

Prepared by:

Robert Banks
Assistant County Attorney
301 North Olive Avenue
West Palm Beach, FL 33401

Return to:

Palm Beach County Zoning Division
2300 N. Jog Road
West Palm Beach, FL 33411

R2007-0429

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this day of MAR 22 2007 2007 by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to **Hypoluxo/Jog, LLC.**, Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of ten (\$10.00) dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the grantor has in and to **123** Development Rights units acquired through Environmentally Sensitive Lands purchase and held in the County Transfer of Development Rights bank in the County of **PALM BEACH**, State of **FLORIDA**.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, unto and on behalf of the said second party forever, subject to the following restrictions:

1. These **123** development rights shall be used only on property legally described as in Exhibit A attached hereto and made a part hereof.
2. Each development right unit shall constitute one residential dwelling unit.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, the day and year first above written.

ATTEST:
SHARON BOCK, Clerk

By: *Sharon Bock*
Deputy Clerk



PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:

Addie L. Greene
Addie Greene, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: *Robert Banks*
County Attorney

Rbanks\pzbadmin\tdrdeed

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: (KELLEY)

Folio #00-42-45-10-01-002-0010

The East one half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section Ten (10), Township 45 South, Range 42 East, less the North 30 feet thereof, less the South 25 feet thereof and less the East 40 feet thereof for road and canal purposes; also described as Lot 1, Block 2, Palm Beach Ranches (unrecorded); and

The West one half of the Southeast quarter of the Northeast quarter of the Northeast quarter, Section 10, Township 45 South, Range 42 East, Less the North 30 feet thereof, less the South 25 feet thereof for road and canal purposes; also described as Lot 2, Block 2, Palm Beach Ranches (unrecorded).

PARCEL 2: (BAKKER)

Parcel A

Folio #00-42-45-10-01-002-0033 & 00-42-45-10-01-002-0043

SEE LEGAL DESCRIPTION EXHIBIT "A-1" ATTACHED

Parcel B

Folio #00-42-45-10-01-003-0040

The West half of the Northwest quarter of the Southeast quarter of the Northeast quarter of the Section 10, Township 45 South, Range 42 East, Except the North 25 feet and the South 30 feet for road and canal purposes. Otherwise described as Lot 4, Block 3, Palm Beach Ranches (unrecorded plat), Palm Beach County, Florida.

Parcel C

Folio #00-42-45-10-01-003-0050

The East one-half of the Northeast one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 10, Township 45 South, Range 42 East, less the North 25 feet and the South 30 feet for road and canal purposes; also known as Lot 5, Block 3, Palm Beach Ranches (unrecorded plat), Palm Beach County, Florida.

PARCEL 3: (COBB TR)

Parcel A

Folio #00-42-45-10-01-002-0044

A parcel of land in the Northeast quarter of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

From the Northwest corner of said Northeast quarter of Section 10, run thence Southerly along the West line of said Northeast quarter, which is also the center line of Jog Road, as now laid out and in use, a distance of 684.52 feet; thence run Easterly, angling 86° 04' 29" from North to East a distance of 1211.64 feet; thence run Southerly, angling 85° 53' 06" from West to South, a distance of 229.29 feet to the Point of Beginning; thence continue Southerly on the same course a distance of 229.29 feet; thence run Westerly, angling 90° 00' 54" from North to West, a distance of 201.66 feet; thence run Northerly, angling 86° 01' 00" from East to North, a distance of 229.10 feet; thence run Easterly, angling 94° 02' 00" from South to East, a distance of 201.80 feet to the Point of Beginning.

Subject to restrictions and easements for road purposes, in O.R. Book 325, Page 305, Palm Beach County Public Records; Declaration of Additional Restrictions, in O.R. Book 524, Page 39, Palm Beach County Public Records; Oil and Mineral Reservations in Deed recorded in Deed Book 970, Page 181, Palm Beach County Public Records; and reservations and rights of way in favor of Lake Worth Drainage District dated October 11, 1950, recorded in Deed Book 922, Page 147, Palm Beach County Public Records.

