

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

Application No.: ZV/PDD/DOA-2014-00940
Application Name: Valencia Cove AGR-PUD
Control No.: 2004-00369
Applicant: Delray Beach Associates I, LLC
Owners: Richard and Kim Amestoy
 Delray Beach Associates I, LLC
Agent: G.L. Homes - Gladys DiGirolamo
Telephone No.: (954) 753-1730
Project Manager: Joyce Lawrence, Site Planner II

TITLE: a Type II Variance REQUEST: to allow an increase in the building coverage for single-family units from 40 percent to 44 percent. TITLE: an Official Zoning Map Amendment to a Planned Development District REQUEST: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR PUD) Zoning District. TITLE: a Development Order Amendment REQUEST: to reconfigure the Master Plan; add land area (Development and Preserve); add a model row; add an access point to release and amend Conservation Easements; add units; amend Conditions of Approval (Planning); and re-allocate land area.

APPLICATION SUMMARY: Proposed is an Official Zoning Map Amendment and a Development Order Amendment (DOA) for the Valencia Cove AGR PUD. The 823.6-acre development was last approved by the Board of County Commissioners (BCC) on February 28, 2013 to allow a Rezoning from the AGR Zoning District to the AGR PUD Zoning District and a DOA to reconfigure the Master Plan, add land area, add units, relocate the Model Row, and modify Conditions of Approval (Planning). The Preliminary Site Plan indicated 323.99 acres of Development area 485.99-acres (22 parcels) of Preserve and 822 units.

The Applicant is requesting to rezone 97.10 acres of land from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR PUD) Zoning District, and a DOA to reconfigure the Master Plan; to add land area (Development and Preserve); add a model row; add an access point; to release and amend Conservation Easements; add units; amend Conditions of Approval (Planning); and re-allocate land area.

The proposed request will increase the gross acreage from 823.6 acres to 1,408.26 acres. Modifications to the Development area include 323.99 acres of existing development area, addition of 231.46 acres transferred from Canyon Isles AGR-PUD, and 1.51 acres of new rezoning for a total of 556.96 acres. The changes to the Preservation area include 485.99 (22 parcels) of existing Preserve, 220.76 acres transferred from Amestoy AGR, 33.17 acres transferred from Canyon Isles and 95.59 acres of new rezoning for a total of 835.52 acres of Preserve. The total number of units will increase from 822 units to 1,408 single family and zero lot line units (163 SF and 1245 ZLL).

The Preliminary Master Plan indicates 230 acres of open space, 18.84 acres of recreation parcel, 4.66 acres of Civic Pod area (6.48 acres was previously cashed out), and 151.66 acres of lakes. The Applicant had requested and received approval for a Type II Variance to allow an increase in the building coverage for single-family units from 40 percent to 44 percent.

This application is concurrent with applications, Z/COZ-2014-00938, Amestoy AGR; and PDD/DOA-2014-00939, Canyon Isles AGR PUD. Three access points will be provided from Lyons Road (2) and Acme Dairy Road (1), plus an emergency fire access from Flavor Pict Road is proposed.

SITE DATA:

| | |
|----------------------------|---|
| Locations: | - South of Boynton Beach Boulevard at the terminus of Acme Dairy Road. - North of Boynton Beach Boulevard and west of and adjacent to Lyons Road (affected Preserve Area). |
| Property Control Number(s) | 00-41-45-14-00-000-5110; 00-41-46-01-00-000-1030 00-42-43-27-05-045-0730; 00-42-43-27-05-045-0740 |

| | |
|--------------------------------|--|
| | 00-42-43-27-05-045-1050; 00-42-43-27-05-045-1070 00-42-43-27-05-052-0461; 00-42-46-18-07-002-0000 00-42-46-17-06-001-0010; 00-42-46-17-06-001-0020 00-42-45-32-05-001-0010; 00-42-46-05-04-001-0011 00-42-46-05-02-001-0010; 00-42-43-27-05-045-1030 00-42-43-27-05-067-0030; 00-42-46-17-01-000-0570 00-42-46-18-01-000-0220; 00-42-46-18-01-000-0430 00-42-46-18-01-000-0460; 00-42-46-18-01-000-0572 00-41-45-03-00-000-1010; 00-41-45-04-00-000-1010 00-41-45-14-00-000-1060; 00-41-45-14-00-000-3010 00-41-45-14-00-000-5050; 00-41-46-01-00-000-1040 00-41-46-01-00-000-1050; 00-42-43-27-05-045-0750 00-42-43-27-05-045-0760; 00-42-43-27-05-045-0980 00-42-43-27-05-045-1060; 00-42-43-27-05-052-0161 00-42-43-27-05-052-0422; 00-42-46-17-01-000-0730 00-42-46-17-01-000-1120; 00-42-46-18-01-000-0250 00-42-46-18-01-000-0421; 00-42-46-18-01-000-0422 00-42-46-18-01-000-0450; 00-42-46-18-08-001-0000 00-42-46-18-08-002-0000; 00-41-45-24-05-002-0000 00-41-46-23-01-002-0000; 00-41-46-23-01-001-0000 00-42-46-05-01-025-0000; 00-42-46-05-03-001-0010 00-42-46-05-03-001-0040; 00-42-43-27-05-053-0582 00-41-45-14-05-007-0000; 00-42-46-17-05-001-0000 00-42-46-17-05-002-0000; 00-41-45-24-05-001-0000 |
| Existing Land Use Designation: | Low Residential (LR-3); Agricultural Reserve (AGR); Conservation (CON) |
| Proposed Land Use Designation: | No Proposed Change |
| Existing Zoning District: | Agricultural Reserve Planned Unit Development (AGR PUD) Agricultural Reserve District (AGR) |
| Proposed Zoning District: | Agricultural Reserve Planned Unit Development (AGR PUD) |
| Acreage: | 1,408 acres |
| Tier: | Agricultural Reserve |
| Overlay District: | West Boynton Community Plan |
| Neighborhood Plan: | West Boynton Community Plan |
| CCRT Area: | N/A |
| Municipalities within 1 Mile | N/A |
| Future Annexation Area | N/A |

RECOMMENDATION: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-2, and 57 Conditions of Approval as indicated in Exhibit C-3.

ACTION BY THE ZONING COMMISSION: At the December 5, 2014 Zoning Commission (ZC) hearing, this item was on the regular agenda and was presented and commented on in conjunction with the 2 concurrent applications: PDD/COZ-2014-00938 Amestoy AGR and PDD/DOA-2014-00939 Canyon Isles AGR PUD. Staff and Mr. Kevin Ratterree, Applicant, gave a presentation.

Mr. Glen Harvie, representative for the Coalition of Boynton West Residential Association (COBWRA), spoke in support of the application. He stated that the applications have been approved by COBWRA and recommended that Lyons Road be expanded with appropriate lighting in the future for safety.

Several people from the public including Ms. Paula Davis, representing the Canyon Isles Home Owners Association, Mr. Drew Martin, volunteer for the Sierra Club, and Ms. Lisa Interlande, representing the Everglades Law Center spoke in opposition of the applications. The following concerns were cited: a loss of open space and agricultural land, destruction/disturbances of the Agriculture Reserve land, loss of habitat for animals, conservation easements, and harm to the environment, concerns about the need for upgraded infrastructure, farm jobs being lost, sea level rise, development impacts, drainage issue, no change to conservation easements, encroachment of

farm land, think about public trust/promotion, and the parcels of land are not promoting agricultural use.

Mr. Ratterree responded to some of the concerns raised and clarified that Flavor Pict Road was on the Palm Beach County's 5-Year Plan. After a lengthy discussion of the applications including the concurrent applications: PDD/COZ-2014-00938 Amestoy AGR and PDD/DOA-2014-00939 Canyon Isles AGR PUD, the ZC voted to recommend approval of the applications carried by a voted of 5:2.

PUBLIC COMMENT SUMMARY: At the time of publication, staff had received telephone calls, emails, and written responses (1 in support and others in opposition) with concerns about the land remaining as farm land, no need for more dwelling units, increase in traffic and congestion, no change to the prior approval, future increase in the value of farm land, negative impact on farm land, preservation of food security/water safety, keep development out of farm land, several calls inquiring about the request, and one letter of objection that was forwarded to the Zoning Division from the District Commissioner's office that questioned the process for the 3 concurrent applications.

PROJECT HISTORY

| Application No. | Request | Approval Date | Resolution |
|-----------------------|---|-------------------|------------------------------|
| PDD/W-2004-00504 | Official Zoning Map Amendment to allow a rezoning from the AGR Zoning District to the AGR-PUD; and a Waiver of Objectives and Standards to allow deviation from cul-de-sac restrictions. | February 24, 2005 | R-2005-0390, and R-2005-0391 |
| PDD/W-2004-00504 | To correct legal description for Preserve Area 5. | July 26, 2007 | R-2007-01235 |
| PDD-2007-01610 | Official Zoning Map Amendment to allow a rezoning from the Transitional Marketplace Development (Preservation Area) Zoning District to the Agricultural Reserve (Preservation Area) PUD. | February 28, 2008 | R-2008-0264 |
| DOA-2007-01610 | DOA to add and delete land area | February 28, 2008 | R-2008-0265 |
| PDD/DOA - 2008-01911 | Official Zoning Map Amendment to allow a rezoning from the Traditional Marketplace Development (Preservation Area) (TMD) Zoning District to the Agricultural Reserve Planned Unit Development (Preservation Area) (AGR-PUD) Zoning District | April 23, 2009 | R-2009-0706 |
| PDD/DOA - 2008-01911 | DOA to add, and delete land area; and to modify the Master Plan | April 23, 2009 | R-2009-0707 |
| ZV/PDD/DOA-2012-00384 | Type II Variance to allow a reduction in the AGR-PUD perimeter buffer width. | December 5, 2008 | ZR-2012-0022 |
| ZV/PDD/DOA-2012-00384 | Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District | July 5, 2012 | R-2012-1064 |
| ZV/PDD/DOA-2012-00384 | to reconfigure the Master Plan, add and delete land area, increase the number of units; designate the Model Row, delete Conditions of Approval in Resolution R-2009-707, and re-start the commencement clock | July 26, 2012 | R- 2012-1065 |
| ZV/PDD/DOA-2012-02436 | Type II Variance to allow a reduction in the AGR PUD perimeter buffer width | February 7, 2013 | ZR-2013-00005 |
| ZV -2012-03383 | Type II Variance to allow an increase in building coverage for Single Family dwelling units | February 7, 2013 | ZR-2013-00004 |
| ZV/PDD/DOA-2012-02436 | to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit | February 28, 2013 | R-2013-0204 |

| | | | |
|-----------------------|--|-------------------|-------------|
| | Development (AGR PUD) Zoning District | | |
| ZV/PDD/DOA-2012-02436 | DOA to reconfigure the Master Plan, add land area, add units, relocate the Model Row, and modify Condition of Approval (Planning). | February 28, 2013 | R-2013-0205 |

SURROUNDING LAND USES:

NORTH:

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve Planned Unit Development (AGR/PUD)
 Supporting: Residential (Trails at Canyon, Control No 2006-00550; Canyon Springs, Control No 2002-00069)

SOUTH:

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve (AGR)
 Supporting: Farming/PBC owned Property

EAST:

FLU Designation: Low Residential, 3 units per acre (LR-3)
 Zoning District: Planned Unit Development (PUD)
 Supporting: Residential (San Michele PUD, Control No 2000-098)

EAST:

FLU Designation: Public Ownership (PO)
 Zoning District: Special Exception/Conditional Overlay Zone (SE/COZ)
 Supporting: Palm Beach County Water Utilities

WEST:

FLU Designation: Agricultural Reserve (AGR)
 Zoning District: Agricultural Reserve Planned Unit Development (AGR/PUD); Agricultural (AGR)
 Supporting: Residential and Farming (Canyon Springs, Control No 2002-00069; and Monticello AGR-PUD, Control No 2005-00014)

TYPE II VARIANCE SUMMARY

The Applicant had requested a Type II Variance to allow an increase in the building coverage for single-family units from 40 percent to 44 percent. At the December 5, 2014 ZC hearing, Staff had recommended denial of the request however, the ZC approved the request carried by of vote of 5:2. Conditions for the Variance limit the increase in building coverage to any of the proposed seventy-six Single Family units in Pod K as applicable; and, for the three Single Family units in the Model Row (Pod J) for a total of 79 dwelling units.

| ULDC Article | Required | Proposed | Variance |
|--|------------|------------|--------------------------|
| 3.D.1.A - Property Development Regulations - Building Coverage | 40 percent | 44 percent | An increase of 4 percent |

FINDINGS:

Rezoning Standards:

When considering a Development Order application for an Official Zoning Map Amendment to a Standard Zoning District or a rezoning to a PDD or TDD, the BCC and ZC shall consider Standards 1-7 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated below. An Amendment, which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

- Consistency with the Plan** - *The proposed amendment is consistent with the Plan.*

The Planning Division has found the rezoning request consistent with the AGR Land Use designation of the Palm Beach County Comprehensive Plan and not inconsistent with the West Boynton Community Plan.

2. **Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

Preserve Area

60/40 AGR PUD – Requirements

Pursuant to Article 3.E.2.F of the ULDC, each AGR PUD must consist of two areas, the Preservation Area and the Development Area, and both areas must be rezoned to the PUD District. A 60/40 AGR PUD must have a minimum acreage of 250 acres with a minimum of 60% of the gross land area of the PUD to be designated as Preservation Area, and the remainder land area (40%) as Development Area. The preservation area may be located remote from the associated Development Area provided the Preservation Area contains at least 150 acres and meets the requirements in Article 3.E.2.F.3.d, Configuration; or the Preservation Area shares at least one common boundary of which a minimum of 50 percent of the common boundary is contiguous with an existing Preservation Area, an agricultural area preserved under the PACE program, or a designated wetland which is in public ownership, and which, when combined with the adjacent existing area, has a land area equal to or greater than 150 acres.

Subject to the approval of the concurrent applications for Z/COZ-2014-0938, Amestoy AGR and PDD/DOA-2014-00939, Canyon Isles AGR PUD, the parcels proposed to be rezoned will meet the contiguous requirement.

The Applicant is proposing to rezone a total of 97.10 acres of land including 14 preserve parcels of land (95.59 acres) and a 1.51-acre portion of the previously dedicated ROW for Acme Dairy Road per Plat Book 2, Page 45, from the AGR Zoning District to the AGR PUD. The following chart indicates the proposed preserve numbers, preservation area and acreage of the preserve parcels of land (14) to be added to the Valencia Cove development:

| Preserve Nos. | Preservation Area | Acreage |
|----------------------|--------------------------|----------------|
| 17B | Illiad - Old Agros | 10.467 acres |
| 23 | Schlitz | 9.446 acres |
| 24 | Redwing | 5.000 acres |
| 25 | Blanca | 6.489 acres |
| 26 | McGrath | 5.004 acres |
| 27 | Carter Botanicals | 5.181 acres |
| 28 | Carter Botanicals | 12.708 acres |
| 29 | Dobson | 5.005 acres |
| 30 | Lombardo | 5.004 acres |
| 31 | Lionel Gray | 8.838 acres |
| 32 | Hill | 5.027 acres |
| 33 | M & J Nursery | 7.683 acres |
| 34 | Twin States | 4.709 acres |
| 35 | Korbel | 5.029 acres |

The balance of 446.71 acres, including 378.46 acres from the preserve parcels and 68.25 acres from the development parcel from Amestoy AGR-PUD will be reallocated to Canyon Isles AGR PUD, PDD/DOA-2014-000939, and Valencia Cove AGR PUD, ZV/PDD/DOA-2014-00940. These 3 applications must be heard concurrently since the decision (approval or denial) of one application will impact the remaining two applications.

The Development Review Officer and other County Agencies have reviewed and certified these 3 applications and determined they meet the requirements of the Unified Land Development Code (ULDC). The following chart shows the breakdown of the re-allocation of land areas.

| AGR-PUD | Current Approved AGR-PUD | Proposed | Reallocation to Other AGR-PUDs |
|------------------------------|--|---|--|
| AMESTOY | | | |
| Gross Acreage | 636.42 acres | Abandonment of AGR-PUD with 183.83 acres rezoned to AGR, 5.88-acres to remain dedicated to Palm Beach County as right-of-way, and 446.7 acres reallocated to other AGR-PUDs | 446.7 acres (225.94 acres to Canyon Isles and 220.76 acres to Valencia Cove) |
| Development Area | 252.08 acres (plus a 5.88-acre parcel for dedication of road right-of-way) | Abandonment (5.88-acres remain dedicated to Palm Beach County as right-of-way) | (See Above) |
| Preservation Area (Preserve) | 378.46 acres | Abandonment | (See Above) |
| Units | 636 SF/ZLL | Abandonment | N/A |
| CANYON ISLES | | | |
| Gross Acreage | 511.585 acres | 511.59 acres (No Change) | N/A |
| Development Area | 199.78 acres | 199.78 acres (No Change) | N/A |
| Preservation Area (Preserve) | 303.37 acres | Existing Approved Preserve - 38.74 acres | N/A |
| | | Transfer from Amestoy - 225.94 acres | |
| | | New parcels to be rezoned to AGR Preserve - 38.69 acres | |
| Units | 500 SF/ZLL | 500 SF/ZLL (No Change) | N/A |
| VALENCIA COVE | | | |
| Gross Acreage | 823.6 acres | 1,408.26 acres | N/A |
| Development Area | 323.99 acres | 556.96 acres (323.99+231.46+1.51) | N/A |
| | | Transfer from Canyons Isles - 231.46 acres | |
| | | New Rezoning parcels - 1.51 acres | |
| Preservation Area (Preserve) | 485.99 acres | 835.52 acres (485.99+220.76+33.17+95.59) | N/A |
| | | Transfer from Amestoy - 220.764 acres | |
| | | Transfer from Canyon Isles - 33.173 acres | |
| | | New Rezoning parcels - 95.59 acres | |
| Units | 822 SF/ZLL | 1,408 SF/ZLL | N/A |
| OVERALL SUMMARY | 1,971.605 acres / 1,958 SF/ZLL | AGR-PUD - 1,919.85 acres (incl. 135.79 acres of new parcels rezoned from outside Amestoy) , AGR - 183.83 acres , ROW - 5.88 acres / 1908 SF/ZLL | N/A |

Pending the proposed Zoning Map Amendment, the site will be consistent with all applicable provisions of the Unified Land Development Code (ULDC), as well as the stated purpose and intent of the ULDC.

- Compatibility with Surrounding Uses** - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

changes are proposed to the previously approved preserve parcels of land, Nos. 1 through 22, listed in the applicant's Justification Statement. The request will allow the site to be compatible with the Zoning District and the Land Use designation surrounding the properties, therefore the rezoning from the AGR Zoning District to the AGR PUD Zoning District will not create any incompatibilities.

4. **Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: The property is under agricultural production.

WELLFIELD PROTECTION ZONE: A portion of the property is not located with a Wellfield Protection Zone.

IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

5. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The rezoning request will further the 60/40 AGR/PUD development pattern in the AGR Tier. The site must maintain a minimum of 60% preserve area and a maximum of 40% development area. The proposed Zoning Map Amendment should have no adverse impact on local development patterns, timing or trends.

6. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency.*

The request to rezone the parcels of land does not create any additional impact on public facilities.

7. **Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate the amendment.*

The rezoning request of the 14 preserve parcels of land (95.59 acres) and the 1.51 acre portion of the Acme Dairy Road Right-of-way (ROW) totaling 97.10 acres of land is necessary for consistency with the Zoning District and Land Use designation for development within the 60/40 AGR/PUD. The Applicant states in the Justification Statement that the 1.51 acre portion of the Acme Dairy Road ROW to the north of the site was vacated and will be added to the site's development area.

Staff has evaluated the standards listed under Article 2.B.1.B 1-7 and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, staff is recommending approval of the rezoning request. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibit C-2.

Conditional Uses, Requested Uses and Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A Conditional or Requested Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

1. **Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

Density: The Planning Division has reviewed the request to increase land area for a total of 1,408.182 acres, increase the total number of units from 823 to 1,408, add and rezone 136.97 acres from AGR to AGR PUD, modify conditions of approval, and has determined that this request is consistent with the site's AGR FLU designation. The subject request has a previous approval with conditions via R-2013-205.

60/40 Development Option: Per Policy 1.5.1-i. the applicant is required to provide a minimum of 60% of preserve area and 40% maximum developable area. The Preserve areas are not required to be contiguous with the development area. The 60/40 breakdown is as follows:

| | |
|----------------|-----------------|
| Total acreage: | 1,408.254 acres |
| Less ROW: | 15.774 acres |
| Net acreage = | 1,392.480 acres |

Net acreage x 60%: 1,392.48 x 60% = 835.488 acres (applicant proposes 835.517 acres or 60%)
Net acreage x 40%: 1,392.48 x 40% = 556.992 acres (applicant proposes 556.963 acres or 40%)

The following policy is relevant to the 60/40 AGR PUD and reads as follows:

FLUE Policy 1.5.1-i.6. states, “that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified in the Thoroughfare Identification Map...”

The policy also states that preserve areas for a 60/40 PUD shall contain a minimum contiguous area of 150 acres; or have a common boundary with other preserve properties whose aggregate total equals at least 150 acres and are contiguous to other preserve parcels or parcels designated Conservation (CON) on the Future Land Use Atlas (33-FLUE). Based on the information submitted by the applicant and our analysis, Planning Staff has determined that the preserve parcels are consistent with this policy.

Previous Conditions: The subject request has a previous approval per R-2013-205 which contained Planning Conditions of Approval. The request will affect Planning Condition number 1, 6, 7, 8 and 10 as follows:

Condition 1 refers to the maximum allowable units and both 6 and 7 identify a timeframe for the recordation of the Conservation Easements. The time frame is being moved from March 1, 2014 to March 1, 2017. Conditions 8 and 10 refer to the start and completion of the Rural Parkway.

Special Overlay District / Neighborhood Plan / Planning Study Area: The subject property is located within the boundaries of the West Boynton Community Plan. The subject request is not inconsistent with the neighborhood plan. The applicant met with the neighborhood group responsible for implementing the Neighborhood Plan on September 2, 2014. Staff has received a letter (Exhibit E) from COBWRA dated September 26, 2014 stating support for the request with no request for conditions.

2. **Consistency with the Code** - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

Preserve Parcels

A total of 44 preserve parcels are associated with the subject site. Twenty-two of these preserves parcels were previously approved for this development via Resolution Nos. R-2012-1064 and R-2013-0205. The additional preserve parcels (nos. 17B, 23 through 44) are new or reallocated from

the concurrent application for Z/COZ-2014-0938, Amestoy AGR. As stated in the Applicant's Justification Statement the parcels meet or exceed Code requirements noted in Article 3.E.2.F.3 including location, adjacency, uses, configuration, and contiguity.

Exemplary Design

Exemplary Standards are met with the provision of 230 acres of Open Space which exceeds the minimum requirement of 40% (222.79 acres) within the Development Area; 2 pedestrian/bicycle connections to the Lyons Road Rural Parkway and one to Acme Dairy Road are provided; and, a total of 18.84-acre recreation areas included within two pods, (+10.39 acres), which is more than twice the minimum requirement. Amenities included in the recreation parcels will include at a minimum: tennis courts, swimming pools, and recreation buildings/clubhouses which provide many recreational opportunities. The development remains buffered to the north and the east by a 300 foot wide preserve area (tree farm). The added development area includes aesthetically pleasing lakes and waterfront lots. Performance Standards are met with fountains in the lakes near the entrances, 7 focal points, decorative street lights, decorative paving, and benches along the pedestrian circulation system that links to the recreation parcel of the residential pods.

Civic Requirement

Pursuant to the ULDC, a minimum of 11.15 acre Civic site dedication is required. 6.48 acres of Civic requirement was cashed out by Delray Beach Associates, LLC with a remaining balance of 4.66 acres. The remaining 4.66-acre Civic Pod is indicated at the southwestern portion of the development area on the east side of Lyons Road.

Recreation Requirement

Pursuant to the ULDC, a 8.45 acre recreation parcel is required. The Preliminary Master Plan illustrates the location of 2 recreational parcels totaling 18.84 acres (gross) recreation area or 18.50 net acres. Valencia Cove North includes 10.80 acres (gross) and Valencia Cove South includes 8.04 gross acres. The total recreation parcels exceed the required recreation area for the development by 10.39 acres. The Property Owner will provide typical amenities including but not limited to a recreation building, a swimming pool, tennis courts and a pedestrian pathway meandering throughout the site. The Applicant believes that recreational amenities and activities are important to a residential community and therefore, exceeded Code requirements.

Open Space

Pursuant to the ULDC, the development parcel requires a minimum of 40% of the land area to be provided as Open Space. The required open space for the project is 222.79 acres. The Preliminary Master Plan includes 230.00 acres of Open Space, inclusive of Lakes, Recreation Areas, Buffers and miscellaneous open space parcels throughout the project. 132.44 acres of Open Space is provided within the Valencia Cove North and 97.56 acres within the Valencia Cove South.

On December 5, 2015 the ZC approved the request of the concurrent variance to increase the building coverage. Pending the approval of this rezoning and the DOA to reconfigure the Site Plan the request will be consistent with the Code.

- 3. Compatibility with Surrounding Uses** – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

Pending approval of the rezoning of the 1.51 acres of ROW and the 14 new preserve parcels of land the request will be compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The DOA request to add land area and increase the number of units will not create any incompatibility.

- 4. Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The 60/40 design of the proposal will minimize adverse effects, including visual impact and intensity of the proposed use on adjacent lands. The request to modify the site to add land area, 582.50 acres (preserve land and a 1.51 acre parcel of land currently supports a 30 foot ROW for Acme Dairy Road) and increase the number of units will continue the 60/40 trend within the development area. In addition, the Applicant states in the Justification Statement how the new and relocated preserve land

for the 60/40 AGR/PUD are in compliance with Code requirements and the AGR Tier. Although the intensity of the site will be increased the applicant shall maintain the design trend of the residential development in compliance with exemplary standards and performance standards including but not limited to the AGR buffer width, open space, focal points, preserve areas.

5. **Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

VEGETATION PROTECTION: The property is under agricultural production.

WELLFIELD PROTECTION ZONE: A portion of the property is not located with a Wellfield Protection Zone.

IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

ENVIRONMENTAL IMPACTS: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

6. **Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The proposed increase in size of the development area logically expands in the boundary towards the south of the current development between Lyons Road and the Florida's Turnpike; to extend to the south of the Flavor Pict Road and north of the LWDD L-30 Canal. The proposal will further the 60/40 AGR-PUD development pattern for PUD within the AGR Tier. The development will continue the residential environment that is compatible and harmonious with the surrounding area. The adjacent communities are within close proximity and are consistent with the development patterns in the area by providing low-density detached housing with private recreation facilities. The location of the development area provides a variety of housing options within the Lyons Road Rural Parkway corridor south of Boynton Beach Boulevard. The expansion is also within close proximity to the Canyon Town Center, which provides shopping, dining, banking and medical office opportunities to existing and future residents. The proposed use or amendment will result in a logical, orderly and timely development pattern.

7. **Adequate Public Facilities** – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

ENGINEERING COMMENTS:

TRAFFIC IMPACTS

The Property Owner has estimated the build-out of the project to be December 31, 2019. Total traffic expected to be generated from this project is 5,181 trips per day and 380 trips during the PM peak hour. Additional traffic is subject to review for compliance with the Traffic Performance Standard.

The following roadway improvements are required for compliance with the Traffic Performance Standards:

- a. Additional east approach left turn lane (resulting in dual turn lanes) on Atlantic Avenue at Lyons Road intersection.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

| | |
|--------------------|--|
| Segment: | Lyons Rd from Boynton Beach Blvd to Atlantic Ave |
| Existing count: | Northbound=648, Southbound=415 |
| Background growth: | Northbound=351, Southbound=364 |
| Project Trips: | Northbound=91, Southbound=97 |

Total Traffic: Northbound=1090, Southbound=876
Present laneage: 2 Lanes
Assured laneage: 2 Lanes
LOS "D" capacity: 810 vehicles per hour directional (1140 vehicles per hour directional as free-flow)
Projected level of service: LOS F (LOS D or better considering free-flow capacity)

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Segment: Boynton Beach Blvd from Lyons Rd to FL Turnpike
Existing count: Eastbound=1400, Westbound=1733
Background growth: Eastbound=431, Westbound=528
Project Trips: Eastbound=59, Westbound=93
Total Traffic: Eastbound=1890, Westbound=2354
Present laneage: 6 Lanes
Assured laneage: 6 Lanes
LOS "D" capacity: 2680 vehicles per hour directional
Projected level of service: LOS D or better

The Property Owner shall plat the property in accordance with ULDC Article 11.

The Property Owner shall obtain a Right of Way Permit from the Palm Beach County Engineering Department, Permit Section, for access onto Lyons Road and Flavor Pict Road.

The Property Owner shall accept the drainage from adjacent Lyons Road and Flavor Pict Road for the frontage plus an additional 880' of ultimate roadway.

PALM BEACH COUNTY HEALTH DEPARTMENT: No Staff Review Analysis.

FIRE PROTECTION: No Staff Review Analysis.

SCHOOL IMPACTS: No Staff Review Analysis.

PARKS AND RECREATION: The Valencia Cove North and Valencia Cove South operate independently.

Based on the proposed 822 dwelling units in Valenica Cove north, 4.93 acres of onsite recreation is required. The plan submitted indicates there will be 10.72 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

Based on the proposed 586 dwelling units in Valencia Cove South, 3.52 acres of onsite recreation is required. The plan submitted indicates there will be 7.78 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.

CONCURRENCY: Concurrency has been approved for 1,408 total units including 163 Single Family (SF) units and 1,245 Zero Lot Line (ZLL) units.

8. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

The Applicant states in the Justification Statement that additional land area was acquired for the development and preserve areas to further the 60/40 development in the AGR Tier. The applicant requests to rezone 97.09 acres of land from the AGR Zoning District to the AGR-PUD Zoning District and a DOA to reconfigure the PMP to add 349.53 acres of Preserve and 232.97 acres of development area to existing acreage of the Valencia Cove PUD.

The reconfigured PMP provides an overall total of 1,408.26 acres with 556.96 acres of development area and 835.52 acres of preserve. The PMP also provides 1,408 dwelling units (163 Single Family and 1,245 ZLL), 230-acres of open space, 18.84 acres of recreation, 4.66 acres of Civic Pod area (6.48-acres was previously cashed out), and 151.66 acres of lakes. The request to modify the PMP site to add 264.633 acres of land located directly south of the current development parcel of the existing AGR PUD to the Valencia Cove development. The said land (264.633 acres) currently

supports preserve parcels for the concurrent application for PDD-DOA-2014-00939, Canyon Isles AGR PUD, approved by the BCC on July 26, 2012 through Resolution R-2012-1061. This parcel was platted as "Canyon Isles Preserve Plat Two" as recorded in Plat book 104, Pages 152 through 156. The Applicant is also requesting to swap preserve lands between the Canyon Isles AGR PUD (concurrent application, PDD-DOA-2014-00939), and through this DOA. The following is a breakdown of the preserve parcel (264.633 acres) from the Canyon Isles, Preserve Parcel No. 3:

231.461 acres will become development area for Valencia Cove;
15.827 acres will become a new preserve parcel for Valencia Cove, Valencia Assemblage Preserve No. 37;
12.360 acres will become a new preserve parcel for Valencia Cove, Valencia Assemblage Preserve No. 39; and
4.986 acres, an existing Rural Parkway for Canyon Isles will now become a Rural Parkway Preserve Parcel for Valencia Cove, Valencia Assemblage Preserve No. 38.

The applicant is requesting to swap out 264.633 acres of land, the same total acreage as of preserve lands from the Valencia Cove AGR PUD to the concurrent application for PDD-DOA-2014-00939, Canyon Isles AGR PUD. In addition the applicant is requesting to release the Conservation Easement recorded in O.R. Book 18109, Page 436, associated with the Canyon Isles Preserve Parcel No. 3 16635 PG. 10. The request also includes amending the existing Conservation Easements associated with the concurrent application Z/COZ-2014-00938, Amestoy AGR by re-allocating them to the Valencia Cove AGR PUD:

SFWMD Preserves: 114.470 Acres per O.R. 23891, Page 1025;
Bruschi Preserve: 3.202 Acres per O.R. Book 24594, Page 1498;
Czito Preserve: 4.394 Acres per O.R. Book 24594, Page 1385; and
Voustas Preserve: 5.016 Acres per O.R. Book 24683, Page 1181.

Staff has evaluated the standards listed under Article 2.B.2.B 1-8 and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, staff is recommending approval of the DOA requests. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibit C-3.

CONDITIONS OF APPROVAL

Exhibit C-1

Type II Variance - Concurrent

VARIANCE

1. The Development Order for this Variance shall be tied to the Time Limitations of the Development Order for ZV/PDD/DOA-2014-00940. (ONGOING: MONITORING - Zoning)
2. This Variance is approved for Pod K including seventy-six (76) Single Family units; and, for the three (3) Single Family units in the Model Row (Pod J). Only minor modifications by Board of County Commissioners or Development Review Officer shall be permitted provided the changes are consistent with the Master Plan. (ONGOING: CODE ENF - Zoning)
3. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPM: BUILDING DIVISION - Zoning)
4. Prior to application for a Building Permit for any Single Family unit with a building coverage greater than 40%, the Final Subdivision Plan (Pods K or J as applicable) shall be amended to include the approved Variance Chart. (BLDGPM: BUILDING DIVISION - Zoning)
5. Prior to issuance of a Building Permit for any Single Family unit with a building coverage greater than 40%, a Landscape Plan must be submitted for review and approval showing the location of the required trees by Code at time of the approval. (BLDGPM: BUILDING DIVISION - Landscape)
6. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
7. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other Permit, License or Approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or,
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other Zoning Approval; and/or,
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of Conditions reasonably related to the failure to comply with existing Conditions; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

8. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

Exhibit C-2 Official Zoning Map Amendment

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS condition 1 of Resolution R-2013-205, Control No.2004-00369, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolutions R-2005-390, R-2008-265, and R-2009-707 (Control No. 2004-369) are hereby revoked. (ONGOING: MONITORING - Zoning) (Previous Condition All Petitions 1 of Resolution R-2012-1065, Control No. 2004-369)

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolutions R-2005-390, R-2008-265, R-2009-707, and R-2012-1065 (Control No. 2004-369) are hereby revoked. (Previous Condition All Petitions 1 of Resolution R-2013-0205, Control No. 2004-369) (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS condition 2 of Resolution R-2013-205, Control No.2004-00369, which currently states:

The approved Preliminary Master Plan is dated December 13, 2012. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The approved Preliminary Master Plan is dated September 11, 2014. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

3. Based on Article 2.E of the Unified Land Development Code, this Development Order meets the requirements to receive a new three (3) year review date from Date of Approval of this Resolution. (DATE: MONITORING - Zoning) (Previous ALL PETITIONS condition 3 of Resolution R-2013-205, Control No.2004-00369)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2019. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

b. Building Permits for more than 65 dwelling units shall not be issued until construction commences for:

i) The extension of the existing east approach left turn lane on Boynton Beach Blvd. at Acme Dairy Road to the maximum length permitted by FDOT (Note: COMPLETE), and

ii) The restriping of the south approach of Acme Dairy Road at Boynton Beach Blvd. to provide a shared left turn/through lane and dual right turn lanes, including any required signal modifications (Note: COMPLETE).

Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits. (BLDGPMT:

MONITORING - Engineering) (Previous ENGINEERING condition 1 of Resolution R-2013-205, Control No.2004-00369)

2. The Property Owner shall provide to the Palm Beach County Land Development Division a road right of way deed and all associated documents as required by the County Engineer for:

- i. Lyons Road - 55 feet measured from centerline of the proposed right of way, and
- ii. Flavor Pict Road - 60 feet measured from centerline of the proposed right of way.

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage of both development and preservation parcels, as applicable, and shall be free and clear of all encroachments and encumbrances. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Grantor must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. Palm Beach County will prepare a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the property owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 2 of Resolution R-2013-205, Control No.2004-00369)

3. The property owner shall provide to the Florida Department of Transportation (FDOT), a road right of way deed and all associated documents as required by FDOT for:

West Atlantic Avenue an additional 104 feet of right of way to provide for a total of 160 feet of right of way or as approved by the County Engineer. This right of way width may be modified to reflect a revision to the Comprehensive Plan prior to dedication of the property by the property owner.

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit. Right of way conveyance shall be along the project's entire frontage of both development and preservation parcels, as applicable, and shall be free and clear of all encumbrances and encroachments. Property owner shall provide FDOT with sufficient documentation, including, at minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from tax collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Grantor must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 3 of Resolution R-2013-205, Control No.2004-00369)

4. Previous ENGINEERING condition 4 of Resolution R-2013-205, Control No.2004-00369, which currently states:

The Property Owner shall construct:

- i. right turn lane south approach on Lyons Road at the project entrance road,
- ii. left turn lane north approach on Lyons Road at the project entrance road, and
- iii. an appropriate terminus of Acme Dairy Road at the point of abandonment of the public right-of-way.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

- a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

Is hereby amended to read:

The Property Owner shall construct:

- i. right turn lane south approach on Lyons Road at the project's entrance road located North of the LWDD L-29 Canal,
- ii. left turn lane north approach on Lyons Road at the project's entrance road located North of the LWDD L-29 Canal, and
- iii. an appropriate terminus of Acme Dairy Road at the point of abandonment of the public right-of-way.

This construction shall be concurrent with the paving and drainage improvements for the project. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

- a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

5. Previous ENGINEERING condition 5 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Prior to the issuance of the first building permit, the Property Owner shall provide a temporary roadway construction easement to Palm Beach County for that portion adjacent to Lyons Road and Flavor Pict Road for both the development and preserve parcels. This roadway construction easement shall also contain an isosceles trapezoid connecting any required Corner Clips. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents.

