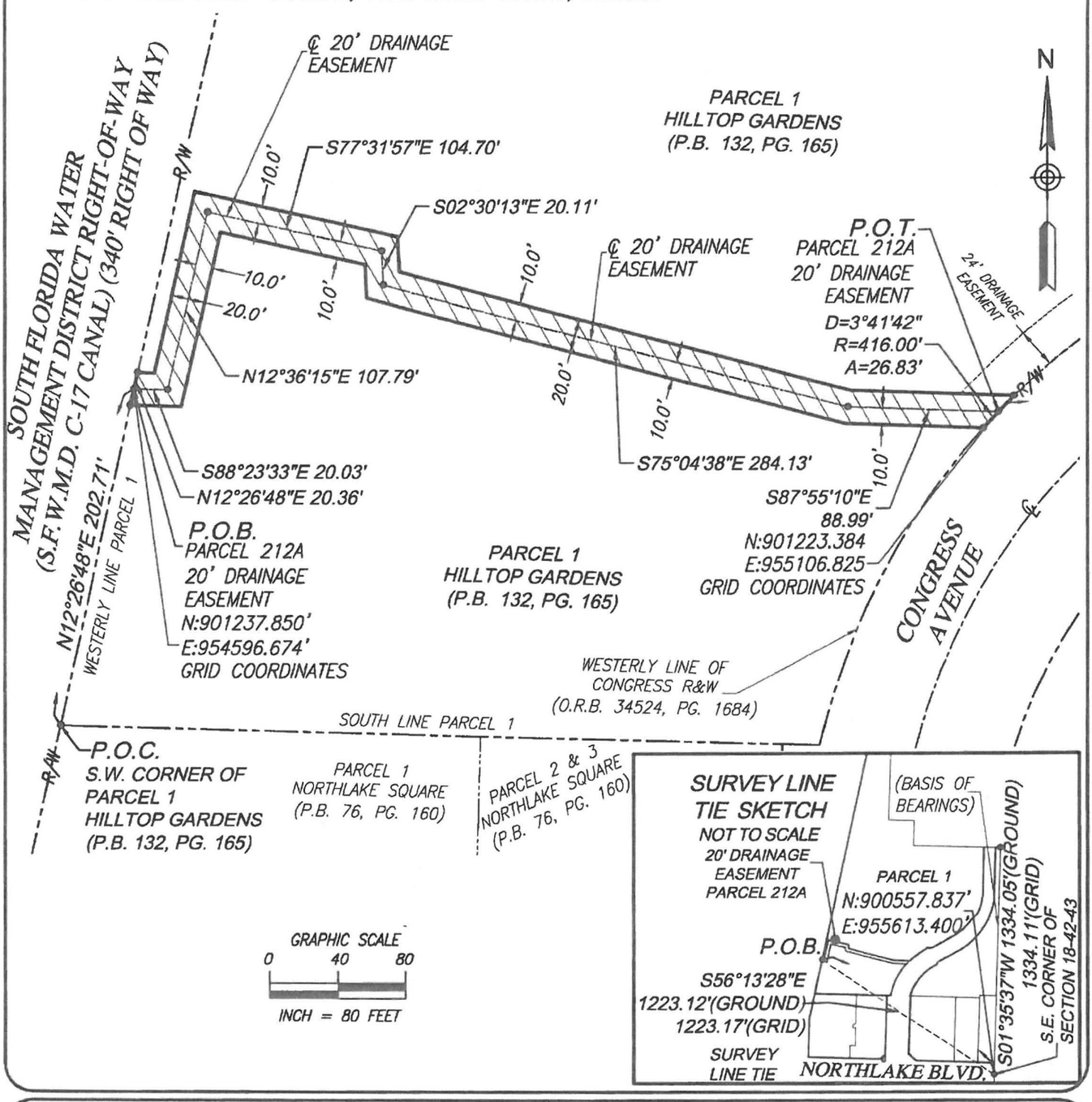
JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=Jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.12 12:45:07 -04'00'
Adobe Acrobat version: 2026.001.21789

EXHIBIT "A" Page 3 of 13

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
20 FOOT DRAINAGE EASEMENT - PARCEL 212A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



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DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 3 OF 3 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

