

House Bill No. 1713

An act relating to Palm Beach County; providing for codification of special laws regarding special districts pursuant to chapters 97-255 and 98-320, Laws of Florida, relating to the Northern Palm Beach County Improvement District, an independent special tax district of the State of Florida, located in the County of Palm Beach; providing legislative intent; codifying, reenacting, and amending chapters 59-994, 61-2636, 63-1744, 80-570, 81-461, 83-494, 84-498, 87-518, 88-503, 89-462, 91-408, 92-262, 95-489, 95-504, 96-488, and 97-328, Laws of Florida; expanding the jurisdictional boundaries of the District; removing a 6-percent interest limitation on certain authorized loans; authorizing the use of chapter 170, Florida Statutes, to determine, order, levy, impose, collect, and enforce special assessments; amending and updating a number of statutory and definitional references; removing an assessment percentage limitation for alternative Plan of Improvements amendment process; repealing all prior special acts relating to the Northern Palm Beach County Improvement District; providing that this act shall take precedence over any conflicting law to the extent of such conflict; providing severability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Pursuant to chapters 97-255 and 98-320, Laws of Florida, this act constitutes the codification of all special acts relating to the Northern Palm Beach County Improvement District. It is the intent of the Legislature in enacting this law to provide a single, comprehensive special act for the District, including all current legislative authority granted to the District by its prior legislative enactments and any additional authority granted by this act. It is further the intent of this act to preserve all District powers and authority as set forth herein.

Section 2. Chapters 59-994, 61-2636, 63-1744, 80-570, 81-461, 83-494, 84-498, 87-518, 88-503, 89-462, 91-408, 92-262, 95-489, 95-504, 96-488, and 97-328, Laws of Florida, relating to the Northern Palm Beach County Improvement District, are codified, reenacted, amended, and repealed as herein provided.

Section 3. The Northern Palm Beach County Improvement District is re-created and the charter for such district is re-created and reenacted to read:

Section 1. District created and boundaries thereof.—That for the purpose of reclaiming and draining the lands hereinafter described and for the purpose of water control and water supply and protecting said lands from the effects of water by means of the construction and maintenance of canals, ditches, levees, dikes, pumping plants, and other drainage works and improvements, and for the purpose of making the lands within the District available and habitable for settlement and agriculture, and for the public convenience, welfare, utility, and benefit, and for the other purposes stated

in this Act, a district is hereby created and established in Palm Beach County, Florida, to be known as Northern Palm Beach County Improvement District, the territorial boundaries of which are as follows:

(A) The following lands are included, namely: Beginning at the intersection of the west boundary of the City of West Palm Beach, Florida with the northern boundary of Lake Worth Drainage District; Thence north and east along the boundary of the City of West Palm Beach to the north-south quarter section line of Section 6, Township 43, South, Range 43 East; Thence north along the north-south quarter section line of said Section 6 to an intersection with the westerly right-of-way line of Central and Southern Florida Flood Control District Canal C-17; Thence northerly along said westerly right-of-way line of said Canal C-17 to an intersection with the south line of Section 18, Township 42 South, Range 43 East; Thence west along the south boundary of Section 18, Township 42 South, Range 43 East, to the southwest corner of said Section 18; Thence north along the west boundary of Section 18, Township 42 South, Range 43 East, to the southeast corner of Section 12, Township 42 South, Range 42 East; Thence west along the south line of Sections 12 and 11, Township 42 South, Range 42 East, to the southwest corner of said Section 11; Thence north along the west line of Section 11 to the northwest corner of said Section 11, Township 42 South, Range 42 East; Thence east along the north line of said Section 11 to the southwest corner of Section 1, Township 42 South, Range 42 East; Thence north along the west line of Section 1 to the northwest corner of said Section 1, Township 42 South, Range 42 East, being also the north boundary of Township 42 South, Range 42 East; Thence east along the said north boundary of Township 42 South, Range 42 East, to an intersection with the westerly right-of-way line of the Florida East Coast Railway; Thence northerly along the said westerly right-of-way line of the Florida East Coast Railway to an intersection with the southern boundary of the City of Jupiter, Florida; Thence west and north along the said boundary of the City of Jupiter to the northwest corner of the City of Jupiter; Thence north along an extension of the western boundary of the City of Jupiter to an intersection with the northern boundary of Palm Beach County, Florida; Thence west, then south, then again west, along the said northern boundary of Palm Beach County to the easterly right-of-way line of Central and Southern Florida Flood Control District Levee L-8 Tieback Levee; Thence south along the said easterly right-of-way line of the said Tieback Levee to the northerly right-of-way line of Central Florida Flood Control District Levee L-8; Thence easterly, then southeasterly, and then southerly along the said right-of-way line of Levee L-8 to the north right-of-way line of State Road No. 80; Thence easterly along the said north right-of-way line of State Road No. 80 to an intersection with the western boundary of Lake Worth Drainage District; Thence northerly and easterly along the western and northern boundary of Lake Worth Drainage District to the point of beginning.

Excepting, however, from the lands embraced by the aforesaid perimeter description, the following areas as determined at midnight on June 15, 1959: (1) The lands of the South Indian River Drainage District, the Loxahatchee Sub-drainage District and the Indian Trail Water Control

District. (2) The lands now owned by Pratt & Whitney Aircraft, Division of United Aircraft Corporation, in the north half of Township 41 South, Range 40 East, lying south of Seaboard Airline Railroad; and also Section 13, Township 41 South, Range 39 East. (3) All incorporated municipalities. (4) The North Half of the Northwest Quarter of Section 1, Township 43 South, Range 42 East, less the right-of-way for Military Trail and less the right-of-way for the Florida Power & Light Company Transmission Line; Together with the North Half of Section 2, Township 43 South, Range 42 East, less that part lying South of State Road 702 and less the Right-of-Way for the Sunshine State Parkway, Palm Beach County, Florida.

(B) The following lands are excluded, namely: All of Sections 1, 2, 3, 10, 11, 12, 13, 14 and 24, Township 41 South, Range 38 East; All of Sections 34, 35, and 36, Township 40 South, Range 38 East; All of Section 15, Township 41 South, Range 38 East, Less L-8 R/W as in DB 934, P 479; All of Section 22, Township 41 South, Range 38 East, N & E of Canal, Less L-8 R/W as in DB 934, P 479; All of Section 23, Township 41 South, Range 38 East, less SFC Canal and L-8 R/W as in DB 934. P 479.

(C) The following lands are included, namely: The North Half (N½) of the Northwest Quarter (NW ¼), Section 1, Township 43 South, Range 42 East; and the North Half (N½) of Section 2, Township 43 South, Range 42 East (LESS that part lying south of the right-of-way of State Road No. 702, also known as 45th Street, and east of the right-of-way of Sunshine State Parkway), Palm Beach County, Florida. Also a part of Section 29 and 30, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows: Beginning at the Southwest corner of said Section 30; thence North 1° 49' 50" East and along the West line of Section 30, 2,617.77 feet to the Northwest corner of the Southwest one-quarter of Section 30; thence South 87° 45' 50" East and along the North line of said Southwest one-quarter 2, 678.15 feet to the Northeast corner of said Southwest one-quarter; thence North 1° 54' 20" East and along the West line of the Northeast one-quarter of Section 30, 2,654.53 feet to the Northwest corner of said Northeast one-quarter of Section 30; thence South 88° 32' 23" East and along the North line of Section 30, 2,681.56 feet to the Northeast corner of Section 30; thence South 87°28'53" East and along the North line of Section 29, 1,077.82 feet; thence South 1° 50'12" West, 472.5 feet; thence South 87° 28' 53" East, 1,567.89 feet to a point in the East line of the Northwest one-quarter of said Section 29; thence North 1° 50'12" East and along said East line 472.5 feet to a point in the North line of Section 29; thence South 87° 28' 53" East and along said North line of Section 29, 183.3 feet to the Westerly right-of-way line of the Intra-Coastal Canal; thence South 15° 50' 59" East and along said Westerly right-of-way line of the Intra-Coastal Canal, 1,000.87 feet; thence North 87° 30' 53" West, 487.44 feet to a point in the East line of the Northwest one-quarter of Section 29; thence South 1° 50' 12" West and along said East line of the Northwest one-quarter, Section 29, 1,052.34 feet; thence North 87° 39' 50" West 1,326.06 feet; thence South 1° 50' 12" West, 680.0 feet to a point in the South line of the Northwest one-quarter of Section 29; thence North 87° 39' 50" West and along said South line of the Northwest one-quarter of Section 29, 1,326.06 feet to the Southwest corner of said

Northwest one-quarter; thence South 1° 58' 30" West and along the East line of Section 30, 2,691.64 feet to the Southeast corner of said Section 30; thence North 86° 58' 30" West and along the South line of said Section 30, 5,351.23 feet to the point of beginning. EXCEPT those parts lying in and being a part of State Road A1A, County Roads, Donald Ross Road and Prosperity Farm Road.

(D) The following lands are included, namely: Those parcels of land in Section 1 and 12, Township 43 South, Range 42 East and in Sections 6, 7, 18, and 19, Township 43 South, Range 43 East, West Palm Beach, Palm Beach County, Florida consisting of 1300 acres more or less particularly described as follows: The East 300 feet of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 1, Township 43 South, Range 42 East, Palm Beach County, Florida less the North 50 feet thereof, the South 30 feet thereof; and less that portion of Spencer Drive right-of-way along the Easterly boundary thereof as recorded in the Plat of rights-of-way of Shenandoah Boulevard and a part of Spencer Drive, Plat Book 32, page 5, public records of Palm Beach County, Florida; the South 390 feet of the North 645 feet of the Northeast Quarter of Section 12, Township 43 South, Range 42 East, West Palm Beach, Palm Beach County, Florida, less the right-of-way of Military Trail and the City of West Palm Beach water supply canal; The Southeast Quarter of Section 1, Township 43 South, Range 42 East, West Palm Beach, Palm Beach County, Florida less the South 30 feet thereof and the right-of-way of Military Trail; All that part of Section 6, Township 43 South, Range 43 East, lying West of the Westerly right-of-way line of Interstate Highway No. 95 and South of the Southerly right-of-way line of 45th Street (SR 702), West Palm Beach, Palm Beach County, Florida, less the Northeast 150 acres thereof, said 150 acres bounded on the north by 45th Street (SR 702), on the East by the Westerly right-of-way of Interstate Highway No. 95, and on the South and West by the Easterly right-of-way of Spencer Drive; All that part of Section 7, Township 43 South, Range 43 East, lying West of the Westerly right-of-way line of Interstate Highway No. 95, West Palm Beach, Palm Beach County, Florida less the City of West Palm Beach water supply canal right-of-way; All that part of Section 18, Township 43 South, Range 43 East, lying West of the Westerly right-of-way line of Interstate Highway No. 95, West Palm Beach, Palm Beach County, Florida; All that part of Section 19, Township 43 South, Range 43 East, West Palm Beach, Palm Beach County, Florida being bounded as follows: on the North by the North line of Section 19, Township 43 South, Range 43 East; on the Southeast by the Northwesterly line of Plats 1 and 3, Palm Beach Lakes Commercial recorded in Plat Book 28, pages 250 and 251 and Plat Book 29, pages 42 and 43, respectively, public records of Palm Beach County, Florida; on the South by a line parallel with and 855 feet Northerly from as measured at right angles to the South line of Section 19, Township 43 South, Range 43 East; on the West by the West line of Section 19, Township 43 South, Range 43 East, less the West 150 feet of the South 1,469 feet thereof.

(E) The following lands are included, namely: Those parcels of land in Section 5, Township 42 South, Range 43 East, Section 6, Township 42

South, Range 43 East, Section 32, Township 41 South, Range 43 East, and Juno Isles Plats, Palm Beach County, Florida, described as follows: Section 5, Township 42 South, Range 43 East: The North Three-Quarters ($N \frac{3}{4}$) of the West One-Half ($W \frac{1}{2}$) of the Southwest One-Quarter ($SW \frac{1}{4}$) and the Southwest One-Quarter ($SW \frac{1}{4}$) of the Southwest One-Quarter ($SW \frac{1}{4}$) of the Southwest One-Quarter ($SW \frac{1}{4}$) and the West One-Half ($W \frac{1}{2}$) of the Northwest One-Quarter ($NW \frac{1}{4}$) and:

Parcel No. 1: A parcel of Land in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described and bounded as follows: On the West by the West line of the Northeast Quarter of said Section 5; on the East by the West right-of-way line of Prosperity Farms Road as now laid out and in use; on the North by the North line of said Northeast Quarter; and on the South by the Westerly extension of the North right-of-way line of the county road in the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 5.

Parcel No. 2: A parcel of land in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida more particularly described as follows: Beginning at the quarter-section corner in the North line of said Section 5; thence run Southerly, along the East line of the Northwest Quarter of said Section 5, a distance of 1651.58 feet; thence Westerly, parallel to the North line of said Section 5, a distance of 1323.19 feet, to a point in the West line of the East Half of the Northwest Quarter of said Section 5; thence Northerly along the West line of the East-Half of the Northwest Quarter of said Section 5, a distance of 1651.60 feet, to a point in the North line of said Section 5; thence Easterly along the Northerly line of said Section 5, a distance of 1314.27 feet, to the Point of Beginning. LESS: The Northerly 295.16 feet of the Westerly 295.16 feet of the Easterly 695.16 feet of the Northwest Quarter, of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida. Section 6, Township 42 South, Range 43 East: All that part of Section 6, Township 42 South, Range 43 East, lying East of the Easterly right-of-way line of State Road A1A less that certain parcel in the Northwest Quarter ($NW \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$), described in Official Record Book 1310, page 42, public records of Palm Beach County, Florida, and also LESS the Southwest Quarter ($SW \frac{1}{4}$) of the Southeast Quarter ($SE \frac{1}{4}$), also LESS the East four hundred (400) feet of the Northeast Quarter ($NE \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$) of the Southeast Quarter ($SE \frac{1}{4}$) and the East four hundred (400) feet of the North one hundred fifty-two and three-tenths feet (152.3) of the Southeast Quarter ($SE \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$) of the Southeast Quarter ($SE \frac{1}{4}$) of Section 6, Township 42 South, Range 43 East, Section 32, Township 41 South, Range 43 East: Southwest Quarter ($SW \frac{1}{4}$) of Southwest Quarter ($SW \frac{1}{4}$) (LESS West 1213 feet thereof).

Juno Isles Plats: Juno Isles Plat No. 1, Plat Book 27, page 141, Juno Isles Plat No. 2, Plat Book 27, page 162 & 163, Juno Isles Plat No. 3, Plat Book 27, page 188 & 189, Juno Isles Plat No. 3A, Plat Book 27, page 247, Replat of Lots 4 through 9 and 14 through 25, Block 16, and Lots 11 through 17, Block 17, Juno Isles Plat No. 3, Plat Book 28, page 64. All being recorded in the public records of Palm Beach County, Florida.

(F) The following described lands shall be, and the same are hereby declared and excluded from the boundaries of Northern Palm Beach County Improvement District: All of Sections 31 through 36 inclusive, Township 40 South, Range 39 East. All of Sections 1 through 12 and 14-29; the West 660 feet of Government Lots 4 & 5, Government Lot 6, (less the east 330 feet of southerly 660 feet), North ½ of Government Lot 7, Government Lot 8, Government Lot 9, Government Lot 10, Government Lot 11, Government Lot 12, Government Lot 13, Government Lot 14, (less North 400 feet of East 857 feet), and Government Lot 16 (Less South 400 feet of East 1089 feet) in Section 30; and all of Sections 31 through 36 inclusive, Township 41 South, Range 39 East. All of Sections 1 through 5 inclusive; that portion of Section 6, 8 and 16 lying north of the L-8 Canal; all of Sections 9 through 12 inclusive; North ½ of Sections 13 through 15, Township 42 South, Range 39 East. All of Sections 31 and 32 south of Seaboard Coastline Railroad, Township 40 South, Range 40 East. All of Section 6; that portion of Section 5 lying north and west of a line from the Northeast corner of Section 5 to the Southwest corner of Section 5; that portion of Section 7 lying north and west of a line from the Northeast corner of Section 7 to the Southwest corner of Section 7; all of Sections 19 through 36 inclusive, Township 41 South, Range 40 East. All of Sections 1 through 12 inclusive; the North halves of Sections 13, 14, 15, 17 and 18; all of Section 16, Township 42 South, Range 40 East. Government Lot 15 (Less the North 400 feet thereof, less the West 371.5 feet thereof, and less the South 350 feet thereof) Section 30, Township 41 South, Range 39 East. Government Lots 2 and 3, Section 30, Township 41 South, Range 39 East, (Less the West 2,000 feet of the South 355.4 feet of Government Lots 2 and 3, Section 30, Township 41 South, Range 39 East). South ½ of Section 1 (Less 100' Road R/W); South ½ of Section 2; South ½ of Section 3; all of Sections 4, 5, 6, 7, 8, 9, 17 and 18 inclusive; North ½ of North ½ of Northwest ¼ of Northeast ¼ of Section 10; Northeasterly diagonal half of North ½ of Northeast ¼ of Northeast ¼ of Section 11; North 660' of Northeast ¼ (less Rd. R/W) and North ½ of Northwest ¼ (less Rd. R/W) of Section 12; all in Township 43 South, Range 42 East. All of Sections 7, 16, 17 and 18 South of FW and N Ry. R/W less Road R/W along South lines; all of Section 21, less Road R/W and less FW & N Ry. R/W; all of Sections 19, 20, 28, 29, 30, 31, 32 and 33, less Road R/W along North line Sections 19 and 20; all in Township 42 South, Range 42 East.

(G) The following lands are included, namely: Those parcels of land in Palm Beach County, Florida, as follows: PARCEL 1. A portion of the North 260.00 feet of the South 310.00 feet of Section 1, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows: Commencing at the Southeast Corner of said Section 1; thence North 88°-10'-56" West, along the South Line of said Section 1, a distance of 256.96 feet to a point; thence North 10°-12'-12" West, a distance of 51.12 feet to the intersection of the North right-of-way line of MONET ROAD, as now laid out and in use and the westerly right-of-way line of the State Road Department access road as described in PARCEL "C" in O.R.B. 1530, Page 447, in and for the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of the parcel to be herein described; thence continue North 10°-12'-12" West,

along the said westerly right-of-way line, a distance of 265.83 feet to a point; thence North 88°-10'-56" West, along a line 310.00 feet North of, when measured at right angles and parallel with the South Line of said Section 1, a distance of 810.34 feet to a point on the easterly right-of-way line of STATE ROAD NO. 9 (I-95), as now laid out and in use; thence South 24°-24'-01" East, along the said easterly right-of-way line, a distance of 289.82 feet to a point on a line 50.00 feet North of, when measured at right angles to the South Line of said Section 1, said point also being on the North right-of-way line of MONET ROAD; thence, South 88°-10'-56" East, along the said North right-of-way line of MONET ROAD, a distance of 737.66 feet to the POINT OF BEGINNING of the herein described parcel.

PARCEL 2. Portion of the North 240.00 feet of the South 290.00 feet of Section 1, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows: Commencing at the Southeast Corner of said Section 1; thence North 01°-59'-14" East, along the East Line of said Section 1, a distance of 50.00 feet to a point on the North right-of-way line of MONET ROAD, as now laid out and in use and the POINT OF BEGINNING of the parcel to be herein described; thence continue North 01°-59'-14" East, along the said East Line of Section 1, a distance of 240.00 feet to a point; thence North 88°-10'-56" West, along a line 290.00 feet North of, when measured at right angles, and parallel with the South Line of said Section 1, a distance of 217.33 feet to a point on the easterly right-of-way line of the State Road Department access road as described in PARCEL "C" in O.R.B. 1530, Page 447, in and for the public Records of Palm Beach County, Florida; thence South 10°-12'-12" East, along the said easterly right-of-way line, a distance of 245.38 feet to a point on a line 50.00 feet North of, when measured at right angles to the South Line of said Section 1, said point also being on the North right-of-way line of MONET ROAD; thence South 88°-10'-56" East, along the said North right-of-way line of MONET ROAD, a distance of 165.51 feet of the POINT OF BEGINNING of the herein described parcel.

PARCEL 3. A portion of the North 240.00 feet of the South 290.00 feet of Section 6, Township 42 South, Range 43 East, Palm Beach County, Florida, lying West of the FLORIDA EAST COAST RAILWAY, more particularly described as follows: Commencing at the Southwest Corner of said Section 6; thence North 01°-59'-14" East, along the West Line of said Section 6, a distance of 50.00 feet to a point on the North right-of-way line of MONET ROAD as now laid out and in use, and the POINT OF BEGINNING of the parcel to be herein described; thence continue North 01°-59'-14" East, along the said West Line of Section 6 a distance of 240.00 feet to a point; thence South 88°-08'-18" East, along a line 290.00 feet North of, when measured at right angles and parallel with the South Line of said Section 6, a distance of 895.13 feet to a point on the westerly right-of-way line of the FLORIDA EAST COAST RAILWAY, as now laid out and in use; thence South 13°-39'-26" East, along the said westerly right-of-way line, a distance of 249.08 feet to a point on a line 50.00 feet North of, when measured at right angles to the South Line of said Section 6, said point also being on the North right-of-way line

of MONET ROAD; thence North 88°-08'-18" West, along the said North right-of-way line of MONET ROAD, a distance of 962.31 feet to the POINT OF BEGINNING of the herein described parcel.

SUBJECT TO drainage easements over the easterly 100 feet thereof and that portion of the North 25 feet of the South 290 feet of Section 1, Township 42 South, Range 42 East, Palm Beach County, Florida, and Section 6, Township 42 South, Range 43 East, Palm Beach County, Florida, lying between the easterly right-of-way line of the RCA access road (as shown on the I-95 right-of-way map prepared by Fred Wilson and Associates for the Florida Department of Transportation, formerly Florida State Road Department, and dated 1968), and the westerly right-of-way line of the F.E.C. RAILROAD.

PARCEL 4. Portion of the RCA BOULEVARD right-of-way, centerline of which being the South Line of SECTION 1, Township 42 South, Range 42 East, Palm Beach County, Florida, extending easterly from the East right-of-way line of I-95 to its intersection with westerly right-of-way line of the RCA access road.

PARCEL 5. The Northwest Quarter of the Northwest Quarter of Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, lying West of the westerly right-of-way line of the FLORIDA EAST COAST RAILROAD and the Northeast Quarter of the Northeast Quarter of Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, lying East of the easterly right-of-way line of I-95; LESS the following described right-of-way for RCA BOULEVARD (MONET ROAD): The North 50 feet of said Section 12, lying East of the westerly right-of-way of RCA access road. The North 50 feet of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 7. The North 30 feet of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 7, lying West of the westerly right-of-way line of said F.E.C. RAILROAD.