Is hereby amended to read:

Prior to the issuance of:

- a. The first building, the Property Owner shall provide a temporary roadway construction easement to Palm Beach County for that portion of the Project, both the development and preserve parcels, adjacent to Lyons Road and Flavor Pict Road between the LWDD L-27 and L-29 Canals.

The roadway construction easements shall also contain an isosceles trapezoid connecting any required Corner Clips. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT: MONITORING - Engineering)

b. The 823rd building permit, the Property Owner shall provide a temporary roadway construction easement to Palm Beach County for that portion of the Project, both development and preserve parcels, adjacent to Lyons Road and Flavor Pict Road between the LWDD L-29 and L-30 Canals.

The roadway construction easements shall also contain an isosceles trapezoid connecting any required Corner Clips. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDG/PMT: MONITORING - Engineering)

6. Previous ENGINEERING condition 6 of Resolution R-2013-205, Control No. 2004-00369, which currently states:

Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of:

- i. Lyons Road
- ii. Flavor Pict Road

along the property frontage, including the preserve parcel frontages; and a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents.

Is hereby amended to read:

Prior to issuance of the first building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of:

- i. Lyons Road, North of the LWDD L-29 Canal, and
- ii. Flavor Pict Road, North of the L-29 Canal;

For both the development and preserve areas; and a maximum of an additional 800 feet of these adjacent roadway(s); the limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required

by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMPT: MONITORING - Engineering)

7. The Property Owner shall:

a. Prior to the recordation of the first plat, include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans a disclosure statement identifying Flavor Pict Road as a planned thoroughfare roadway adjacent to or through this property, including that some portions of the road will be elevated for a crossing over the Florida Turnpike. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. (PLAT: MONITORING - Engineering)

b. Submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before July 1, 2013 and shall continue on an annual basis until all units within the development have been sold or the Property Owner relinquishes control to the homeowners association. (DATE/ONGOING: MONITORING - Engineering) (Previous ENGINEERING condition 7 of Resolution R-2013-205, Control No.2004-00369)

8. Prior to issuance of the first building permit within the affected pod, the property owner shall replat the preserve area fronting on Lyons Road to allow for legal access to the subdivision in accordance with Article 11. (BLDGPMPT/ONGOING/PLAT: ENGINEERING - Engineering) (Previous ENGINEERING condition 8 of Resolution R-2013-205, Control No.2004-00369)

9. The Property Owner shall:

a. Receive approval for the abandonment of all of the portion of Acme Dairy Road required to be abandoned for development purposes prior to Final Subdivision Plan approval for the first subdivision plan that includes the abandonment area. The abandonment application must include information confirming that the application will not negatively affect legal access to any property. (DRO: ENGINEERING - Engineering) [Note: COMPLETED]

b. Notify the Homeowner's Association for Trails at Canyon of the proposed abandonment prior to application for abandonment of Acme Dairy Road. Alternately, if a developer is still in control of the Homeowner's Association at the time of application for the abandonment, the abandonment petitioner must notify the owners in the subdivision. Confirmation of this notification shall be submitted to the Land Development Division. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 9 of Resolution R-2013-205, Control No.2004-00369)

10. The Property Owner shall enter into an agreement with Palm Beach County, approved by the County Attorney and County Engineer, to be responsible for maintenance of any portion of Acme Dairy Road where public interest remains but the right of way is utilized solely for access to the Valencia Assemblage development. This maintenance obligation must be acknowledged in the homeowner's association documents and the maintenance agreement must be recorded in the public records prior to recordation of the plat for this area. (PLAT: ENGINEERING - Engineering) (Previous ENGINEERING condition 10 of Resolution R-2013-205, Control No.2004-00369)

11. Previous ENGINEERING condition 11 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Pursuant to the terms of the Atlantic Avenue Agreement, road impact fees and an additional contribution were prepaid for zoning control number 2004-00369. The prepaid total is creditable against road impact fees due for new development under this control number, provided that the parcel in the northeast quadrant of the Atlantic Ave/Lyons Road intersection remains a preservation parcel under this zoning control number. The credit amount does not vest Property Owner, or a successor in interest to the property, against future increases in road impact fee rates that may occur from time to time. Once the total road impact fee credit has been exhausted, Property Owner, or a successor in interest to the property, shall be required to pay additional road impact fees in accordance with Unified Land Development Code, Article 13.

Is hereby amended to read:

Pursuant to the terms of the Atlantic Avenue Agreement, road impact fees and an additional contribution were prepaid for Zoning Control Numbers 2004-00369 (Valencia Cove) and 2005-00162 (Amestoy). The prepaid total is creditable against road impact fees due for new development under Zoning Control Number 2004-00369, provided that the parcel in the northeast quadrant of the Atlantic Ave/Lyons Road intersection remains a preservation parcel under this zoning control number. The credit amount does not vest Property Owner, or a successor in interest to the property, against future increases in road impact fee rates that may occur from time to time. Once the total road impact fee credit has been exhausted, Property Owner, or a successor in interest to the property, shall be required to pay additional road impact fees in accordance with Unified Land Development Code, Article 13. (ONGOING: ENGINEERING - Engineering)

12. Prior to subdivision plan approval by the DRO for any subdivision plan encumbered by or affecting the rights granted under the existing easements recorded in ORB3631 PG725, ORB575 PG518, ORB352 PG386 and ORB12110 PG830, the Property Owner shall have the existing aforementioned easements released as required, and relocated if necessary, for development purposes. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 12 of Resolution R-2013-205, Control No.2004-00369)

13. Previous ENGINEERING condition 13 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Prior to final approval of the Subdivision Plan by the DRO, the Property Owner shall record a restrictive covenant limiting the occupancy of the dwelling units to an age restricted community. The covenant shall be in a format approved by the County Attorney and County Engineer. (DRO: ENGINEERING - Engineering)

Is hereby deleted. [REASON: Superseded by new Condition Engineering 18 and 19.]

14. Previous ENGINEERING condition 14 of Resolution R-2013-205, Control No.2004-00369, which currently states:

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the project entrance and Lyons Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. Building Permits for more than 200 dwelling units shall not be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPM: MONITORING - Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING - Engineering)

Is hereby amended to read:

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the project entrance and Lyons Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. Building Permits for more than 200 dwelling units shall not be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING - Engineering)

15. Prior to the recordation of the first plat for any portion of the property located south of the LWDD L-29 Canal, the Property Owner shall provide verification that the Palm Beach County owned parcel with PCN 00424605030010050 has been transferred to the Property Owner and incorporated into the subdivision as shown on the subdivision plans. (PLAT: MONITORING - Engineering)

16. The Property Owner shall construct a left turn lane north approach on Lyons Road at the project's entrance located south of the LWDD L-29 Canal. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right of way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the 823rd building permit. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the 823rd Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

17. Prior to issuance of the 823rd building permit, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road and Flavor Pict Road, south of the LWDD L-29 Canal, for both development and preserve parcel frontages; and a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication

documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT: MONITORING - Engineering)

18. Prior to final approval by the Development Review Officer of the Subdivision Plan, the Property Owner shall record a restrictive covenant limiting the occupancy of the dwelling units to an age restricted community for that portion of the project located between the LWDD L-27 and L-29 Canals. The covenant shall be in a format approved by the County Attorney and County Engineer. (DRO: MONITORING - Engineering)

19. Prior to the issuance of the 823rd building permit, the Property Owner shall record a restrictive covenant limiting the occupancy of the dwelling units to an age restricted community for that portion of the project located between the LWDD L-29 and L-30 Canals. The covenant shall be in a format approved by the County Attorney and County Engineer. (BLDGPMT: MONITORING - Engineering)

20. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the project entrance and Lyons Road located South of the L-29 Canal. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right-of-way or easement acquisition.

a. Building Permits for more than 843 dwelling units shall not be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPMT: MONITORING - Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety maybe returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: MONITORING - Engineering)

LAKE WORTH DRAINAGE DISTRICT

1. Prior to Final DRO Approval LWDD will require that the rights-of-way for the L-28 Canal and E-2W Canal are tied to an accepted control (as shown for the L-29 Canal; original tract lines for PBFCP). This information needs to be reflected on all plans showing LWDD's canals. (Previous Condition LWDD 1 of Resolution R-2013-0205, Control No. 2004-369) (DRO: LAKE WORTH DRAINAGE DISTRICT - Lake Worth Drainage District) (Previous LAKE WORTH DRAINAGE DISTRICT condition 1 of Resolution R-2013-205, Control No.2004-00369)

2. VALENCIA ASSEMBLAGE PRESERVE NO 25 (BLANCA PARCEL)

Prior to LWDD signing the Conservation Easement, platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed the West 55 feet of Tract 42, Block 52, PBFCP3, PB 2/45 for the S-9 Canal, less lands owned by LWDD. (PLAT: ENGINEERING - Lake Worth Drainage District)

3. VALENCIA ASSEMBLAGE PRESERVE NO 36F (LWDD L-23W CANAL PARCEL)

Prior to LWDD signing the Conservation Easement, platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed the south 10 feet of Tracts D and E and the 30 foot platted road lying between said tracts, and the north 70 feet of Tract F, SUSSMAN PLAT FOUR, PB 91, PG 55 for the L-23W Canal. (PLAT: ENGINEERING - Lake Worth Drainage District)

4. VALENCIA ASSEMBLAGE PRESERVE NO 17B (OLD AGROS PARCEL)

Prior to LWDD signing the Conservation Easement, platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed the north 55 feet of Tracts 73 & 74, Block 45, PBFCP3, PB 2, PG 45 for the L-21 Canal, less lands owned by LWDD. (PLAT: ENGINEERING - Lake Worth Drainage District)

5. VALENCIA ASSEMBLAGE PRESERVE NO 23 (SHILTZ PARCEL)

Prior to LWDD signing the Conservation Easement, platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed the north 55 feet of Tracts 75 & 76, and the west 50 feet of Tract 77, all in Block 45, PBFCP3, PB 2, PG 45 for the L-21 and E-1 Canals, less lands owned by LWDD. (PLAT: ENGINEERING - Lake Worth Drainage District)

6. VALENCIA ASSEMBLAGE PRESERVE NO 44 (AMESTOY PARCEL)

Prior to LWDD signing the Conservation Easement, platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed the west 45 feet of Tract 44, Block 51, PBFCP3, PB 2, PG 45 for the L-E-1 Canal. (PLAT: ENGINEERING - Lake Worth Drainage District)

7. VALENCIA ASSEMBLAGE PRESERVE NO 41 (BRUSHI PARCEL) -

Prior to LWDD signing the Conservation Easement, platting, approval from LWDD for Technical Compliance, or the issuance of any LWDD permits, the owner shall convey to LWDD either by warranty deed or exclusive easement deed the south 10 feet of Tracts D and E and the 30 foot platted road lying between said tracts, and the north 70 feet of Tract F, SUSSMAN PLAT FOUR, PB 91, PG 55 for the L-23W Canal. (PLAT: ENGINEERING - Lake Worth Drainage District)

LANDSCAPE - GENERAL

1. Field adjustment of berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (ONGOING: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 1 of Resolution R-2013-205, Control No.2004-00369)

LANDSCAPE - PERIMETER-ALONG THE NORTH PROPERTY LINE (ABUTTING THE LWDD L-28 CANAL - BETWEEN THE RURAL PARKWAY AND ACME DAIRY

2. Landscaping along the north property line abutting the LWDD L-28 canal between the Rural Parkway and Acme Dairy Road shall be upgraded to include:

- a. a continuous berm with a minimum height of two (2) feet;
- b. one (1) canopy tree planted for each twenty (20) linear feet of the property line;
- c. one (1) palm or pine tree for each thirty (30) linear feet of property line; and,
- d. a continuous shrub planted on the plateau of the berm, to be maintained at a minimum height of four (4) feet;
- e. the overall height of the berm/shrub combination shall be maintained at a minimum height of seven (7) feet, to be achieved within one year following installation; and,
- f. as an alternative to maintaining the hedge required in d. and e. above at a minimum height of five (5) feet one year following installation, the Property Owner can install a minimum five (5) foot high opaque concrete block or panel wall, planted on the plateau of the berm. In the event the Property Owner installs the wall option, the ULDC required hedge on the exterior side of the wall shall still be required. (DRO: ZONING - Zoning) (Previous LANDSCAPE - PERIMETER condition 2 of Resolution R-2013-205, Control No.2004-00369)

PALM TRAN

1. Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT:MONITORING -Palm Tran) [Note: COMPLETED]

PLANNED DEVELOPMENT

1. Prior to recordation of the first plat, all property included in the legal description of the application shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall include the following:

- a. formation of a single 'master' Property Owner's Association (POA), automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas;

- b. all recreation parcels shall be deed restricted to recreation for the use of the residents of the development. At the time of turnover of the POA/HOA, the recreation parcel shall be turned over to the association at no cost to the residents; and,
- c. The property shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the Development Area. This Declaration shall be amended when additional units are added to the PUD (PLAT: ENGINEERING - County Attorney) (Previous PLANNED DEVELOPMENT condition 1 of Resolution R-2013-205, Control No.2004-00369)

PLANNING

1. Previous PLANNING condition 1 of Resolution R-2013-205, Control No.2004-00369, which currently states:

The PUD shall be limited to a maximum of 823 dwelling units and shall meet 60/40 AGR PUD requirements. All units associated with the preserve parcels shall be assigned to the Development area. No approved, unbuilt units may be transferred outside the development area.

Is hereby amended to read:

The PUD shall be limited to a maximum of 1,408 dwelling units and shall meet 60/40 AGR PUD requirements. All units associated with the preserve parcels shall be assigned to the Development area. No approved, unbuilt units may be transferred outside the development area. (ONGOING: PLANNING - Planning)

2. Previous PLANNING condition 2 of Resolution R-2013-205, Control No.2004-00369 which currently states:

Prior to Final Master Plan (FMP) approval by the Development Review Officer (DRO), the applicant shall provide a 100 foot Lyons Road Rural Parkway Landscape Plan with cross section details for both the Parkway adjacent to the Development area and the Parkway adjacent to the preserve parcel at Atlantic and Lyons. All of these items shall be subject to approval by the Planning Division and Engineering Department. The Rural Parkway Landscape Plan to include, but not be limited to, the following items:

- a. Flowering trees;
- b. Undulating berms, no taller than five (5) feet and landscaped with native vegetation; and
- c. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along the Development Area project frontage.
- d. The amount of landscape material in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area, will still be required in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway.
- e. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the development area:
 - 1. Provide 1 canopy tree for each 1,200 square feet.
 - a. Up to 20 percent of canopy trees may be flowering.
 - b. Spacing of trees to be no more than 100' apart.
 - 2. Small trees (maximum mature growth estimated to be no more than 12 feet) may be substituted for canopy trees at a rate of 2 for 1 not to exceed 20 percent of required canopy tree quantity.
 - 3. Provide a minimum of one palm tree for each 4,000 square feet of area; palms to be clustered in groups of 3 minimum; no maximum or minimum spacing between clusters.
 - 4. Provide one plant for each 200 square feet of area, utilizing a minimum of 50 percent of the required quantity in a layered design to include ground cover (mature or maintained growth not

exceeding 24 inches, small shrubs (mature or maintained growth not to exceed 48 inches) and large shrubs (mature or maintained growth greater than 48 inches).

5. Undulating berms, where possible, no taller than 5 feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.

6. Sod remaining area.

7. Minimum 90 percent native trees, 60 percent native shrubs.

f. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the AGR Preserve at Atlantic and Lyons:

1. One canopy tree per 2,000 square feet.

2. Undulating berms, where possible, no taller than five (5) feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.

3. Sod or seed remaining area.

4. Minimum 90 percent native trees, 60 percent native shrubs. (DRO: PLANNING - Planning)

Is hereby amended to read:

Prior to Final Master Plan (FMP) approval by the Development Review Officer (DRO), the applicant shall provide a 100 foot Lyons Road Rural Parkway Landscape Plan with cross section details for the Parkway adjacent to the Development area of both Valencia Cove North, Valencia Cove South and the Parkway preserve parcel P9B at Atlantic and Lyons. All of these items shall be subject to approval by the Planning Division and Engineering Department. The Rural Parkway Landscape Plan to include, but not be limited to, the following items:

a. Flowering trees;

b. Undulating berms, no taller than five (5) feet and landscaped with native vegetation; and

c. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along the Development Area project frontage.

d. The amount of landscape material in the Atlantic and Lyons Preserve parcel P9B portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area, will still be required in the Atlantic and Lyons Preserve parcel P9B portion of the Lyons Road Rural Parkway.

e. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the development area:

1. Provide 1 canopy tree for each 1,200 square feet.

a. Up to 20 percent of canopy trees may be flowering.

b. Spacing of trees to be no more than 100' apart.

2. Small trees (maximum mature growth estimated to be no more than 12 feet) may be substituted for canopy trees at a rate of 2 for 1 not to exceed 20 percent of required canopy tree quantity.

3. Provide a minimum of one palm tree for each 4,000 square feet of area; palms to be clustered in groups of 3 minimum; no maximum or minimum spacing between clusters.

4. Provide one plant for each 200 square feet of area, utilizing a minimum of 50 percent of the required quantity in a layered design to include ground cover (mature or maintained growth not exceeding 24 inches, small shrubs (mature or maintained growth not to exceed 48 inches) and large shrubs (mature or maintained growth greater than 48 inches).

5. Undulating berms, where possible, no taller than 5 feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.

6. Sod remaining area.

7. Minimum 90 percent native trees, 60 percent native shrubs.

f. The following are minimum quantities of vegetation that shall be required for the Rural Parkway adjacent to the AGR Preserve P9B at Atlantic and Lyons:

1. One canopy tree per 2,000 square feet.

2. Undulating berms, where possible, no taller than five (5) feet from adjacent roadway grade; waived within 200 feet of a development entry or other vehicular access-way.

3. Sod or seed remaining area.

4. Minimum 90 percent native trees, 60 percent native shrubs (DRO:PLANNING/ENGINEERING-Planning)

3. Prior to approval by the Development Review Officer (DRO) of the Final Master Plan for the development area, a management plan for each added or amended preservation parcel with the exception of the 100 foot Lyons Road Rural Parkway Easement preserve parcels shall be submitted. The management plan shall contain a legal description and sketch of the parcel, an inventory of existing uses and environmental assets on the site, and a plan for exotic removal and maintenance. (DRO: PLANNING - Planning) (Previous PLANNING condition 3 of Resolution R-2013-205, Control No.2004-00369)

4. Prior to Final Master Plan approval by the Development Review Officer (DRO), the developer shall add a "Preservation Area/Proposed Uses" notes section on the Master Plan and ensure the same language is contained within in the Conservation Easement to include the following:

The purpose of the preserve area(s) are to support, preserve and perpetuate bona fide agricultural and open space uses of the Property, and to preserve any environmentally significant upland or wetland habitats located on the Property.