Parcel B

Folio #00-42-45-10-01-002-0060

The West half (W ½) of the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, except the North 30 feet and the South 25 feet for road and canal purposes.

Parcel C

Folio #00-42-45-10-01-003-0060

W ½ of NE ¼ of SW ¼ of NE ¼ of Section 10, Township 45 South, Range 42 East, less the South 30 feet, and the North 25 feet, for road and canal purposes also known as Lot 6, in Block 3, Palm Beach Ranches, an unrecorded subdivision.

PARCEL 4: (KRUEGER)

Folio #00-42-45-10-01-002-0071; 0072; 0082

The North ½ of the Southwest ¼ of the Northwest ¼ of the Northeast ¼ of Section 10, Township 45 South, Range 42 East, LESS the East 170 feet thereof AND LESS the North 30 feet thereof and the West 40 feet thereof for canal and roadway purposes AND LESS that portion conveyed to Palm Beach County in that certain Right-of-Way Warranty Deed recorded in O.R. Book 6278, Page 1345; AND the North ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of the Northeast ¼ of Section 10, Township 45 South, Range 42 East, LESS the West 297 feet thereof; said land situate, lying and being in Palm Beach County, Florida.

Said land also being a portion of Lots 7 and 8, Block 2, of the West portion of Palm Beach Ranches, Northeast quarter of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida unrecorded plat.

PARCEL 5: (JAEB TR)

Parcel A - Folio #00-42-45-10-01-002-0081

The West 297 feet of the South half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 10, Township 45 South, Range 42 East, LESS the South 25 feet and the West 40 feet thereof for road and canal purposes, Palm Beach County, Florida.

Further less that portion conveyed to Palm Beach County recorded in O.R. Book 6277, Page 319, Public Records of Palm Beach County, Florida.

Parcel B - Folio #00-42-45-10-01-002-0083

The South half of the South half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 10, Township 45 South, Range 42 East, LESS the West 297 feet thereof, and also LESS the South 25 feet thereof for canal purposes, Palm Beach County, Florida.

Parcel C - Folio #00-42-45-10-01-003-0070

The North half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 10, Township 45 South, Range 42 East, LESS the North 56 feet and the West 40 feet thereof for road and canal purposes and also less the East 150 feet of the West 190 feet of said North half of the Northwest quarter of the Southwest quarter of the Northeast quarter, Palm Beach County, Florida.

Parcel D - Folio #00-42-45-10-01-003-0071

The East 150 feet of the West 190 feet of the North ½ of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 10, Township 45 South, Range 42 East, LESS the North 56 feet thereof for canal purposes, Palm Beach County, Florida.

Further less that portion conveyed to Palm Beach County recorded in O.R. Book 6277, Page 207, Public Records of Palm Beach County, Florida.

PARCEL 6: (QUISENBERRY)

Folio #00-42-45-10-01-003-0010

The East half of the NE ¼ of the SE ¼ of the NE ¼ of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, EXCEPT the South 30 feet, the North 25 feet and the East 40 feet for road and canal purposes. Otherwise described as Lot 1, Block 3, Palm Beach Ranches (unrecorded plat)

PARCEL 7: (TILEY)

Folio #00-42-45-10-01-003-0021; 0022

The West half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 10, Township 45 South, Range 42 East, EXCEPT THE NORTH 25 FEET and the South 30 feet for road and canal purposes. Otherwise described as Lot 2, Block 3, Palm Beach Ranches (unrecorded plat), located in Palm Beach County, Florida.