PARCEL 6. South one-half (S-½) of the North one-half (N-½) of Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, lying East of the easterly right-of-way line of I-95 and West of the westerly right-of-way line of the F.E.C. RAILROAD and that portion of the Southeast one-quarter (SE-¼) of the Northeast one-quarter (NE-¼) of Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, lying East of the easterly right-of-way line of I-95; LESS the South 25 feet thereof for BURNS ROAD.

PARCEL 7. A portion of the Northwest Quarter of Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, lying West of the westerly right-of-way line of the FLORIDA EAST COAST RAILROAD and a portion of the Northeast Quarter of Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, lying East of the easterly right-of-way line of I-95 being more particularly described as follows: Commencing at the Northwest Corner of said Section 7; thence South 02°-00'-06" West (bearings relative to the North Line of Section 7, which bears South 88°-08'-18" East) along the North Line of said Section 7, a distance of 50.00 feet to the South right-of-way line of R.C.A. BOULEVARD (also known as MONET ROAD) as now laid out and in use; thence

South 88°-08'-18" East along said South right-of-way line, same line being 50.00 feet South of and parallel with the North Line of said Section 7, a distance of 664.50 feet; thence North 02°-00'-29" East along an offset in the South right-of-way line of said R.C.A. BOULEVARD, a distance of 20.00 feet; thence South 88°-08'-18" East along said South right-of-way line of R.C.A. BOULEVARD, a distance of 268.29 feet to a point of intersection with the westerly right-of-way line of FLORIDA EAST COAST RAILROAD; thence South 13°-39'-19" East along said westerly right-of-way line, a distance of 1327.14 feet to a point of intersection with the North right-of-way line of JOHNSON ROAD as described in Palm Beach County Commissioners Minutes Book 10, page 419 of the public Records of Palm Beach County, Florida, said point also being the POINT OF BEGINNING of this description; thence continuing South 13°-39'-19" East, a distance of 51.83 feet to a point of intersection with the South right-of-way line of said JOHNSON ROAD, thence North 88°-12'-02" West along said South right-of-way line of JOHNSON ROAD, a distance of 1304.99 feet to the said West Line of Section 7, same line also being the East Line of said Section 12; thence North 88°-03'-38" West along said South right-of-way line of JOHNSON ROAD, a distance of 252.50 feet to a point of intersection with the easterly right-of-way line of INTERSTATE NO. 95 (STATE ROAD NO. 9), as now laid out and in use, said point being on the arc of a curve, concave to the Southwest, (a radial bearing at said point bears South 65°-58'-03" West) having a radius of 3969.83 feet and a central angle of 00°-48'-19"; thence northwesterly along the arc of said curve and said easterly right-of-way line of INTERSTATE NO. 95, a distance of 55.81 feet to a point of intersection with the said North right-of-way line of JOHNSON ROAD, thence South 88°-03'-38" East along the said North right-of-way line of JOHNSON ROAD, a distance of 277.36 feet to the said East Line of Section 12, same line also being the said West Line of Section 7; thence South 88°-12'-02" East along the said North right-of-way line of JOHNSON ROAD, a distance of 1290.98 feet to the POINT OF BEGINNING.

That part of the East Half of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: BEGINNING at the Northeast Corner of said Section 19; thence on a bearing, related to standard plane rectangular coordinate system for the East Zone of Florida, of South 01°-19'-10" West, a distance of 5402.70 feet to the Southeast Corner of said Section 19; thence North 87°-21'-00" West, along the South Line of said Section 19, a distance of 2675.00 feet to the Southwest Corner of the Southeast Quarter of said Section 19; thence North 01°-32'-40" East, along the Quarter Section Line, a distance of 330.00 feet; thence South 88°-27'-26" East, a distance of 18.41 feet; thence North 19°-21'-50" East, along the easterly right-of-way line of the CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-17, a distance of 5013.79 feet; thence North 01°-32'-20" East, continuing along the easterly right-of-way line of said C-17, a distance of 246.35 feet to a point in the North Line of said Section 19; thence South 88°-26'-50" East, along the North Line of said Section 19, a distance of 1101.67 feet to the POINT OF BEGINNING. EXCEPTING THEREFROM the right-of-way for STATE ROAD 809, as shown on the right-of-way map for said road recorded in the Public Records of Palm

Beach County, Florida, and ALSO EXCEPTING THEREFROM the South 40 feet, measured at right angles, of said Section 19 as right-of-way for SILVER BEACH ROAD.

TOGETHER WITH

The Northeast Quarter of Section 30, Township 42 South, Range 43 East, LESS the East 50 feet thereof; and FURTHER LESS the North 75 feet thereof; and FURTHER LESS the Southeast Quarter of the Southeast Quarter thereof; and FURTHER LESS the North 620 feet of the South 700 feet of the North three-quarters of the East one-quarter thereof.

BEARING BASE: The East Line of the Northeast Quarter ($\frac{1}{4}$) of Section 19, Township 42 South, Range 43 East is taken as being North 01°-18'-53" East and all other bearings are relative thereto.

PARCEL 1: Commence at the intersection of the South Line of Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida, with the East Line of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 20; thence northerly along said East Line, a distance of 35 feet to the POINT OF BEGINNING; thence westerly along a line parallel to and 35 feet northerly from (measured at right angles to) said South Line of Section 20, a distance of 2,331.41 feet, more or less, to a point in the West Line of said Section 20; thence northerly along said West Line of Section 20, a distance of 1,315.60 feet, more or less, to the intersection of the North Line of the South Half of the Southwest Quarter of said Section 20; thence easterly along said North Line of the South Half of the Southwest Quarter a distance of 1,330.73 feet, more or less, to its intersection with the East Line of the West Half of the Southwest Quarter of said Section 20; thence southerly along said East Line a distance of 8.34 feet; thence westerly, at right angles to the said East Line of the West Half of the Southwest Quarter, a distance of 482.50 feet; thence southerly along a line 482.50 feet West of and parallel to the East Line of the West Half of the Southwest Quarter of Section 20 a distance of 315 feet; thence easterly, at right angles to the said East Line of the West Half of the Southwest Quarter, a distance of 482.50 feet to a point in the said East Line of the West Half of the Southwest Quarter of Section 20; thence northerly along said East Line a distance of 270.50 feet; thence northeasterly, making an angle with the preceding course of 155°-34'-30", measured from South through East to North, a distance of 782 feet, more or less, to a point in the southwesterly right-of-way line of the OLD DRAKE LUMBER COMPANY RAILROAD; thence southeasterly along said railroad right-of-way line and making an angle with the preceding course of 75°-37'-30", measured from Southwest to Southeast, a distance of 718 feet; thence southwesterly making an angle with the preceding course of 61°, measured from Northwest to Southwest, a distance of 93.40 feet; thence southeasterly, at right angles, a distance of 260.60 feet; thence northeasterly, at right angles, a distance of 237.70 feet, more or less, to a point in the southerly right-of-way line of the OLD DRAKE LUMBER COMPANY RAILROAD; thence southeasterly, along said southerly right-of-way line, a distance of 171.50 feet; thence southwesterly, making an angle with the preceding course of 61°, measured from Northwest to

Southwest a distance of 286.53 feet, more or less, to a point in the East Line of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 20; thence southerly along said East Line a distance of 1,133 feet, more or less, to the POINT OF BEGINNING.

PARCEL 2: Commence at the Northwest Corner of BLOCK 47 of KELSEY CITY (now Lake Park), FLORIDA, according to the plat thereof recorded in Plat Book 8, page 27, in the Office of the Clerk of Circuit Court in and for Palm Beach County, Florida; thence westerly, along the westerly extension of the northerly line of said BLOCK 47 a distance of 233.44 feet to a point in the centerline of the right-of-way of the FLORIDA EAST COAST RAILWAY; thence northerly along said centerline a distance of 412.46 feet; thence westerly, at right angles to the said centerline of the FLORIDA EAST COAST RAILWAY, a distance of 115 feet, more or less, to a point in the westerly right-of-way line of the OLD DIXIE HIGHWAY, being the POINT OF BEGINNING; thence southerly along the westerly right-of-way line of the OLD DIXIE HIGHWAY a distance of 280.65 feet; thence westerly, at right angles to the westerly right-of-way line of the OLD DIXIE HIGHWAY, a distance of 160.50 feet; thence southerly, at right angles, a distance of 150 feet; thence easterly, at right angles, a distance of 160.50 feet to a point in said westerly right-of-way line of OLD DIXIE HIGHWAY; thence southerly, along said westerly right-of-way line, a distance of 343.92 feet, more or less, to a point in the northeasterly right-of-way line of the OLD DRAKE LUMBER COMPANY RAILROAD; thence northwesterly along said railroad right-of-way line and making an angle with the preceding course of 29°, measured from North to West, a distance of 564.72 feet, more or less, to a point in a line parallel to and 146.65 feet southerly from (measured at right angles to) the southerly line of that certain parcel of land described in Deed Book 699, page 533, Public Records of Palm Beach County, Florida; thence easterly, along said parallel line, making an angle with the preceding course of 61°, measured from Southeast to Northeast, a distance of 37.40 feet, more or less, to a point in a line, which is perpendicular to said southerly line of that certain parcel of land described in Deed Book 699, page 533, and runs southerly from a point which is 64 feet easterly from, measured along said southerly line, the southwest corner of said parcel of land; thence northerly, at right angles, and along said perpendicular line, a distance of 146.65 feet, more or less, to said point in the southerly line 64 feet easterly from the southwest corner of that certain parcel of land described in Deed Book 699, page 533; thence easterly along said southerly line, a distance of 64 feet, more or less, to the southeasterly corner thereof; thence northerly at right angles and along the easterly line thereof, a distance of 134 feet; thence easterly, at right angles, a distance of 172.40 feet, more or less, to the POINT OF BEGINNING; LESS AND EXCEPTING parcel for additional right-of-way of OLD DIXIE HIGHWAY as described in Official Record Book 1541, pages 43 and 44.

PARCEL 3: Commence at the Northwest Corner of BLOCK 47 of KELSEY CITY (now Lake Park), FLORIDA, according to the plat thereof recorded in Plat Book 6, page 27, in the Office of the Clerk of the Circuit

Court in and for Palm Beach County, Florida; thence westerly, along the westerly extension of the North Line of said BLOCK 47, a distance of 233.44 to a point in the centerline of the right-of-way of the FLORIDA EAST COAST RAILWAY; thence westerly, at right angles to the centerline of the FLORIDA EAST COAST RAILWAY a distance of 115 feet, more or less, to a point in the westerly right-of-way line of the OLD DIXIE HIGHWAY, being the POINT OF BEGINNING; thence northerly along said westerly right-of-way line a distance of 259.35 feet; thence westerly at right angles to the said westerly right-of-way line of OLD DIXIE HIGHWAY a distance of 247.06 feet; thence southerly along a line parallel to the westerly right-of-way line of OLD DIXIE HIGHWAY a distance of 159.35 feet; thence easterly at right angles to the preceding course, a distance of 82 feet; thence southerly along a line parallel to the westerly right-of-way line of OLD DIXIE HIGHWAY a distance of 100 feet; thence easterly at right angles to the preceding course a distance of 165.06 feet to the POINT OF BEGINNING; LESS AND EXCEPTING parcel for additional right-of-way of OLD DIXIE HIGHWAY as described in Official Record Book 1541, pages 43 and 44.

PARCEL 4: Commence at the Northwest Corner of BLOCK 47 of KELSEY CITY (now Lake Park), FLORIDA, according to the plat thereof recorded in Plat Book 8, page 27, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida; thence westerly, along the westerly extension of the northerly line of said BLOCK 47, a distance of 233.44 feet to a point in the centerline of the right-of-way of the FLORIDA EAST COAST RAILWAY; thence northerly along said centerline a distance of 462.46 feet; thence westerly, at right angles, to the centerline of the FLORIDA EAST COAST RAILWAY, a distance of 686.44 feet, more or less, to a point in the southerly right-of-way line of the OLD DRAKE LUMBER COMPANY RAILROAD right-of-way, being the POINT OF BEGINNING; thence northwesterly along said LUMBER COMPANY RAILROAD right-of-way a distance of 154.70 feet; thence southerly, along a line parallel to the centerline of the FLORIDA EAST COAST RAILROAD a distance of 135.37 feet; thence easterly at right angles, a distance of 75 feet, more or less, to the POINT OF BEGINNING.

PARCEL 5: Commence at the Northwest Corner of BLOCK 47 of KELSEY CITY (now Lake Park), FLORIDA, according to the plat thereof recorded in Plat Book 8, page 27, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida; thence westerly along the westerly extension of the North Line of said BLOCK 47, a distance of 233.44 feet to a point in the centerline of the right-of-way of the FLORIDA EAST COAST RAILWAY; thence northerly along said centerline a distance of 721.81 feet; thence westerly at right angles to the said centerline a distance of 423.50 feet, more or less, to the POINT OF BEGINNING; thence continue westerly along the same line at right angles to the centerline of the FLORIDA EAST COAST RAILROAD a distance of 292.60 feet, more or less, to a POINT OF BEGINNING with the northerly right-of-way of the OLD DRAKE LUMBER COMPANY RAILROAD; thence northwesterly along said northerly right-of-way line and making an angle with the last preceding course of 119°-00', measured from East

through North to West, a distance of 637.82 feet, more or less, to a point in the South Line of a 20-foot tram road right-of-way; thence South 81°-24'-20" East making an angle with the OLD DRAKE LUMBER COMPANY RAILROAD right-of-way of 31°-55', measured from South to East a distance of 378.87 feet; thence South 78°-15'-20" East along said South Line of tram road a distance of 415.15 feet; thence southwesterly making an angle with the preceding course of 77°-24', measured from West to South, a distance of 22.15 feet; thence westerly making an angle with the preceding course of 134°-50', measured from North to West and along a line at right angles to the centerline of the FLORIDA EAST COAST RAILROAD a distance of 64.98 feet; thence southerly along a line parallel to the said centerline of the FLORIDA EAST COAST RAILROAD a distance of 136.10 feet, more or less, to the POINT OF BEGINNING.

PARCEL 6: A strip of land in the South Half of Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida, extending from the westerly right-of-way line of the OLD DIXIE HIGHWAY, northwesterly to the East Line of the West Half of the Southwest Quarter of said Section 20, known as the OLD DRAKE LUMBER COMPANY RAILROAD right-of-way and more particularly described as follows: Commence at the Northwest Corner of BLOCK 47 of KELSEY CITY (now Lake Park), FLORIDA, according to the plat thereof recorded in Plat Book 8, page 27, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida; thence westerly, along the westerly extension of the northerly line of said BLOCK 47, a distance of 233.44 feet to a point in the centerline of the right-of-way of the FLORIDA EAST COAST RAILROAD; thence southerly along said centerline a distance of 362.11 feet; thence westerly at right angles to the said centerline of the FLORIDA EAST COAST RAILROAD a distance of 115.00 feet to a point in the westerly right-of-way line of the OLD DIXIE HIGHWAY, being the POINT OF BEGINNING; thence northwesterly making an angle with the westerly right-of-way line of OLD DIXIE HIGHWAY of 29°-0' measured from North to West, a distance of 2450.00 (feet) more or less, to a point in the East Line of the West Half of the Southwest Quarter of said Section 20, said point being 303.68 feet, more or less, southerly from, measured along the said East Line of the West Half of the Southwest Quarter, the East and West Quarter Section Line of said Section 20; thence southerly along said East Line of the West Half of the Southwest Quarter a distance of 128.31 feet, more or less, to a point in a line parallel to and 100 feet southwesterly of (measured at right angles to), the northwesterly course hereof; thence southeasterly along said parallel line a distance of 2550.00 feet, more or less, to a point in the said westerly right-of-way of the OLD DIXIE HIGHWAY; thence northerly, along said westerly right-of-way a distance of 206.40 feet, more or less, to the POINT OF BEGINNING; LESS AND EXCEPTING parcel for additional right-of-way of OLD DIXIE HIGHWAY as described in Official Record Book 1541, pages 43 and 44.

PARCEL 8: A parcel of land in Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida; located at the southeasterly corner of INDUSTRIAL AVENUE and the OLD DRAKE LUMBER COMPANY right-of-way in the Town of Lake Park, more particularly described as

follows: From the Northwest Corner of BLOCK 47, KELSEY CITY (now Lake Park), FLORIDA, according to the plat recorded in Plat Book 8, page 27, Public Records of Palm Beach County, Florida; thence westerly along a line, being the westerly extension of the northerly line of said BLOCK 47, a distance of 233.44 feet to a point in the centerline of the right-of-way of the FLORIDA EAST COAST RAILWAY; thence northerly along the said centerline of said right-of-way a distance of 412.46 feet to a point; thence westerly along a line parallel to the westerly extension of the said northerly line of said BLOCK 47 and making an angle with the centerline of said right-of-way, measured from south to west of 90°-02', a distance of 415.40 feet to a point, being the POINT OF BEGINNING of a parcel of land herein described, said point being the northwesterly corner of a tract of land described and recorded in Deed Book 699 page 533, in the Office of the Clerk of Circuit Court of Palm Beach County, Florida; thence continue along the same course westerly a distance of 128.94 feet, more or less, to a point being the intersection of said line with the northeasterly line of the OLD DRAKE LUMBER COMPANY right-of-way, as now located, the said 128.94 feet being the northerly line of the herein described parcel of land; thence southeasterly along the said northeasterly line of the said right-of-way, making an angle of 61°-0' with the said northerly line of the herein described parcel of land measured from north to south to a point, said point being 280.65 feet south of and measured at right angles to the said northerly line of the herein described parcel of land; thence easterly on a line parallel to the said northerly line of the herein described parcel of land to a point; thence northerly a distance 146.65 feet, more or less, measured at right angles to the said northerly line of the herein described parcel of land to a point on the southerly line and 64 feet easterly of the southwest corner of tract described in said Deed Book 699, page 533; thence westerly to the southwest corner of said tract a distance of 64 feet; thence northerly along the westerly line of said tract a distance of 134 feet to the POINT OF BEGINNING.

PARCEL 9: A parcel of land in Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: From the Northwest Corner of BLOCK 47, KELSEY CITY (now Lake Park), FLORIDA, according to the plat recorded in Plat Book 8, page 27, Public Records of Palm Beach County, Florida, run westerly along the westerly extension of the North Line of said BLOCK 47 a distance of 233.44 feet to the centerline of the right-of-way of the FLORIDA EAST COAST RAILWAY; thence northerly along the centerline of said right-of-way a distance of 412.46 feet to a point; thence westerly along a line parallel to the westerly extension of the North Line of said BLOCK 47, making an angle with the centerline of said right-of-way measured from South to West of 90°-2' a distance of 287.40 feet; thence southerly parallel to the centerline of said right-of-way of the FLORIDA EAST COAST RAILWAY a distance of 67 feet to the POINT OF BEGINNING of the parcel of land herein described; thence continue on the same course southerly for a distance of 67 feet; thence westerly parallel to the westerly extension of the North Line of said BLOCK 47 a distance of 128 feet; thence northerly parallel to the centerline of said FLORIDA EAST COAST RAILWAY right-of-way a distance of 67 feet; thence easterly

parallel to the westerly extension of the North Line of said BLOCK 47 a distance of 128 feet to the POINT OF BEGINNING.

PARCEL 10: Starting at a point on the centerline of the DIXIE HIGHWAY as constructed 920 feet Southeast of its intersection with the centerline of the DIXIE HIGHWAY in Kelsey City, turn 90 degrees to the Southwest thirty-three (33) feet to the POINT OF BEGINNING; thence 160.5 feet on same line; thence 90 degrees to Southeast 25 feet, thence 90 degrees Northeast 160.5 feet; thence 90 degrees Northwest 25 feet to the POINT OF BEGINNING; LESS AND EXCEPTING THEREFROM that part lying within the right-of-way for DIXIE HIGHWAY an 80 foot road right-of-way; situated, and lying in Section 20, Township 42 South, Range 43 East, Palm Beach County, Florida.

(H) The following lands are included, namely: PARCEL 1: Government Lots 6, 7, and 8 In Section 7, Township 41 South, Range 43 East, TOGETHER WITH all those lands in said Section 7 abutting said Government Lot 7 and that portion of MAINTENANCE SPOIL AREA 607, in said Section 7, lying Easterly of the EAST COAST CANAL right of way. EXCEPT that portion of said MAINTENANCE SPOIL AREA 607 adjacent to Government Lot 1 in said Section 7.

PARCEL 2: Government Lots 9, 11, 12, 13, 14, 15 and the South 889.40 Feet of Government Lot 8 in Section 8, Township 41 South, Range 43 East, TOGETHER WITH all those lands in said Section 8 abutting said Government Lots and 12 and being a portion of MAINTENANCE SPOIL AREA 607, in said Section 8, lying easterly of the EAST COAST CANAL right-of-way. EXCEPT that portion of Government Lot 9 lying Easterly of the westerly line of STATE ROAD NO. 5 as conveyed to the STATE OF FLORIDA by deed dated November 28, 1955.

PARCEL 3: Government Lot 3 LESS the North 250 feet of the West 310 feet thereof, Government Lots 4, 9, and 10 in Section 17, Township 41 South, Range 43 East. EXCEPT that portion of Government Lot 3 lying easterly of the westerly line of STATE ROAD NO. 5 as conveyed to the STATE OF FLORIDA by deed dated November 28, 1955.

PARCEL 4: All that part of Government Lot 3 in Section 18, Township 41 South, Range 43 East lying easterly of the INTRACOASTAL WATERWAY as shown on the plat recorded in Plat Book 17 Page 6, Public Records of Palm Beach County, Florida.

PARCEL 5: The Southeast Quarter of Section 20, Township 41 South, Range 43 East. EXCEPT the Northeast Quarter of said Southeast Quarter. ALSO EXCEPT that portion thereof lying westerly of the easterly line of the INTRACOASTAL WATERWAY as shown on the plat recorded in Plat Book 17, Page 6, Records of said Palm Beach County. ALSO EXCEPT that portion thereof conveyed to FLORIDA INLAND NAVIGATION DISTRICT (being MAINTENANCE SPOIL AREA 614-B) per deed recorded in Deed Book 658 Page 430, Records of said Palm Beach County. ALSO EXCEPT the southerly 40.00 feet thereof.