1. Permitted Uses. Grantor may use the Property for:

a. Crop production, pasture, equestrian activities, wholesale or retail nursery operation or fallow land;

b. Construction and maintenance of structures essential to the uses listed in subsection 1a., above, such as barns, stables, pumps, and pump houses, but specifically excluding agricultural support structures such as processing facilities, which are prohibited;

c. Maintenance and occupation of security, caretaker, farm worker or grooms quarters, or other residential structure provided that the quarters or structure is used solely for one of the purposes listed under Table 3.E.1 B of the Code, any applicable special permit is obtained for such use, and requisite density exists on the Property for such use;

d. A Water Preserve Area if designated by the South Florida Water Management District ("SFWMD"), or for regional water management purposes as certified by either Lake Worth Drainage District or SFWMD, or for water management purposes not directly related to the Project if approved by the Palm Beach County Department of Environmental Resources Management ("ERM") and managed for environmental resource values;

e. Wetland restoration and maintenance, or bona fide agriculture as defined by the Code; and

f. Those other activities authorized within a Preservation Area under Table 3.E.1. B-10 of the Code and consistent with applicable provisions of the Comp Plan.

2. Prohibited Uses.

Any use of or on the Property that is not specifically listed or included in Section 1, above, or that is inconsistent with agricultural, environmentally significant uplands or wetlands, or open space preservation is prohibited. [see PMP-5] (DRO/ONGOING: PLANNING - Planning) (Previous PLANNING condition 4 of Resolution R-2013-205, Control No.2004-00369) [Note: COMPLETED]

5. Prior to the Final Master Plan approval by the Development Review Officer (DRO), the Master Plan shall be amended to include a notation at a location on the north western edges of the Valencia Assemblage development area, in addition to the entrance road location, that will allow pedestrian access from the developable area to the Lyons Road Rural Parkway. The notation shall read "pedestrian cross access to be mulched or paved to the western line, which may be gated with carded or keyed access for only residents of the Valencia Assemblage PUD." [See PMP-2 and PMP-3] (DRO/ONGOING: PLANNING - Planning) (Previous PLANNING condition 5 of Resolution R-2013-205, Control No.2004-00369) [Note: COMPLETED]

6. Previous PLANNING condition 6 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Prior to or concurrent with the plat for the Valencia Assemblage development area, the conservation easement for the 100' Lyons Road Rural Parkway Preserve Area adjacent to the development area and at the Atlantic and Lyons intersection, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100 foot Lyons Road Rural Parkway Preserve Area shall contain:

- a. A Rural Parkway Conceptual Landscape Plan to include, but not be limited to, the following items:
 - i. Flowering trees;
 - ii. Undulating berms, no taller than five feet and landscaped with native vegetation; and
 - iii. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.
 - iv. The amount of landscape material in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area will still be required in the Atlantic and Lyons Preserve parcel portion of the Lyons Road Rural Parkway.
- b. The Rural Parkway easement shall not include:
 - i. Walls;
 - ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area.
- c. The Rural Parkway easement may include:
 - i. A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;
 - ii. Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the PUD.
 - iii. Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway subject to approval by the County Engineering Department and the Planning Division.
- d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to the Homeowners Association or; a deed to the County for the County's ownership and maintenance.
- e. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division.
- f. Should the 100-foot wide Lyons Road Rural Parkway conservation easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to March 1, 2015, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order.

Is hereby amended to read:

Prior to or concurrent with the plat for the Valencia Cove North and Valencia Cove South development areas, the conservation easement for the 100' Lyons Road Rural Parkway Preserve Area, shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100 foot Lyons Road Rural Parkway Preserve Area shall contain:

- a. A Rural Parkway Conceptual Landscape Plan to include, but not be limited to, the following items:
 - i. Flowering trees;
 - ii. Undulating berms, no taller than five feet and landscaped with native vegetation; and

iii. Benches/pedestrian gathering area. One (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.

iv. The amount of landscape material in the Atlantic and Lyons Preserve parcel P9B, portion of the Lyons Road Rural Parkway may contain a reduced amount of landscaped material, subject to approval by the Planning Division. However, one (1) bench and one (1) pedestrian gathering area will still be required in the Atlantic and Lyons Preserve parcel P9B portion of the Lyons Road Rural Parkway.

b. The Rural Parkway easement shall not include:

i. Walls;

ii. No structures shall be allowed in the Rural Parkway Easement with the exception of a bus shelter, and benches/pedestrian gathering area.

c. The Rural Parkway easement may include:

i. A ten (10) foot utility easement located adjacent to the Lyons Road right-of-way and a bus easement;

ii. Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the PUD.

iii. Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway subject to approval by the County Engineering Department and the Planning Division.

d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to the Homeowners Association or; a deed to the County for the County's ownership and maintenance.

e. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division.

f. Should the 100-foot wide Lyons Road Rural Parkway conservation easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to March 1, 2017, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE/PLAT: MONITORING - Planning)

7. Previous PLANNING condition 7 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Prior to recordation of a Plat for the Valencia Assemblage Developable area, the applicant is responsible for the recordation of the Conservation Easements for all of the Preserve parcels, and include on said easements, language limiting these parcels to Agricultural Reserve preservation uses as permitted by the Comprehensive Plan Objective 1.5 and Policies hereunder of the Future Land Use Element. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. Should the conservation easements not be placed on these properties in a form acceptable to the County Attorney prior to March 1, 2015, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners.

Is hereby amended to read:

Prior to recordation of a Plat for the Development area for Valencia Cove South, the applicant is responsible for the recordation of the Conservation Easements for all of the Preserve parcels, and include on said easements, language limiting these parcels to Agricultural Reserve preservation uses as permitted by the Comprehensive Plan Objective 1.5 and Policies hereunder of the Future Land Use Element. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. Should the conservation easements not be placed on these properties in a form acceptable to the County Attorney prior to March 1, 2017, then

the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners. (DATE/PLAT: MONITORING - Planning)

8. Previous PLANNING condition 8 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Prior to the 200th building permit, the property owner shall commence the construction of the Rural Parkway through the Rural Parkway easements consistent with the Staff approved Rural Parkway Sketch and Landscape Plan.

Is hereby amended to read:

Prior to the 102 2nd building permit, the property owner shall commence the construction of the Rural Parkway through the Rural Parkway easements consistent with the Staff approved Rural Parkway Sketch and Landscape Plan. (BLDGPMT: MONITORING - Planning)

9. Previous PLANNING condition 9 of Resolution R-2013-205, Control No.2004-00369 which currently states:

Prior to the issuance of a certificate of occupancy for any unit within the pod where the pedestrian cross access point(s) is located, the petitioner shall mulch or pave pedestrian cross access point(s) to the edge of the western property line to the Rural Parkway easement at the location shown on the final certified Preliminary Development Plan that will read "pedestrian cross access to be mulched or paved to the western property line, which may be gated card access for only residents of the Valencia Assemblage PUD." [see PMP-2 and PMP-3] (CO: MONITORING - Planning)

Is hereby amended to read:

Prior to the issuance of the 102 2nd Certificate of Occupancy (CO), within the Valencia Cove South, the petitioner shall mulch or pave pedestrian cross access point(s) to the edge of the western property line to the Rural Parkway easement at the location shown on the final certified Preliminary Development Plan that will read "pedestrian cross access to be mulched or paved to the western property line, which may be gated card access for only residents of the Valencia Cove PUD." (CO: MONITORING-Planning) [see PMP-2 and PMP-3]

10. Previous PLANNING condition 10 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Prior to the issuance of the 250th Certificate of Occupancy (CO), the property owner shall complete construction of the Rural Parkway according to the approved landscape plan.

Is hereby amended to read:

Prior to the issuance of the 102 2nd Certificate of Occupancy (CO), the property owner shall complete construction of the Rural Parkway adjacent to Valencia Cove South and P9b Rural Parkway at Atlantic and Lyons, according to the approved landscape plans. (CO: MONITORING - Planning)

11. The septic tank located within the Rural Parkway (Talmo property) shall be removed prior to receipt of the 200th building permit or January 31, 2014, whichever shall first occur. The Developer shall also provide the Planning Division with written confirmation from the Health Department that the septic tank has been removed. (BLDGPMT/DATE: MONITORING - Planning) (Previous PLANNING condition 11 of Resolution R-2013-205, Control No.2004-00369) [Note: COMPLETED]

12. For the Rural Parkway Planting Plan, spacing requirements may be waived by the Planning Director, for those areas within 200 feet of the Development entry or other vehicular access points. (ONGOING: PLANNING - Planning) (Previous PLANNING condition 12 of Resolution R-2013-205, Control No.2004-00369)

13. Prior to the recordation of the Plat for Valencia Cove South development area, the property owner shall remove all non-farm related debris and/or illegal dumping on P25 Blanca with all associated permits. (PLAT: MONITORING - Planning)

14. The Single Family structure located on Preserve P28 Carter Botanicals shall either be converted to an allowable use with applicable permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition permits prior to the recordation of the Plat for Valencia Cove South development area. (PLAT: MONITORING - Planning)

15. The Single Family structure located on Preserve P35 Korbel/GL, shall either be converted to an allowable use with applicable permits as identified in the ULDC or removed, with all applicable approvals and/or completed demolition permits prior to the recordation of the Plat for Valencia Cove South development area. (PLAT: MONITORING - Planning)

16. Direct pedestrian connections shall be provided to the Lyons Road Rural Parkway from both the northwest portion of Valencia Cove for the north residents, and from the southwest portion for the South residents, as depicted on the Master Plan. (ONGOING:PLANNING-Planning)

PROPERTY & REAL ESTATE MANAGEMENT

1. Previous PROPERTY & REAL ESTATE MANAGEMENT condition 2 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Platting & Deed.

The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 3.29-acre public civic site (net usable area minus any buffers), in a location and form acceptable to Facilities, Development & Operations Department (FD&O) by August 1, 2014. Property Owner to plat and dedicate the civic site to Palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.

a) Title

Property Owner to provide a title policy insuring marketable title to Palm Beach County for the civic site and any easements that service the civic site as required by the County Attorney's office. All title exception documentation to be provided to County. Policy is subject to Property & Real Estate Management Department's (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site or the Contract purchase price on a per acre basis if the contract purchase was concluded within the previous 24 month period. If an appraisal is required it shall be obtained by the Property Owner. The Property Owner shall release the County from all Declarations of Covenants and Conditions of the PUD or other restrictive covenants as they may apply to the civic site.

b) Concurrency

Property Owner to assign sufficient traffic trip capacity such that the traffic volume associated with a County facility shall be attached to the civic site and recorded on the concurrency reservation for the entire PUD. The Property Owner shall be provided with input as to the size of a structure (and proposed use) which the civic site would support and the corresponding amount of trips. If no County use is applied to the civic site, Property Owner shall assign sufficient traffic trip capacity equivalent to the number of units the civic would support if it were a residential pod.

c) Taxes

All ad valorem real estate taxes and assessments for the year of acceptance shall be pro-rated to include the day of acceptance.

d) Site condition

Civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

e) Retention and Drainage

Property Owner shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Property Owner shall specifically address the following issues:

- 1) The discharge of surface water from the proposed civic site into the Property Owner's water retention basins.
- 2) As easement across Property Owner's property from the proposed civic site to the retention basins, if required.

f) On-Site Inspections

By acceptance of these conditions Property Owner agrees to allow the County to perform any on site inspections and testing deemed appropriate to support the acquisition of the civic site.

g) Vegetation Permit

Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is determined by PREM that clearing is not required at time of conveyance, the cost of such clearing shall be paid to the County.

h) Buildable Grade

Prepare civic site to buildable grade under the direction of the Facilities Development & Operations Department. Site shall be stabilized with:

- 1) sod and watered or,
- 2) seeded, mulched and watered (until seed has established itself) to the satisfaction of Facilities Development and Operations.

i) Water & Sewer

Property Owner to provide water and sewer stubbed out to the property line and other required utilities as determined by PREM.

Is hereby amended to read:

Platting & Deed

The Property Owner's total civic site obligation for Valencia Cove PUD is 11.140 acres. 6.48 acres has previously been cashed out under Ascot/Lyons PUD (3.19 acres) and under Resolution R2013 - 0396 (3.29 acres). Therefore, the Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on a net 4.66 acre public civic site (net usable area minus any buffers), in a location and form acceptable to Facilities, Development & Operations Department (FD&O) by July 1, 2016. Property Owner to plat and dedicate the civic site to Palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.

a) Title

Property Owner to provide a title policy insuring marketable title to Palm Beach County for the civic site and any easements that service the civic site as required by the County Attorney's office. All title exception documentation to be provided to County. Policy is subject to Property & Real Estate Management Department's (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site or the Contract purchase price on a per acre basis if the contract purchase was concluded within the previous 24 month period. If an appraisal is required it shall be obtained by the Property Owner. The Property Owner shall release the County from all Declarations of Covenants and Conditions of the PUD or other restrictive covenants as they may apply to the civic site.

b) Concurrency

Property Owner to assign sufficient traffic trip capacity such that the traffic volume associated with a County facility shall be attached to the civic site and recorded on the concurrency reservation for the entire PUD. The Property Owner shall be provided with input as to the size of a structure (and proposed use) which the civic site would support and the corresponding amount of trips. If no County use is applied to the civic site, Property Owner shall assign sufficient traffic trip capacity equivalent to the number of units the civic would support if it were a residential pod.

c) Taxes

All ad valorem real estate taxes and assessments for the year of acceptance shall be pro-rated to include the day of acceptance.

d) Site condition

Civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

e) Retention and Drainage

Property Owner shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Property Owner shall specifically address the following issues:

- 1) The discharge of surface water from the proposed civic site into the Property Owner's water retention basins.
- 2) As easement across Property Owner's property from the proposed civic site to the retention basins, if required.

f) On-Site Inspections

By acceptance of these conditions Property Owner agrees to allow the County to perform any on site inspections and testing deemed appropriate to support the acquisition of the civic site.

g) Vegetation Permit

Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is determined by PREM that clearing is not required at time of conveyance, the cost of such clearing shall be paid to the County.

h) Buildable Grade

Prepare civic site to buildable grade under the direction of the Facilities Development & Operations Department. Site shall be stabilized with 1) sod and watered or, 2) seeded, mulched and watered (until seed has established itself) to the satisfaction of Facilities Development and Operations.

i) Water & Sewer

Property Owner to provide water and sewer stubbed out to the property line and other required utilities as determined by PREM. (DATE: MONITORING - Property Real Estate Management)

2. Previous PROPERTY & REAL ESTATE MANAGEMENT condition 3 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Survey

The Property Owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by June 6, 2014. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a) The survey shall meet all County PPM's and Standards as well as Florida Minimum Technical Standards as defined by Florida's Administrative Code Chapter 5J-17.050-052.

b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.

c) The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey.

Is hereby amended to read:

Survey

The Property Owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by June 1, 2016. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a) The survey shall meet all County PPM's and Standards as well as Florida Minimum Technical Standards as defined by Florida's Administrative Code Chapter 5J-17.050-052.

- b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.
- c) The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey. (DATE: MONITORING - Property Real Estate Management)

3. Previous PROPERTY & REAL ESTATE MANAGEMENT condition 4 of Resolution R-2013-205, Control No.2004-00369, which currently states:

Environmental Survey

The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by June 6, 2014. The minimum assessment which is required is commonly called a "Phase I Audit." The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

- a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.
- b) Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
 - 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
 - 3) Hazardous Waste Data Management System List (HWDMS).
- c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.
 - d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.
 - e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone. If the Phase I audit indicates that a Phase II is necessary, then the property owner shall be required to provide that audit as well.

Is hereby amended to read:

Environmental Survey

The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by June 1, 2016. The minimum assessment which is required is commonly called a "Phase I Audit." The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

- a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.
- b) Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
- 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
- 3) Hazardous Waste Data Management System List (HWDMS).

c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.

d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.

e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone. If the Phase I audit indicates that a Phase II is necessary, then the property owner shall be required to provide that audit as well. (DATE: MONITORING - Property Real Estate Management)

4. Cash-Out

The Property Owner may request to exchange the required on-site dedication of land for cash of equal value or off-site land equal in acreage, however, this option shall be used only upon County approval when the County has established that the cash or offsite land enhances or supports a County property, facility or function in the general vicinity of the PUD. In addition, should the off-site land option be chosen, each PREM condition listed in numbers 1, 2, & 3 above will also apply. If the land off-site is of less cash value than the on-site dedication the Property Owner shall contribute cash equal to the difference in values. Valuation of the on-site and off-site land shall be subject to the County appraisal process and be at the cost of the Property Owner. If off-site land or cash contribution is accepted by Palm Beach County, the Property Owner shall be deemed to have satisfied the intent of ULDC. (PLAT: PROPERTY REAL ESTATE MANAGEMENT - Property Real Estate Management) (Previous PROPERTY & REAL ESTATE MANAGEMENT condition 5 of Resolution R-2013-205, Control No.2004-00369)

SCHOOL BOARD

1. Prior to Final Site Plan certification, the applicant shall provide a "Declaration and Restrictive Covenant" which prohibits children less than nineteen years of age from residing in the community. This declaration shall be recorded in the public records for Palm Beach County in a form and manner acceptable to the School Board and the County Attorney. (DRO: SCHOOL BOARD - County Attorney) (Previous SCHOOL BOARD condition 1 of Resolution R-2013-205, Control No.2004-00369) [Note: COMPLETED]

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: ZONING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: ZONING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Figure 1: Land Use Map