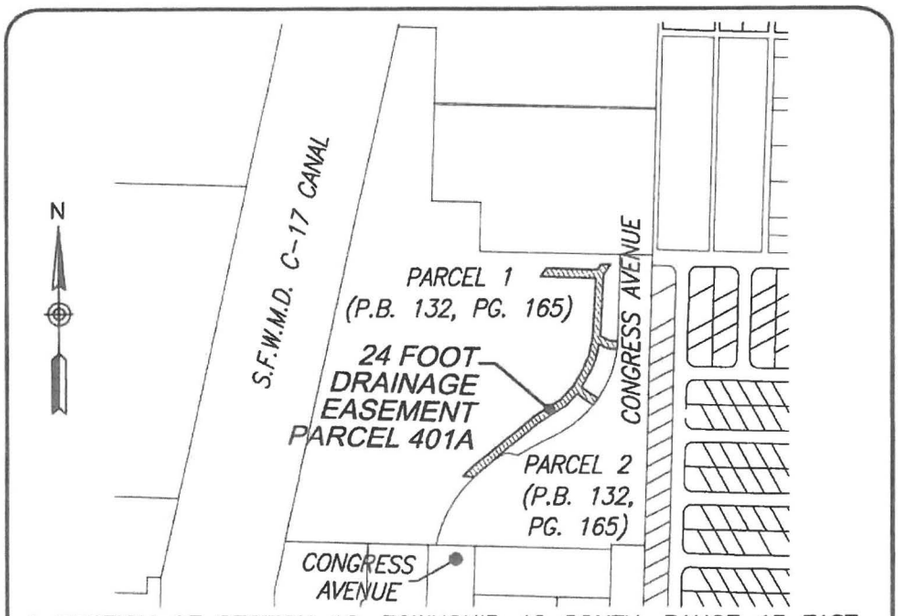
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. [illegible] STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6962 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.12 12:44:53 -04'00'
Adobe Acrobat version: 2026.001.24769

EXHIBIT "A" Page 4 of 13
LOCATION MAP
24 FOOT DRAINAGE EASEMENT - PARCEL 401A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOT TO SCALE

1. PREPARED FOR: GARDENS BUSINESS CNTR PB LLC
2. PROPERTY PARCEL NUMBER: 52-43-42-18-29-001-0000
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 18-42-43, BEARING S01°35'37"W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
   ZONE = FLORIDA EAST ZONE (ZONE 0901)
   LINEAR UNIT = U.S. SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
   SCALE FACTOR = 1.00004398
   PLAT BEARING = GRID BEARING
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON AUGUST 12, 2026.
7. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

J.H.A. LAND SURVEYORS

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 1 OF 6 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 - STATE OF FLORIDA

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
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Date: 2026.08.12 12:47:48 -04'00'
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EXHIBIT "A" Page 5 of 13
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
24 FOOT DRAINAGE EASEMENT - PARCEL 401A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

A PORTION OF PARCEL 1, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL "2" AS SHOWN ON SAID PLAT HILLTOP GARDENS; THENCE, NORTH 88 DEGREES 33 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL 1 AND PARCEL 2, FOR A DISTANCE 323.20 FEET; THENCE, SOUTH 01 DEGREES 35 MINUTES 37 SECONDS WEST FOR A DISTANCE 57.82 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 24.00 FEET IN WIDTH, LYING 12.00 FEET ON EACH SIDE, OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE, SOUTH 88 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 166.65 FEET TO A POINT TO BE HEREINAFTER KNOW AS POINT "A"; THENCE CONTINUE, SOUTH 88 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 1.03 FEET THENCE, SOUTH 03 DEGREES 12 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 189.23 FEET TO A POINT TO BE HEREINAFTER KNOW AS POINT "B"; THENCE, SOUTH 12 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 59.01 FEET; THENCE, SOUTH 21 DEGREES 39 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 41.48 FEET; THENCE, SOUTH 30 DEGREES 29 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 61.20 FEET TO A POINT TO BE HEREINAFTER KNOW AS POINT "C"; THENCE, SOUTH 42 DEGREES 07 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 59.66 FEET; THENCE SOUTH 57 DEGREES 28 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 94.65 FEET; THENCE SOUTH 50 DEGREES 30 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 188.38 FEET TO A POINT ON A NON-TANGENT CURVE; SAID POINT BEARS A BEARING OF NORTH 35 DEGREES 32 MINUTES 04 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 428.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 76.54 FEET THROUGH A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 47 SECONDS TO A POINT NON-TANGENT, ALSO KNOWN AS POINT OF TERMINATION.