PARCEL 6: The Southwest Quarter LESS the South 30 feet thereof of Section 28, Township 41 South, Range 43 East TOGETHER WITH Government Lots 2, 3 and 4 in said Section 28. EXCEPT that portion thereof

lying easterly of the westerly line of STATE ROAD NO. 5. ALSO EXCEPT that portion of said Government Lot 4 lying easterly of a line parallel with and westerly 500.00 feet from the westerly line of said STATE ROAD NO. 5. ALSO EXCEPT the northerly 46.00 feet of said Government Lot 2. ALSO EXCEPT the West 275 feet of the North 370 feet of the Southwest Quarter of said Southwest Quarter. ALSO EXCEPT that portion of the Southeast Quarter of said Southwest Quarter lying northerly of the northerly line of ROLLING GREEN ROAD, 60.00 feet wide, as described in Official Record Book 1876 page 845, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within said ROLLING GREEN ROAD.

PARCEL 7A: The Northeast Quarter of Section 29, Township 41 South, Range 43 East. EXCEPT that portion thereof lying westerly of the easterly line of the INTRACOASTAL WATERWAY as shown on the plat recorded in Plat Book 17, Page 6, Records of said Palm Beach County. ALSO EXCEPT that portion thereof within ELLISON WILSON ROAD, 100.00 feet wide. ALSO EXCEPT the northerly 50.00 feet thereof. ALSO EXCEPT that portion thereof described as follows: Beginning at the intersection of a line parallel with and northerly 40.00 feet from the southerly line of the North Half of said Northeast Quarter with the easterly line of said INTRACOASTAL WATERWAY as shown in said Plat Book 17 page 6; thence South 87-59-07 East along said parallel line, a distance of 407.06 feet; thence North 02-00-53 East at right angles to said parallel line, a distance of 360.00 feet; thence South 87-59-07 East parallel with said southerly line of the North Half, a distance of 622.96 feet to the westerly line of said ELLISON WILSON ROAD; thence South 05-48-24 East along said westerly line to said southerly line of the North Half of the Northeast Quarter; thence North 87-59-07 West along said southerly line to said easterly line of the INTRACOASTAL WATERWAY; thence North 16-15-19 West along said easterly line to the Point of Beginning.

PARCEL 7B: The West half of the Southwest Quarter of Section 29, Township 41 South, Range 43 East, LESS the South 40.00 feet thereof.

PARCEL 8: Section 31, Township 41 South, Range 43 East. EXCEPT that portion thereof lying southerly of the northerly line of the canal shown and included in PALM BEACH CABANA COLONY PLAT NO. 1 recorded in Plat Book 26, pages 203 through 205, Records of said Palm Beach County. ALSO EXCEPT that portion thereof lying southerly of the northerly line of PALM BEACH CABANA COLONY COMMERCIAL AREA according to the plat recorded in Plat Book 27, page 59 of said Public Records. ALSO EXCEPT that portion thereof lying westerly of the easterly line of STATE ROAD 811. ALSO EXCEPT that portion thereof lying northerly of the southerly line of the land described as Parcel Two in the deed recorded in Official Record Book 305, page 121 of said Official Records.

PARCEL 9A: The Northwest Quarter of Section 32, Township 41 South, Range 43 East. EXCEPT the North 1320 feet thereof and EXCEPT all that part thereof lying easterly of the westerly line of PROSPERITY FARMS ROAD.

PARCEL 9B: The Southwest Quarter of Section 32, Township 41 South, Range 43 East. EXCEPT that portion thereof lying southerly of the northerly line of the canal shown and included in PALM BEACH CABANA COLONY PLAT NO. 1 Recorded in Plat Book 26, pages 203 through 205, Records of said Palm Beach County. ALSO EXCEPT the North 625 feet of the East 640 feet, measured along the northerly and easterly lines, of said Southwest Quarter. ALSO EXCEPT all that part thereof lying easterly of the westerly line of PROSPERITY FARMS ROAD.

PARCEL 9C: That portion of the Southeast Quarter of Section 32, Township 41 South, Range 43 East bounded southerly by the northerly line of the canal shown on PALM BEACH CABANA COLONY PLAT NO. 1, as recorded in said Plat Book 26, pages 203 through 205 and bounded easterly by the westerly line of PROSPERITY FARMS ROAD.

PARCEL 10A: The North Half of the Southwest Quarter of the Southeast Quarter of Section 5, Township 42 South, Range 43 East, TOGETHER WITH that portion of the North half of the Southeast Quarter of said Southeast Quarter of Section 5 lying westerly of the westerly line of the INTRACOASTAL WATERWAY as shown on the plat recorded in Plat Book 17, page 29 Records of said Palm Beach County. EXCEPT that portion thereof lying westerly of the easterly line of PROSPERITY FARMS ROAD.

PARCEL 10B: The North 169.5 Feet of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 5, Township 42 South, Range 43 East. EXCEPT that portion thereof lying westerly of the easterly line of PROSPERITY FARMS ROAD.

PARCEL 10C: The Northeast Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 5, Township 42 South, Range 43 East TOGETHER WITH the West half of the West half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 5. EXCEPT all that part thereof lying southerly of the northerly line of MONET ROAD.

PARCEL 11: That portion of Section 7, Township 42 South, Range 43 East lying easterly of STATE ROAD 811 (STATE ROAD ALTERNATE A-1-A). EXCEPT that portion thereof included within SANDALWOOD ESTATES as shown on the plat filed in Plat Book 32, pages 167 through 171, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within MERIDIAN PARK as shown on the plat filed in Plat Book 28, page 51, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within BURNS ROAD as described in Official Record Book 1241 page 259, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within GARDENS EAST DRIVE as described in Official Record Book 3168 page 424, Records of said Palm Beach County. ALSO EXCEPT those portions thereof described in the following documents, Records of said Palm Beach County: Official Record Book 1767 page 126; Official Record Book 2628 page 1172; Official Record Book 2628 page 1186; Official Record Book 2860 page 557; Official Record Book 1697 page 1404; Official Record

Book 3142 page 745; Official Record Book 1103 page 48; Official Record Book 2106 page 1763; Official Record Book 2740 page 1351; Official Record Book 3364 page 1932; Official Record Book 3510 page 931; Official Record Book 932 page 1059; Official Record Book 4508 page 940; and Official Record Book 1377 page 374. ALSO EXCEPT all that portion thereof lying southeasterly of line running in a northeasterly-southwesterly direction intersecting the South line of said Section 7 at a point 1118.00 feet easterly of the Quarter corner in the said South line and making an angle of incidence with said South line of 40-40-30, as measured from east to northeast.

PARCEL 12A: The Northeast Quarter of Section 8, Township 42 South, Range 43 East. EXCEPT that portion thereof lying easterly of the IN-TRACOASTAL WATERWAY as shown on the plat filed in Plat Book 17 page 29, Records of Palm Beach County. ALSO EXCEPT that portion thereof lying easterly of the NORTH PALM BEACH WATERWAY. ALSO EXCEPT the East Three Quarters of the South Half of the Northwest Quarter of said Northeast Quarter. ALSO EXCEPT the North Half of the Northwest Quarter of said Northeast Quarter. ALSO EXCEPT the North Half of the Northeast Quarter of said Northeast Quarter. ALSO EXCEPT that portion thereof described in the deed recorded in Official Record Book 3442 page 1431. ALSO EXCEPT that portion thereof within PROSPERITY FARMS ROAD and within that part of BURNS ROAD lying west of PROSPERITY FARMS ROAD.

PARCEL 12B: The Northerly 112.5 feet of that portion of the Southeast Quarter of Section 8, Township 42 South, Range 43 East lying westerly of the westerly line of the NORTH PALM BEACH WATERWAY. EXCEPT that portion thereof within PROSPERITY FARMS ROAD.

PARCEL 12C: Lots 1 through 5 inclusive in BLOCK 54 in VILLAGE OF NORTH PALM BEACH PLAT NO. 6 filed in Plat Book 26 pages 10 through 12 inclusive, Records of Palm Beach County. TOGETHER WITH PROSPERITY HARBOR adjoining said BLOCK 54 shown on said PLAT NO. 6 as "NOT INCLUDED IN THIS PLAT". EXCEPT any portion of said PROSPERITY HARBOR included within the NORTH PALM BEACH WATERWAY.

PARCEL 12D: The Northwest Quarter of Section 8, Township 42 South, Range 43 East. EXCEPT that portion thereof lying southerly of the northerly line of BURNS ROAD. ALSO EXCEPT that portion thereof described as follows: Beginning at the Northeast corner of said Northwest Quarter; thence South 02-11-08 West along the east line of said Northwest Quarter, a distance of 1667.81 feet to the Southeast corner of PLAT OF PROSPERITY OAKS filed in Plat Book 39 page 122, Records of said Palm Beach County; thence North 88-17-28 West along the southerly line of said PROSPERITY OAKS to the Southwest corner thereof; thence North 02-05-21 East along the westerly line of said PROSPERITY OAKS and the northerly prolongation thereof, a distance of 1665.91 feet to the northerly line of said Section 8; thence South 88-27-04 East along said northerly line, a distance of 672.47 feet to the Point of Beginning.

PARCEL 12E: The Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East.

EXCEPT the East 260 feet of the Northeast Quarter of the Northeast Quarter of said Southwest Quarter. ALSO EXCEPT that portion thereof included within REPLAT OF RAINWOOD EAST filed in Plat Book 45 pages 10 and 11, Records of said Palm Beach County.

PARCEL 12F: The West Half of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East. EXCEPT that portion thereof lying northerly of the southerly line of REPLAT OF RAINWOOD EAST filed in Plat Book 45 pages 10 and 11, Records of said Palm Beach County. ALSO EXCEPT the land described in Official Record Book 2403 page 1591, Records of said Palm Beach County. ALSO EXCEPT the land described in Official Record Book 954 page 143, Records of said Palm Beach County.

PARCEL 12G: The West Half of the Southwest Quarter of Section 8, Township 42 South, Range 43 East. EXCEPT that portion thereof within SANDALWOOD ESTATES per plat filed in Plat Book 32 pages 167 through 171 inclusive, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within RAINWOOD WEST per plat filed in Plat Book 37 pages 83 and 84, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within REPLAT OF RAINWOOD EAST per plat filed in Plat Book 45 pages 10 and 11, Records of said Palm Beach County. ALSO EXCEPT that portion thereof included within CROMWELL ESTATES per plat filed in Plat Book 29 page 110, Records of said Palm Beach County. ALSO EXCEPT the right-of-way for ALAMANDA DRIVE as shown on Road Plat Book 4 at page 16, Public Records of Palm Beach County.

PARCEL 12I: That part of the Northwest Quarter of Section 8, Township 42 South, Range 43 East, lying southerly of BURNS ROAD, lying easterly of RAINWOOD WEST according to the plat thereof filed in Plat Book 37 at pages 83 and 84, Public Records of Palm Beach County and lying westerly of REPLAT OF RAINWOOD EAST as filed in Plat Book 45 at pages 10 and 11, public Records of Palm Beach County and westerly of the lands described in Official Record Book 2804 at page 1228, Public Records of Palm Beach County, Florida.

PARCEL 13A: That portion of the Northeast Quarter of Section 18, Township 42 South, Range 43 East bounded southwesterly by the northeasterly line of STATE ROAD 811 (STATE ROAD ALTERNATE A-1-A), and bounded southeasterly by a line running northeasterly-southwesterly intersecting the North line of the said Northeast Quarter at a point 1118.00 feet easterly of the Northwest corner of the said Northeast Quarter and making an angle of incidence with the said North line of the Northeast Quarter of 40-40-30, as measured from West to Southwest.

PARCEL 13B: The East Half of the Northeast Quarter of the Southwest Quarter of Section 18, Township 42 South, Range 43 East TOGETHER WITH the South 330 feet of the Southeast Quarter of the Northwest Quarter of said Section 18.

PARCEL 13C: The Southeast Quarter of Section 18, Township 42 South, Range 43 East. EXCEPT that portion thereof included within the

right-of-way of way of CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-17. ALSO EXCEPT that portion thereof described in Official Record Book 659 page 714, Records of said Palm Beach County. ALSO EXCEPT the South 467.00 feet of the East 467.00 feet thereof. ALSO EXCEPT the southerly 75.00 feet in NORTHLAKE BOULEVARD. ALSO EXCEPT that portion thereof within MACARTHUR BOULEVARD (formerly GARDEN BOULEVARD).

PARCEL 13D: The southerly 310.00 feet of that portion of the Northeast Quarter of Section 18, Township 42 South, Range 43 East lying westerly of the westerly line of MACARTHUR BOULEVARD (formerly GARDEN BOULEVARD).

PARCEL 14: Section 11, Township 42 South, Range 42 East EXCEPT those portions thereof included within the land described in the following instruments recorded in said Palm Beach County: Official Record Book 3058 page 43; Official Record Book 1729 page 1249; (The following seven documents are within Tamberlane, a condominium) Official Record Book 1534 page 99; Official Record Book 1737 page 1204; Official Record Book 1710 page 1532; Official Record Book 1690 page 852; Official Record Book 1676 page 1540; Official Record Book 1649 page 1570; Official Record Book 1609 page 4; Official Record Book 1641 page 644; Official Record Book 2608 page 653; Official Record Book 3547 page 1; Official Record Book 1794 page 810; Official Record Book 1874 page 320; and Official Record Book 1933 page 1862. ALSO EXCEPT that portion thereof included within HOLLY DRIVE and AVENUE OF THE P.G.A. as described in Official Record Book 957 page 558. ALSO EXCEPT that portion thereof included within the FLORIDA'S TURNPIKE right-of-way as described in Official Record Book 718 page 448. ALSO EXCEPT the northerly 60.00 feet of said Section for P.G.A. BOULEVARD. ALSO EXCEPT that portion thereof described as follows: Beginning at a point on the boundary of the land shown as GOLF COURSE on the BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA on the plat filed in Plat Book 27 pages 182 and 183, Records of said Palm Beach County, said point being the Southeasterly terminus of that certain course shown on said plat as South 49-17-27 East 162.65 feet; thence along said boundary North 49-17-27 West, a distance of 162.65 feet; thence North 40-44-32 West, a distance of 250.00 feet; thence North 62-00-00 West, a distance of 253.50 feet; thence leaving said boundary North 28-00-00 East, a distance of 153.24 feet to a point on a non tangent curve concave northerly, having a radius of 50.00 feet, a radial to said point bears South 07-20-14 West; thence easterly, a distance of 43.88 feet along said curve through a central angle of 50-17-06; thence North 47-03-08 East, a distance of 29.60 feet to the beginning of a curve concave southerly having a radius of 49.74 feet; thence easterly, a distance of 75.48 feet along said curve through a central angle of 86-56-52; thence North 44-00-00 East, a distance of 80.00 feet; thence North 46-00-00 West, a distance of 86.59 feet; thence North 44-00-00 East, a distance of 160.00 feet, more or less, to a point in the boundary of said GOLF COURSE; thence North 46-00-00 West, along said GOLF COURSE boundary, a distance of 83.83 feet; thence North 38-59-20 West, continuing along said GOLF COURSE boundary, a distance

of 9.13 feet; thence South 46-30-17 West, along a line radial to the next described curve, a distance of 160.92 feet to a point in a 370.00 foot radius curve, concave northeasterly; thence northwesterly, along the arc of the just described curve, through a central angle of 20-07-51, an arc distance of 130.00 feet; thence North 68-02-13 East, along a line not radial to the last described curve, a distance of 154.68 feet, more or less, to an angle point in the said GOLF COURSE boundary; thence South 38-59-20 East, a distance of 80.00 feet; thence South 46-00-00 East, a distance of 385.00 feet to the beginning of a curve therein concave southwesterly having a radius of 1500.00 feet; thence southeasterly, a distance of 523.60 feet along said curve through a central angle of 20-00-00 to the northwesterly line of the CLUB HOUSE SITE as shown on said plat; thence South 60-00-00 West along said northwesterly line, a distance of 368.93 feet to the Point of Beginning.

PARCEL 15A: The Southeast Quarter of the Northeast Quarter of Section 12, Township 42 South, Range 42 East. EXCEPT that portion thereof lying easterly of the westerly line of I-95. EXCEPT that portion thereof described in Official Record Book 1826 page 1352, Records of Palm Beach County. ALSO EXCEPT that portion thereof within BURNS ROAD.

PARCEL 15B: That part of the Northeast Quarter of the Southeast Quarter of Section 12, Township 42 South, Range 42 East, lying northerly of the THOMPSON RIVER. EXCEPT the West 494.23 feet of the East 712.97 feet of the North 334.667 feet thereof. ALSO EXCEPT that portion thereof lying easterly of the westerly line of I-95. ALSO EXCEPT that portion thereof within BURNS ROAD.

PARCEL 15C: The easterly 1380.00 feet of the northerly 697.51 feet of the southerly 1960.00 feet of the Southeast Quarter of Section 12, Township 42 South, Range 42 East. EXCEPT the southerly 110.00 feet of the westerly 180.00 feet thereof. ALSO EXCEPT that portion thereof lying easterly of the westerly line of I-95.

PARCEL 15D: That portion of Section 12, Township 42 South, Range 42 East included within the boundary of the land labeled "GOLF COURSE" on the PLAT OF BOUNDARY OF GOLF CLUB SITE OF THE PROFESSIONAL GOLFERS ASSOCIATION OF AMERICA filed in Plat Book 27 pages 182 and 183, Records of said Palm Beach County. TOGETHER WITH that portion of the West 601.69 feet of said Section bounded northerly and easterly by the boundary of said GOLF COURSE and the westerly line of PLAT 2 OF P.G.A. NATIONAL GOLF CLUB ESTATES per Plat Book 28 pages 72 and 73. EXCEPT HOLLY DRIVE as described in Official Record Book 957 page 558, Records of Palm Beach County and bounded westerly by the westerly lines of said Section 12.

PARCEL 15E: That portion of the West three Quarters of the Northwest Quarter of Section 12, Township 42 South, Range 42 East lying northerly of the northerly line of PLAT 1, P.G.A. NATIONAL GOLF CLUB ESTATES filed in Plat Book 27 pages 206 and 207, Records of said Palm Beach County. EXCEPT the easterly 156.09 feet. ALSO EXCEPT that portion thereof within P.G.A. BOULEVARD.

(I) Deleting and excluding from the boundaries the following described land, namely: Section 1, Township 43 South, Range 41 East, Palm Beach County, Florida.

(J) The following lands are included, namely: The Southeast Quarter of Section 2, Township 43 South, Range 42 East, Palm Beach County, Florida, LESS the South 450 feet thereof and also less the East 54 feet thereof, containing 133.37 acres, more or less.

All that part of Section 30, Township 40 South, Range 43 East, Palm Beach County, Florida, bounded as follows: On the West by the westerly right-of-way line of OLD DIXIE HIGHWAY as shown on the OLD DIXIE HIGHWAY RIGHT-OF-WAY MAP as same is recorded in Road Plat Book 5, at Pages 144 through 148, inclusive, Public Records of Palm Beach County, Florida; On the North by the following described line; BEGINNING at the intersection of the said westerly right-of-way line of OLD DIXIE HIGHWAY with the North line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 30, run (bearings cited herein are in a meridian assuming South 89-57-08 East along the said North line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 30, South 89-57-08 East, along the said North line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 30 to a point 26.19 feet westerly from the northeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 30; thence South 17-17-07 East, a distance of 345.74 feet, more or less, to a point in the westerly extension of the North line of that certain parcel of land described in Deed Book 1097 at Page 379, Public Records of Palm Beach County, Florida; thence South 89-43-47 East, along the just described westerly extension, a distance of 37.87 feet; thence South 17-17-07 East, along a line parallel with and 80.00 feet westerly from (as measured at right angles to) the westerly line of the said parcel described in Deed Book 1097 at Page 379, a distance of 250.00 feet, more or less, to a point in the northerly line of the 50 foot wide road easement described in Deed Book 1066 at Page 364, Public Records of Palm Beach County, Florida; thence South 89-43-47 East, along the said northerly line of the 50 foot wide road easement, a distance of 83.91 feet, more or less, to the southwesterly corner of the said parcel described in Deed Book 1097 at Page 379; thence North 17-17-07 West, along the said West Line of the parcel described in Deed Book 1097 at Page 379, a distance of 250.00 feet, more or less, to the northwest corner of the said parcel described in Deed Book 1097 at Page 379; thence South 89-43-47 East, along the said North line of the parcel described in Deed Book 1097 at Page 379, a distance of 125.00 feet; thence South 17-17-07 East, along the East line of a parcel described in Deed Book 1097 at Page 379, a distance of 250.00 feet, more or less, to a point in the said northerly line of the 50 foot wide road easement; thence South 89-43-47 East, along the said northerly line of the 50 foot wide road easement, a distance of 289.22 feet; thence easterly, along the arc of a 700.00 foot radius curve, concave northerly and being tangent with the last described course, through a central angle of 17-33-20, an arc distance of 214.48 feet; thence North 72-42-53 East, along a line tangent with the last described curve, to a point in the easterly right-of-way line of STATE ROAD NO. 5 (U.S. Highway

No. 1) as said easterly right-of-way line existed at midnight, January 25, 1991; on the East by the said easterly right-of-way line of STATE ROAD NO. 5 (U.S. Highway No. 1) as it existed at midnight, January 25, 1991; and on the South by the South line of said Section 30. LESS AND EXCEPTING THEREFROM that certain parcel of land described in Official Record Book 4424 at Pages 339 and 340, Public Records of Palm Beach County, Florida, described as follows: A parcel of land in Section 30, Township 40 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: Beginning at the intersection of the westerly right-of-way line of State Road No. 5 with the East and West quarter-section line of said Section 30; thence westerly along said quarter-section line, a distance of 1055 feet; thence southerly, at right angles to said quarter-section line, a distance of 400 feet; thence easterly parallel to said quarter-section line, a distance of 1145 feet, more or less, to a point in the westerly right-of-way line of said State Road No. 5; thence northerly, along said westerly right-of-way line, a distance of 410 feet, more or less, to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that certain parcel of land described in Official Record Book 4424 at pages 337 and 338, Public Records of Palm Beach County, Florida, described as follows: A parcel of land in Gov't Lot Two (2) of Section 30, Township 40 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: Beginning at a point in the South line of said Gov't Lot 2, being 800 feet West of the center line of the right-of-way of said State Road No. 5 (U.S. Highway No. 1) according to the Florida State Road Right-of-Way map thereof on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Road Plat Book 2, Pages 43 through 56, inclusive; thence northerly, making an angle with the preceding course, measured from East to North of 107-05-45, a distance of 223.05 feet; thence northerly making an angle with the preceding course measured from South through East to North, of 162-26, a distance of 479.84 feet, more or less, to a point in a line parallel to and 50 feet South of the South line of land described in Deed recorded in Deed Book 1097, Page 379, Palm Beach County Records on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida; thence westerly at right angles to the preceding course and along said parallel line, a distance of 304 feet; thence southerly, at right angles to the preceding course, a distance of 695.54 feet, more or less, to the South line of Gov't Lot 2; thence easterly along said South line of Gov't Lot 2, a distance of 371.33 feet to the point of beginning.