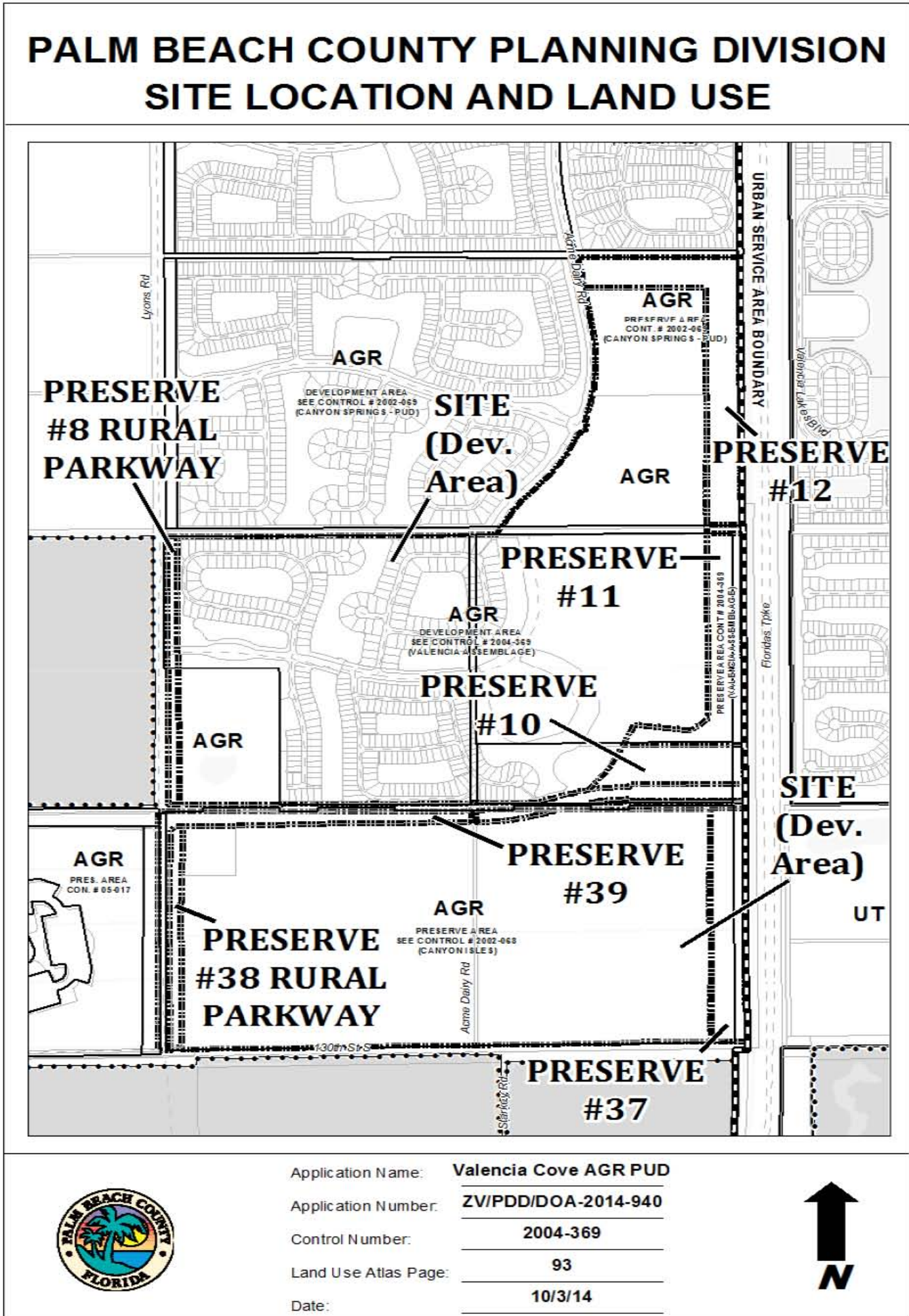


Figure 2: Land Use Map

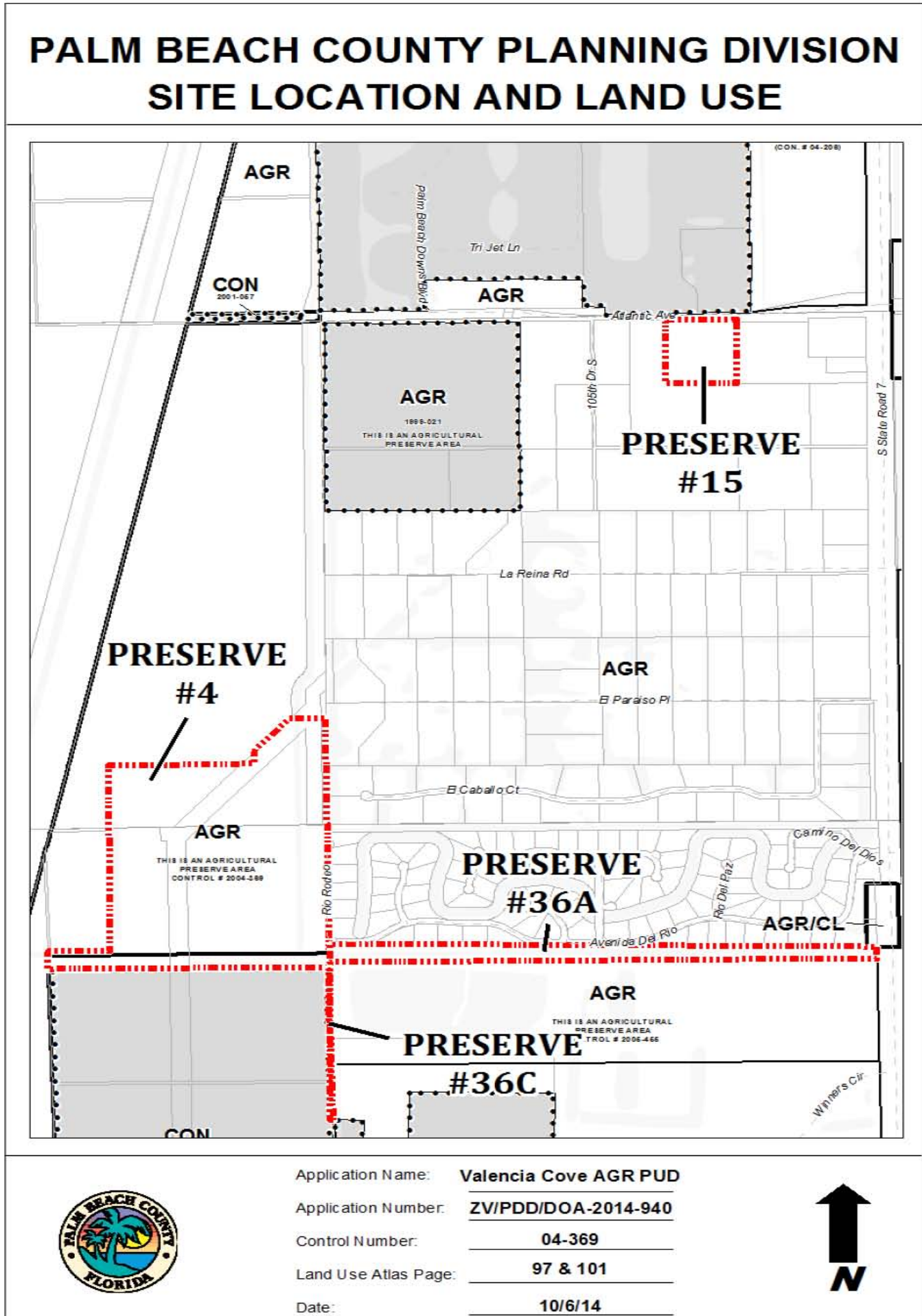


Figure 3: Land Use Map

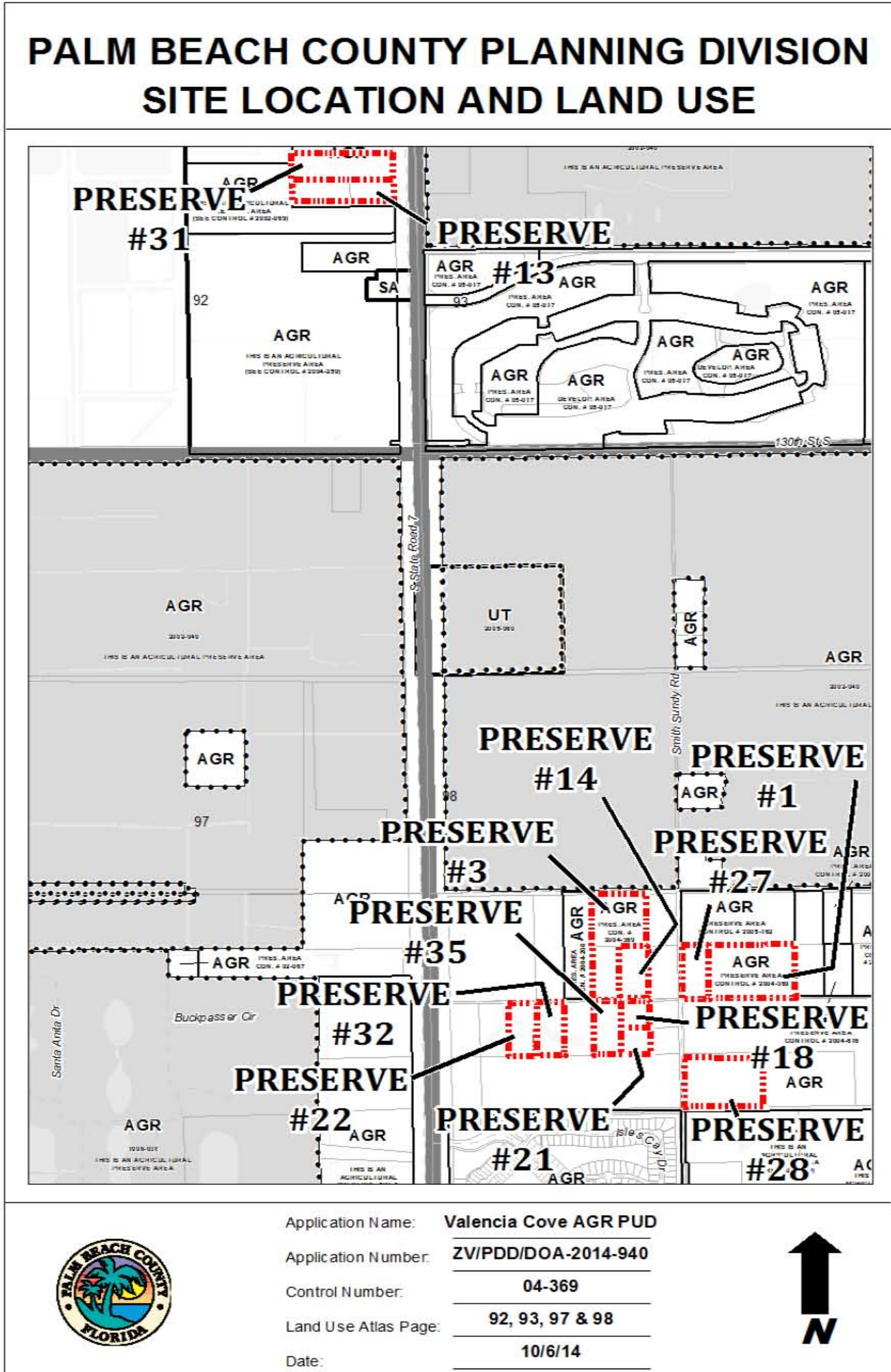


Figure 4: Land Use Map

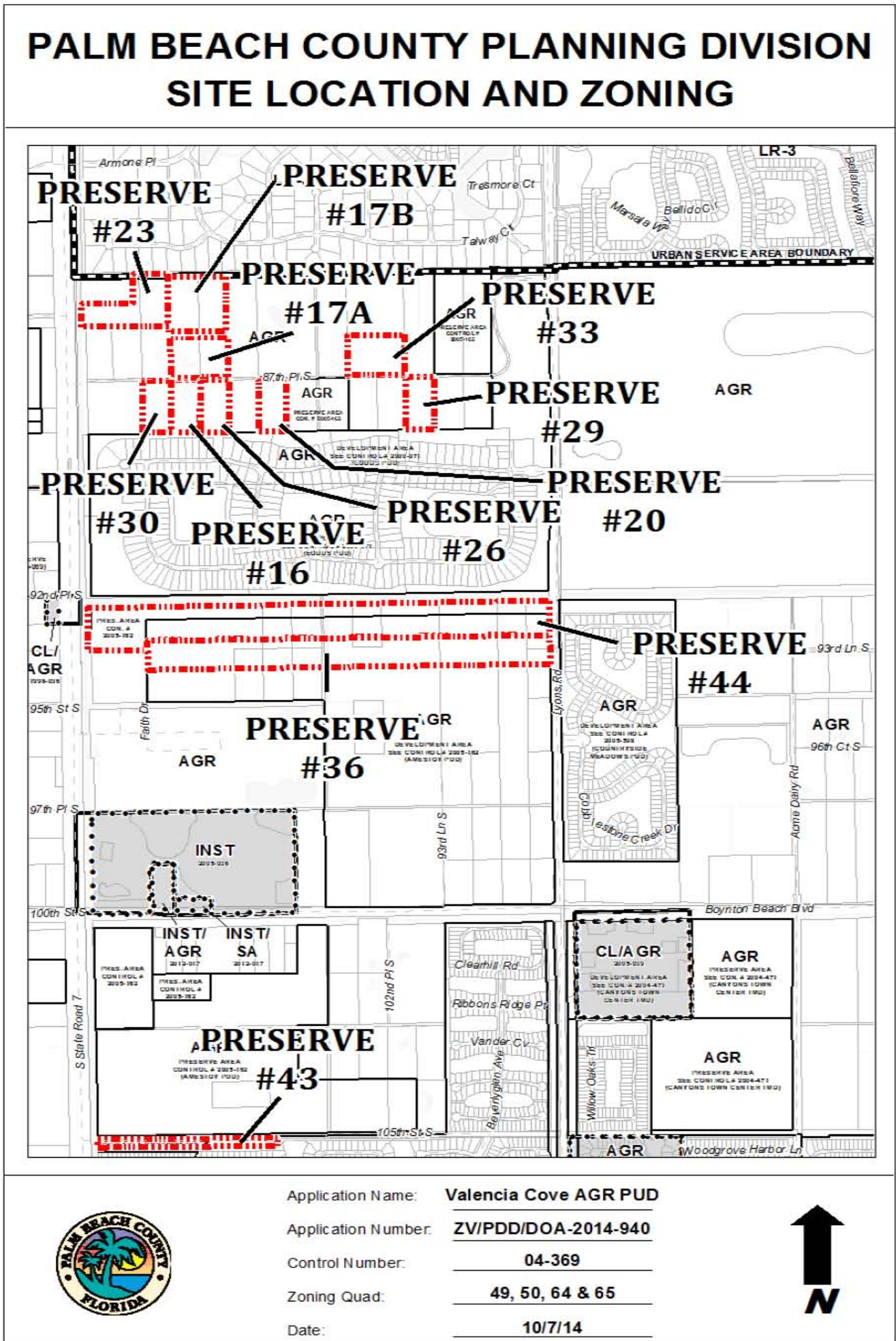


Figure 5: Land Use Map

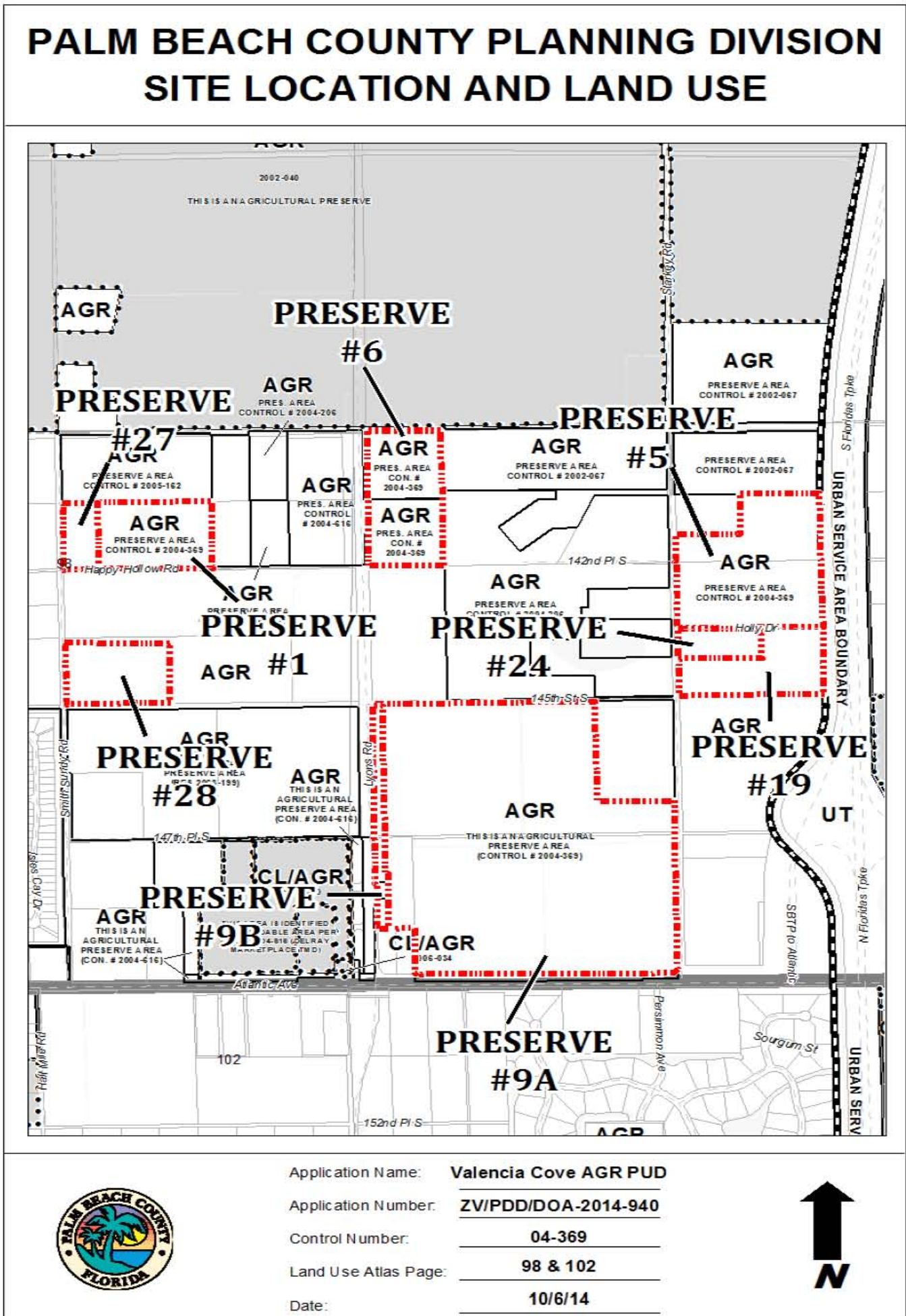


Figure 6: Land Use Map

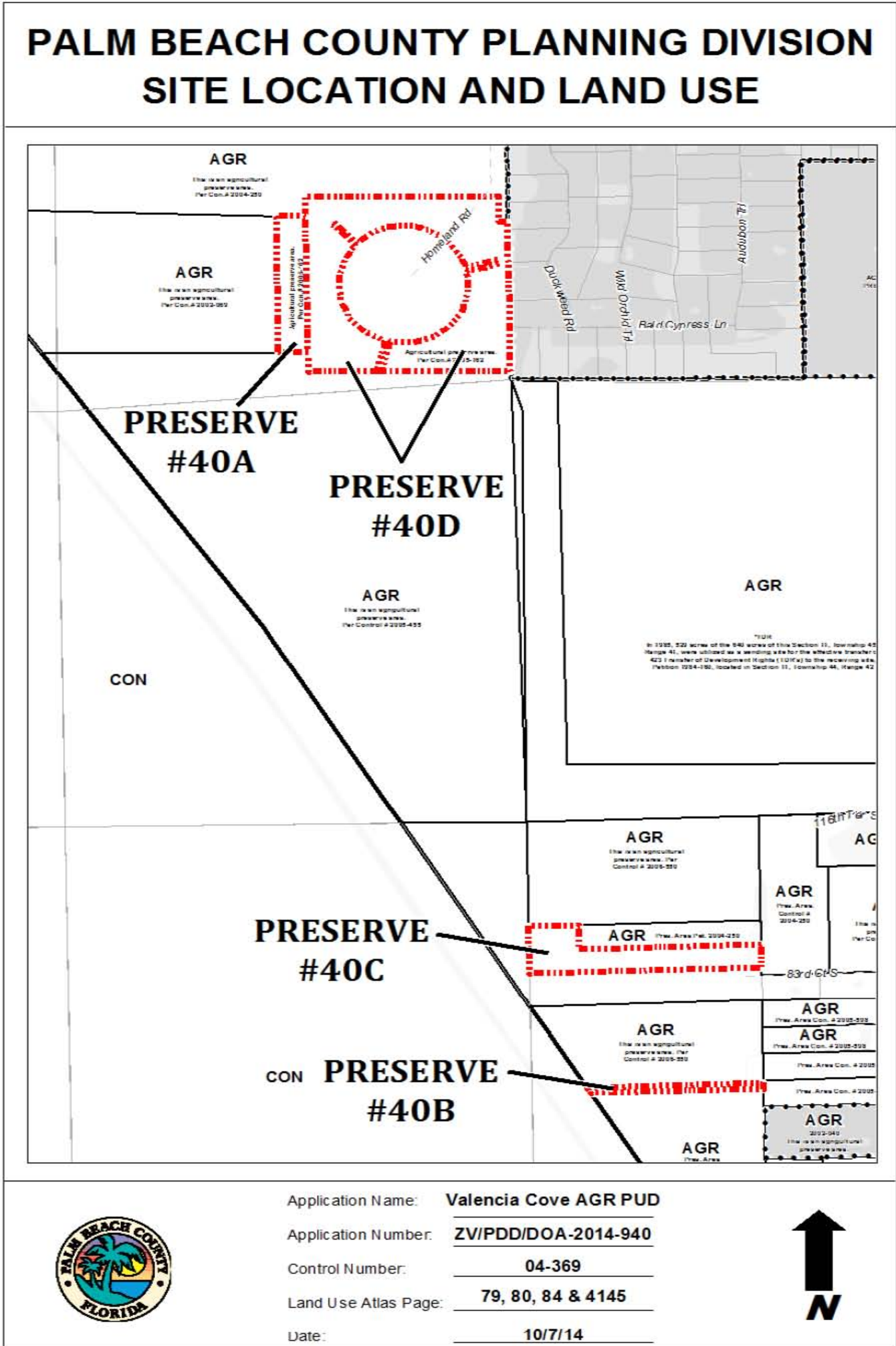


Figure 7: Zoning Map

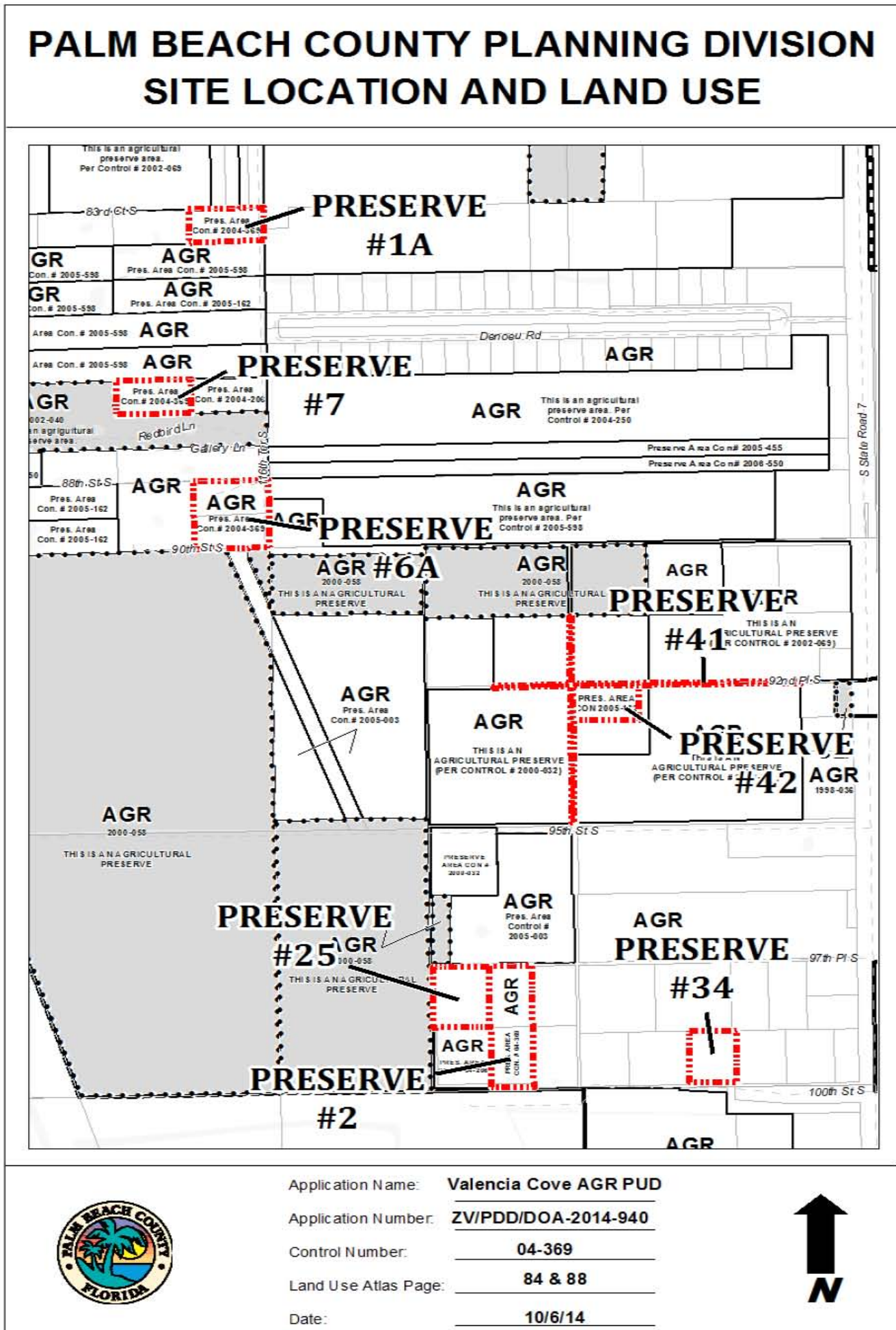