PARCEL 8: (BROWN)

Folio #00-42-45-10-01-003-0030

The East ½ of the Northwest ¼ of the Southeast ¼ of the Northeast ¼ of Section 10, Township 45 South, Range 42 East, excepting the North 25 feet and the South 30 feet for road and canal purposes, A/K/A Palm Beach Ranches, Lot 3, Block 3

PARCEL 9: (PURVIS)

Folio #00-42-45-10-01-003-0080

The South half of the Northwest quarter of the Southwest quarter of the Northeast quarter, Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida; except the South 30 feet and the West 40 feet for road and canal purposes.

Less that portion conveyed to Palm Beach County recorded in O.R. Book 6306, Page 223, Public Records of Palm Beach County, Florida.

PARCEL 10: (PURVIS)

Parcel A - Folio #00-42-45-10-01-004-0050

The East half (E ½) of the Southeast quarter (SE ¼) of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of Section 10, Township 45 South, Range 42 East, EXCEPT the North 30 feet for road and canal purposes, lying and being in Palm Beach County, Florida. (Also known as Lot 5, Block 4, Palm Beach Ranches, unrecorded.)

Parcel B - Folio #00-42-45-10-01-004-0060

The West half (W ½) of the Southeast quarter (SE ¼) of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, LESS the North 30 feet thereof. (Also known as Lot 6 in Block 4, Palm Beach Ranches, unrecorded)

PARCEL 11: (COX)

Folio #00-42-45-10-01-004-0071

N ½ of the SW ¼ of the SW ¼ of NE ¼ of Section 10, Township 45 South, Range 42 East, less the East 203 feet thereof, and less the North 30 feet thereof, and less the West 40 feet thereof; also described as Lot 7, Block 4, less the East 203 feet thereof, of Palm Beach Ranches, in accordance with the unrecorded plat thereof.

Less Right of Way for Jog Road as conveyed to Palm Beach County by Deeds recorded in O.R. Book 6248, Page 1548 and O.R. Book 8986, Page 1006, Public Records of Palm Beach County, Florida.

PARCEL 12: (LEONARD)

Folio #00-42-45-10-01-004-0072

The land referred to in this Exhibit is located in the County of Palm Beach and the State of Florida in Deed Book 1158 at Page 21 and described as follows:

The East 203 feet of the N ½ of the SW ¼ of the SW ¼ of the NE ¼ of Section 10, Township 45 South, Range 42 East, less the North 30 feet thereof.

Otherwise described as the East 203 feet of Lot 7, Block 4, of Palm Beach Ranches, unrecorded Plat.

PARCEL 13: (PALM BEACH COUNTY)
A portion of Folio #00-42-45-10-01-009-0000

A variable width strip of land lying within Section 10, Township 45 South, Range 42 East and also lying within an easement for canal purposes recorded in Official Records Book 325 on page 305 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the northeast corner of Section 10, Township 45 South, Range 42 East; thence South $03^{\circ}46'16''$ West, as a basis of bearings, along the east line of the northeast one-quarter (NE 1/4) of said Section 10, a distance of 1,358.94 feet; thence South $89^{\circ}34'36''$ West, departing said line, a distance of 40.10 feet to the POINT OF BEGINNING; thence South $03^{\circ}46'16''$ West, a distance of 50.13 feet; thence South $89^{\circ}34'36''$ West, along a line lying 25.00 feet south of and parallel with the south line of the north one-half (N 1/2) of the northeast one-quarter (NE 1/4) of said Section 10, a distance of 1,975.01 feet; thence South $03^{\circ}27'31''$ West, departing said line, a distance of 31.07 feet; thence South $89^{\circ}34'36''$ West, along a line lying 56.00 feet south of and parallel with the south line of the north one-half (N 1/2) of the northeast one-quarter (NE 1/4) of said Section 10, a distance of 625.84 feet to the east right-of-way line of Jog Road as recorded in Official Records Book 6277 on Page 207 of the Public Records of Palm Beach County, Florida; thence North $02^{\circ}51'02''$ East, along said right-of-way line and the northerly prolongation thereof, a distance of 81.13 feet; thence North $89^{\circ}34'36''$ East, along a line lying 25.00 feet north of and parallel with the south line of the north one-half (N 1/2) of the northeast one-quarter (NE 1/4) of said Section 10, a distance of 962.60 feet; thence South $03^{\circ}32'40''$ West, departing said line, a distance of 25.06 feet to a point on the south line of the north one-half (N 1/2) of the northeast one-quarter (NE 1/4) of said Section 10; thence North $89^{\circ}34'36''$ East, along said south line, a distance of 1,007.64 feet; thence North $03^{\circ}40'03''$ East, departing said south line, a distance of 25.06 feet to a point on a line lying 25.00 feet north of and parallel with the south line of the north one-half (N 1/2) of the northeast one-quarter (NE 1/4) of said Section 10; thence North $89^{\circ}34'36''$ East, along said line, a distance of 631.69 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 124,289.22 square feet or 2.85 acres, more or less (NOTE: This commitment does not insure the square footage or acreage of this parcel)