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 24.00 FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 24.00 FEET IN WIDTH, LYING 12.00 FEET ON EACH SIDE OF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT OF BEGINNING "A"; THENCE, NORTH 34 DEGREES 28 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 34.85 FEET TO THE POINT OF TERMINATION "A".

J.H.A. LAND SURVEYORS

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 2 OF 6 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6992 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6992 STATE OF FLORIDA

Digitally signed by Jose hernandez
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Date: 2026.08.12 12:47:33 -04'00'
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LEGAL DESCRIPTION TO ACCOMPANY SKETCH
24 FOOT DRAINAGE EASEMENT - PARCEL 401A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 24.00 FEET WIDE STRIP OF LAND.

SIDELINES AT THE POINT OF TERMINATION "A" ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE SOUTHERLY LINE OF 30.00 FEET DRAINAGE EASEMENT AS RECORDED IN THE OFFICIAL RECORD BOOK 34524 AT PAGE 1707, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A STRIP OF LAND 24.00 FEET IN WIDTH, LYING 12.00 FEET ON EACH SIDE OF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT OF BEGINNING "B"; THENCE, SOUTH 61 DEGREES 17 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 38.52 FEET; THENCE, SOUTH 81 DEGREES 25 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 28.76 FEET TO A POINT OF TERMINATION "B".

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 24.00 FEET WIDE STRIP OF LAND.

SIDELINES AT THE POINT OF TERMINATION "B" ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WESTERLY LINE OF CONGRESS RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 34524 AT PAGE 1684, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A STRIP OF LAND 24.00 FEET IN WIDTH, LYING 12.00 FEET ON EACH SIDE OF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT OF BEGINNING "C"; THENCE, SOUTH 51 DEGREES 35 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 32.97 FEET; THENCE, SOUTH 55 DEGREES 49 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 26.30 FEET TO A POINT OF TERMINATION "C".

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 24.00 FEET WIDE STRIP OF LAND.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
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(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 3 OF 6 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY:_____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL2026040442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.12 12:47:19 -04'00'
Adobe Acrobat version: 2026.001.21789

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
24 FOOT DRAINAGE EASEMENT - PARCEL 401A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SIDELINES AT THE POINT OF TERMINATION "C" ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WESTERLY LINE OF CONGRESS RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 34524 AT PAGE 1684, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL OF LAND CONTAINING 25,525 SQUARE FEET MORE OF LESS.

LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGEND

————	DENOTES CENTERLINE EASEMENT
————	DENOTES EASEMENT
—R/W—	DENOTES RIGHT-OF-WAY LINE
— — ℄ —	DENOTES CENTER LINE
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
P.O.C.	DENOTES POINT OF COMMENCEMENT
O.R.B.	DENOTES OFFICIAL RECORD BOOK
P.O.B.	DENOTES POINT OF BEGINNING
D	DENOTES CURVE ARC DELTA
R	DENOTES CURVE RADIUS
A	DENOTES CURVE ARC LENGTH
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TERMINATION
N.T.	DENOTES NON-TANGENT