Figure 8: Zoning Map

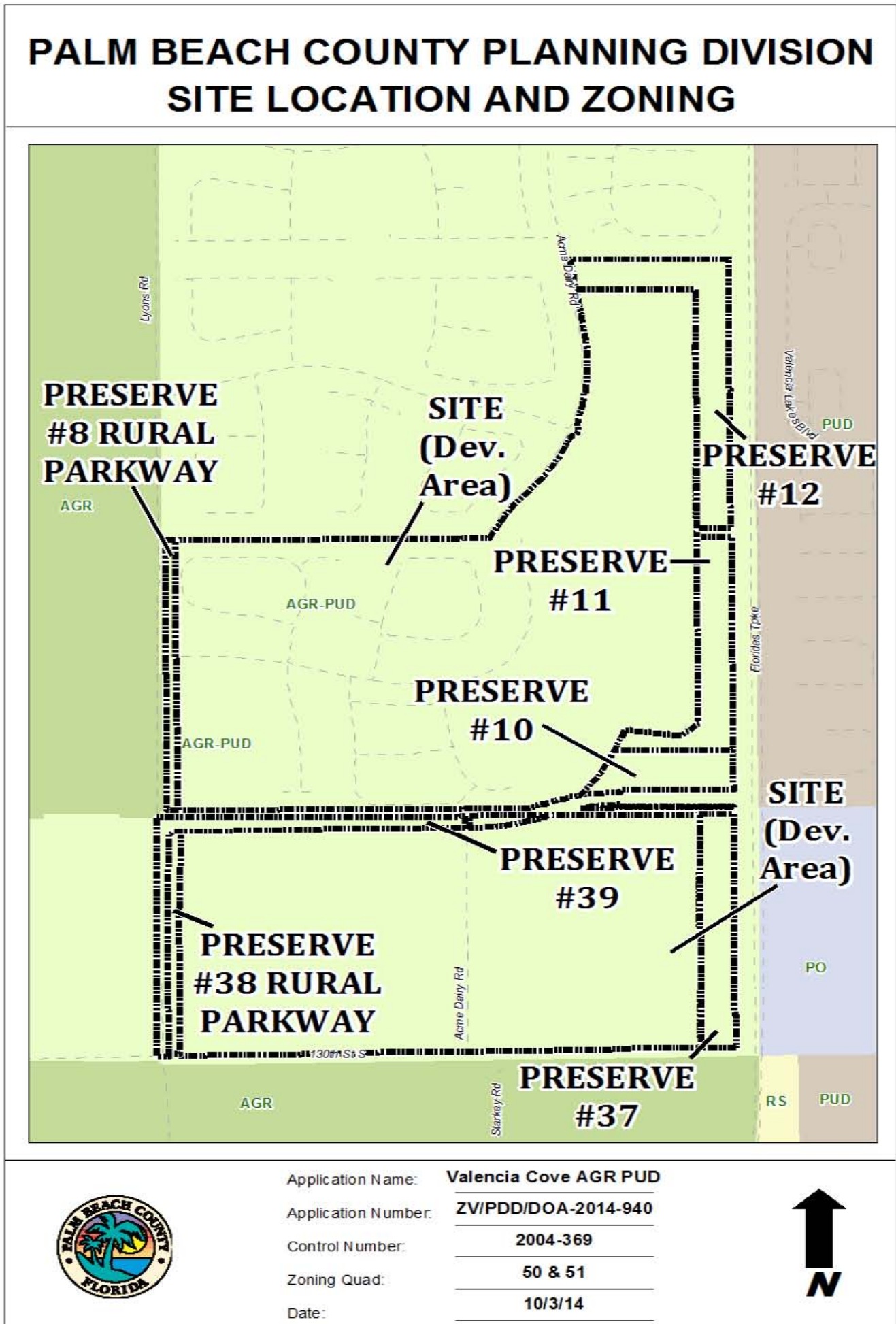


Figure 9: Zoning Map

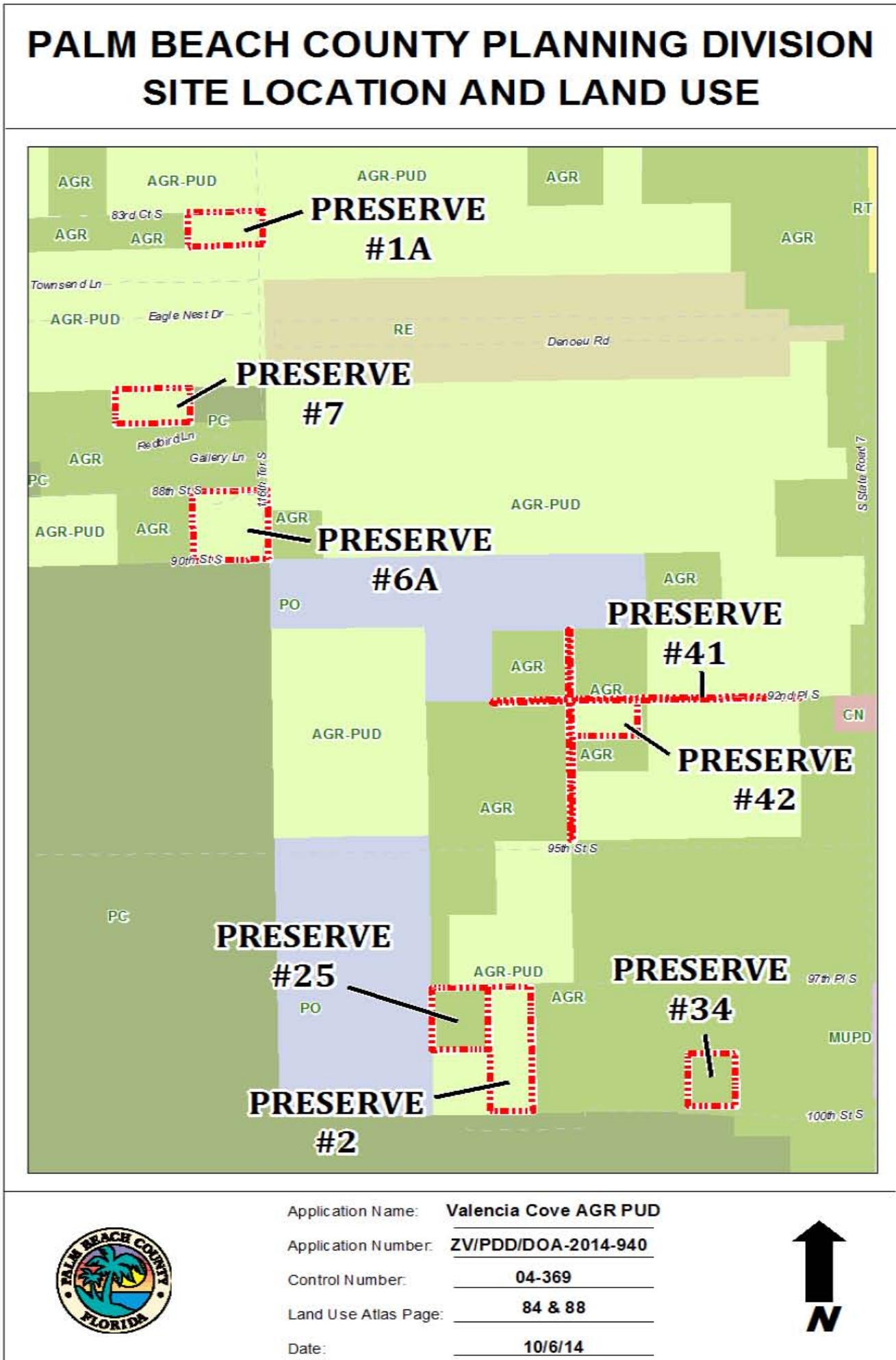


Figure 10: Zoning Map

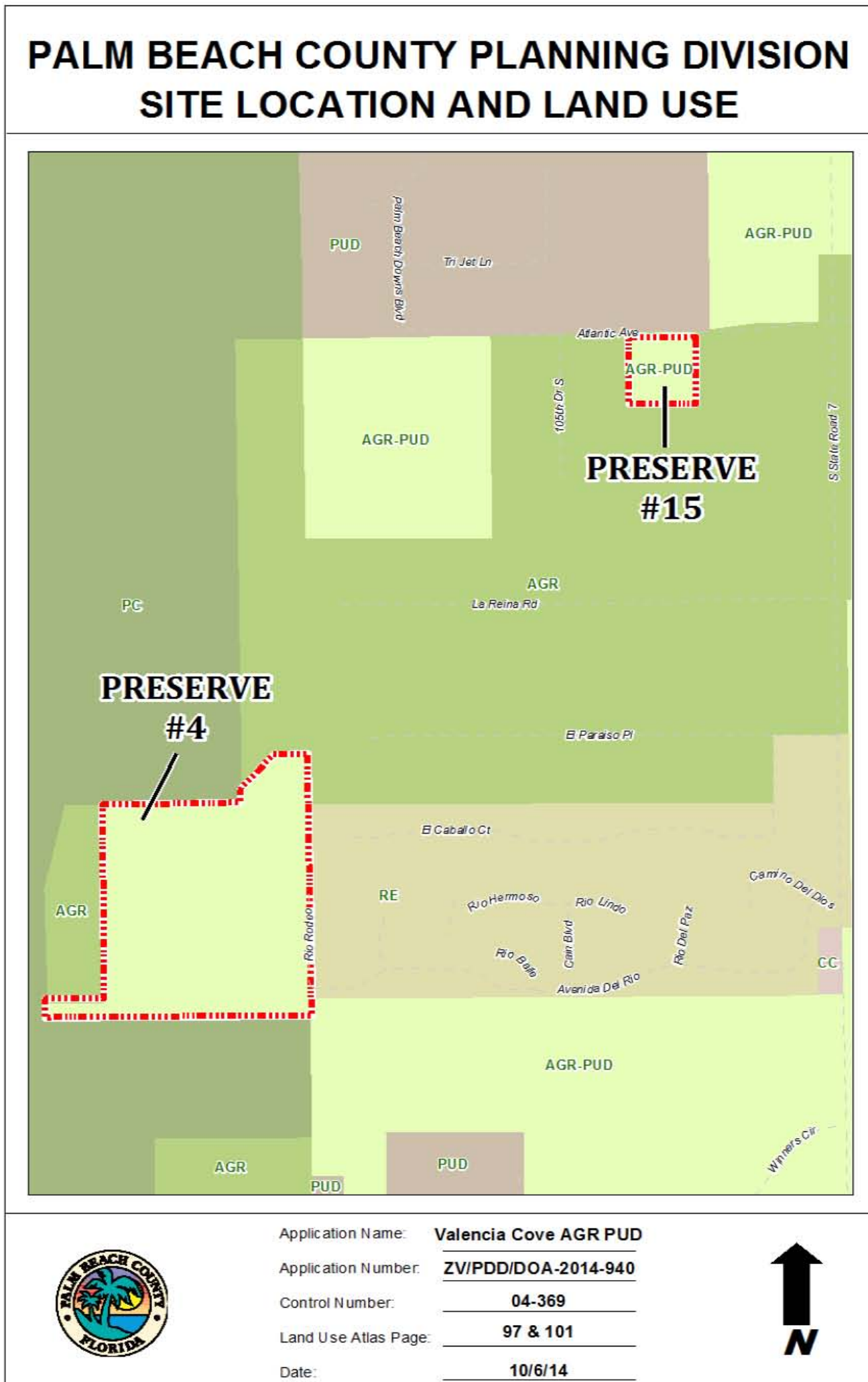


Figure 11: Zoning Map

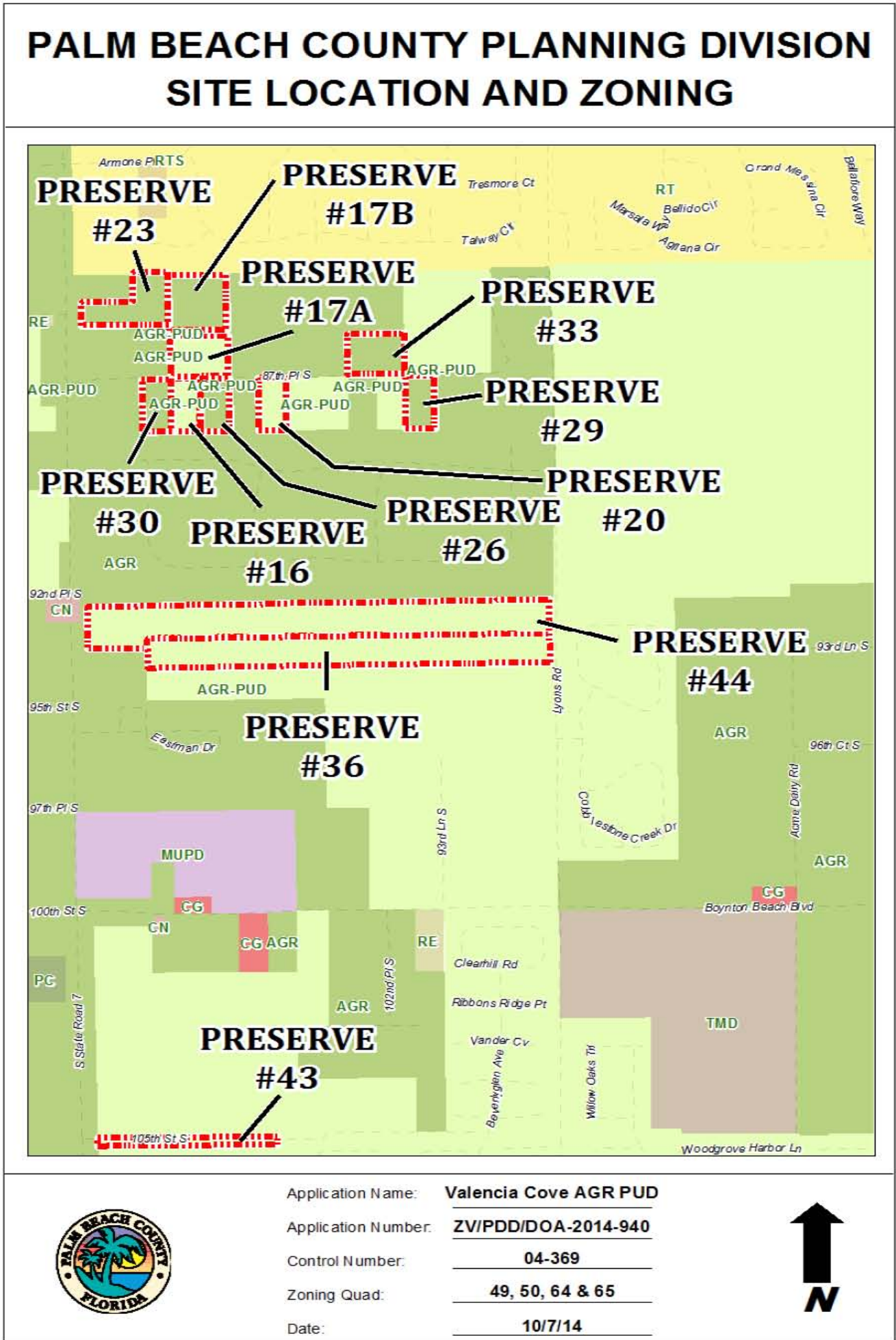


Figure 12: Zoning Map

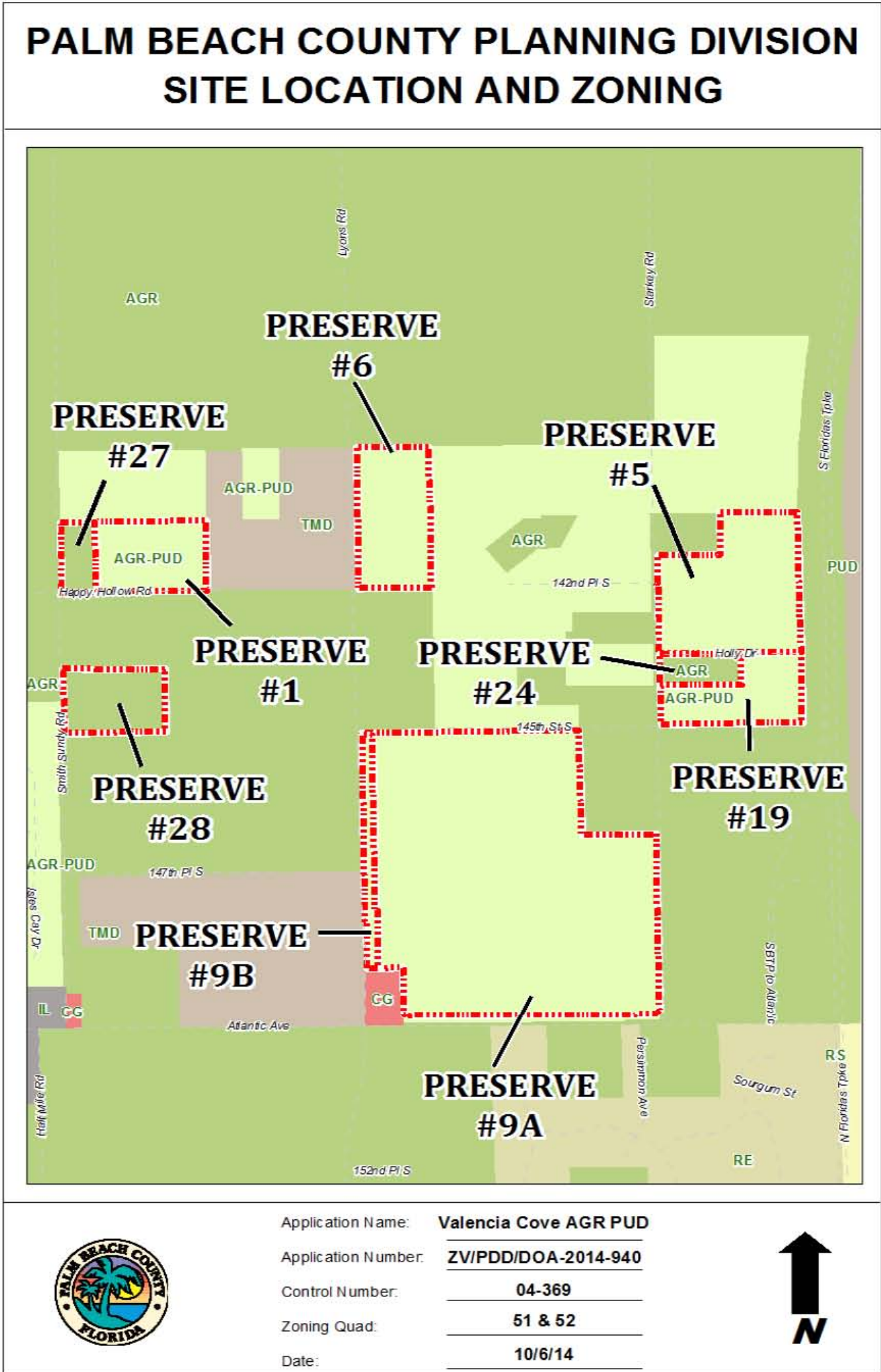


Figure 13: Zoning Map

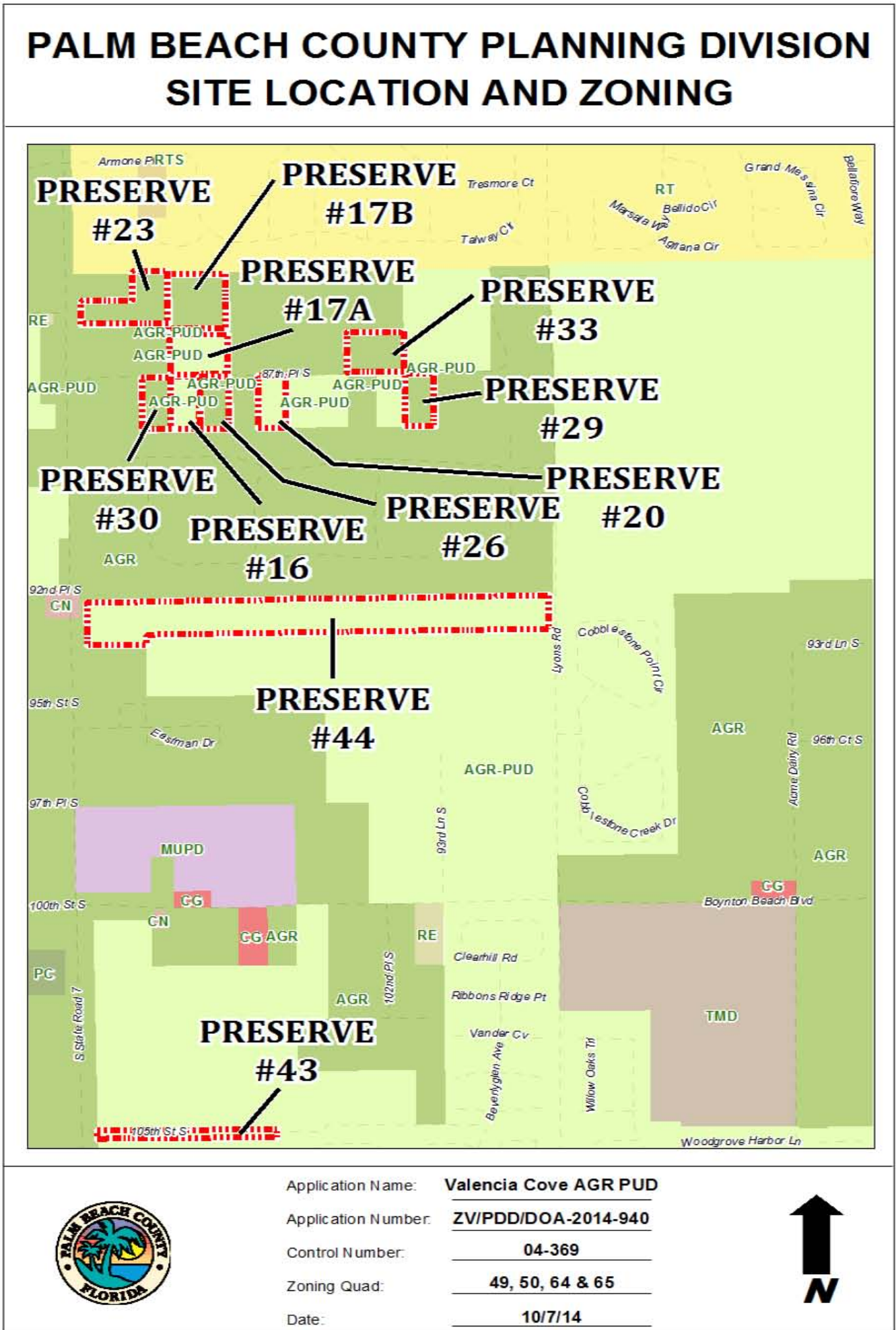


Figure 14: Zoning Map

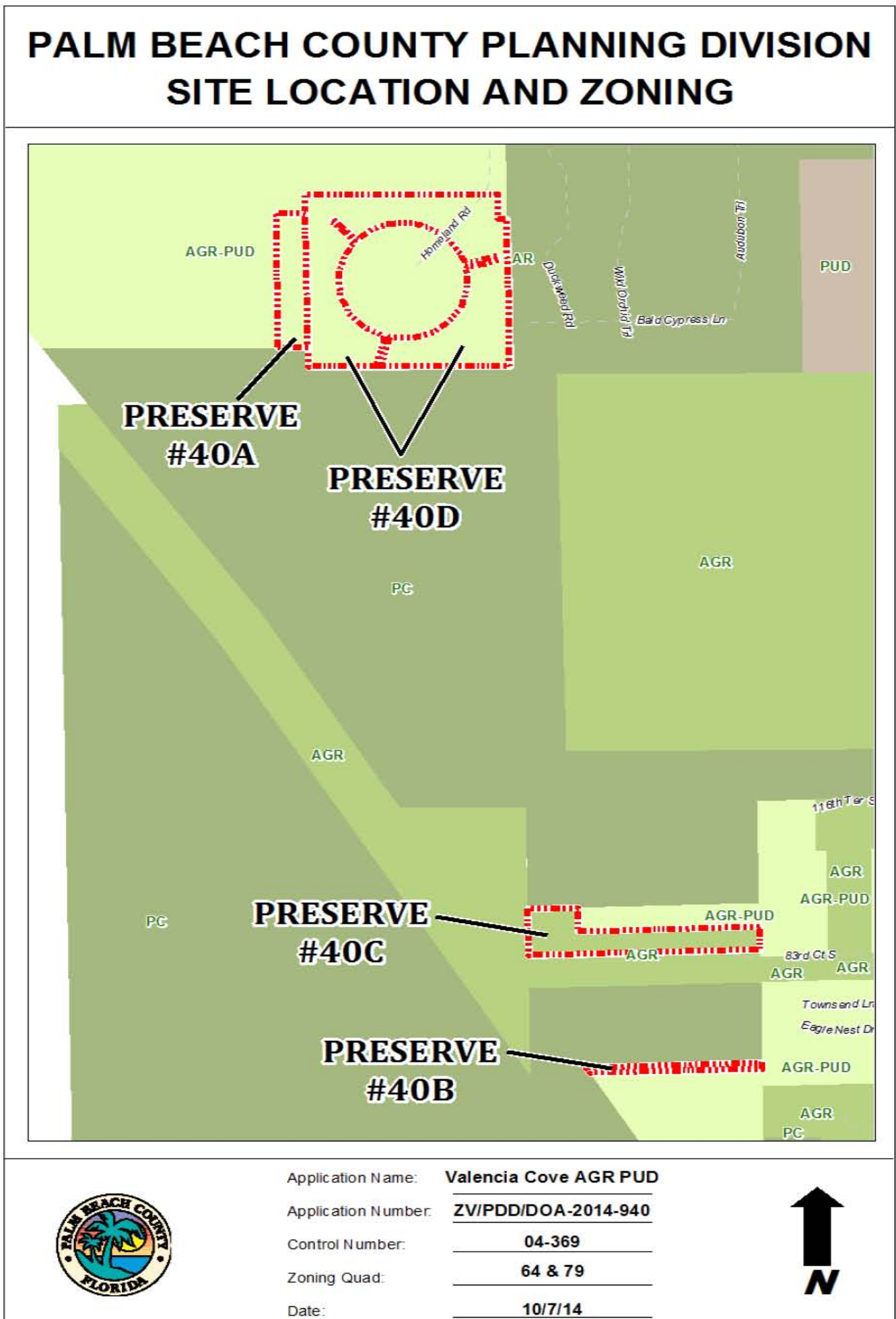