None of the land hereinabove added to the boundaries of the District by this subsection (J) shall be included in a unit of development without the consent of fifty-one percent (51%) of the subject landowners except that such consent shall not be required for the inclusion of the following described real property within a District unit of development if included solely for the installation and implementation of drainage improvements, with said real property being described as follows.

All that part of Section 30, Township 40 South, Range 43 East, Village of Tequesta, Palm Beach County, Florida, bounded as follows: On the North by the northerly right-of-way line of TEQUESTA DRIVE, so

called, as same existed at midnight, October 12, 1993; On the east by the easterly right-of-way line of STATE ROAD NO. 5 (U.S. Highway No. 1) as same existed at midnight, October 12, 1993; On the South by the south line of said Section 30; and on the West by the westerly right-of-way line of OLD DIXIE HIGHWAY as shown on the OLD DIXIE HIGHWAY RIGHT-OF-WAY MAP as same is recorded in Road Plat Book 5 at pages 144 through 148, inclusive, Public Records of Palm Beach County, Florida.

(K) The following lands are included, namely: A parcel of land lying in the Southwest Quarter (SW ¼) of Section 30 and in the North Half (N ½) of Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows: That part of the said Southwest Quarter (SW ¼) of Section 30 bounded on the North by the northerly right-of-way line of TEQUESTA DRIVE, so called, as same existed at midnight, October 28, 1991; on the East by the westerly right-of-way line of OLD DIXIE HIGHWAY as shown on the OLD DIXIE HIGHWAY RIGHT-OF-WAY MAP, as same is recorded in Road Plat Book 5 at pages 144 through 148, inclusive, Public Records of Palm Beach County, Florida; on the South by the South line of the said Southwest Quarter (SW ¼) of Section 30; and on the West by the westerly right-of-way line (and its northerly and southerly extensions) of RAILROAD AVENUE (presently known as CYPRESS DRIVE), as shown on JUPITER IN THE PINES SECTION "C", according to the plat thereof recorded in Plat Book 26 at page 19, Public Records of Palm Beach County, Florida; TOGETHER WITH that part of the said North Half (N ½) of Section 31 bounded on the North by the North line of said Section 31; on the East by the westerly right-of-way line of STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), as said westerly right-of-way line existed at midnight, October 28, 1991; on the Southeast by the northwesterly right-of-way line of STATE ROAD A-1-A, as said northwesterly right-of-way line existed at midnight, October 28, 1991; on the South by the northerly right-of-way line of RIVERSIDE DRIVE, as same is shown on the hereinafter described ASSESSORS MAP NO. 91; on the West by the West line of LOTS 21 through 31, inclusive, as shown on that certain survey drawing on file in the Public Records of Palm Beach County, Florida, as ASSESSORS MAP NO. 91, and further bounded on the west (in those portions being northerly and southerly of said LOTS 21 through 31) by the westerly right-of-way line of the 50 foot wide RAILROAD AVENUE (presently known as CYPRESS DRIVE), as shown on said ASSESSORS MAP NO. 91.

TOGETHER WITH a parcel of land in Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, described as follows: All of the PLAT OF HIDDEN KEY, as recorded in Plat Book 27, page 243, Public Records of Palm Beach County, Florida; TOGETHER WITH all of the PLAT OF HIDDEN KEY NORTH, as recorded in Plat Book 28, page 129, Public Records of Palm Beach County, Florida; TOGETHER WITH all that portion of the lands labeled "Unplatted" lying South of the South line of Lot 37 and West of the southerly extension of the East line of said Lot 37, as same is shown on the PLAT OF HIDDEN KEY, recorded in Plat Book 27, page 243, Public Records of Palm Beach County, Florida.

(L) The following lands are included, namely: A parcel of land lying in Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows: That portion of said Section 20 lying West of the Westerly right-of-way line of Palmwood Road as described in a Right-of-Way deed recorded in Deed Book 1015, page 367, of the Public Records of Palm Beach County, Florida, and lying North of those lands platted as PALMWOOD ESTATES, recorded in Plat Book 25, page 184, of the Public Records of Palm Beach County, Florida. LESS AND EXCEPTING THEREFROM a parcel of land described in a Warranty Deed recorded in Official Record Book 2946, page 423 of the Public Records of Palm Beach County, Florida, as follows: A parcel of land in Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: Beginning at the point of intersection of the centerline of Evelyn Drive and Susan Avenue, according to the Plat of PALMWOOD ESTATES, as recorded in the Public Records of Palm Beach County, Florida, in Plat Book 25, page 184; run thence at an assumed bearing due North, a distance of 653.78 feet along the centerline of said Evelyn Drive, to a point in the North line of said Plat; continue thence due North along the projection of said centerline, a distance of 2060.09 feet to the Point of intersection with the centerline of Patricia Avenue, run thence due East, a distance of 151.66 feet to the Point of Beginning and the Southwest corner of the land described herein; continue due East, a distance of 175.33 feet to the intersection with the Westerly right-of-way line of the extension of Palmwood Road; thence Northerly along said right-of-way line at a bearing North 23°53'01" West, a distance of 142.14 feet to a point; thence due West and parallel to the first course, a distance of 117.78 feet to a point; thence due South, a distance of 130 feet to the Point of Beginning; (Also known as Lot 4, Block 16, Palmwood Estates). ALSO LESS a parcel of land described in a Warranty Deed recorded in Official Record Book 2834, page 57 of the Public Records of Palm Beach County, Florida, as follows: Commence at the Northwest corner of Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida; thence South 87°53'27" East along the North line of said Section 20, a distance of 320.00 feet to a point, thence South 1°32'19" West, a distance of 255.01 feet to the point of beginning; thence South 87°53'27" East, a distance of 128.53 feet to a point in the Westerly right-of-way line of Palmwood Road, as now laid out and in use and as described in Deed Book 1015, page 367 and shown on Road Plat Book 2, page 76; thence South 7°59'35" East, along the said westerly right-of-way line of Palmwood Road, a distance of 126.97 feet to a point; thence North 87°53'27" West, a distance of 149.55 feet to a point; thence North 1°32'19" East, a distance of 125.01 feet to the Point of Beginning. ALSO LESS a parcel of land described in a Warranty Deed recorded in Official Record Book 2616, page 238 of the Public Records of Palm Beach County, Florida, as follows: Lot 13, Block 17 of an unrecorded subdivision known as WATERWAY MANOR, more particularly described as follows: Beginning at the Northwest corner of Section 20, Township 41 South, Range 43 East in Palm Beach County, Florida, run thence South along the West line of said Section 20 at an assumed bearing of South 00°00'55" West a distance of 159.64 feet to a point; thence at a bearing due East a distance of 150.03

feet to a point; thence at a bearing due North a distance of 158.10 feet to a point in the North line of said Section; thence Westerly along said Section line at a bearing of North 89°26'40" West a distance of 149.99 feet to the Section corner and the Point of Beginning. ALSO LESS a parcel of land described in a Warranty Deed recorded in Official Record Book 2778, page 610 of the Public Records of Palm Beach County, Florida, as follows: Commence at the Northwest corner of Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida; thence South 87°53'27" East, along the North line of said Section 20, a distance of 320.00 feet to a point; thence South 01°32'19" West, a distance of 160.01 feet to the Point of Beginning; thence South 87°53'27" East, a distance of 112.54 feet to a point in the Westerly right-of-way line of Palmwood Road, as now laid out and in use and as described in Deed Book 1015, Page 367 and shown on Road Plat Book 2, page 76; thence South 07°59'35" East, along the said Westerly right-of-way line of Palmwood Road, a distance of 96.50 feet to a point; thence North 87°53'27" West a distance of 128.53 feet to a point; thence North 01°32'19" East, a distance of 95.00 feet to the Point of Beginning. ALSO LESS a parcel of land described in a Warranty Deed recorded in Official Record Book 1609, page 477 of the Public Records of Palm Beach County, Florida. Containing, in all, 62.25 acres, more or less TOGETHER WITH a parcel of land lying in Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows: From the intersection of the Easterly right-of-way line of Palmwood Road, as said right-of-way is shown on the plat recorded in Road Plat Book 2, Page 75, Public Records of Palm Beach County, Florida, with the East-West Quarter Section line of Section 20, Township 41 South, Range 43 East, (for purposes of this description, said Quarter Section line is assumed to bear South 87°43'14" East, and all other bearings mentioned herein are relative thereto); thence North 01°33'06" East, along said Easterly right-of-way line a distance of 108.70 feet to the POINT OF BEGINNING of the herein-described parcel; thence continue North 01°33'06" East along said Easterly right-of-way line 46.55 feet to the beginning of a curve, concave to the West, having a radius of 2,904.93 feet; thence Northerly, along the arc of said curve and through a central angle of 13°09'06", a distance of 666.80 feet; thence South 87°43'14" East, along a line parallel with and 815.17 feet North of (measured at right angles to) said East-West Quarter Section Line, a distance of 276.20 feet, more or less, to the Westerly right-of-way line of the Intracoastal Waterway as shown in Plat Book 17, Page 6, of the Public Records of Palm Beach County, Florida; thence South 22°21'37" East, along said Westerly line of the Intracoastal Waterway, a distance of 238.28 feet; thence South 31°01'32" East, along said Westerly right-of-way line of the Intracoastal Waterway, a distance of 61.72 feet; thence North 87°43'14" West, a distance of 129.99 feet, more or less, to the East line of the West half (W ½) of the Northwest Quarter (NW ¼) of said Section 20; thence South 01°33'06" West, along said East line of the West half (W ½) of the Northwest Quarter (NW ¼), a distance of 438.46 feet; thence North 87°43'14" West, a distance of 200.00 feet, more or less, to the POINT OF BEGINNING. TOGETHER WITH a parcel of land in the West Half (W ½) of the Northwest Quarter (NW ¼) of Section 20, Township 41 South, Range 43 East, Palm Beach

County, Florida, bounded as follows: On the East side by the Westerly right-of-way of the Intracoastal Waterway as shown in Plat Book 17, Page 6, of the Public Records of Palm Beach County, Florida; on the West by the Easterly right-of-way of Palmwood Road as described in a right-of-way deed recorded in Deed Book 1015, page 367 of the Public Records of Palm Beach County, Florida; On the North by the Southerly line of that certain parcel of land described in Official Record Book 3455, pages 1003-1004 of the Public Records of Palm Beach County, Florida, as follows: Commencing at the Northwest corner of Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida; thence South 87°53'27" East along the North line of Section 20 a distance of 954.13 feet to a point in the Westerly right-of-way line of the Intracoastal Waterway; thence South 07°58'40" East along the said right-of-way line a distance of 51.08 feet to a point; thence South 11°58'25" West along said right-of-way line a distance of 708.94 feet to a point; thence South 22°21'37" East along said right-of-way line a distance of 1039.99 feet to the Point of Beginning; thence North 87°53'27" West 247.62 feet to a point in the Easterly right-of-way line of Palmwood Road; thence Southeasterly and Southerly along said right-of-way line on the arc of a curve concave Southwesterly having a radius of 2904.93 feet through a central angle of 02°09'17" a distance of 109.24 feet to a point; thence South 87°43'14" East 266.06 feet to the intersection of the Westerly right-of-way line of the Intracoastal Waterway and the East line of the West Half of the Northwest Quarter of Section 20, Township 41 South, Range 43 East; thence North 22°21'37" West along said right-of-way line a distance of 116.34 feet to the Point of Beginning, said parcel being otherwise described as Lot 13 of Palmwood Estates, Unrecorded Plat; and on the South by a line parallel with and 815.17 feet North of (as measured at right angles to) the South line of the Northwest Quarter (NW ¼) of said Section 20. Containing in all, 4.32 acres, more or less. TOGETHER WITH a parcel of land situate in Section 20, Township 41 South, Range 43 East; Palm Beach County, Florida, and being more particularly described as follows: Lots 6 and 7, Block 6, PALMWOOD ESTATES, according to the plat thereof as recorded in Plat Book 25, page 184, of the Public Records of Palm Beach County. Containing in all, 0.41 acres, more or less. TOGETHER WITH a parcel of land situate in Section 20, Township 41 South, Range 43 East; Palm Beach County, Florida, and being more particularly described as follows: That part of the Southwest Quarter (SW ¼) of said Section 20 lying Westerly of the PLAT OF WATERWAY MANOR, according to the plat thereof recorded in Plat Book 26, page 242, of the Public Records of Palm Beach County, Florida, and lying Southerly of the plat of PALMWOOD ESTATES, according to the plat thereof as recorded in Plat Book 25, page 184, of the Public Records of Palm Beach County. LESS AND EXCEPTING THEREFROM the right-of-way of Donald Ross Road. Containing in all, 8.63 acres, more or less. TOGETHER WITH a parcel of land lying in Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows: The "Not Included" Parcel as shown on the Plat of WATERWAY MANOR, according to the plat thereof recorded in Plat Book 26, page 242, of the Public Records of Palm Beach County, Florida. LESS AND EXCEPTING THEREFROM the right-of-ways of

Palmwood Road and Donald Ross Road. Containing in all, 2.04 acres, more or less. TOGETHER WITH a parcel of land lying in Section 19, Township 41 South, Range 43, Palm Beach County, Florida, and being more particularly described as follows: All of said Section 19, LESS THEREFROM any portions of said lands lying West of the East right-of-way line of State Road 811 as described in Official Record Book 4421, at page 1591, Public Records of Palm Beach County, Florida; ALSO LESS the right-of-way of Donald Ross Road over the South 60 feet of said Section 19. ALSO LESS the right-of-way of Fredrick Small Road as described in Official Record Book 4594, at page 1448, Public Records of Palm Beach County, Florida. Containing in all, 623.61 acres, more or less. TOGETHER WITH parcels of land lying in Section 29, Township 41 South, Range 43 East, within the municipal limits of the City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows: Beginning at an iron pipe marking the North-east corner of the Northwest Quarter of said Section 29; thence run West on the North line of said Northwest Quarter 1383.09 feet to an iron pipe marking the Northwest corner of the East Half of said Northwest Quarter. Which point is the Point of Beginning of the herein-described parcel of land: Thence run South, parallel to the East line of said Northwest Quarter, 275 feet to an iron pipe; thence run East, parallel to the North line of said Section, a distance of 150 feet to a point; thence run North, parallel to the East line of the Northwest Quarter of said Section, a distance of 275 feet to a point; thence run West, along the North line of said Section, a distance of 150 feet to the POINT OF BEGINNING. TOGETHER WITH the following described parcel of land: Beginning at a point in the North line of said Northwest Quarter of Section 29, a distance of 1,383.09 feet West of, as measured along said line, the North-east corner of said Northwest Quarter of Section 29; thence Southerly, parallel to the East line of said Northeast Quarter of Section 29, a distance of 472.5 feet; thence Westerly, parallel to the North line of said Northwest Quarter of Section 29, a distance of 184 feet; thence northerly, parallel to the East line of said Northwest Quarter of Section 29, a distance of 472.5 feet to a pin in the North line of said Northeast Quarter of Section 29; thence Easterly along the North line of said Northeast Quarter of Section 29, a distance of 184.8 feet to the POINT OF BEGINNING. TOGETHER WITH the following described parcel of land: From the Northeast corner of the Northwest Quarter of said Section 29, run Westerly along the North line of said Section 29, a distance of 857.52 feet to the actual Point of Beginning; thence run Southerly, parallel with the East line of said Northwest Quarter, a distance of 472.50 feet; thence run Westerly, parallel with the North line of said Section 29, a distance of 525.57 feet; thence run Northerly, parallel with the East line of said Northwest Quarter, a distance of 197.50 feet; thence run Easterly, parallel with the North line of said Section 29, a distance of 150.00 feet; thence run Northerly, parallel with the East line of said Northwest Quarter, a distance of 275.00 feet; thence run Easterly, along the North line of said Section 29, a distance of 375.57 feet to the actual POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM the right-of-way of Donald Ross Road. Containing, in all, 6.73 acres, more or less. TOGETHER WITH a parcel of land lying in Section 20, Township 41 South, Range 43

East, Palm Beach County, Florida, and being more particularly described as follows: Tract Y, according to the Plat of CYPRESS ISLAND, recorded in Plat Book 59, Page 1, of the Public Records of Palm Beach County, Florida. LESS AND EXCEPTING THEREFROM that portion of said Tract Y which is subject to the Declaration of Condominium for Cypress Island Marina Corporation, recorded in Official Record Book 6538, Page 817, Public Records of Palm Beach County, Florida. Containing in all, 1.42 acres, more or less, said 1.42-acre parcel also being described as follows: Beginning at the Northwest corner of Tract Y, according to the Plat of CYPRESS ISLAND, recorded in Plat Book 59, Page 1, of the Public Records of Palm Beach County, Florida; thence South 87°43'14" East, along the North line of said Tract Y, a distance of 129.99 feet to a point on the Westerly right-of-way of the Intracoastal Waterway, as shown on said Plat; thence South 31°12'32" East, along said Westerly right-of-way, a distance of 216.17 feet to the Northernmost corner of the parcel described in Official Record Book 6538, Page 817, Public Records of Palm Beach County, Florida; thence South 41°31'24" West, a distance of 148.87 feet; thence North 48°28'36" West, a distance of 43.00 feet; thence South 41°31'24" West, a distance of 184.26 feet to a point lying on the West line of the said Plat of CYPRESS ISLAND; thence North 01°33'06" East, along said West line, a distance of 411.11 feet to the POINT OF BEGINNING.

(M) The following lands in Palm Beach County, Florida, are hereby deannexed and excluded from the boundaries of Northern Palm Beach County Improvement District:

Parcels of land, totaling 9432.48 acres, more or less, in Sections 19, 20, 21, 28, 29, 30, 31, 32 and 33, Township 41 South, Range 42 East, and in Sections 23, 24, 25, 26, 35 and 36, Township 41 South, Range 41 East, and in Sections 1 and 2, Township 42 South, Range 41 East, and in Sections 5, 6, 7, 8, 9, 16 and 17, Township 42 South, Range 42 East, all in Palm Beach County, Florida, and being more particularly described as follows: All of Section 19, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7, the right-of-way of Donald Ross Road and the North 400.00 feet thereof. All of Section 20, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of Donald Ross Road and the North 400.00 feet thereof. All of Section 21, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of Donald Ross Road, the North 400.00 feet thereof and the East 1500.00 feet thereof. The North half (North ½) of Section 28, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of Donald Ross Road and the East 700.00 feet thereof. All of Section 29, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of Donald Ross Road. All of Section 30, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7 and the right-of-way of Donald Ross Road. All of Section 31, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7. All of Section 32, Township 41 South, Range 42 East. The South three quarters (South ¾) of Section 33, Township 41 South, Range 42 East, LESS AND EX-

CEPTING THEREFROM the East 400.00 feet thereof and the right-of-way of Hood Road. All of Section 23, Township 41 South, Range 41 East, LESS AND EXCEPTING THEREFROM the North 400.00 feet thereof and the West 400.00 feet thereof. All of Section 24, Township 41 South, Range 41 East, LESS AND EXCEPTING THEREFROM the North feet thereof and the right-of-way of State Road 7. All of Section 25, Township 41 South, Range 41 East, LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7. That part of Sections 26 and 35, Township 41 South, Range 41 East, lying Easterly of the following described line: Commencing at the Northeast corner of Section 26, Thence South 89°02'58" West, along the North line of said section, a distance of 621.64 feet to the POINT OF BEGINNING of the herein described line; Thence South 07°07'40" West, a distance of 310.28 feet; Thence South 04°03'26" West, a distance of 5,017.57 feet; Thence South 00°43'23" West, a distance of 4,968.79 feet, more or less, to a point in a line lying 1,200 feet northeasterly of and parallel with the northeasterly right-of-way line of the Beeline Highway; Thence South 53°39'36" East, along said parallel line, a distance of 344.31 feet to a point on the South line of said Section 35 and the POINT OF TERMINUS of the herein-described line. All of Section 36, Township 41 South, Range 41 East, LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7. That portion of Section 1, Township 42 South, Range 41 East, lying Northerly of a line lying 1,200.00 feet North of and parallel with the North right-of-way line of P.G.A. Boulevard and lying Easterly and Northerly of a line lying 1,200.00 feet Northeasterly of and parallel with the Northeast right-of-way line of the Beeline Highway. LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7. That portion of Section 2, Township 42 South, Range 41 East, lying Easterly and Northerly of a line lying 1,200.00 feet Northeasterly of and parallel with the Northeast right-of-way line of the Beeline Highway. That portion of Section 5, Township 42 South, Range 42 East, lying Westerly of the following described line: Commencing at the Northeast corner of said Section 5; Thence South 87°40'42" West, along the North line of said section, a distance of 624.57 feet to the POINT OF BEGINNING of the herein-described line; Thence South 23°11'35" West, departing said North line, a distance of 201.41 feet; Thence South 38°47'18" West, a distance of 667.05 feet; Thence South 30°11'30" West, a distance of 590.84 feet; Thence South 03°48'43" East, a distance of 279.18 feet; Thence South 26°53'04" East, a distance of 739.20 feet; Thence South 12°14'02" East, a distance of 2,935.86 feet; Thence South 01°16'59" West, a distance of 113.24 feet; Thence South 00°40'00" West, a distance of 450.03 feet to a point on the South line of said Section 5 and the POINT OF TERMINUS of the herein described line. LESS AND EXCEPTING THEREFROM the right-of-way of the C-18 Canal and that portion lying Southerly of a line 400.00 feet Northerly of and parallel with the North right-of-way line of P.G.A. Boulevard. All of Section 6, Township 42 South, Range 42 East, LESS AND EXCEPTING THEREFROM the right-of-way of State Road 7 and that portion thereof lying Southerly of the following described line: Commencing at the Southwest corner of said Section 6; Thence North 01°50'41" East, along the West line of said section, a distance of 1,250.06 feet to a point on a line 1,200.00 feet North of and parallel with the North

right-of-way line of P.G.A. Boulevard and the POINT OF BEGINNING of the herein-described line; Thence South 88°31'40" East, departing said section line, a distance of 913.10 feet; Thence South 23°12'27" East, a distance of 300.41 feet; Thence South 08°42'58" East, a distance of 535.48 feet to a point on a line 400.00 feet North of and parallel with the North right-of-way line of P.G.A. Boulevard; Thence South 88°31'50" East, along said parallel line, a distance of 4,311.94 feet to a point on the East line of said section and the POINT OF TERMINUS of the herein-described line. That portion of Sections 7, 8, 9, 16 and 17, Township 42 South, Range 42 East, lying within the following described parcel: Beginning at the intersection of the South right-of-way line of P.G.A. Boulevard and the West right-of-way line of the C-18 Canal; Thence North 88°39'13" West, along said South right-of-way line, a distance of 3,764.74 feet; Thence North 88°31'49" West, continuing along said South right-of-way line, a distance of 1,221.71 feet; Thence South 45°05'05" East, departing said South right-of-way line, a distance of 1,233.81 feet; Thence South 27°51'29" East, a distance of 1,080.11 feet; Thence South 02°19'28" East, a distance of 1,113.04 feet; Thence South 35°12'54" East, a distance of 380.13 feet; Thence South 13°56'29" East, a distance of 1,991.47 feet to a point on the North right-of-way line of the Beeline Highway (State Road 710); Thence South 53°39'33" East, along said North right-of-way line, a distance of 8,202.02 feet to its intersection with the East right-of-way line of the C-18 Canal; Thence North 06°19'07" East, along said East right-of-way line, a distance of 320.18 feet to a curve having a radial bearing of North 83°41'42" West, a radius of 490.60 feet, and a central angle of 30°59'08". Thence proceed along the arc of said curve and East right-of-way line, a distance of 265.32 feet to the end of said curve; Thence North 24°40'53" West, continuing along said East right-of-way line, a distance of 2,698.95 feet; Thence North 18°43'24" West, continuing along said East right-of-way line, a distance of 3,337.97 feet to its intersection with the East line of said Section 8; Thence South 02°00'18" West, along said East line of Section 8, a distance of 734.54 feet to a point on the West right-of-way line of the C-18 Canal; Thence North 18°43'24" West, along said West right-of-way line, a distance of 4,715.11 feet to the POINT OF BEGINNING of the herein described parcel. TOGETHER WITH parcels of land, totaling 1645.36 acres, more or less, in Sections 11, 12 and 13, Township 42 South, Range 41 East, Palm Beach County, Florida, described as follows: All of Section 11, Township 42 South, Range 41 East, Palm Beach County, Florida, LESS AND EXCEPTING THEREFROM a parcel of land lying in the Northeast Quarter (NE ¼) of Section 11, Township 42 South, Range 41 East, being more particularly described as follows: Commence at the Northeast corner of said Section 11; thence on an assumed bearing of West along the North line of said Section 11, a distance of 500 feet to the POINT OF BEGINNING; thence continue West along said North line a distance of 1,909.19 feet; thence South 45°00'00" East a distance of 1,350 feet; thence North 45°00'00" East a distance of 1,350 feet to the POINT OF BEGINNING. TOGETHER WITH all that part of Section 12, Township 42 South, Range 41 East, Palm Beach County, Florida, lying South of the Seaboard Railroad right-of-way, as described in deed recorded in Deed Book 267, page 245, Public Records of Palm Beach County, Florida.