EXHIBIT "A-1" - LEGAL DESCRIPTION OF BAKKER PARCEL 2A

Folio #00-42-45-10-01-002-0033 & 00-42-45-10-01-002-0043

All that certain parcel of land lying and being situated in the County of PALM BEACH, State of FL, to wit:

PARCEL #1:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES 04 MINUTES, 29 SECONDS FROM NORTH TO EAST, A DISTANCE OF 1413.58 FEET; RUN THENCE SOUTHERLY ANGLING 85 DEGREES, 51 MINUTES, 13 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 229.48 FEET TO POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.48 FEET; THENCE RUN WESTERLY, ANGLING 94 DEGREES, 02 MINUTES, 47 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.66 FEET; THENCE RUN NORTHERLY, ANGLING 85 DEGREES, 59 MINUTES, 06 SECONDS FROM EAST TO NORTH, A DISTANCE OF 229.29 FEET; THENCE RUN EASTERLY, ANGLING 94 DEGREES, 03 MINUTES, 54 SECONDS FROM SOUTH TO EAST, A DISTANCE OF 201.80 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS FOR ROAD PURPOSES OVER THE WEST 20 FEET AND THE SOUTH 20 FEET THEREOF.

PARCEL #2:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS FROM NORTH TO EAST, A DISTANCE OF 1615.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ON THE SAME COURSE A DISTANCE OF 201.94 FEET; THENCE RUN SOUTHERLY, ANGLING 85 DEGREES, 47 MINUTES, 27 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 229.86 FEET; THENCE RUN WESTERLY, ANGLING 94 DEGREES, 09 MINUTES, 33 SECONDS FROM NORTH TO WEST A DISTANCE OF 201.80 FEET; THENCE RUN NORTHERLY, ANGLING 85 DEGREES, 52 MINUTES, 20 SECONDS FROM EAST TO NORTH, A DISTANCE OF 229.67 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET THEREOF CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT OF WAY IN O.R. BOOK 1838, PAGE 168 AND SUBJECT TO AN EASEMENT OVER THE EAST 20 FEET THEREOF.

As of 02/21/2007

EXHIBIT "A-1" - LEGAL DESCRIPTION OF BAKKER PARCEL 2A

Folio #00-42-45-10-01-002-0033 & 00-42-45-10-01-002-0043

PARCEL #3:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS, FROM NORTH TO EAST, A DISTANCE OF 1211.64 FEET; RUN THENCE SOUTHERLY, ANGLING 85 DEGREES, 53 MINUTES, 06 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 458.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.29 FEET; THENCE RUN WESTERLY, ANGLING 93 DEGREES, 57 MINUTES, 54 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.53 FEET; THENCE RUN NORTHERLY, ANGLING 86 DEGREES, 04 MINUTES, 00 SECONDS, FROM EAST TO NORTH, A DISTANCE OF 229.10 FEET, THENCE RUN EASTERLY, ANGLING 93 DEGREES, 59 MINUTES, 00 SECONDS FROM SOUTH TO EAST, A DISTANCE OF 201.66 FEET TO THE POINT OF BEGINNING, SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 25 FEET THEREOF.