Figure 15: Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION AND ZONING



| | |
|---------------------|------------------------------|
| Application Name: | Valencia Cove AGR PUD |
| Application Number: | ZV/PDD/DOA-2014-940 |
| Control Number: | 2004-369 |
| Zoning Quad: | 50 & 51 |
| Date: | 10/3/14 |



Figure 16: Aerial



Figure 17: Aerial

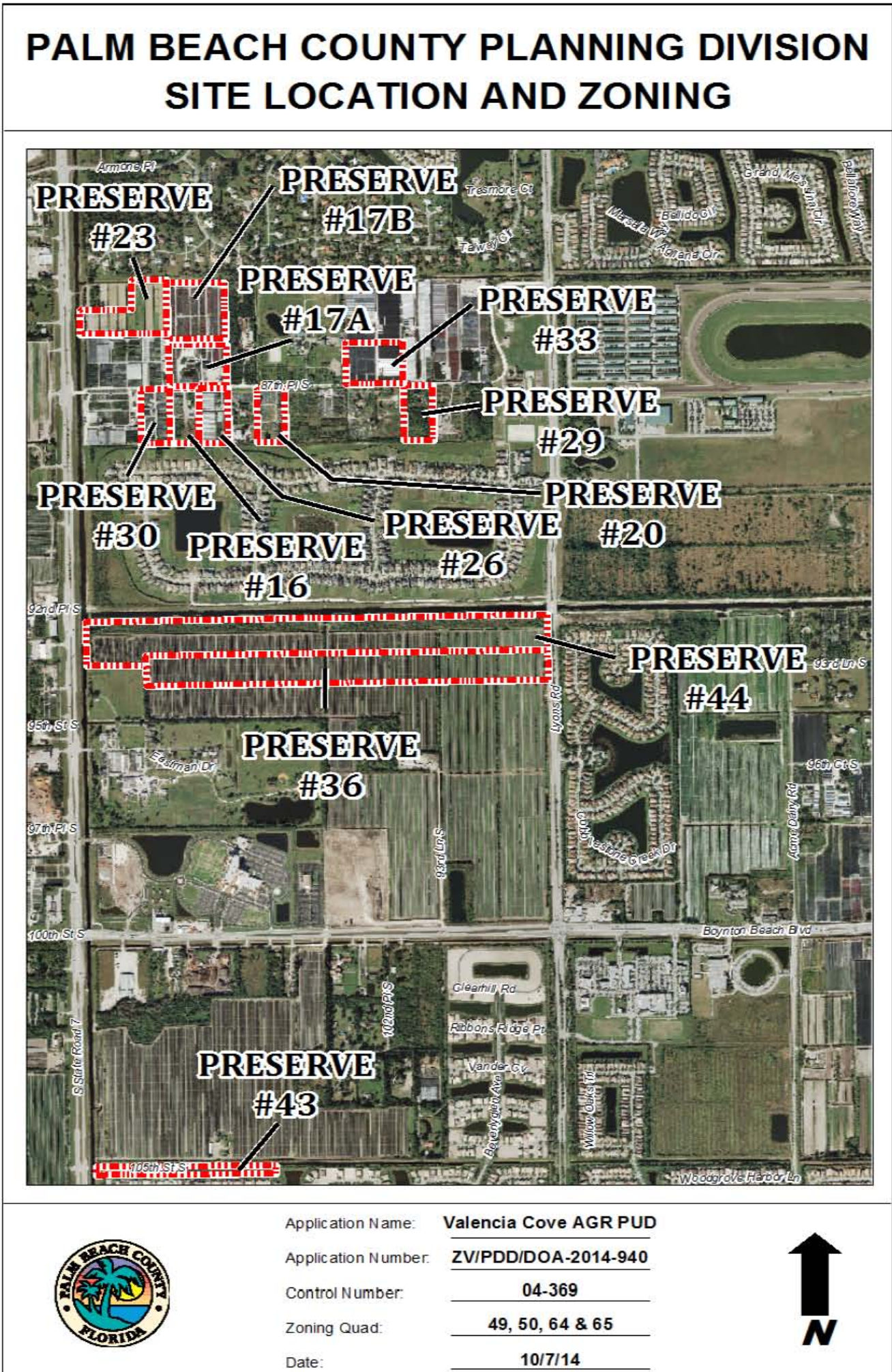
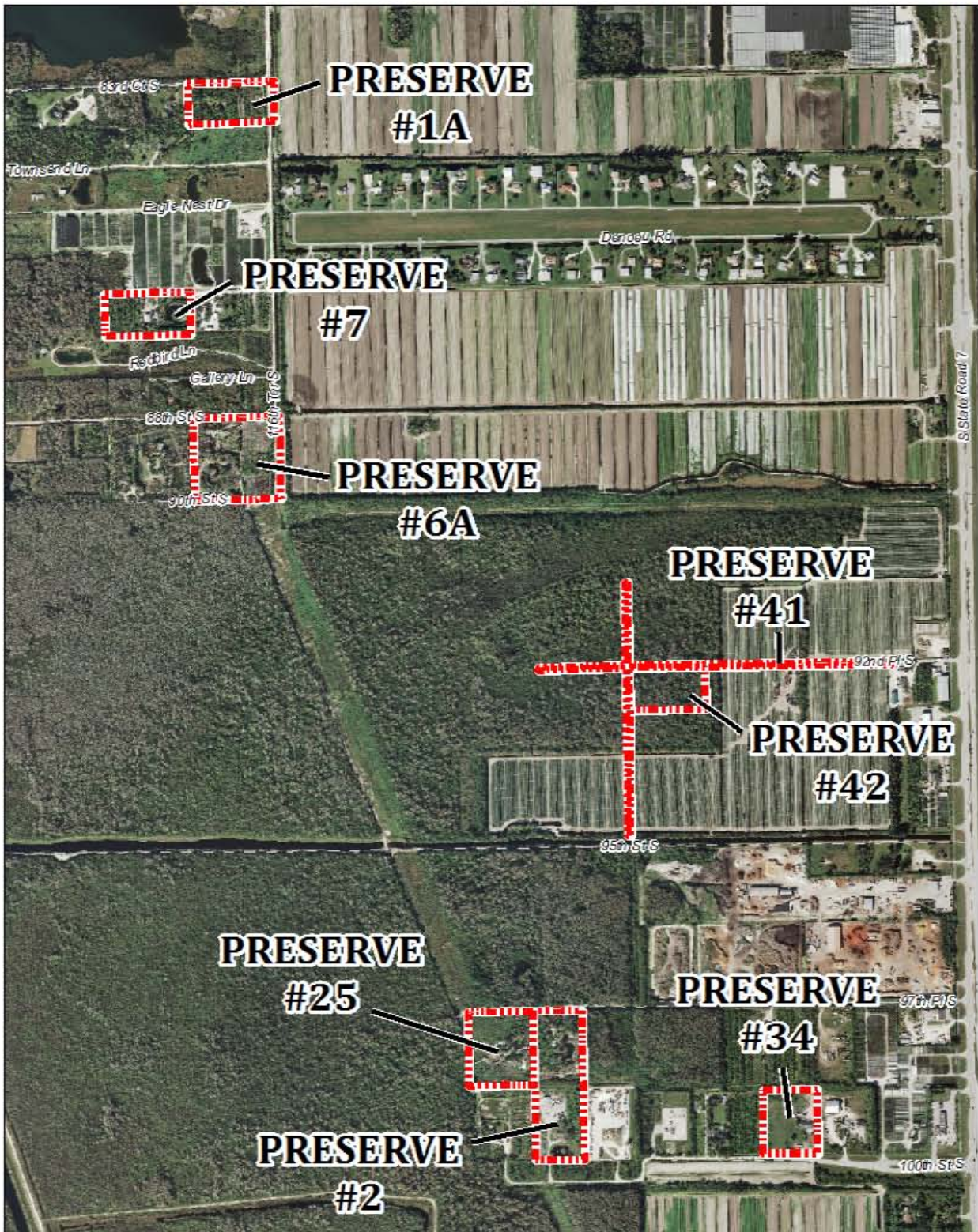