LESS AND EXCEPTING THEREFROM the right-of-way of State Road No. 7. TOGETHER WITH all of Section 13, Township 42 South, Range 41 East, Palm Beach County, Florida, LESS AND EXCEPTING THEREFROM the West Quarter (W ¼) and ALSO LESS that part lying South of the North right-of-way of Lake Park West Road. ALSO LESS the right-of-way of State Road No. 7. TOGETHER WITH parcels of land totaling 377.23 acres, more or less, lying in Sections 31 and 32, Township 40 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows: The North half (N ½) of said Section 31 LESS the West 200 feet thereof and that part of the North half (N ½) of said Section 32 lying westerly of those certain parcels of land described in EXHIBITS A3 and A4 in Official Record Book 5553, at page 1443 of the Public Records of Palm Beach County, Florida. TOGETHER WITH parcels of land totaling 149.21 acres, more or less, lying in Section 32, Township 41 South, Range 43 East, within the municipal limits of the City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows: The Northwest Quarter (NW ¼) of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, LESS the North 1,320 feet thereof and less the right-of-way for Prosperity Farms Road. TOGETHER WITH that part of the South half (South ½) of said Section 32 lying West of the right-of-way of Prosperity Farms Road and lying North of the North right-of-way line of the 80-foot-wide canal right-of-way running East and West across said South half (S ½) of Section 32 as shown on the Plat of "PLAT NO. 1, PALM BEACH CABANA COLONY," recorded in Plat Book 26, Pages 203 through 205 of the Public Records of Palm Beach County, Florida. LESS AND EXCEPTING THEREFROM the East 640 feet of the North 625 feet of the Southwest Quarter (SW ¼) of said Section 32; and LESS AND EXCEPTING THEREFROM a strip of land 25.00 feet in width parallel with and adjacent to the West right-of-way of Prosperity Farms Road; and ALSO LESS a strip of land 120 feet in width, 60 feet on both sides of the following described centerline: Commencing at the Southeast corner of the Southwest Quarter (SW ¼) of said Section 32. Thence South 89°16'35" East, along the South line of the Southeast Quarter (SE ¼) of said Section 32, a distance of 95.00 feet to the centerline of Prosperity Farms Road per Road Plat Book 2, pages 136 & 137, (the South line of the Southeast Quarter (SE ¼) of said Section 32 is assumed to bear South 89°16'35" East and all other bearings referenced herein are relative thereto); Thence North 00°11'27" East, along said centerline of Prosperity Farms Road, a distance of 1,655.47 feet; Thence North 89°16'50" West, a distance of 40.00 feet to the West right-of-way line of Prosperity Farms Road and the POINT OF BEGINNING of the herein-described centerline; Thence continue North 89°16'50" West, a distance of 435.50 feet to a point of curvature of a curve tangent to the previous course, concave to the North, having a radius of 3,820.00 feet, and a central angle of 21°11'19". Thence proceed Westerly along the arc of said curve for a distance of 1,412.68 feet to a point of tangency; Thence North 68°05'31" West, a distance of 470.58 feet to a point of curvature of a curve tangent to the previous course, concave to the South, having a radius of 3,820.00 feet, and a central angle of 09°06'37"; Thence proceed Westerly along the arc of said curve for a distance of 607.40 feet to the POINT OF

TERMINUS of the herein described centerline. (Said centerline as shown on the Alignment Description & Sketch for Hood Road prepared by the Engineering Services Section of the Palm Beach County Engineering and Public Works Department, referenced as Project 90611 and Drawing Number S-1-91-272 with a date of 6-13-91.) TOGETHER WITH parcels of land totaling 333.62 acres, more or less, lying in Sections 20, 28 and 29, Township 41 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows: All that part of the South Half (S ½) of the Southeast Quarter (SE ¼) of said Section 20 lying East of the Easterly right-of-way of the Intracoastal Waterway, as said right-of-way is shown on plat recorded in Plat Book 17, page 6, Palm Beach County records, Less the South 40 feet thereof for a County road; That part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section 20, lying East of the Easterly right-of-way line of the Intracoastal Waterway, as said right-of-way is shown on plat recorded in Plat Book 17, page 6, Palm Beach County records, LESS that part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) conveyed to the Florida Inland Navigational District, as described in Deed Book 658, page 430, Palm Beach County records; The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 28, Township 41 South, Range 43 East, LESS the right-of-way of State Road No. 5; and LESS a strip of land 30 feet wide lying parallel with and adjacent to the West right-of-way line of State Road No. 5. The South Half (S ½) of the Southwest Quarter (SW ¼) of Section 28, Township 41 South, Range 43 East; Government Lot 2, Section 28, Township 41 South, Range 43 East, in Palm Beach County, Florida, LESS AND EXCEPTING THEREFROM the North 106 feet of said Section 29. The North 595 feet of Government Lot 3 and all that part of the North 595 feet of Government Lot 4 lying West of a line 500 feet Westerly of and parallel to the West right-of-way line of U.S. Highway No. 1 in Section 28, Township 41 South, Range 43 East; The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 28, Township 41 South, Range 43 East, in Palm Beach County, Florida; That part of the North Half (N ½) of the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 29, Township 41 South, Range 43 East, lying East of the East right-of-way line of the Intracoastal Waterway; That part of the South 170.92 feet of Government Lot 3 and the South 170.92 feet of Government Lot 4, lying West of State Road No. 5, Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida; LESS a strip of land 30 feet wide lying parallel with and adjacent to the West right-of-way line of State Road No. 5. The North 572.20 feet of the South 743.12 feet of Government Lot 3 and all of that part of the North 572.20 feet of the South 743.12 feet of Government Lot 4 lying West of U.S. Highway No. 1 in Section 28, Township 41 South, Range 43 East; and all of that part of the South Half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 41 South, Range 43 East, lying East of the Intracoastal right-of-way; LESS the right-of-way of Ellison-Wilson Road as in Official Record Book 812, page 557. That part of the Northeast Quarter (NE ¼) of Section 29, lying Easterly of the East right-of-way line of Ellison-Wilson Road; LESS AND EXCEPTING THEREFROM the North 106 feet of said Section 29. TOGETHER WITH parcels

of land totaling 929.30 acres, more or less, lying in Sections 31 & 32, Township 40 South, Range 41 East and Sections 33 & 36, Township 40 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows: That portion of Section 31, Township 40 South, Range 41 East, lying Westerly of a line which is 500 feet Easterly from, as measured at right angles to, the Easterly right-of-way line of State Road 711 and lying Southerly of a line which is 500 feet Northerly from, as measured at right angles to, the North right-of-way line of State Road 706; TOGETHER WITH that portion of Section 32, Township 40 South, Range 41 East, lying Southerly of a line which is 500 feet Northerly from, as measured at right angles to, the North right-of-way line of State Road 706; LESS AND EXCEPTING THEREFROM the rights-of-way of Indiantown Road and Seminole Pratt-Whitney Road. That part of Section 33, Township 40 South, Range 40 East contained in the following description: Commencing at the Southwest corner of Section 33, Township 40 South, Range 40 East, thence Easterly along the South line of said Section 33, a distance of 1,770.18 feet, thence Northerly making an angle with the preceding course of 89°50'15" measured from West to North, a distance of 141.42 feet, at a point in the Northerly right-of-way of State Road 706 (Indiantown Road). Said point also being the POINT OF BEGINNING and the Southwest corner of the hereinafter described parcel of land: Thence continuing Northerly along the same course a distance of 8,141.80 feet; thence Easterly making an angle with the preceding course of 89°59'15" measured from South to East, a distance of 2,243.41 feet; thence Southerly making an angle with the preceding course 90°10'0" measured from West to South, a distance of 8,141.65 feet to a point in said Northerly right-of-way of State Road 706; thence Westerly along said Northerly right-of-way line, a distance of 2,244.00 feet to the POINT OF BEGINNING of the herein-described property. All of Section 36, Township 40 South, Range 40 East, LESS the South 1,791.70 feet of the West 2,640.05 feet thereof, and also LESS the rights-of-way of Indiantown Road and Seminole Pratt-Whitney Road (State Road 711). TOGETHER WITH parcels of land totaling 3,228.43 acres, more or less, lying in Sections 1, 2, 3, 4, 10, 11, 12 and 13, Township 41 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows: All of Sections 1, 2 and 12, and those parts of Sections 3, 4, and 13 lying North and East of the Seaboard Air Line Railway and State Road 710, all in Township 41 South, Range 40 East, Palm Beach County, Florida; LESS AND EXCEPTING THEREFROM the right-of-way of Pratt-Whitney Access Road. TOGETHER WITH the following numbered tracts: TRACT NO. 47: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the Northwest corner of said Section 11, run Southerly along the West line of said Section 11, a distance of 660 feet to the POINT OF

BEGINNING of the tract of land hereinafter described; thence Easterly along a line parallel to the North line of said Section 11, a distance of 662.00 feet; thence Southerly parallel to said West line of Section 11, a distance of 681.13 feet, more or less, to its intersection with a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road 710, as said right-of-way

line is shown on map recorded in Road Plat Book 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Northwesterly along said parallel line, a distance of 821.83 feet, more or less, to its intersection with the West line of said Section 11; thence Northerly along said West line, a distance of 194.09 feet, more or less, to the POINT OF BEGINNING. TRACT NO. 48: The West 662 feet of the South 310 feet of the North 660 feet of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 49: The West 662 feet of the North 350 feet of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 50: The North 350 feet of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼), LESS the West 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 51: The South 310 feet of the North 660 feet of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼), LESS the West 662 feet thereof, of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 52: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the Northwest corner of said Section 11, run Southerly along the West line of said Section 11, a distance of 854.09 feet, more or less, to a point in a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book No. 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Southeasterly along said parallel line, a distance of 821.83 feet to a point in a line parallel to and 662 feet Easterly from (measured at right angles to) the West line of said Section 11, thence Northerly along said parallel line, a distance of 227.53 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence continue Northerly along said parallel line, a distance of 453.60 feet more or less, to a point in a line parallel to and 660 feet Southerly from (measured at right angles to) the North line of said Section 11; thence Easterly along said parallel line, a distance of 659.90 feet, more or less, to a point in the East line of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of said Section 11; thence Southerly along said East line, a distance of 176.47 feet to the beginning of a curve concave to the East, having a radius of 240 feet and a central angle of 17°05'18"; thence Southerly along the arc of said curve, a distance of 71.58 feet to the end of said curve; thence Southwesterly along a line radial to said curve, a distance of 701.78 feet to the POINT OF BEGINNING. TRACT NO. 53: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the Northwest corner of said Section 11, run Southerly along the West line of said Section 11, a distance of 854.09 feet, more or less, to a point in a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book No. 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Southeasterly along said parallel line, a distance of 821.83

feet to a point in a line parallel to and 662 feet Easterly from (measured at right angles to) the West line of said Section 11 and being the POINT OF BEGINNING of the tract of land hereinafter described; thence continue Southeasterly along said parallel line, a distance of 425.81 feet; thence Northeasterly, at right angles, and along a line radial to a curve to be described; a distance of 700 feet; thence Northwesterly and North-erly along the arc of a curve concave to the Northeast, having a radius of 240 feet and a central angle of 36°32'03", a distance of 153.03 feet to the end of said curve; thence Southwesterly along a line radial to said curve, a distance of 701.78 feet, more or less, to a point in said line parallel to and 662 feet Easterly from (measured at right angles to) the West line of said Section 11; thence Southerly along said parallel line, a distance of 227.53 feet to the POINT OF BEGINNING. TRACT NO. 54: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the Northwest corner of said Section 11, run Southerly along the West line of said Section 11, a distance of 854.09 feet, more or less, to a point in a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book No. 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Southeasterly along said parallel line, a distance of 1,247.64 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence continue Southeasterly along said parallel line, a distance of 330 feet; thence Northeasterly, at right angles, a distance of 700 feet; thence Northwesterly, at right angles, a distance of 330 feet; thence Southwesterly, at right angles, a distance of 700 feet to the POINT OF BEGINNING. TRACT NO. 55: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the Southeast corner of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of said Section 11, run Westerly along the Southerly line of said Northeast quarter (NE ¼) of the Northwest quarter (NW ¼), a distance of 662 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence Southerly along a line parallel to the East line of said Northwest quarter (NW ¼), a distance of 992.76 feet, more or less, to a point in a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Northwesterly along said parallel line, a distance of 885.38 feet; thence Northeasterly, at right angles, a distance of 700 feet; thence Southeasterly at right angles, a distance of 82.81 feet to the beginning of a curve concave to the Northeast, having a radius of 240 feet and a central angle of 36°20'23"; thence Southeasterly and Easterly along the arc of said curve, a distance of 152.22 feet to the end of said curve and a point in the South line of said Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of said Section 11; thence Easterly along said parallel line, and along the tangent to said curve, a distance of 88.14 feet to the POINT OF BEGINNING. TRACT NO. 57: The South 310 feet of the North 660 feet of the Northeast quarter (NE ¼) of the Northwest

quarter (NW ¼), LESS the East 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 58: The North 350 feet of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), LESS the East 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 59: The East 662 feet of the North 350 feet of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 60: The East 662 feet of the South 310 feet of the North 660 feet of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 61: The East 662 feet of the South 310 feet of the North 970 feet of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 67: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: Beginning at the Northwest corner of the Southeast quarter (SE ¼) of said Section 11; thence Easterly along the North line of said Southeast quarter (SE ¼), a distance of 662 feet; thence Southerly parallel to the West line of said Southeast quarter (SE ¼), a distance of 646.62 feet, more or less, to its intersection with a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Northwesterly along said parallel line, a distance of 772.93 feet, more or less, to a point in a line parallel to and 40 feet Easterly from (measured at right angles to) the West line of said Southeast quarter (SE ¼) of Section 11, thence West-erly, at right angles to the last described parallel line, a distance of 40 feet to a point in the West line of said Southeast quarter (SE ¼); thence Northerly along the West line of said Southeast quarter (SE ¼), a distance of 188.71 feet, more or less, to the POINT OF BEGINNING. TRACT NO. 68: The West 662 feet of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼), LESS the North 970 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 69: The West 662 feet of the South 310 feet of the North 970 feet of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 70: The West 662 feet of the South 310 feet of the North 660 feet of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 71: The West 662 feet of the North 350 feet of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 72: The West 662 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼), LESS the North 970 feet thereof, of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 73: The West 662 feet of the South 310 feet of the North 970 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 74: The West 662 feet of the South

310 feet of the North 660 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 75: The West 662 feet of the North 350 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 76: The North 350 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼), LESS the West 662 feet thereof, of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 77: The South 310 feet of the North 660 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼), LESS the West 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 78: The South 310 feet of the North 970 feet of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼), LESS the West 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 79: The Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) LESS the North 970 feet and LESS the West 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 80: The North 350 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), LESS the West 662 feet thereof, of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 81: The South 310 feet of the North 660 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), LESS the West 662 feet thereof, of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 82: The South 310 feet of the North 970 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), LESS the West 662 feet thereof, of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 83: The Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) LESS the North 970 feet and LESS the West 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 84: The North 390 feet of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) LESS the West 662 feet thereof of Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida. TRACT NO. 85: A tract of land in Section 11, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the Northwest corner of the Southeast quarter (SE ¼) of said Section 11, run Easterly along the North line of said Southeast quarter (SE ¼) a distance of 662 feet; thence Southerly parallel to the West line of said Southeast quarter (SE ¼), a distance of 390 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence continue along the same course a distance of 256.62 feet; more or less, to a point in a line parallel to and 1,090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on a map recorded in Road Plat Book 2, pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence Southeasterly along said parallel line, a distance of 631.15 feet; thence Northeasterly along a line radial to a curve to be described, a distance of 310.58 feet to a point in the arc of a curve concave to the Northeast, having a radius of 65 feet and a central angle of 89°52'55"; thence Northwesterly and Northerly along the arc of said curve, and through an angle

of 54°20'02", a distance of 61.64 feet to the end of said curve and a point in the East line of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of said Section 11; thence Northerly along said East line, a distance of 325.13 feet; thence Westerly parallel to the North line of said Southeast quarter (SE ¼), a distance of 661.47 feet, more or less, to the POINT OF BEGINNING. TOGETHER WITH the following tracts of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida: A tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the northeast corner of said Section 10, run Southerly along the East line of said Section 10, a distance of 854.09 feet, more or less, to a point in a line parallel to and 1,090 feet northeasterly from (measured at right angles to) the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map recorded in Road Plat Book 2, Pages 149 to 153, Inclusive, Public Records of Palm Beach County, Florida; thence northwesterly along said parallel line, a distance of 649.66 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 735.19 feet, more or less, to a point in a line parallel to and 40 feet Southerly from (measured at right angles to) the North line of said Section 10; thence northerly, at right angles to said parallel line a distance of 40 feet to a point in the North line of said Section 10; thence easterly along said North Section line, a distance of 908.80 feet; thence Southerly at right angles, a distance 40 feet; thence Southwesterly along a line which is at right angles to said northeasterly right-of-way line of State Road No. 710, a distance of 534.24 feet to the Point of Beginning. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: Beginning at the Northeast corner of said Section 10; thence Southerly along the East line of said Section 10, a distance of 854.09 feet, more or less, to a point in a line parallel to and 1,090 feet, northeasterly from (measured at right angles to) the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida; thence northwesterly along said parallel line, a distance of 649.66 feet; thence northeasterly at right angles, a distance of 534.24 feet more or less, to a point in a line parallel to and 40 feet Southerly from (measured at right angles to) the North line of said Section 10; thence northerly at right angles to said parallel line, a distance of 40 feet to a point in the North line of said Section 10; thence easterly along said North line of Section 10, a distance of 206.51 feet, to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: Beginning at the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map recorded in Road Plat Book 2, Pages 149 to 153, Inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10; thence northwesterly along said right-of-way line, a distance of 617.57 feet; thence northeasterly at right angles, a distance of 771.99 feet to a point in a line parallel to and 40 feet westerly from (measured at right angles to) the East line of said Section 10, thence

easterly at right angles to said parallel line, a distance of 40 feet to a point in said East line of Section 10; thence Southerly along said East Section line, a distance of 987.82 feet, more or less, to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on the map recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 617.57 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 233.94 feet; thence northeasterly, at right angles, a distance of 1,090 feet to the point of intersection of a line parallel to and 1,090 feet northerly from (measured at right angles to) said northeasterly right-of-way line of State Road No. 710 with a line parallel to and 40 feet westerly from (measured at right angles to) the East line of said Section 10; thence Southeasterly along said line parallel to the northeasterly right-of-way line of State Road No. 710, a distance of 49.66 feet to a point in said East line of Section 10; thence Southerly along said Section line, a distance of 365.36 feet; thence westerly at right angles, a distance of 40 feet; thence Southwesterly along a line which is at right angles to said northeasterly right-of-way line of State Road No. 710, a distance of 771.99 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710 as said right-of-way line is shown on Map recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 851.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 200 feet; thence northeasterly, at right angles, a distance of 1,090 feet; thence Southeasterly, at right angles, a distance of 200 feet to a point in a line parallel to and 40 feet westerly from (measured at right angles to) the East line of said Section 10; thence Southwesterly along a line which is at right angles to said northeasterly right-of-way line of State Road No. 710, a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on MAP recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 1,051.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 200 feet; thence northeasterly, at right angles, a distance of 1,090 feet; thence Southeasterly at right angles, a distance of 200 feet; thence Southwesterly, at right angles, a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10,

Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book 2, Pages 149 to 153, Inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 1,251.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 200 feet; thence northeasterly, at right angles, a distance of 1,090 feet; thence Southeasterly, at right angles, a distance of 200 feet; thence Southwesterly, at right angles a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on map recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 1,451.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 200 feet; thence northeasterly, at right angles a distance of 1,090 feet; thence Southeasterly, at right angles, a distance of 200 feet; thence Southwesterly, at right angles, a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map, recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 1,651.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 200 feet; thence northeasterly, at right angles, a distance of 1,090 feet; thence Southeasterly, at right angles, a distance of 200 feet; thence Southwesterly, at right angles, a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map, recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 1,851.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 200 feet; thence northeasterly, at right angles, a distance of 1,090; feet thence Southeasterly at right angles, a distance of 200 feet; thence Southwesterly, at right angles, a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map recorded in Road Plat Book 2, Pages 149 to