PARCEL #4:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS FROM NORTH TO EAST, A DISTANCE OF 1413.58 FEET; RUN THENCE SOUTHERLY, ANGLING 85 DEGREES, 51 MINUTES, 13 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 458.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.48 FEET ; THENCE RUN WESTERLY, ANGLING 93 DEGREES, 59 MINUTES, 47 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.53 FEET; THENCE RUN NORTHERLY, ANGLING 86 DEGREES, 02 MINUTES, 06 SECONDS FROM EAST TO NORTH, A DISTANCE OF 229.29 FEET; THENCE RUN EASTERLY, ANGLING 94 DEGREES, 00 MINUTES, 54 SECONDS, FROM SOUTH TO EAST, A DISTANCE OF 201.66 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS FOR ROAD PURPOSES OVER THE WEST 20 FEET THEREOF AND THE NORTH 20 FEET THEREOF, AND SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 25 FEET THEREOF.

EXHIBIT "A-1" - LEGAL DESCRIPTION OF BAKKER PARCEL 2A
Folio #00-42-45-10-01-002-0033 & 00-42-45-10-01-002-0043

PARCEL #5:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4, WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS FROM NORTH TO EAST, A DISTANCE OF 1817.46 FEET; RUN THENCE SOUTHERLY, ANGLING 85 DEGREES, 47 MINUTES, 27 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 229.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.86 FEET; THENCE RUN WESTERLY, ANGLING 94 DEGREES, 06 MINUTES, 33 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.66 FEET; THENCE RUN NORTHERLY, ANGLING 85 DEGREES, 55 MINUTES, 20 SECONDS FROM EAST TO NORTH, A DISTANCE OF 229.67 FEET; THENCE RUN EASTERLY, ANGLING 94 DEGREES, 07 MINUTES, 40 SECONDS FROM SOUTH TO EAST, A DISTANCE OF 201.80 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS FOR ROAD PURPOSES OVER THE EAST 20 FEET AND THE SOUTH 20 FEET THEREOF.

PARCEL #6:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4, WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET, RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS FROM NORTH TO EAST, A DISTANCE OF 1615.52 FEET; RUN THENCE SOUTHERLY, ANGLING 85 DEGREES, 49 MINUTES, 20 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 229.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.67 FEET; THENCE RUN WESTERLY, ANGLING 94 DEGREES, 04 MINUTES, 40 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.66 FEET; THENCE RUN NORTHERLY, ANGLING 85 DEGREES, 57 MINUTES, 13 SECONDS FROM EAST TO NORTH, A DISTANCE OF 229.48 FEET; THENCE RUN EASTERLY, ANGLING 94 DEGREES, 05 MINUTES, 47 SECONDS FROM SOUTH TO EAST, A DISTANCE OF 201.80 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 20 FEET THEREOF.

EXHIBIT "A-1" - LEGAL DESCRIPTION OF BAKKER PARCEL 2A

Folio #00-42-45-10-01-002-0033 & 00-42-45-10-01-002-0043

PARCEL #7:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS FROM NORTH TO EAST, A DISTANCE OF 1615.52 FEET; RUN THENCE SOUTHERLY, ANGLING 85 DEGREES, 49 MINUTES, 20 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 459.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.67 FEET; THENCE RUN WESTERLY, ANGLING 94 DEGREES, 01 MINUTES, 40 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.53 FEET; THENCE RUN NORTHERLY, ANGLING 86 DEGREES, 00 MINUTES, 13 SECONDS FROM EAST TO NORTH, A DISTANCE OF 229.48 FEET; THENCE RUN EASTERLY, ANGLING 94 DEGREES, 02 MINUTES, 47 SECONDS FROM SOUTH TO EAST, A DISTANCE OF 201.66 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE NORTH 20 FEET THEREOF, AND SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 25 FEET THEREOF.