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
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(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 4 OF 6 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6852 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6852 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jose hernandez
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Date: 2026.08.12 12:47:05 -04'00'
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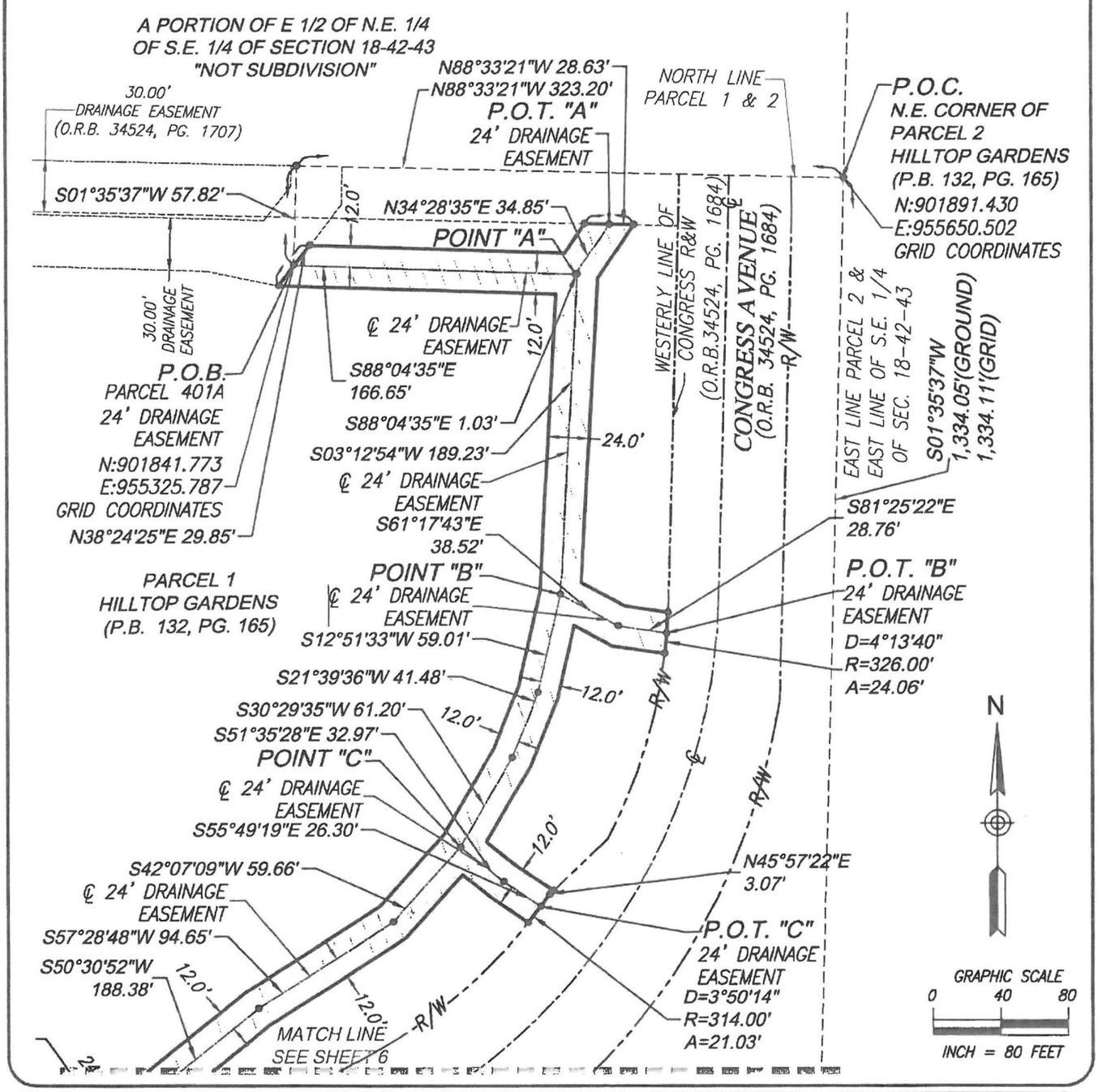
EXHIBIT "A" Page 8 of 13

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
24 FOOT DRAINAGE EASEMENT - PARCEL 401A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



J.Hernandez & Associates Inc
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DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 5 OF 6 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY: _____