153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 2,051.51 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 201.27 feet; thence northeasterly, at right angles, a distance of 1,041.98 feet, more or less to a point in a line parallel to and 40 feet Southerly from (measured at right angles to) the North line of said Section 10; thence northerly at right angles to said parallel line, a distance of 40 feet to a point in said North line of Section 10; thence easterly along said North Section line, a distance of 81.68 feet; thence Southerly at right angles a distance of 40 feet; thence Southeasterly along a line parallel to and 1,090 feet northeasterly from (measured at right angles to) said northeasterly right-of-way line of State Road No. 710, a distance of 135.19 feet; thence Southwesterly, at right angles a distance of 1,090 feet to the POINT OF BEGINNING. AND ALSO a tract of land in Section 10, Township 41 South, Range 40 East, Palm Beach County, Florida, more particularly described as follows: From the point of intersection of the northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map recorded in Road Plat Book 2, Pages 149 to 153, inclusive, Public Records of Palm Beach County, Florida, with the East line of said Section 10, run northwesterly along said right-of-way line, a distance of 2,760.84 feet to the Point of Beginning of the tract of land hereinafter described; thence continue northwesterly along the same course, a distance of 993.91 feet, more or less, to its intersection with the North line of said Section 10; thence easterly along said North Section line a distance of 1,199.55 feet; thence Southerly at right angles a distance of 40 feet; thence Southwesterly along a line which is at right angles to said northeasterly right-of-way line of State Road No. 710, a distance of 672.80 feet to the POINT OF BEGINNING. TOGETHER WITH parcels of land, totaling 1,992.36 acres, more or less, lying in Sections 5, 6, 7, 8 and 9, Township 41 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows: The East one eighth (E $\frac{1}{8}$) of Section 6, The West half (W $\frac{1}{2}$) of Section 5, all of Sections 7 and 8, and the West half (W $\frac{1}{2}$) of Section 9, all in Township 41 South, Range 41 East, Palm Beach County, Florida. TOGETHER WITH those certain lands in Palm Beach County, Florida, described in parcels as follows: PARCEL 1: Government Lots 6, 7, and 8 in Section 7, Township 41 South, Range 43 East, TOGETHER WITH all those lands in said Section 7 abutting said Government Lot 7 and that portion of MAINTENANCE SPOIL AREA 607, in said Section 7, lying Easterly of the EAST COAST CANAL right-of-way. EXCEPT that portion of said MAINTENANCE SPOIL AREA 607 adjacent to Government Lot 1 in said Section 7. PARCEL 2: Government Lots 9, 11, 12, 13, 14, 15 and the South 889.40 Feet of Government Lot 8 in Section 8, Township 41 South, Range 43 East, TOGETHER WITH all those lands in said Section 8 abutting said Government Lots 11 and 12 and being a portion of MAINTENANCE SPOIL AREA 607, in said Section 8, lying easterly of the EAST COAST CANAL right-of-way. EXCEPT that portion of Government Lot 9 lying Easterly of the westerly line of STATE ROAD NO. 5 as conveyed to the STATE OF FLORIDA by deed dated November 28, 1955. PARCEL 3: Government Lot 3 LESS the

North 250 feet of the West 310 feet thereof, Government Lots 4, 9, and 10 in Section 17, Township 41 South, Range 43 East. EXCEPT that portion of Government Lot 3 lying easterly of the westerly line of STATE ROAD NO. 5 as conveyed to the STATE OF FLORIDA by deed dated November 28, 1955. PARCEL 4: All that part of Government Lot 3 in Section 18, Township 41 South, Range 43 East lying easterly of the INTRACOASTAL WATERWAY as shown on the plat recorded in Plat Book 17, Page 6, Public Records of Palm Beach County, Florida. PARCEL 5: Section 16, Township 43 South, Range 41 East, Palm Beach County, Florida.

(N) The following lands are included, namely: PARCEL 1. A parcel of land situate in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida being all of "The Plat of Prosperity Bay Village" as recorded in Plat Book 38, Pages 118 and 119 of the Official Records of said Palm Beach County, Florida. PARCEL 2. A parcel of land situate in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida being all of "Plat of Bay Village Harbour" as recorded in Plat Book 53, Pages 24 and 25 of the Official Records of said Palm Beach County, Florida. PARCEL 3. A parcel of land situate in Section 16, Township 42 South, Range 43 East, Palm Beach County, Florida being all of "Plat No. 2 Palm Beach Lake Worth Estates" as recorded in Plat Book 35, Pages 143 and 144 of the Official Records of said Palm Beach County, Florida.

PARCEL 4. A parcel of land lying in the East half (E ½) and in the Northwest Quarter (NW ¼) of Section 36, Township 43 South, Range 41 East, Palm Beach County, Florida, said parcel being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE ¼) of said Section 36, run (bearings cited herein are in a meridian assuming South 01°33'58" West along the East line of the said Northeast Quarter (NE ¼) of Section 36) South 01°33'58" West, along the said East line of the Northeast Quarter (NE ¼) of Section 36, a distance of 118.14 feet, more or less, to a point in the Easterly prolongation of the South line of the North 44.00 feet of Tract 1, Block 9 of the plat entitled, THE PALM BEACH FARMS CO. Plat No. 3, as same is recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida; thence North 88°20'17" West, along the said Easterly prolongation and along the said South line of the North 44.00 feet of Tract 1, a distance of 108.29 feet, more or less, to a point in the West line of that right of way parcel described in Deed Book 849 at Pages 322 and 323, Public Records of Palm Beach County, Florida, and the point of beginning and the most Northeasterly corner of the herein described parcel of land; and from said point of beginning run, by the following numbered courses, (1) South 01°49'53" West, along the said Westerly line of the parcel described in Deed Book 849 at Pages 322 and 323, a distance of 979.23 feet, more or less, to a point in the South line of Tract 1; thence (2) South 89°00'38" West, along the said South line of Tract 1, a distance of 87.01 feet, more or less, to a point in the Northerly prolongation of the Westerly right of way line of State Road 7 as same is described in a Deed recorded in Official Records Book 5352 at Page 1899 of the Public Records of Palm Beach County, Florida; thence (3)

South 01°33'58" West, along the just described Northerly prolongation, a distance of 50.05 feet, more or less, to a point in the North line of Tract 5 of said Block 9; thence (4) continue South 01°33'58" West, along the said Westerly right of way line of State Road 7, a distance of 1323.28 feet, more or less, to a point in the South line of said Tract 5; thence (5) South 89°03'33" West, along the said South line of Tract 5 and along the South lines of Tract 4 and of Tract 3, all in said Block 9, a distance of 1457.02 feet, more or less, to a point in the Northerly prolongation of the East line of Tract 8 of said Block 9; thence (6) South 00°42'13" East, along the just described prolongation and along the said East line of Tract 8, a distance of 78.00 feet, more or less, to a point in the South line of the North 48 feet of said Tract 8; thence (7) continue South 00°42'13" East, along the said East line of Tract 8, a distance of 1211.09 feet, more or less, to a point in the Northerly right of way line of State Road 80, as said Northerly right of way line is described in a Deed recorded in Official Records Book 5352 at Pages 1897 and 1898, the Public Records of Palm Beach County, Florida, said point also being a point in a 11422.16 foot radius curve, concave Northerly and whose radial line passing through said point bears North 00°12'04" East; thence (8) Westerly, along the just described Northerly right of way line of State Road 80 and along the arc of the just described curve, through a central angle of 01°19'12", an arc distance of 263.15 feet to a point of tangency; thence (9) North 88°28'44" West, continuing along the said Northerly right of way line of State Road 80, a distance of 743.55 feet, more or less, to a point in the West line of said Tract 8; thence (10) North 01°35'50" East, along the said West line of Tract 8, a distance of 1172.02 feet, more or less, to a point in the South line of the North 48 feet of said Tract 8; thence (11) continue North 01°35'50" East, along the said West line of Tract 8 and along the Northerly prolongation thereof, a distance of 78.08 feet, more or less, to the Southwest corner of Tract 3 of said Block 9; thence (12) continue North 01°35'50" East, along the West line of said Tract 3, a distance of 1321.26 feet, more or less, to the Northwest corner of said Tract 3; thence (13) South 89°00'38" West, along the Westerly prolongation of the North line of said Tract 3, a distance of 32.82 feet, more or less, to a point in the West line of said Plat No. 3 and the East line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 36; thence (14) North 01°29'26" East, along the said West line of Plat No. 3 and along the said East line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 36, a distance of 121.77 feet, more or less, to the Northeast corner of that certain parcel described in an instrument recorded in Official Records Book 3605, Page 1502 of the Public Records of Palm Beach County, Florida; thence (15) North 89°28'52" West, along the North line of said parcel described in Official Records Book 3605, Page 1502, a distance of 200.03 feet, more or less, to the Northwest corner of the said parcel described in Official Records Book 3605, Page 1502; thence (16) South 01°29'27" West, along the West line of the said parcel described in Official Records Book 3605, Page 1502, a distance of 200.03 feet, more or less, to a point in the South line of the East half (E ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 36; thence (17) North 89°28'52" West, along the said South line of the East half (E ½) of the Northeast Quarter (NE ¼) of the

Northwest Quarter (NW $\frac{1}{4}$) of Section 36, a distance of 461.92 feet, more or less, to a point in the West line of the said East half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36; thence (18) North 01°19'42" East, along the said West line of the East half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, a distance of 674.74 feet, more or less, to the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 36; thence (19) North 89°37'31" West, along the South line of the said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, a distance of 661.93 feet, more or less, to a point in the West line of the said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36; thence (20) North 01°29'57" East, along the said West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, a distance of 673.08 feet, more or less, to a point in the North line of the said Northwest Quarter (NW $\frac{1}{4}$) of Section 36 thence (21) South 89°46'09" East, along the said North line of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, a distance of 1323.83 feet, more or less, to the Northeast corner of the said Northwest Quarter (NW $\frac{1}{4}$) of Section 36; thence (22) South 01°29'26" West, along the East line of the said Northwest Quarter (NW $\frac{1}{4}$) of Section 36, a distance of 128.13 feet, more or less, to a point in the Westerly prolongation of the South line of the North 44.00 feet of Tract 2 of said Block 9; thence (23) South 88°20'17" East, along the just described Westerly prolongation, a distance of 34.92 feet, more or less, to a point in the West line of said Tract 2; thence (24) continue South 88°20'17" East, along the said South line of the North 44.00 feet of Tract 2 and along the above described South line of the North 44.00 feet of Tract 1, a distance of 2500.69 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the said North 48 feet of Tract 8 and all that part of the 30 foot wide platted roadway lying Northerly thereof bounded on the West by the Northerly prolongation of the West line of said Tract 8 and bounded on the East by the said Northerly prolongation of the East line of Tract 8. Parcel 5. The South three quarters (South $\frac{3}{4}$) of Section 33, Township 41 South, Range 42 East, LESS AND EXCEPTING THEREFROM the East 400.00 feet thereof and the right-of-way of Hood Road.

(O) The following lands are included, namely: A parcel of land lying in the Southeast Quarter of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 5; thence South 88°34'32" East along the South line of the Southeast Quarter (the South line of the Southeast Quarter is taken to bear South 88°34'32" East and all other bearings stated herein are relative thereto) a distance of 841.10 feet to the East line of the West half of the West half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 00°06'53" East along said East line and along the West line of the Plat of Harbour Point Marina recorded in Plat Book 73, Pages 99 and 100, Public Records of Palm Beach County, Florida, a distance of 671.39 feet to the Northwest corner of said plat; thence South 88°37'59" East along the North line of said plat a distance of 499.75 feet to the most Northeasterly corner of

said plat and the POINT OF BEGINNING of the hereinafter described parcel; thence continue South 88°37'59" East along the North line of the South half of the Southeast Quarter of the Southeast Quarter of said Section 5 a distance of 594.98 feet to a point of intersection with the West right-of-way line of the Intracoastal Waterway as shown on the Amended Plat of Section 5-42-43 of the Intracoastal Waterway, as recorded in Plat Book 17, Page 29, Public Records of Palm Beach County, Florida; thence South 07°20'49" East along said right-of-way line a distance of 166.93 feet to a point on the South line of the North 165.00 feet of the South half of the Southeast Quarter of the Southeast Quarter of said Section 5; thence North 88°37'59" West along said South line a distance of 615.50 feet to the Southwest corner of the North 165.00 feet of the South half of the Southeast Quarter of the Southeast Quarter of said Section 5; said point lying on the East line of said Plat of Harbour Point Marina; thence North 00°17'18" West along said plat line and the West line of the North 165.00 feet of the South half of the Southeast Quarter of the Southeast Quarter of said Section 5 a distance of 165.07 feet to the POINT OF BEGINNING. Containing in all 2.293 acres more or less.

(P) The following lands are included, namely: A Parcel of land located in Section 32, Township 41 South, Range 42 East, within the municipal limits of the City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows: That part of said Section 32, Township 41 South, Range 42 East, lying southerly and easterly of the following described line: Beginning at the Southeast corner of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of said Section 32; thence South 87°51'32" East, a distance of 2,043.58 feet; thence South 14°34'41" East, a distance of 2,810.32 feet; then South 09°24'33" West, a distance of 1,084.56 feet to the South line of the Southeast one-quarter (SE ¼) of said Section 32.

(Q) The following lands are included, namely: Lot 11, Block 11 of Unrecorded Plat of Palmwood Estates as more particularly described as: The following bearings are based on the South line of the subject parcel, taken to bear North 88 degrees, 53 minutes, 38 seconds West, per the plat of "Bear's Club, a P.U.D.", Plat Book 86, Pages 122 through 128, public records of Palm Beach County, Florida; a parcel of land lying in Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida. Said parcel being more particularly described as follows: Commence at the Southeast corner of "Reserve Tract O", Bear's Club, a P.U.D., according to the plat thereof recorded in Plat Book 86, Pages 122 through 128 of the Public Records of Palm Beach County, Florida; said corner being a point on the arc of a curve in the West right-of-way line of "Palmwood Road", said curve being concave to the Southeast, having a radius of 2824.93 feet and a central angle of 04 degrees, 08 minutes, 17 seconds; thence Northwesterly along the arc of said curve, being also the East line of said "Reserve Tract O", a distance of 204.03 feet to an angle point in said East line of "Reserve Tract O", being also the Southeast corner of that parcel of land described in Official Records Book (ORB) 1609, Page 477 of the Public Records of Palm Beach County, Florida, and the point of beginning; thence North 88 degrees, 53 minutes, 38 seconds West along the South line of said ORB 1609, Page 477, being

also the South line of said "Reserve Tract O", a distance of 127.31 feet to the intersection with the arc of a non-tangent curve (radial line from said intersection bears South 77 degrees, 44 minutes, 23 seconds West); said curve being concave to the Southwest, having a radius of 2700.93 feet and a central angle of 01 degrees, 46 minutes, 24 seconds; thence Northwesterly along the arc of said curve, being the West line of said ORB 1609, Page 477 and the East line of said "Reserve Tract O", a distance of 83.60 feet to the intersection with a non-tangent line; thence South 88 degrees, 53 minutes, 40 seconds East along the North line of said ORB 1609, Page 477, being also the North line of said "Reserve Tract O", a distance of 128.27 feet to the intersection with the arc of a non-tangent curve (radial line from said intersection bears South 76 degrees, 38 minutes, 45 seconds West), in the aforesaid West right-of-way line of "Palmwood Road"; said curve being concave to the Southwest, having a radius of 2824.93 feet and a central angle of 01 degree, 41 minutes, 27 seconds; thence Southeasterly along the arc of said curve, a distance of 83.37 feet to the point of beginning.

(R) The following lands are included, namely: The North half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida.

(S) The following lands are included, namely: A parcel of land lying in Government Lot 2, Section 21, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows: That part of the North 194.96 feet of Government Lot 2, lying West of U.S. Highway One, less the South 170.03 feet of the North 194.96 feet of the Easterly 150 feet thereof.

(T) The following lands are included, namely: A parcel of land lying in Government Lot 2, Section 21, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows: The South 170.03 feet of the North 194.96 feet of the Easterly 150 feet thereof of Government Lot 2, lying West of U.S. Highway One.

(U) The following lands are included, namely: That portion of the South 146.22 feet of the North 341.18 feet of Government Lot 2, Section 21, Township 41 South, Range 43 East, Palm Beach County, Florida, lying West of the new State Road No. 5, as recorded in Plat Book #2, Page 109, Palm Beach County, Florida, and more particularly described as follows: From the Northwest corner of Government Lot 2, Section 21, Township 41 South, Range 43 East, run South along the Westerly boundary line of said Government Lot 2, a distance of 194.99 feet to the point of beginning; thence run Easterly along a line parallel to the North line of Government Lot 2 with an angle of 88 degrees, 57 minutes, 45 seconds measured from North to East from the Westerly boundary of the said Government Lot 2, a distance of 827.55 feet to a point in the Westerly right-of-way line of State Road No. 5; thence run Southeasterly with the said right-of-way line along the arc of 17,128.8 foot radius curve, a distance of 152.72 feet; thence run Westerly parallel to the North line of Government Lot 2, a distance of 874.27 feet to a point in the Westerly boundary of said Government Lot 2; thence run Northerly along the Westerly boundary of Government Lot 2, with an angle of 88 degrees, 57

minutes, 45 seconds measured from East to North from the preceding course, a distance of 146.24 feet to the point of beginning.

Section 2. Provisions of chapter 298, Florida Statutes, made applicable.—The Northern Palm Beach County Improvement District hereby created shall be a public corporation of this state. The provisions of the General Drainage Laws of Florida applicable to water control districts or sub-water control districts which are embodied in chapter 298, Florida Statutes, and all of the laws amendatory thereof, now existing or hereafter enacted, so far as not inconsistent with this Act, are hereby declared to be applicable to Northern Palm Beach County Improvement District. Northern Palm Beach County Improvement District shall have all of the powers and authorities mentioned in or conferred by chapter 298, Florida Statutes, and all acts amendatory thereof, except as provided otherwise herein.

Section 3. Powers of the District.—

(A) In addition to the powers provided for in chapter 298, Florida Statutes, and other applicable laws, the Northern Palm Beach County Improvement District shall have the following powers:

(1) To sue and be sued by its name in any court of law or in equity.

(2) To make contracts.

(3) To adopt and use a corporate seal and to alter the same at pleasure.

(4) To acquire by purchase, gift, or condemnation real and personal property, either or both, within or without the District, and to convey and dispose of such real and personal property, either or both, as may be necessary or convenient to carry out the purposes or any of the purposes of this Act and chapter 298, Florida Statutes.

(5) To construct, operate, and maintain canals, ditches, drains, levees, and other works for drainage purposes; to acquire, purchase, operate, and maintain pumps, plants, and pumping systems for drainage purposes.

(6) To construct, operate, and maintain irrigation works, machinery, and plants.

(7) To construct, improve, pave, and maintain roadways and roads necessary and convenient to provide access to and efficient development of areas made suitable and available for cultivation, settlement, and other beneficial use and development as a result of the drainage and reclamation operations of the District.

(8) To borrow money and issue negotiable or other bonds of the District as hereinafter provided.

(9) To borrow money, from time to time, and issue negotiable or other notes of the District therefor, in anticipation of the collection of taxes, levies, and assessments or revenues of the District, and to pledge or hypothecate such taxes, levies, assessments, and revenues to secure such bonds, notes, or obligations, and to sell, discount, negotiate, and dispose of the same.

(10) To plan, establish, acquire, or reconstruct or enlarge or extend, equip, operate, and maintain distribution, collection, or other appropriate systems and facilities for the following:

(a) Water supply, sewer, and wastewater management, or any combination thereof, and to construct and operate connecting, intercepting, or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways;

(b) Waste collection, treatment, and disposal or disposal of any effluent, residue, or other byproducts of such system or sewer system;

(c) Street lights for public roads;

(d) Control and elimination of mosquitoes and other arthropods of public health importance; and

(e) The supply and level of water within the District, including the division of waters from one area, lake, pond, river, stream, basin, or water control facility to another; and the control and restriction of the development and use of natural or artificial streams or bodies of water, lakes, or ponds; and the taking of measures determined by the board to be necessary or desirable to prevent or alleviate land erosion.

The powers provided for in this subsection shall apply within Palm Beach County, whether within or without the territorial boundaries of the District, and include the authorization to set and impose rates, fees, and other charges.

Nothing in this subsection shall be construed to preempt the requirements of chapter 163, Florida Statutes, that water and sewer development be consistent with local governments' comprehensive plans. Any systems or facilities for water supply, sewer, and wastewater management that are planned, established, acquired, constructed, extended, equipped, operated, or maintained under the powers provided herein shall comply with all applicable land development regulations or ordinances.

Nothing contained in this Act shall empower the District to condemn by eminent domain the water or sewer systems of any other unit of government.

(11) Northern Palm Beach County Improvement District shall have the power to first require any individual or entity desiring to construct any structure upon or occupying District property or right-of-way or connecting to or utilizing the works of the District to obtain a permit from the District and comply with the District rules, regulations, and specifications, provided that said permit shall be issued upon compliance with such applicable rules, regulations, and specifications. The Board of Supervisors shall be permitted the discretion to deny or revoke any permit or permit application if they find that the matter for which the permit is sought or granted does not comply with the District plans, rules, regulations, or policies. All costs, including construction, engineering, legal, and administrative expenses of the District, shall be paid by the applicant seeking the permit.

(12) Northern Palm Beach County Improvement District shall have the power to construct, operate, and maintain parks and park facilities as part of a Plan of Improvements of a unit of development. Said facilities shall be a benefit to be received by the land in the unit of development and may be financed as a part of the Plan of Improvements. The annual costs of maintaining said parks and park facilities may be included in the unit of development's maintenance taxes.

(13) Northern Palm Beach County Improvement District shall have the power to construct and finance water and sewer facilities, including, but not limited to, lines, mains, pump stations, treatment plants, disposal facilities, and appurtenances within a unit of development as a part of a Plan of Improvements with said water and sewer facilities being a benefit accruing to the land.

(14) Northern Palm Beach County Improvement District shall have the power to acquire by purchase, lease, or gift capital improvements including land, water, and sewer plants and systems, roads, bridges, drainage, and irrigation facilities, parks, buildings, and other real and personal property that implement a Plan of Improvements related to the objectives of and necessary for the operation of the District as provided by law; and to finance the same by the issuance of obligations payable from drainage taxes or maintenance taxes or both.