PARCEL #8:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 10, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86 DEGREES, 04 MINUTES, 29 SECONDS FROM THE NORTH TO EAST, A DISTANCE OF 1817.46 FEET, RUN THENCE SOUTHERLY, ANGLING 85 DEGREES, 47 MINUTES, 27 SECONDS FROM WEST TO SOUTH, A DISTANCE OF 459.72 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ON THE SAME COURSE A DISTANCE OF 229.86 FEET ; THENCE RUN WESTERLY, ANGLING 94 DEGREES, 03 MINUTES, 33 SECONDS FROM NORTH TO WEST, A DISTANCE OF 201.53 FEET; THENCE RUN NORTHERLY, ANGLING 85 DEGREES, 58 MINUTES, 20 SECONDS, FROM EAST TO NORTH, A DISTANCE OF 229.67 FEET; THENCE RUN EASTERLY, ANGLING 94 DEGREES, 04 MINUTES, 40 SECONDS FROM SOUTH TO EAST, A DISTANCE OF 201.66 FEET TO THE POINT OF BEGINNING: SUBJECT TO EASEMENTS FOR ROAD PURPOSES OVER THE NORTH 20 FEET THEREOF AND THE EAST 20 FEET THEREOF, AND SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 25 FEET THEREOF.

As of 02/21/2007

EXHIBIT "A-1" - LEGAL DESCRIPTION OF BAKKER PARCEL 2A
Folio #00-42-45-10-01-002-0033 & 00-42-45-10-01-002-0043

LESS THOSE CERTAIN RIGHTS OF WAY CONVEYED TO THE COUNTY OF PALM BEACH, STATE OF FLORIDA, BY THAT CERTAIN QUIT-CLAIM DEED DATED SEPTEMBER 2, 1970, AND RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGE 167, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE PROPERTIES LISTED AS PARCELS 1 THROUGH 8 ABOVE ARE ALSO KNOWN AS:

THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1889, PAGES 1645, 1646, 1647 AND 1648, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER WHICH IS ALSO THE CENTERLINE OF JOG ROAD, AS NOW LAID OUT AND IN USE, A DISTANCE OF 684.57 FEET; RUN THENCE EASTERLY, ANGLING 86°04'29" FROM NORTH TO EAST, A DISTANCE OF 1211.64 FEET; RUN THENCE SOUTHERLY, ANGLING 85°53'06" FROM WEST TO SOUTH, A DISTANCE OF 229.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTHERLY ON THE SAME COURSE, A DISTANCE OF 229.29 FEET; THENCE RUN WESTERLY ANGLING 94°00'54" MEASURED FROM NORTH TO WEST, A DISTANCE OF 201.66 FEET; THENCE SOUTHERLY, ANGLING 93°59'00" MEASURED FROM EAST TO SOUTH, A DISTANCE OF 229.10 FEET; THENCE EASTERLY, ANGLING 86°04'00" MEASURED FROM NORTH TO EAST, A DISTANCE OF 806.12 FEET; THENCE NORTHERLY, ANGLING 94°03'33" MEASURED FROM WEST TO NORTH, A DISTANCE OF 689.58 FEET; THENCE WESTERLY ANGLING 85°47'27" MEASURED FROM SOUTH TO WEST, A DISTANCE OF 201.94 FEET; THENCE SOUTHERLY ANGLING 94°10'40" MEASURED FROM EAST TO SOUTH, A DISTANCE OF 229.67 FEET; THENCE WESTERLY ANGLING 94°07'40" MEASURED FROM NORTH TO WEST, A DISTANCE OF 403.60 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT OF WAY IN O.R. BOOK 1838, PAGE 168.

(end of legal description)