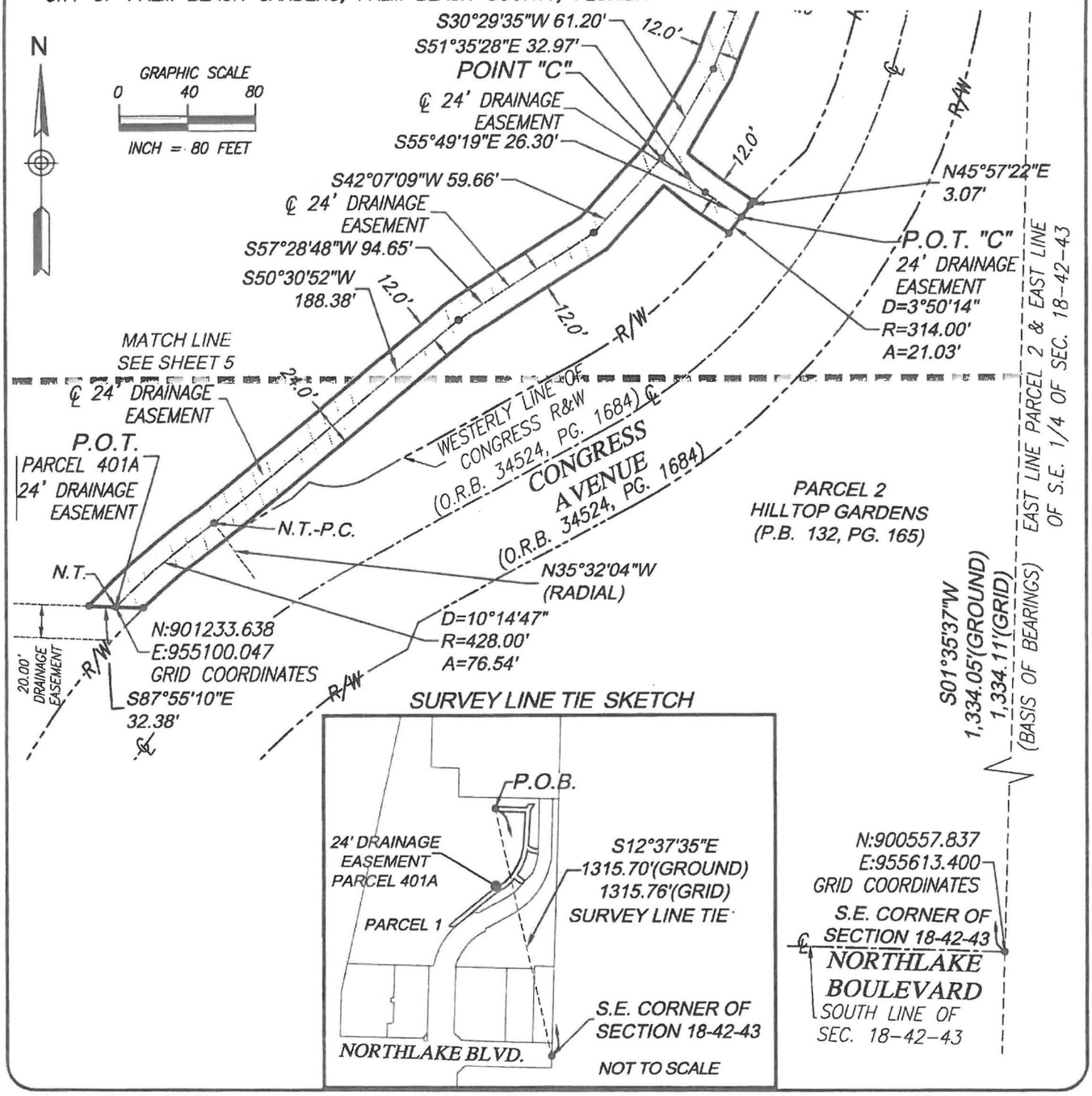
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.12 12:46:50 -04'00'
Adobe Acrobat Version: 2026.001.21719

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
24 FOOT DRAINAGE EASEMENT - PARCEL 401A

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



SURVEY LINE TIE SKETCH

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 6 OF 6 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

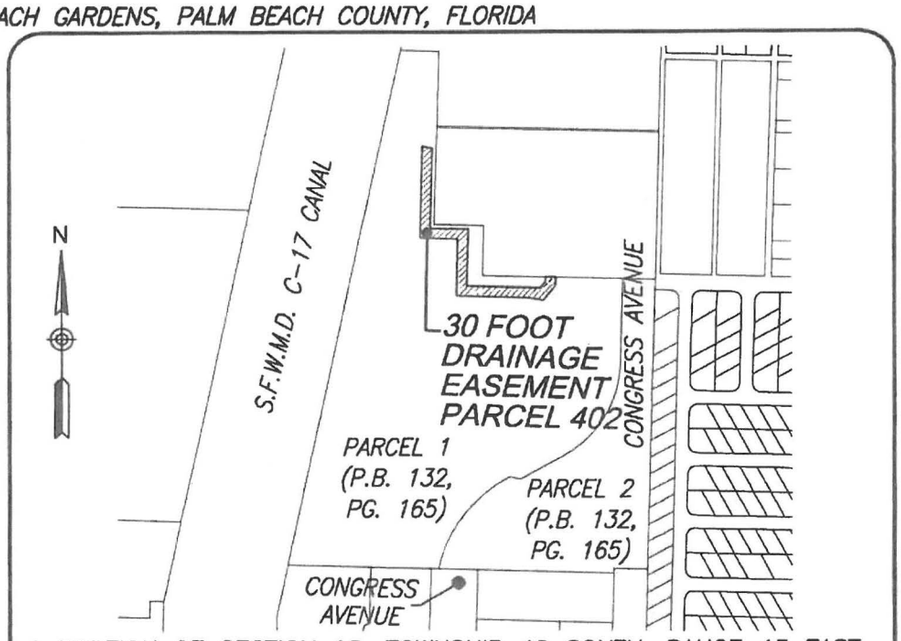
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. [illegible] STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA

Digitally signed by Jose Hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20200406642053, o=JHERNANDEZ AND ASSOCIATES, INC., cn=Jose Hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.06.12 12:46:35 -04'00'
Adobe Acrobat version: 2026.001.21255

EXHIBIT "A" Page 10 of 13
LOCATION MAP
30 FOOT DRAINAGE EASEMENT
PARCEL 402

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
NOT TO SCALE

1. PREPARED FOR: GARDENS BUSINESS CNTR PB LLC
2. PROPERTY PARCEL NUMBER: 52-43-42-18-29-001-0000
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 18-42-43, BEARING S01°35'37"W AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
   ZONE = FLORIDA EAST ZONE (ZONE 0901)
   LINEAR UNIT = U.S. SURVEY FEET
   COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
   ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
   SCALE FACTOR = 1.00004398
   PLAT BEARING = GRID BEARING
   GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON AUGUST 12, 2026.
7. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
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DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 1 OF 4 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA

Digitally signed by jose hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2026.08.12 12:49:55 -04'00'
Adobe Acrobat version: 2026.001.21789

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
30 FOOT DRAINAGE EASEMENT - PARCEL 402

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

A PORTION OF PARCEL 1, AS SHOWN ON THE PLAT OF HILLTOP GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL "2" AS SHOWN ON SAID PLAT HILLTOP GARDENS; THENCE RUN, NORTH 88 DEGREES 33 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF PARCEL 1 AND PARCEL 2 AS SHOWN ON SAID PLAT HILLTOP GARDENS, FOR A DISTANCE 311.38 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 30.00 FEET IN WIDTH, LYING 15.00 FEET ON EACH SIDE, OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE, SOUTH 01 DEGREES 26 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 16.97 FEET; THENCE, SOUTH 38 DEGREES 24 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 37.81 FEET; THENCE, NORTH 88 DEGREES 21 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 39.75 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT "A"; THENCE, SOUTH 88 DEGREES 21 MINUTES 18 SECONDS WEST A DISTANCE OF 203.07 FEET; THENCE, NORTH 01 DEGREES 34 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 166.70 FEET; THENCE, NORTH 88 DEGREES 25 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 113.51 FEET; THENCE, NORTH 01 DEGREES 42 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 255.13 FEET TO THE POINT OF TERMINATION.

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 30.00 FOOT WIDE STRIP OF LAND.

SIDELINES AT THE POINT OF BEGINNING ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE NORTHERLY LINE OF PARCEL 1 AS SHOWN ON SAID PLAT BOOK 132 AT PAGE 165.

SIDELINES AT THE POINT OF TERMINATION ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE BOUNDARY LINE OF 30.00 FEET DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 34524 AT PAGE 1707.

TOGETHER WITH:

A STRIP OF LAND 30.00 FEET IN WIDTH, LYING 15.00 FEET ON EACH SIDE OF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE, SOUTH 80 DEGREES 08 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 53.33 FEET TO THE POINT OF TERMINATION "A".

SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 30.00 FEET WIDE STRIP OF LAND.

SAID PARCEL OF LAND CONTAINING 25,140 SQUARE FEET MORE OF LESS.

LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

LEGEND

- ———— DENOTES CENTERLINE EASEMENT
- ———— DENOTES EASEMENT
- — ℄ — DENOTES CENTER LINE
- —R/W— — DENOTES RIGHT-OF-WAY LINE

P.O.B.	DENOTES POINT OF BEGINNING
P.O.T.	DENOTES POINT OF TERMINATION
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE

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DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 2 OF 4 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION.