(15) Northern Palm Beach County Improvement District shall have the power to include as a component of roads in a Plan of Improvements parkways, ridges, landscaping, irrigation, bicycle and jogging paths, street lighting, traffic signals, road striping, and all other customary elements of a modern road system.

(16) Northern Palm Beach County Improvement District shall have the power to include in a Plan of Improvements off-site facilities and improvements authorized by the powers of the District within or without the boundaries of the District or a unit of development within Palm Beach County only and only when necessary as a part of a unit of development to benefit the land.

(17) Northern Palm Beach County Improvement District shall have the power to include in a Plan of Improvements for a unit of development all or one or more of the various powers and functions of the District or any combination of said powers or functions and to construct and finance through a Plan of Improvements said individual or combination of powers and functions included in the Plan of Improvements. It is the intent of this section that a Plan of Improvements may provide for a single benefit to the land authorized by the laws pertaining to the District or all of said benefits or a combination of the same as long as there are benefits accruing to the land.

(18) The provisions of this subsection shall apply notwithstanding any other provision of law. The District may provide in a Plan of Improvements that in assessing the benefits and damages to be incurred by lands of the District from the construction of a Plan of Improvements, the commissioners or engineer, as the case may be, shall take into consideration the varying

types of existing or proposed land uses of the land affected by the construction of the Plan of Improvements and the commissioners' or engineer's report, as the case may be, shall so assess the benefits and damages. The District may levy taxes based upon the benefits assessed in such manner, taking into account the varying existing or proposed land uses of the land affected by the construction of the Plan of Improvements, as shall provide for the equitable apportionment of such taxes. Such taxes may be levied on the basis of acreage or parcels.

(19) Northern Palm Beach County Improvement District is authorized to provide, construct, operate, and maintain community or public preserves, playgrounds, amphitheaters, and recreation and sports areas and facilities, including, by way of example but no limitation: trails, courts, and athletic structures and fields, together with acquisition of such equipment and apparatus required or related thereto, as part of the Plan of Improvements for a unit of development; however, specifically excluded from this grant of additional power is any authority to provide, construct, operate, or maintain professional athletic sports stadiums. Said improvements shall be a benefit to be received by the lands located within the unit of development and may be financed as a part of the unit of development's Plan of Improvements through debt and/or maintenance taxes, user fees, and other legally available revenues. The annual cost of operating and maintaining said improvements may be included in the unit of development's maintenance taxes.

(20) Northern Palm Beach County Improvement District is authorized to appoint an officer or employee of the District to be responsible for recommending for adoption by the Board of Supervisors such general or specific policies, procedures, guidelines, payment methodologies, and rules as are necessary and appropriate for the day-to-day management and operation of the District and its facilities. The Board of Supervisors, following adoption of such general or specific policies, procedures, guidelines, payment methodologies, and rules, may authorize and delegate the enforcement and implementation of same to an officer or employee of the District.

(21) Northern Palm Beach County Improvement District is authorized to adopt by resolution such rules, policies, guidelines, and procedures which will thereby authorize the District, at its discretion, to elect to use either a public bid or private negotiation process for the letting of contracts and purchase orders for works and improvements of the District, including procurement of personal property, commodities, and services, when the cost of said works and improvements, personal property, commodities, or services does not exceed the CATEGORY TWO amount set forth in section 287.017, Florida Statutes.

(22) Northern Palm Beach County Improvement District is authorized to exercise all other powers necessary, convenient, or proper in connection with any of the powers or duties of said District stated in this Act.

(23) It is hereby found and declared that among the many causes of deterioration in residential neighborhoods are the proliferation of crime, excessive automobile flow, and excessive noise levels from automobile traffic. It is to the benefit of the land in the District and its ultimate users and

residents and it is hereby declared to be a public purpose to include a provision in a Plan of Improvements for roads for the exclusive use and benefit of a unit of development and its residents. Therefore, upon receipt of written consent of the owners of 75 percent of the land located within a unit of development, the District has the power to adopt by resolution a Plan of Improvements for a unit of development that will permit the District to exercise the following powers:

(a) To provide roads for the exclusive use and benefit of a unit of development and its landowners, residents, and invitees in order to control ingress and egress.

(b) To finance and maintain said roads and their associated elements as a part of a Plan of Improvements.

(c) To construct and maintain security structures to control the use of said roads.

(d) To make provision for access by fire, police, and emergency vehicles and personnel for the protection of life and property in the unit of development.

(e) To include, in the annual assessment of taxes as authorized, sufficient funds to finance and maintain said roads as a part of a Plan of Improvements for a unit of development.

(f) To adopt, by resolution of the Board, rules and regulations for the control of traffic, noise levels, crime, and the use of the roads by those authorized.

However, in the event the District should construct all or any portion of a major thoroughfare or transportation route as referenced in section 163.3177(6)(b), Florida Statutes, then in such event the District will not be permitted to limit said thoroughfare or transportation route for the exclusive use and benefit of a unit of development and its residents without the written consent of Palm Beach County.

(24) In the event the District constructs all or any portion of a major thoroughfare or transportation route as identified in the traffic circulation element of the County Comprehensive Plan pursuant to section 163.3177(6)(b), Florida Statutes, the District shall be required to construct said major thoroughfare or transportation route in accordance with the project limits and the design and construction standards specified by the County of Palm Beach. Such design and construction standards shall be consistent with the projected major thoroughfare or route traffic levels and functional classification. Once said major thoroughfare or route is constructed, it shall be dedicated to the County of Palm Beach, upon certification by the County that the aforementioned project limits and the design and construction standards have been met.

(B) The powers and duties of said District shall be exercised by and through the Board of Supervisors thereof, which Board shall have the authority to employ engineers, attorneys, agents, employees, and representa-

tives as the Board of Supervisors may from time to time determine, and to fix their compensation and duties.

Section 4. Board of Supervisors; election, organization, powers, duties, and terms of office.—

(A) There is hereby created a Board of Supervisors of Northern Palm Beach County Improvement District, which shall be the governing body of said District.

(B) Said Board of Supervisors shall consist of five persons, who, except as herein otherwise provided, shall hold office for the term of 3 years and until their successors shall be duly elected and qualified.

(C) The first Board of Supervisors of the District shall be composed of five persons, two of whom shall hold office for 4 years from June 1, 1959, two of whom shall hold office for 3 years from June 1, 1959, and one of whom shall hold office for 2 years from June 1, 1959. Within 30 days after this Act becomes a law, the Clerk of the Circuit Court of Palm Beach County shall call a special meeting of landowners of Northern Palm Beach County Improvement District for the purpose of electing the first Board of Supervisors for Northern Palm Beach County Improvement District as herein provided. Notice of such special meeting of landowners shall be given by the Clerk of the Circuit Court of Palm Beach County by causing publication thereof to be made once a week for 2 consecutive weeks prior to such meeting in some newspaper published in Palm Beach County. Such special meeting of landowners shall be held in some public place in Palm Beach County, and the place, date, and hour of holding such meeting and the purpose thereof shall be stated in the notice. The landowners when assembled shall organize by electing a Chair who shall preside at the meeting and a Secretary thereof. At such meeting, each and every acre, or any fraction thereof, of land in the District shall represent one share and each owner shall be entitled to one vote by person or by written proxy for every acre of land, or any fraction thereof, owned by him or her in the District. The landowners shall first vote for the Supervisors who are to hold office for the term of 4 years as herein provided, and the persons receiving the highest number of votes for such Supervisors shall be declared and elected as such Supervisors. Said landowners shall next vote for the Supervisors who are to hold office for the term of 3 years as provided herein, and the persons receiving the highest number of votes for such Supervisors shall be declared and elected as such Supervisors. Said landowners shall next vote for the Supervisor who is to hold office for the term of 2 years as herein provided, and the person receiving the highest number of votes for such Supervisor shall be declared and elected as such Supervisor.

(D) Each year during the month of June, beginning with the month of June 1961, Supervisors shall be elected, as hereinafter provided, by the landowners of said District to take the place of the retiring Supervisors. All vacancies or expirations on said Board shall be filled as required by this Act. At least three of the Supervisors of the Northern Palm Beach County Improvement District shall be residents of Palm Beach County, Florida, and owners of lands within said District. The other two Supervisors of the Northern Palm Beach County Improvement District need not be residents of the

State of Florida. To be eligible for election, a candidate for the office of Supervisor shall file a written notice of intention to be a candidate in the office of the District at least 30 days before the annual meeting of the landowners. In case of a vacancy in the office of any Supervisor, the remaining Supervisors may fill such vacancy until the next annual meeting of the landowners, when his or her successor shall be elected by the landowners for the unexpired term.

(E) As soon as practicable after their election, the Board of Supervisors of the District shall organize by choosing one of their number President of the Board of Supervisors and by electing some suitable person Secretary, who may or may not be a member of said Board. The Secretary shall be required to execute bond for the faithful performance of his or her duties in such penal amount as the Board may determine. The Board of Supervisors shall adopt a seal which shall be the seal of the District. At each annual meeting of the landowners of the District, the Board of Supervisors shall report all work undertaken or completed during the preceding year, and the status of the finances of the District.

(F) All Supervisors shall hold office until their successors shall be elected and qualified. Whenever any election shall be authorized or required by this Act to be held by the landowners at any particular or stated time or day, and if for any reason such election shall not or cannot be held at such time or on such day, then in such event and in all and every such event, the power or duty to hold such election shall not cease or lapse, but such election shall be held thereafter as soon as practicable and consistent with this Act.

Section 5. Compensation of Board.—The Supervisors shall not receive any compensation for their services; however, they shall be paid the per-mile rate set forth in section 112.061, Florida Statutes, for each mile actually traveled up to a maximum of 200 miles in going to and from their places of residence to the place of meeting.

Section 6. Meetings of landowners.—

(A) Each year during the month of June, beginning with the month of June 1961, a meeting of the landowners of the District shall be held for the purpose of electing Supervisors to take the place of the retiring Supervisors and hearing reports of the Board of Supervisors; provided, however, that a meeting of the landowners shall be held during the month of June 1960, for the purpose of receiving reports of the Board of Supervisors and considering any matters upon which the Board of Supervisors may request the advice and views of the landowners. The Board of Supervisors shall have the power to call special meetings of the landowners at any time to receive reports of the Board of Supervisors or consider and act upon any matter upon which the Board of Supervisors may request advice. Notice of all meetings of the landowners shall be given by the Board of Supervisors by causing publication thereof to be made for 2 consecutive weeks prior to such meeting in some newspaper published in Palm Beach County. The meetings of the landowners shall be held in some public place in said County, and the place, day, and hour of holding such meetings shall be stated in the notice. The landowners when assembled shall organize by electing a Chair who shall preside at the

meeting. The Secretary of the Board of Supervisors shall be the Secretary of such meeting. At all such meetings each and every acre, or any fraction thereof, of land in the District shall represent one share, and each owner shall be entitled to one vote in person or by written proxy for every acre, or any fraction thereof, of land owned by him or her in the District. The person receiving the highest number of votes for Supervisor shall be declared and elected as such Supervisor. Those landowners present or voting by proxy shall constitute a quorum at any meeting of the landowners.

(B) Guardians may represent their wards, and personal representatives may represent the estates of deceased persons. Trustees may represent lands held by them in trust, and private and municipal corporations may be represented by their officers or duly authorized agents. Guardians, personal representatives, trustees, and corporations may vote by proxy.

Section 7. Installment taxes, levied and apportioned, and the collection thereof.—

(A) Taxes shall be levied and apportioned as provided for in the General Drainage Laws of Florida (chapter 298, Florida Statutes, and amendments thereto), except that the provisions of section 298.41, Florida Statutes, and amendments thereto, shall not be applicable to the District. In lieu thereof, the following provision shall apply to said District: The Board of Supervisors shall determine, order, and levy the amount of the annual installments of the total taxes levied under section 298.305, Florida Statutes, which shall become due and collected during each year at the same time that county taxes are due and collected, which said annual installment and levy shall be evidenced to and certified by the Board to the Tax Collector of Palm Beach County, Florida. Said tax shall be extended by the County Tax Collector on the County Tax Roll and shall be collected by the Tax Collector in the same manner and time as county taxes, and the proceeds thereof paid to said District. Said tax shall be a lien until paid on the property against which it is assessed, and enforceable in like manner as County taxes.

(B) In levying and assessing all taxes, each tract or parcel of land less than 1 acre in area shall be assessed as a full acre, and each tract or parcel of land more than 1 acre in area which contains a fraction of an acre shall be assessed at the nearest whole number of acres, a fraction of one-half or more to be assessed as a full acre.

(C) As an alternative or in addition to the above levy and assessment procedure for taxes, the District shall have, and the Board of Supervisors may exercise, the power to determine, order, levy, impose, collect, and enforce special assessments or taxes pursuant to chapter 170, Florida Statutes. Such special assessments or taxes may, in the discretion of the District, be collected and enforced pursuant to the provisions of sections 197.3631, 197.3632, and 197.3635, Florida Statutes, or chapter 170, Florida Statutes.

Section 8. Maintenance tax.—The provisions of section 298.54, Florida Statutes, and amendments thereto, shall not be applicable to the District. In lieu thereof, the following provisions shall apply to the District:

(A) To maintain and preserve the improvements made pursuant to this Act and to repair and restore the same, when needed, and for the purpose of defraying the current expenses of the District, the Board of Supervisors may, upon the completion of said improvements, in whole or in part as may be certified to the Board by the District Engineer, levy annually a tax on all property in the District, to be known as a "maintenance tax." Said maintenance tax shall be evidenced to and certified by said Board to the Tax Collector of Palm Beach County, Florida, and shall be collected by the Tax Collector in the same manner and time as County taxes and the proceeds therefrom paid to said District. Said tax shall be a lien until paid on the property against which assessed and enforceable in like manner as County taxes.

(B) In levying and assessing all taxes, each tract or parcel of land less than 1 acre in area shall be assessed as a full acre, and each tract or parcel of land more than 1 acre in area which contains a fraction of an acre shall be assessed at the nearest whole number of acres, a fraction of one-half or more to be assessed as a full acre.

(C) Included in the maintenance tax, provisions may be made for the acquisition and maintenance of capital improvements necessary for the operation of the District.

Section 9. Taxes and costs a lien on land against which taxes assessed.—All taxes provided for in this Act, together with all penalties for default in payment for the same, all costs in collecting the same, shall, from the date of assessment thereof until paid, constitute a lien of equal dignity with the liens for County taxes, and other taxes of equal dignity with County taxes, upon all the lands against which such taxes shall be levied as is provided in this Act.

Section 10. Enforcement of taxes.—The collection and enforcement of all taxes levied by said District shall be at the same time and in like manner as County taxes, and the provisions of the Florida Statutes relating to the sale of lands for unpaid and delinquent County taxes, the issuance, sale, and delivery of tax certificates for such unpaid and delinquent County taxes, the redemption thereof, the issuance to individuals of tax deeds based thereon, and all other procedures in connection therewith, shall be applicable to said District and the delinquent and unpaid taxes of said District to the same extent as if said statutory provisions were expressly set forth in this Act.

Section 11. When unpaid taxes delinquent; penalty and discounts.—All taxes provided for in this Act shall be and become delinquent and bear penalties on the amount of said taxes in the same manner as County taxes, and shall be subject to the same discounts as County taxes.

Section 12. Compensation of Property Appraiser, Tax Collector, and Clerk of the Circuit Court.—The Property Appraiser, Tax Collector, and Clerk of the Circuit Court of Palm Beach County shall be entitled to compensation for services performed in connection with taxes of said District now provided by law for water control districts.

Section 13. Uniform acreage tax for payment of expenses.—There is hereby levied by the Legislature of the State of Florida upon each and every acre of land within said Northern Palm Beach County Improvement District as defined in this Act a uniform tax of 25 cents per acre to be used by said District, through its said Board of Supervisors, for the purpose of paying expenses incurred or to be incurred in making surveys of the lands in the District, assessing benefits and damages, and other expenses necessarily incurred, as may be estimated or determined by said Board of Supervisors, before said Board of Supervisors shall be in funds under the subsequent provisions of this Act. Such tax shall become due and payable on the first day of November 1959, and shall become delinquent 90 days thereafter. Said tax shall be a lien upon the lands in said District from the date of the enactment of this Act and shall be collected in the same manner as the annual installment of taxes. If it shall appear to the Board of Supervisors to be necessary to obtain funds to pay any expenses incurred or to be incurred in organizing said District, making said surveys, preparing the Plan of Reclamation, or other expenses of the conduct and operation of the District before a sufficient sum can be obtained by the collection of the acreage tax levied by this section of this Act, said Board of Supervisors may borrow a sufficient sum of money for any of said purposes at a rate of the interest not exceeding 6 percent per annum, and may issue negotiable notes or bonds therefor signed by the members of said Board of Supervisors, and may pledge any and all assessments of said acreage tax levied under the provisions of this section for the repayment thereof. Said Board of Supervisors may issue to any person or persons performing the work or services or furnishing anything of value in the organization of said District or making surveys of the same and assessing benefits or damages or preparing said Plan of Improvements and other expenses necessarily incurred before the receipt of funds arising from assessments or benefits, negotiable evidence of debt-bearing interest at a rate not to exceed the statutory lawful maximum rate per annum.

Section 14. Bonds may be issued, sale and disposition of proceeds; interest; levy to pay bonds; bonds and duties of treasurer, etc.—

(A) The Board of Supervisors may, if in their judgment it seems best, issue bonds not to exceed 90 percent of the total amount of the taxes levied under the provisions of section 298.305, Florida Statutes, in denominations of not less than \$100, bearing interest from date at a rate not to exceed the statutory lawful maximum per annum, payable annually or semiannually, to mature at annual intervals within 40 years commencing after a period of not later than 10 years, to be determined by the Board of Supervisors, both principal and interest payable at some convenient place designated by the Board of Supervisors to be named in said bonds, which said bonds shall be signed by the President of the Board of Supervisors, attested with the seal of the District and by the signature of the Secretary of the Board. All of said bonds shall be executed and delivered to the Treasurer of the District, who shall sell the same in such quantities and at such dates as the Board of Supervisors may deem necessary to meet the payments for the works and improvements in the District. Said bonds shall not be sold for less than 90 cents on the dollar, with accrued interest, shall show on their face the purpose for which they are issued, and shall be payable out of money derived

from the aforesaid taxes. A sufficient amount of the drainage tax shall be appropriated by the Board of Supervisors for the purpose of paying the principal and interest of said bonds, and the same shall, when collected, be preserved in a separate fund for that purpose and no other. All bonds and coupons not paid at maturity shall bear interest at a rate of not to exceed the statutory lawful maximum per annum from maturity until paid, or until sufficient funds have been deposited at the place of payment, and said interest shall be appropriated by the Board of Supervisors out of the penalties and interest collected on delinquent taxes or other available funds of the District. Provided, however, that it may, in the discretion of said Board, be provided that at any time, after such date as shall be fixed by the said Board, said bonds may be redeemed before maturity at the option of said Board, or their successors in office, by being made callable prior to maturity at such times and upon such prices and terms and other conditions as said Board shall determine. If any bond so issued subject to redemption before maturity shall not be presented when called for redemption, it shall cease to bear interest from and after the date so fixed for redemption.

(B) The Board of Supervisors of said District shall have authority to issue Refunding Bonds to take up any outstanding bonds and any interest accrued thereon when, in the judgment of said Board, it shall be for the best interest of said District so to do. The said Board is hereby authorized and empowered to issue Refunding Bonds to take up and refund all bonds of said District outstanding that are subject to call and prior redemption, and all interest accrued to the date of such call or prior redemption, and all bonds of said District that are not subject to call or redemption, together with all accrued interest thereon, where the surrender of said bonds can be procured from the holders thereof at prices satisfactory to the Board or can be exchanged for such outstanding bonds with the consent of the holder thereof. Such Refunding Bonds may be issued at any time when in the judgment of said Board it will be to the interest of the District financially or economically to secure a lower rate of interest on said bonds or by extending the time of maturity of said bonds, or for any other reason in the judgment of said Board advantageous to said District. Such Refunding Bonds may mature at any time or times in the discretion of said Board, not later, however, than 40 years from the date of issuance of said Refunding Bonds. Said Refunding Bonds shall bear such date of issue, and such other details as the Board shall determine, and may in the discretion of said Board be made callable prior to maturity at such times and upon such prices and terms and other conditions as said Board shall determine. All the other applicable provisions of this Act not inconsistent therewith shall apply fully to said Refunding Bonds and the holders thereof shall have all the rights, remedies, and security of the outstanding bonds refunded, except as may be provided otherwise in the resolution of the Board authorizing the issuance of such Refunding Bonds. Any funds available in the Sinking Fund for the payment of the principal and interest of outstanding bonds may be retained in the fund to be used for the payment of principal and interest of the Refunding Bonds, in the discretion of the Board of Supervisors. Any expenses incurred in buying any or all bonds authorized under the provisions of this section and the interest thereon and a reasonable compensation for paying same, shall be paid out of the funds in the hands of the Treasurer and collected for the purpose of meeting the expenses of administration. It shall be the duty of the said

Board of Supervisors in making the annual tax levy as heretofore provided, to take into account the maturing bonds and interest on all bonds and expenses, and to make provisions in advance for the payment of same.

(C) In case the proceeds of the original tax levy made under the provisions of section 298.305, Florida Statutes, are not sufficient to pay the principal and interest of all bonds issued, then the Board of Supervisors shall make such additional levy or levies upon the benefits assessed as are necessary for this purpose, and under no circumstances shall any tax levies be made that will in any manner or to any extent impair the security of said bonds or the fund available for the payment of the principal and interest of the same. Said Treasurer shall at the time of the receipt of said bonds, execute and deliver to the President of the Board of said District a bond with good and sufficient surety to be approved by said Board, conditioned that the Treasurer shall account for any pay over as required by law and as ordered by said Board of Supervisors, any and all moneys received by him or her on the sale of such bonds, or any of them, and that he or she will only sell and deliver such bonds to the purchaser or purchasers thereof under and according to the terms herein prescribed, and that he or she will return to the Board of Supervisors and duly cancel any and all bonds not sold when ordered by the Board to do so. Said bonds when so returned shall remain in the custody of the President of the Board of Supervisors, who shall produce the same for inspection or for use as evidence whenever and wherever legally requested so to do. The Treasurer shall promptly report all sales of bonds to the Board of Supervisors. The Board shall at a reasonable time thereafter prepare and issue warrants in substantially the form provided in section 298.17, Florida Statutes, for the payment of maturing bonds so sold and the interest payments coming due on all bonds sold. Each of said warrants shall specify what bonds and accruing interest it is to pay, and the Treasurer shall place sufficient funds at the place of payment to pay the maturing bonds and coupons when due, together with necessary compensation for paying same. The successor in office of any Treasurer shall not be entitled to said bonds or the proceeds thereof until he or she shall have complied with all of the foregoing provisions applicable to his or her predecessor in office. The aforesaid bond of said Treasurer may, if the Board shall so direct, be furnished by a surety or bonding company, which may be approved by the Board of Supervisors; provided, if it should be deemed more expedient to the Board of Supervisors as to money derived from the sale of bonds issued, the Board may, by resolution, select some suitable bank or banks or other depository as temporary Treasurer or Treasurers to hold and disburse said moneys upon the order of the Board as the work progresses, until such fund is exhausted or transferred to the Treasurer by order of the Board of Supervisors. The funds derived from the sale of said bonds, or any of them, shall be used for the purpose of paying the cost of drainage works and improvements, and such costs, fees, expenses, and salaries as may be authorized by law, and used for no other purpose.