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA

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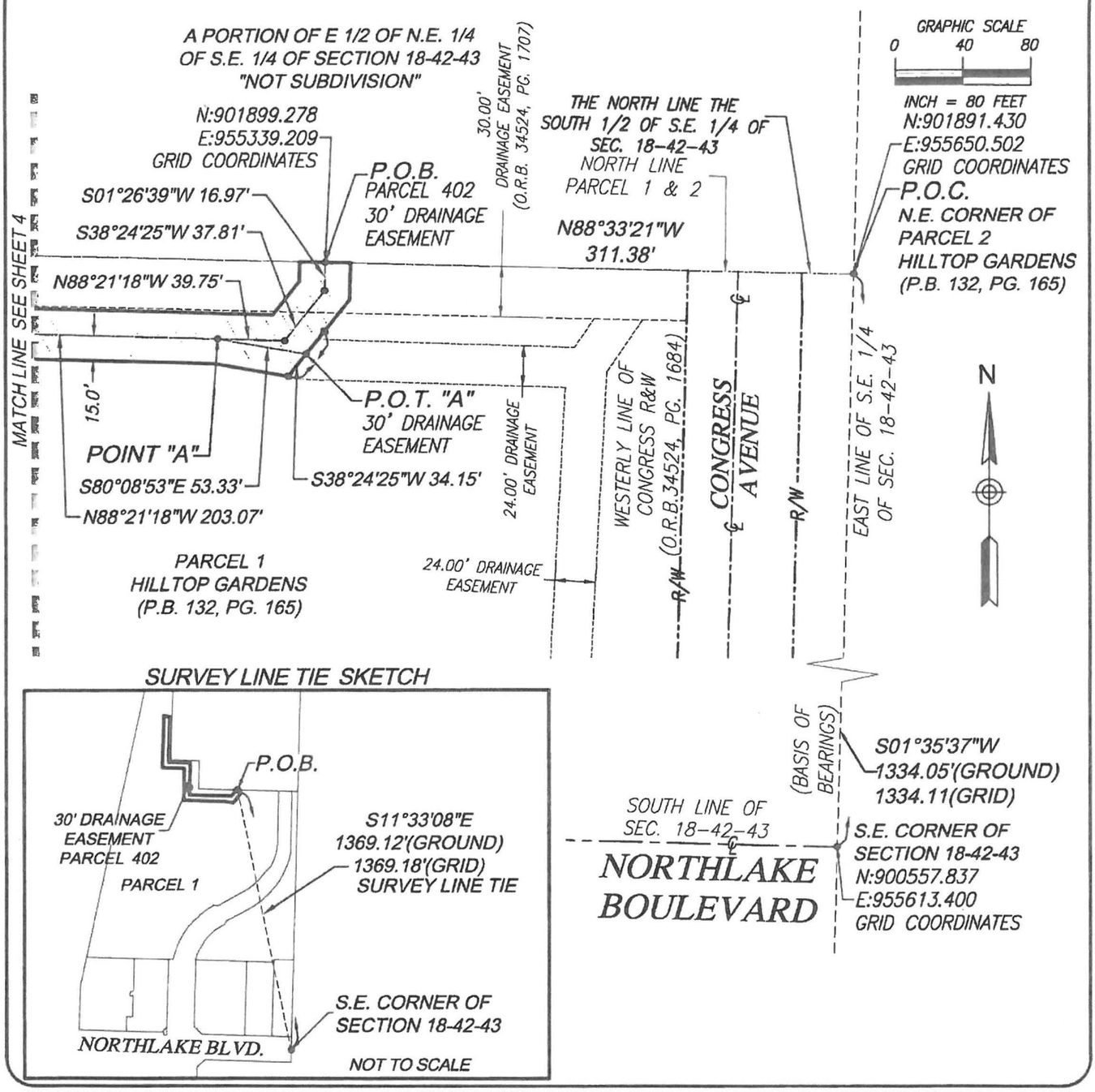
EXHIBIT "A" Page 12 of 13

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
30 FOOT DRAINAGE EASEMENT - PARCEL 402

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



SURVEY LINE TIE SKETCH

J.Hernandez & Associates Inc
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DRAWN BY: L.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 155441
DATE: 06/01/26	SHEET 3 OF 4 SHEETS	F.B. N/A PG. N/A

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: _____

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952 STATE OF FLORIDA.