(D) The provisions of section 298.52, Florida Statutes, shall not apply to the District. The provisions of this section shall constitute full and complete authority for the issuance of refunding bonds by the District. The principal amount of any Refunding Bonds to be issued by the District which are to be payable from proceeds of the tax levied by the District pursuant to section

298.305, Florida Statutes, shall not exceed the maximum principal amount of bonds authorized to be issued by section 298.305, Florida Statutes, minus the principal amount of the bonds paid, whether prior to or after the issuance of the Refunding Bonds, from the proceeds of the tax levied pursuant to section 298.305, Florida Statutes, that are to be used to pay the Refunding Bonds.

Section 15. Full authority for issue and sale of bonds authorized.—

(A) This Act shall, without reference to any other Act of the Legislature of Florida, be full authority for the issuance and sale of the bonds in this Act authorized, which bonds shall have all the qualities of negotiable paper under the law merchant and shall not be invalid for any irregularity or defect in the proceedings for the issuance and sale thereof, and shall be incontestible in the hands of bona fide purchasers or holders thereof. No proceedings in respect to the issuance of any such bonds shall be necessary, except such as are required by this Act. The provisions of this Act shall constitute an irrevocable contract between the Board of Supervisors and the said Northern Palm Beach County Improvement District and the holders of any bonds and the coupons thereof issued pursuant to the provisions hereof. Any holder of any of said bonds or coupons may either in law or in equity by suit, action, or mandamus enforce and compel the performance of the duties required by this Act of any of the officers or persons mentioned in this Act in relation to said bonds, or to the correct enforcement and application of the taxes for the payment thereof.

(B) After the several bonds and coupons are paid and retired as herein provided, they shall be returned to the Treasurer, and they shall be canceled and an appropriate record thereof made in a book to be kept for that purpose, which record of paid and canceled bonds shall be kept at the office of the Treasurer and shall be open for inspection by any bondholder at any time.

Section 16. Issuance of revenue bonds and bond anticipation notes.—

(A) In addition to the other powers provided the District, and not in limitation thereof, the District shall have the power, at any time, and from time to time after the issuance of any bonds of the District shall have been authorized, to borrow money for the purposes for which such bonds are to be issued in anticipation of the receipt of the proceeds of the sale of such bonds and to issue bond anticipation notes in a principal sum not in excess of the authorized maximum amount of such bond issue.

(B) The District shall have the power to issue revenue bonds from time to time without limitation as to amount for the purpose of financing those systems and facilities provided for in section 3(A)(10). Such revenue bonds may be secured by, or payable from, the gross or net pledge of the revenues to be derived from any project or combination of projects; from the rates, fees, or other charges to be collected from the users of any project or projects; from any revenue-producing undertaking or activity of the District; from special assessments; or from any other source or pledged security. Such bonds shall not constitute an indebtedness of the District, and the approval of the qualified electors shall not be required unless such bonds are additionally secured by the full faith and credit and taxing power of the District.

(C) Any issue of bonds may be secured by a trust agreement by and between the District and a corporate trustee or trustees, which may be any trust company or bank having the powers of a trust company within or without the state. The resolution authorizing the issuance of the bonds or such trust agreement may pledge the revenues to be received from any projects of the District and may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as the Board may approve, including, without limitation, covenants setting forth the duties of the District in relation to: the acquisition, construction, reconstruction, improvement, maintenance, repair, operation, and insurance of any projects; the fixing and revising of the rates, fees, and charges; and the custody, safeguarding, and application of all moneys and for the employment of consulting engineers in connection with such acquisition, construction, reconstruction, improvement, maintenance, repair, or operation.

(D) Bonds of each issue shall be dated; shall bear interest at such rate or rates, including variable rates, which interest may be tax exempt or taxable for federal income tax purposes; shall mature at such time or times from their date or dates; and may be made redeemable before maturity at such price or prices and under such terms and conditions as may be determined by the Board.

(E) The District shall have the power to issue bonds for the purpose of refunding any outstanding bonds of the District.

(F) No bonds issued by the District shall be required to be validated under chapter 75, Florida Statutes, or other provision of law.

(G) The powers provided for in this section shall apply within Palm Beach County, whether within or without the territorial boundaries of the District, and include the authorization to set and impose rates, fees, and other charges.

Section 17. Approval of the board of drainage commissioners not required to issue bonds.—The Board of Supervisors may issue bonds under the provisions of this Act, without the approval of the Board of Drainage Commissioners of the State of Florida.

Section 18. Floating indebtedness.—Prior to the issuance of bonds under the provisions of this Act, the Board of Supervisors may from time to time issue warrants or negotiable notes or other evidences of debt of the District, all of which shall be termed “floating indebtedness” in order to distinguish the same from the bonded debt provided for. The notes or other evidences of indebtedness shall be payable at such times and shall bear interest at a rate not exceeding the lawful statutory maximum per annum, and may be sold or discounted at such price or on such terms as the Board may deem advisable. The Board shall have the right, in order to provide for the payment thereof, to pledge the whole or any part of the taxes provided for in this Act, whether the same shall be theretofore or thereafter levied, and said Board shall have the right to provide that the floating debt shall be payable from the proceeds arising from the sale of bonds, or from the proceeds of any such tax, or both. After the issuance of any bonds of the District under the provisions of this Act, the power to create such floating debt and pledge the

avails of taxes therefor shall continue, but the amount thereof which may be outstanding at any time shall be limited to 5 percent of the amount of bonds issued hereunder.

Section 19. Validation of bonds.—No bonds issued by the District shall be required to be validated, but such bonds may be validated at the discretion of the Board of Supervisors.

Section 20. Use of bonds and interest coupons in payment of taxes not authorized.—The provisions of section 298.73, Florida Statutes, and amendments and successors thereof, relating to the use of bonds and obligations in payment of drainage taxes, shall not be applicable to said District and its bonds, obligations, and taxes.

Section 21. Eminent domain.—The said Board of Supervisors is hereby authorized and empowered to exercise the right of eminent domain and may condemn to the use of said District any and all lands, easements, rights-of-way, riparian rights, and property rights of every description, in or out of said District, required for the public purposes and powers of said Board as herein granted, and may enter upon, take, and use such lands as it may deem necessary for such purposes.

Section 22. Water control.—It is hereby declared in said District, surface waters, which shall include rainfall and the overflow of rivers and streams, may be controlled, and the District, and any individual or agency holding a permit to do so from said District, shall have the right to dike, dam, and construct levees to protect said District or any part thereof, or the property of said individual or agency against the same, and thereby divert the course and flow of such surface waters and/or pump the water from within such dikes and levees.

Section 23. Unit development; powers of Supervisors to designate units of development and adopt systems of progressive drainage by units; Plan of Improvements and financing assessments, etc., for each unit.—

(A) Upon written petition signed by the owners of 51 percent of the acreage in any area, or by vote of four-fifths of the Board, the Board of Supervisors of Northern Palm Beach County Improvement District shall have the power and is hereby authorized in its discretion to drain and reclaim or more completely and intensively to drain and reclaim, plus exercise such other powers authorized in this Act, the lands in said designated area or part of the District to be called a “unit.” The units into which said District may be so divided shall be given appropriate numbers or names by said Board of Supervisors, so that said units may be readily identified and distinguished. The Board of Supervisors shall have the power to fix and determine the location, area, and boundaries of and lands to be included in each and all such units with the consent of the owners of 51 percent of the acreage in any area, or by vote of four-fifths of the Board without such consent, the order of development thereof, and the method of carrying on the work in each unit. The unit system of drainage provided by this section may be conducted and all of the proceedings by this section and this Act authorized in respect to such unit or units may be carried on and conducted at the same time as or after the work of draining and reclaiming of the entire

District has been or is being or shall be instituted or carried on under the provisions of this Act. If the Board of Supervisors shall determine that it is advisable to conduct the work of draining and reclaiming the lands in said District by units, as authorized by this section of this Act, said Board shall, by resolution duly adopted and entered upon its minutes, declare its purpose to conduct such work accordingly and, upon petition of the owners of 51 percent of the acreage in any area or by vote of four-fifths of the Board, shall at the same time and manner fix the number, location, and boundaries of and description of lands within such unit or units and give appropriate numbers or names. As soon as practicable after the adoption and recording of a resolution as to any unit, said Board of Supervisors shall publish a notice once a week for 2 consecutive weeks in a newspaper published in Palm Beach County, Florida, briefly describing the unit or units into which the District has been divided and the lands embraced in each unit, giving the name, number, or other designation of such units, requiring all owners of lands in the District to show cause in writing before said Board of Supervisors at a time and place to be stated in such notice why such division of said District into such unit or units should not be approved, and why the proceedings and powers authorized by this section of this Act should not be had, taken, and exercised. At the time and place stated in said notice, said Board of Supervisors shall hear all objections or causes of objection (all of which shall be in writing) of any landowner in the District to the matters mentioned and referred to in such notice, and if no objections are made, or if said objections, if made, shall be overruled by said Board, then said Board shall enter in its minutes its finding and order confirming said resolution and may thereafter proceed with the development, drainage, and reclamation of the District by unit or units pursuant to such resolution and to the provisions of this Act. If, however, said Board of Supervisors shall find as a result of such objections, or any of them, or the hearing thereon, that the division of the District into such unit or units as aforesaid should not be approved, or that the proceedings and powers authorized by this section of this Act should not be had, taken, or exercised, or that any other matter or thing embraced in said resolution would not be in the best interest of the landowners of said unit or units or would be unjust or unfair to any landowner therein or otherwise inconsistent with fair and equal protection and enforcement of the rights of every landowner in said unit or units, then the Board of Supervisors shall not proceed further under such resolution, but said Board of Supervisors may, as a result of such hearing, modify or amend said resolution so as to meet such objections so made, and thereupon said Board may confirm said resolution as so modified or amended and may thereafter proceed accordingly. If said Board of Supervisors shall overrule or refuse to sustain any such objections in whole or in part made by any landowner in the District, or if any such landowner shall deem himself or herself aggrieved by any action of the Board of Supervisors in respect to any objections so filed, such landowner may, within 10 days after the ruling of said Board, file his or her complaint in the Circuit Court for Palm Beach County, Florida, in Chancery, against said District, praying an injunction or other appropriate relief against the action or any part of such action proposed by such resolution or resolutions of said Board, and such suits shall be conducted like other Chancery suits, except that said suits shall have preference over all other pending actions except criminal actions and writs of habeas corpus. Upon the hearing

of said cause, the Circuit Court shall have the power to hear the objections and receive the evidence thereon of all parties to such cause and approve or disapprove said resolutions and action of the Board in whole or in part, and to render such decree in such cause as right and justice require.

(B) When said resolutions creating said unit or units shall be confirmed by the Board of Supervisors (or by the Circuit Court for Palm Beach County, Florida, if such proposed action shall be challenged by a landowner by the judicial proceedings hereinabove authorized), the Board of Supervisors may adopt a Plan of Improvements for and in respect to any or all such units, and to have the benefits and damages resulting therefrom assessed and apportioned as is provided by law in regard to a Plan of Improvements for and assessments for benefits and damages of the entire District. With respect to the Plan of Improvements, notices, appointment of commissioners or engineer, as the case may be, to prepare a report assessing the benefits and damages, the report of commissioners or engineer, as the case may be, and notice and confirmation thereof, the levy of assessments and taxes, including maintenance taxes, and the issuance of bonds and all other proceedings as to each and all of such units, said Board shall follow and comply with the same procedure as is provided by law with respect to the entire District; and said Board of Supervisors shall have the same powers in respect to each and all of such units as is vested in them with respect to the entire District. All the provisions of this Act shall apply to the drainage, reclamation, and improvement of each, any, and all of such units, and the enumeration of or reference to specific powers or duties of the Supervisors or any other officers or other matters in this Act as hereinabove set forth, shall not limit or restrict the application of any and all of the proceedings and powers herein to the drainage and reclamation of such units as fully and completely as if such unit or units were specifically and expressly named in every section and clause of this Act where the entire District is mentioned or referred to. All assessments, levies, taxes, bonds, and other obligations made, levied, assessed, or issued for or in respect to any such unit or units shall be a lien and charge solely and only upon the lands in such unit or units, respectively, for the benefit of which the same shall be levied, made, or issued, and not upon the remaining units or lands in the District. The Board of Supervisors may at any time amend its resolutions by changing the location and description of lands in any such unit or units and provided, further, that if the location or description of lands located in any such unit or units is so changed, notice of such change shall be published as hereinabove required in this section for notice of the formation or organization of such unit or units; provided, however, that no lands against which benefits shall have been assessed may be detached from any such unit after the confirmation of the commissioners' or engineer's report, as the case may be, of benefits in such unit or units or the issuance of bonds or other obligations which are payable from taxes or assessments for benefits levied upon the lands within such unit or units.

(C) Provided, however, that if, after the confirmation of the commissioner or engineer, as the case may be, report of benefits in such unit or units, or the issuance of bonds or other obligations which are payable from taxes or assessments for benefits levied upon lands within such unit or units, the Board of Supervisors finds the Plan of Improvements for any such unit or

units insufficient or inadequate for efficient development, the Plan of Improvements may be amended or changed as provided in this Act or chapter 298, Florida Statutes, and the unit or units may be amended or changed as provided in this section, by changing the location and description of lands in any such unit or units, by detaching lands therefrom or by adding land thereto, upon the approval of at least 51 percent of the landowners according to acreage, in any such unit, or by vote of four-fifths of the Board without such approval and of all of the holders of bonds issued in respect to any such unit, and provided that in such event all assessments, levies, taxes, bonds, and other obligations made, levied, assessed, incurred, or issued for or in respect to any such unit or units may be allocated and apportioned to the amended unit or units in proportion to the benefits assessed by the commissioners' or engineer's report, as the case may be, for the amended Plan of Improvements and said report shall specifically provide for such allocation and apportionment. The landowners and all of the bondholders shall file their approval of or objections to such amended Plan of Improvements within the time provided in section 298.301(7), Florida Statutes, and shall file their approval of or objections to the amendment of such unit as provided in this section.

(D) No lands shall be detached from any unit after the issuance of bonds or other obligations for such unit except upon the consent of all the holders of such bonds or other obligations. In the event of the change of the boundaries of any unit as provided herein and the allocation and apportionment to the amended unit or units of assessments, levies, taxes, bonds, and other obligations in proportion to the benefits assessed by the commissioners' or engineer's report, as the case may be, for the amended Plan of Improvements, the holder of the bonds or other obligations heretofore issued for the original unit who consents to such allocation and apportionment shall be entitled to all rights and remedies against any lands added to the amended unit or units as fully and to the same extent as if such added lands had formed and constituted a part of the original unit or units at the time of the original issuance of such bonds or other obligations, and regardless of whether the holders of such bonds or other obligations are the original holders thereof or the holders from time to time hereafter, and the rights and remedies of such holders against the lands in the amended unit or units, including any lands added thereto, under such allocation and apportionment, shall constitute vested and irrevocable rights and remedies to the holders from time to time of such bonds or other obligations as fully and to the same extent as if such bonds or other obligations had been originally issued to finance the improvements in such amended unit or units under such amended Plan of Improvements.

(E) Prior to creating a unit by action of a majority of the Board, the Board shall use its best efforts to obtain the consent of the owners of 51 percent of the acreage in the unit.

(F) Upon the formation of a unit, the Board is authorized to levy a one-time organizational special assessment tax per acre on the lands in a unit sufficient to prepare a Plan of Improvements and have the benefits assessed as provided herein.

Section 24. Expanding the territorial limits of a unit by agreement.—The territorial limits of a unit may be expanded to include additional land by agreement between the District and all of the landowners of the land to be included in the unit, provided that at the time of the execution of the agreement, the additional land is contained within the jurisdictional boundaries of the District. Land included in the unit by agreement shall be subject to the payment of all drainage taxes and assessments levied by the District in the unit and shall be subject to the provisions of all laws under which the District operates. The agreement shall be in recordable form and filed in the official records.

Section 25. Definition of 51 percent or 75 percent of acreage in any area.—In the laws under which the District operates, when the consent of 51 percent or 75 percent of the acreage is required in any described area for any purpose, in determining the acreage in the area, lands, and rights-of-way of the District and all lands which are or will be exempt from payment of the District drainage taxes and assessments shall not be included in the acreage to determine either the 51 percent or 75 percent consent requirements. In determining the acreage in the area, each tract or parcel of land less than 1 acre in area shall be counted as a full acre, and each tract or parcel of land more than 1 acre in area which contains a fraction of an acre shall be counted at the nearest whole number of acres, a fraction of one-half or more to be counted as a full acre.

Section 26. Amending Plan of Improvements.—In addition and as an alternative to the provisions of chapter 298, Florida Statutes, the Plan of Improvements may be amended, modified, and changed from time to time in the following manner:

(A) The intent of this section is to give the Board of Supervisors power with latitude to make additional and other improvements to the Plan of Improvements which the Board of Supervisors considers appropriate to implement the purpose and intent of the Plan of Improvements and which, in the opinion of the Board, results in a benefit to the land and will not increase the cost in excess of the total benefits assessed as provided herein. The District may accept for maintenance additional facilities which are within its boundaries and supplement a Plan of Improvements which are donated to the District at no cost. All existing Plan of Improvements as of the effective date of this Act are hereby ratified as amended and constructed.

(B) The court may retain jurisdiction for the purpose of considering any changes, modifications, or amendments to a Plan of Improvements required by any other local, state, or federal governmental agency or proposed by the Board of Supervisors, provided the District Engineer certifies that all the lands affected receive the same or greater benefits as previously determined and that the estimated costs, including the changes or amendments, do not exceed the benefits assessed and that any existing bonds outstanding do not exceed the total benefits assessed. The court shall approve said amendments or changes. Only those parties appearing or answering the original proceedings for approval of the commissioners' report shall be entitled to receive notice of these supplemental proceedings.

(C) As an alternate procedure, the Board of Supervisors shall have the power to change, alter, or amend a previously approved Plan of Improvements by duly adopted resolution; provided the District Engineer certifies that all land subject to the original plan receives the same or greater benefits as previously assessed and that the estimated cost including the changes or amendments does not exceed the total benefits assessed. Said resolution shall be filed, as may be appropriate, in the court proceedings assessing benefits or with the Secretary of the District for District proceedings assessing benefits and shall be binding upon the owners of lands subject to the Plan of Improvements, their successors and assigns.

(D) Regardless of any language to the contrary contained in chapter 298, Florida Statutes, or in this Act, when a Plan of Improvements is amended, modified, or changed by any authorized procedure, the approval or consent of the holders of the bonds issued in respect to such plan shall not be required and amendments, modifications, and changes may be made to a Plan of Improvements without bondholders' approval or consent.

(E) Notwithstanding the provisions of any other section or law, any substantial change, alteration, or amendment to a previously approved Plan of Improvements shall be consistent with, and in furtherance of, the applicable local government adopted Comprehensive Plan, land development regulations, and ordinances and other requirements of chapter 163, Florida Statutes. Proposed changes, amendments, or alterations shall be submitted to the applicable units of local government for a determination of consistency. Substantial changes and the information to be presented shall be defined by separate agreement between the District and applicable units of local government.

Section 27. Interests of the City of West Palm Beach.—It is hereby determined and declared that the City of West Palm Beach has special interests in certain lands owned by said City and lying within the District in that such lands serve as a water catchment area for the public water supply and would be rendered unfit for that purpose by drainage. Such lands are described as follows:

S ½ of Section 1 less 100' Road R/W; S ½ of Section 2; S ½ of Section 3; all of Sections 4, 5, 6, 7, 8, 9, 17, and 18 inclusive; N ½ of N ½ of NW ¼ of NE ¼ of Section 10; Northeasterly Diagonal ½ of N ½ of NE ¼ of NE ¼ of Section 11; N 660' of NE (less Rd. R/W) and N ½ of NW ¼ (Less Rd. R/W) of Section 12; W ½ of Section 14; all in Township 43 South, Range 42 East.

All of Sections 7, 16, 17 and 18 South of FW and N Ry. R/W Less Road R/W along S lines; all of Section 21, less Rd. R/W & Less FW & Ry. R/W; all of Sections 19, 20, 28, 29, 30, 31, 32 and 33, less Rd. R/W along N. line Sections 19 & 29; all in Township 42 South, Range 42 East.

And no canal, roadway, drainage structure, or other work is to be constructed on these lands except by consent of said City acting through its City Commission.

Section 28. Fish and Wildlife Conservation Commission.—Nothing in this Act shall affect, limit, or interfere with the authority, powers, and control of the Fish and Wildlife Conservation Commission over the use of the lands of the J. W. Corbett Management Area included in the District for wildlife management and recreational purposes as such authority and powers are prescribed by the laws of the State of Florida. No canal, roadway, drainage structure, or other work is to be constructed on these lands except by consent of said commission.

Section 4. Chapters 59-994, 61-2636, 63-1744, 80-570, 81-461, 83-494, 84-498, 87-518, 88-503, 89-462, 91-408, 92-262, 95-489, 95-504, 96-488, and 97-328, Laws of Florida, are repealed.

Section 5. Severability.—In case any one or more of the sections or provisions of this Act or the application of such sections or provisions to any situation, circumstance, or person shall for any reason be held to be unconstitutional, such unconstitutionality shall not affect any other sections or provisions of this Act or the application of such sections or provisions to any other situation, circumstance, or person, and it is intended that this law shall be construed and applied as if such section or provision had not been included herein for any unconstitutional application.

Section 6. Effect of conflict.—In the event of a conflict between the provisions of this Act and the provisions of any other Act, the provisions of this Act shall control to the extent of such conflict.

Section 7. This act shall take effect upon becoming a law.

Approved by the Governor June 7, 2000.

Filed in Office Secretary of State June 7, 2000.