JOSE G. HERNANDEZ LICENSE NO. 6952 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jose hernandez
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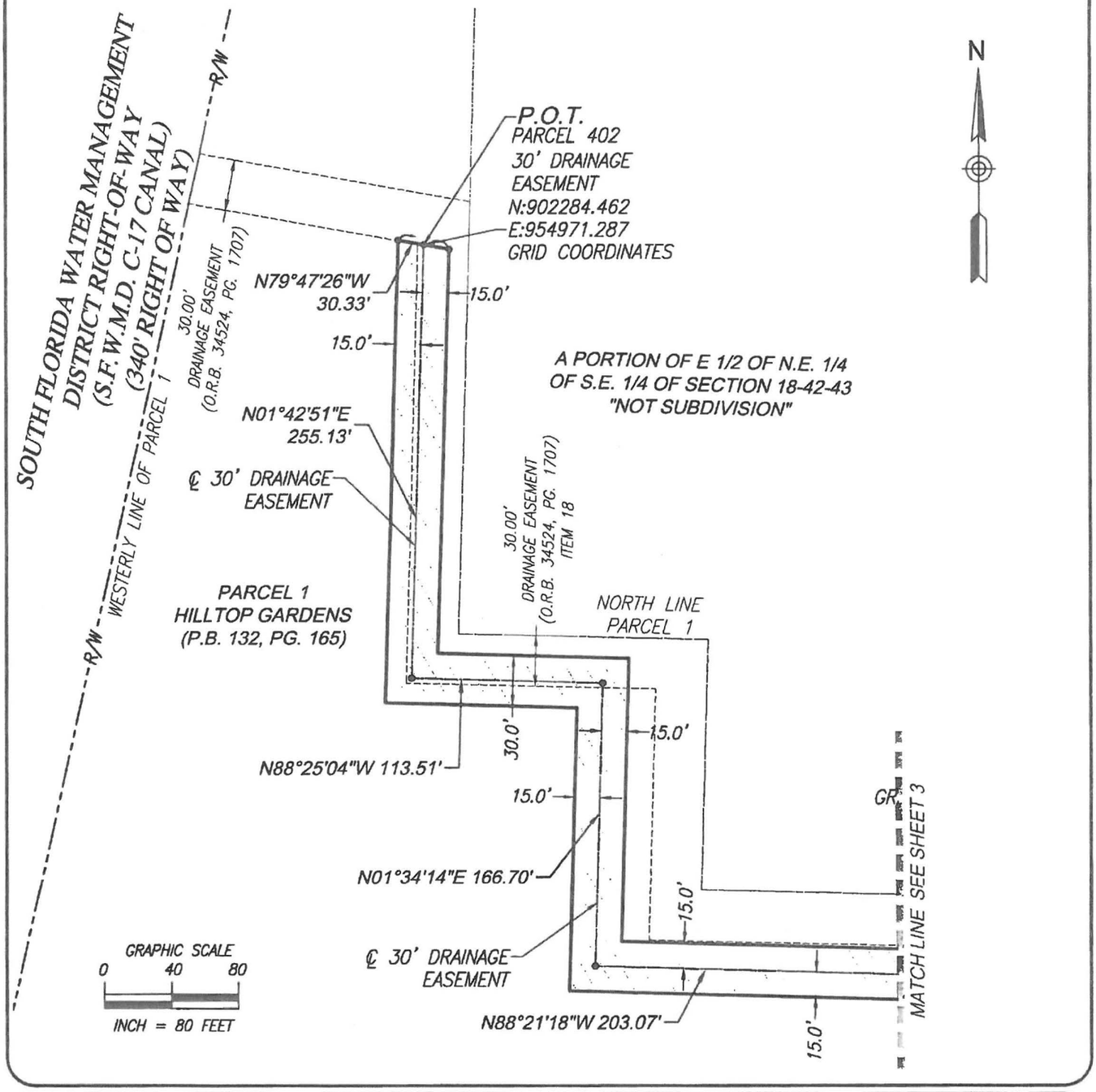
EXHIBIT "A" Page 13 of 13

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

30 FOOT DRAINAGE EASEMENT - PARCEL 402

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA



J.Hernandez & Associates Inc LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION No. LB8092 3300 NW 112TH AVE. SUITE #10, MIAMI, FL 33172 (P) 305-526-0606 (E) info@jhasurveys.com	SURVEYOR'S CERTIFICATE PREPARED UNDER MY SUPERVISION AND DIRECTION: BY: _____ JOSE G. HERNANDEZ, PRESIDENT PROFESSIONAL LAND SURVEYOR NO. [illegible] STATE OF FLORIDA.	JOSE G. HERNANDEZ LICENSE NO. 6852 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER Digitally signed by Jose Hernandez DN: c=US, st=Florida, l=Doral, serialNumber=AATL20260406442053, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=Jose Hernandez, email=JHERNANDEZ@JHASURVEYS.COM Date: 2026.08.12 12:49:03 -04'00' Adobe Acrobat Version: [illegible]
DRAWN BY: L.N.A. DATE: 06/01/26	CHECKED BY: J.G.H. SHEET 4 OF 4 SHEETS	JOB NUM.: 155441 F.B. N/A PG. N/A