Figure 18: Aerial



Figure 19: Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION AND LAND USE

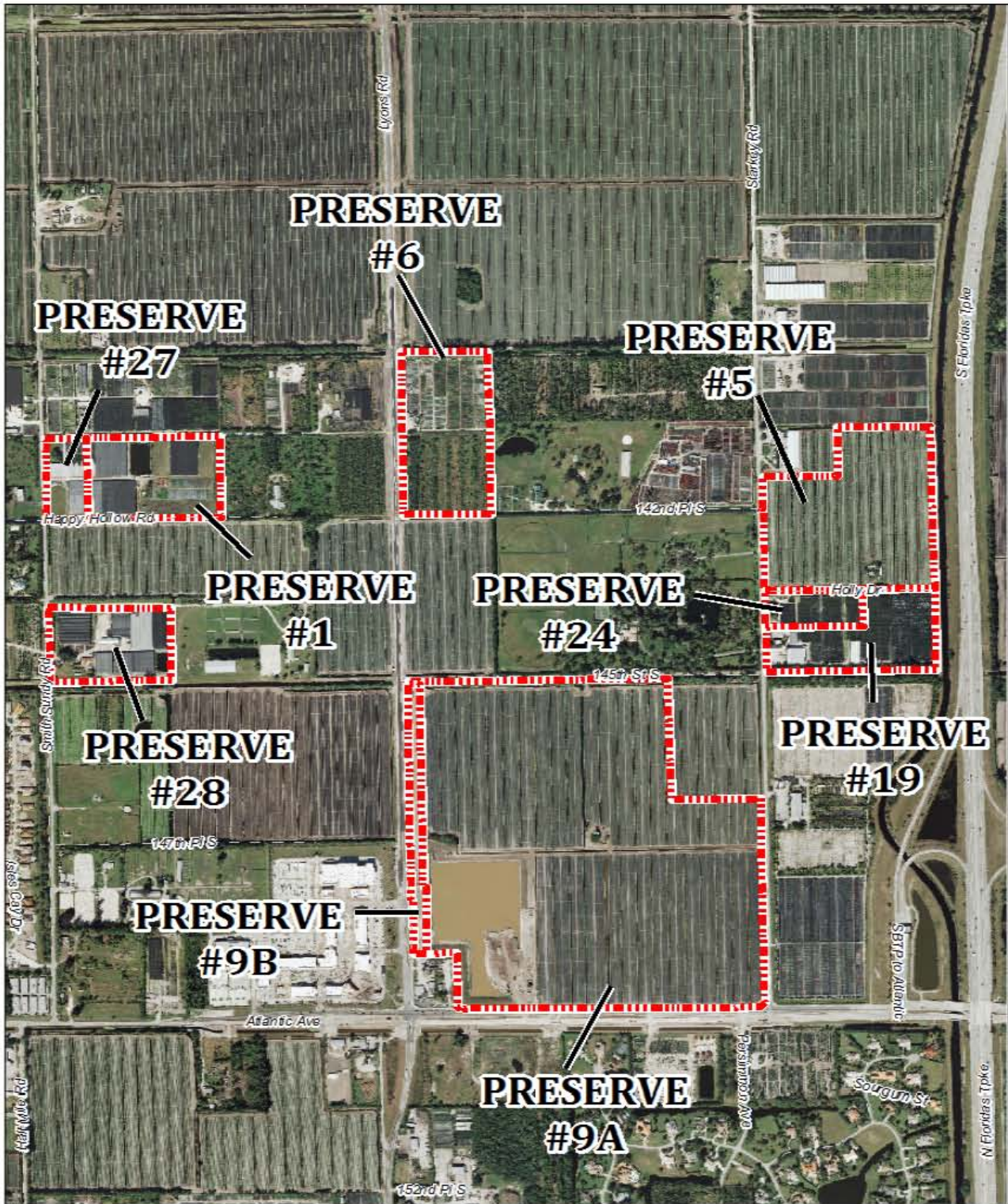


| | |
|----------------------|------------------------------|
| Application Name: | Valencia Cove AGR PUD |
| Application Number: | ZV/PDD/DOA-2014-940 |
| Control Number: | 04-369 |
| Land Use Atlas Page: | 84 & 88 |
| Date: | 10/6/14 |



Figure 20: Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION AND ZONING

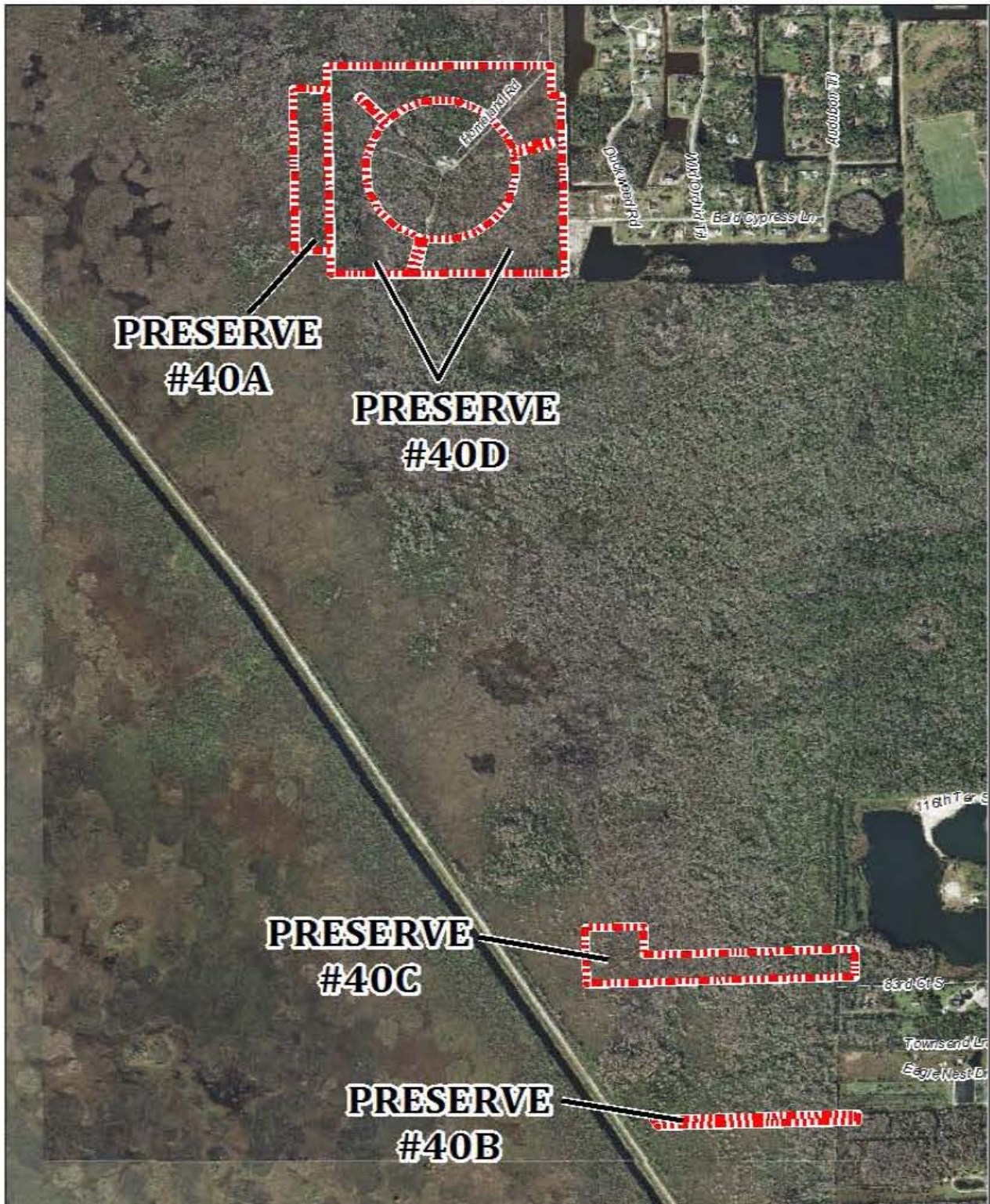


| | |
|---------------------|------------------------------|
| Application Name: | Valencia Cove AGR PUD |
| Application Number: | ZV/PDD/DOA-2014-940 |
| Control Number: | 04-369 |
| Zoning Quad: | 51 & 52 |
| Date: | 10/6/14 |



Figure 21: Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION AND ZONING



Application Name: **Valencia Cove AGR PUD**
Application Number: **ZV/PDD/DOA-2014-940**
Control Number: **04-369**
Zoning Quad: **64 & 79**
Date: **10/7/14**

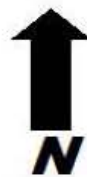


Figure 22: Preliminary Master Plan dated September 18, 2014 page 1

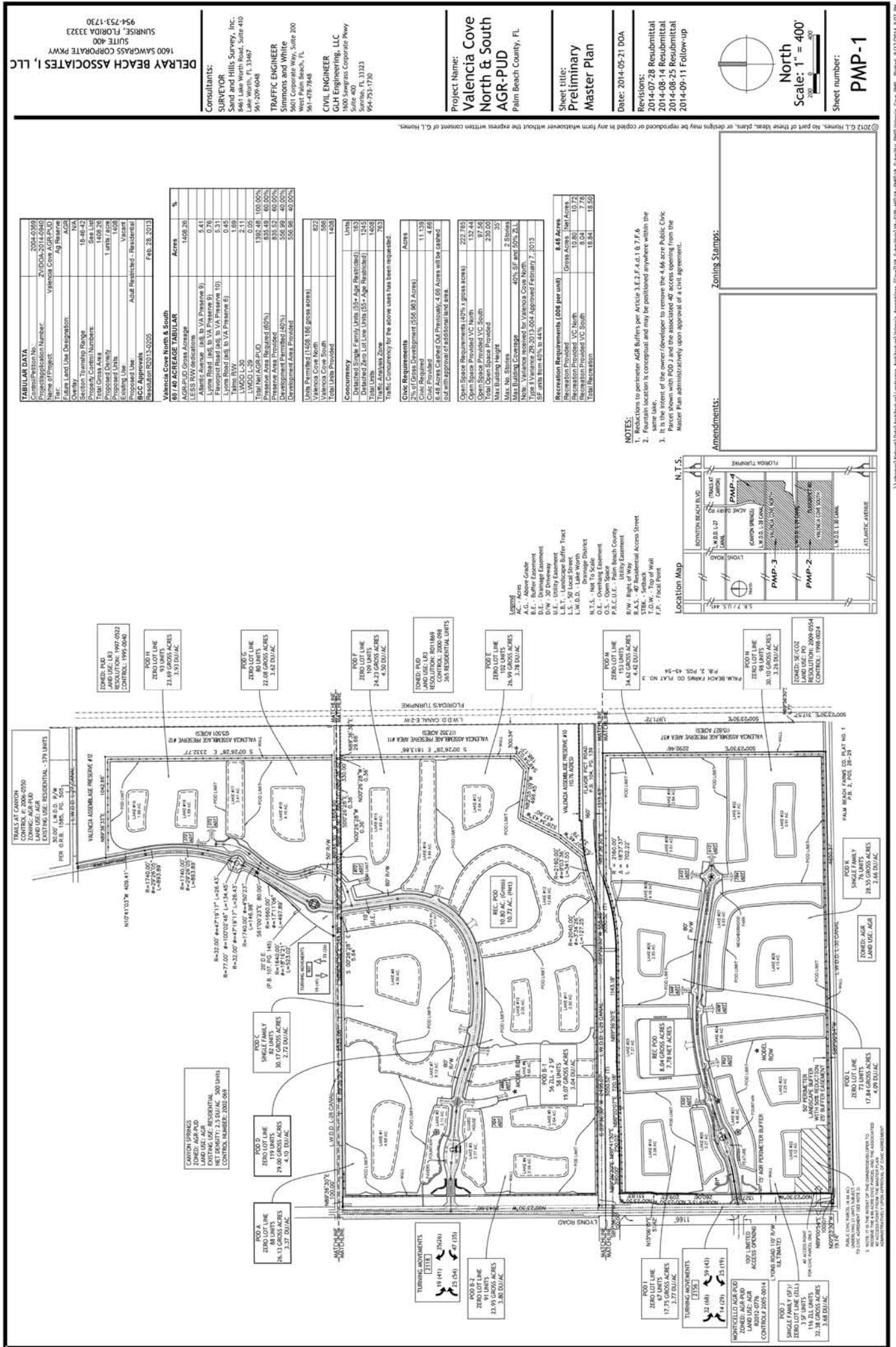


Figure 23: Preliminary Master Plan dated September 11, 2014 page 2

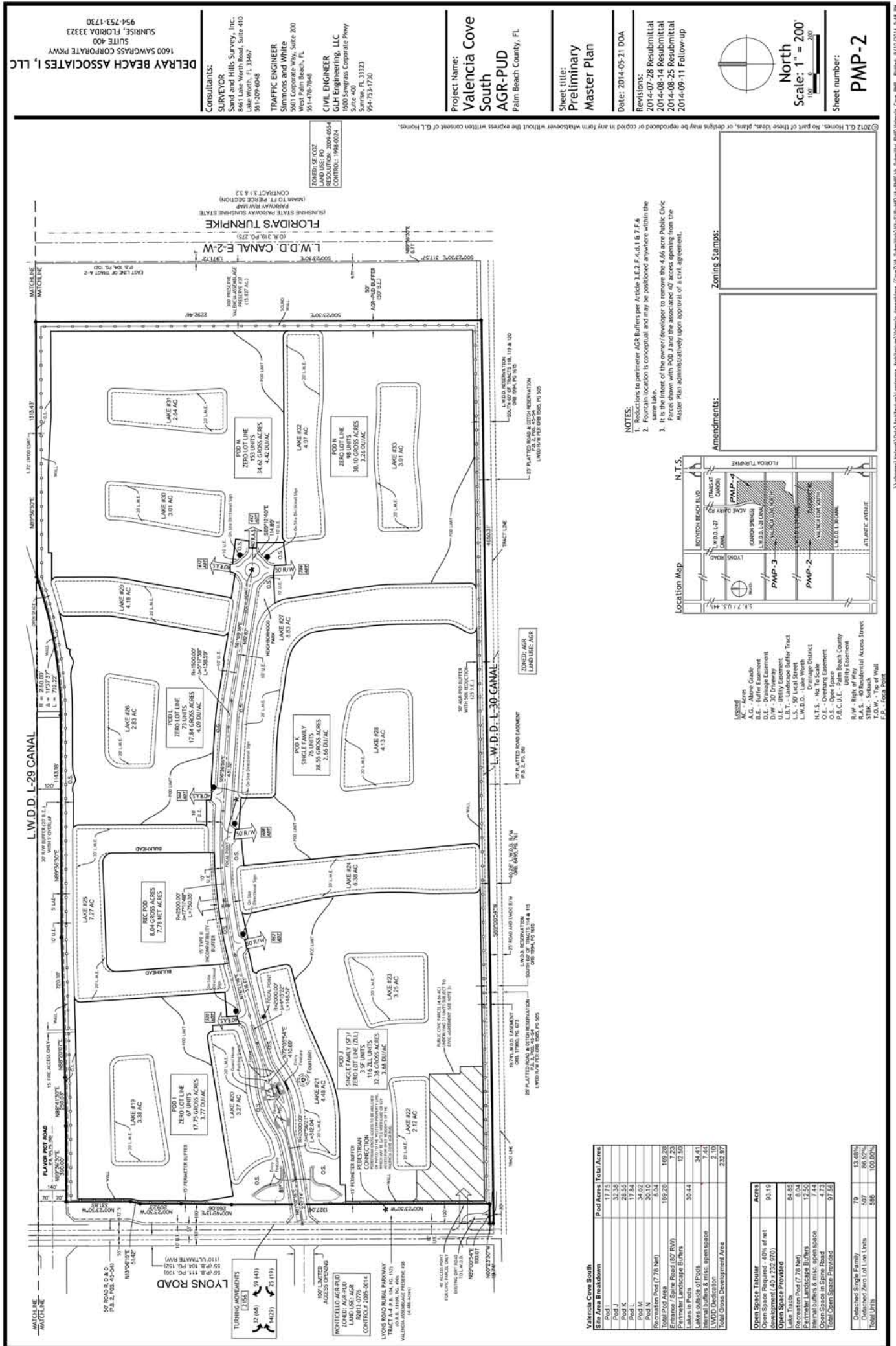


Figure 24: Preliminary Master Plan dated September 11, 2014 page 3

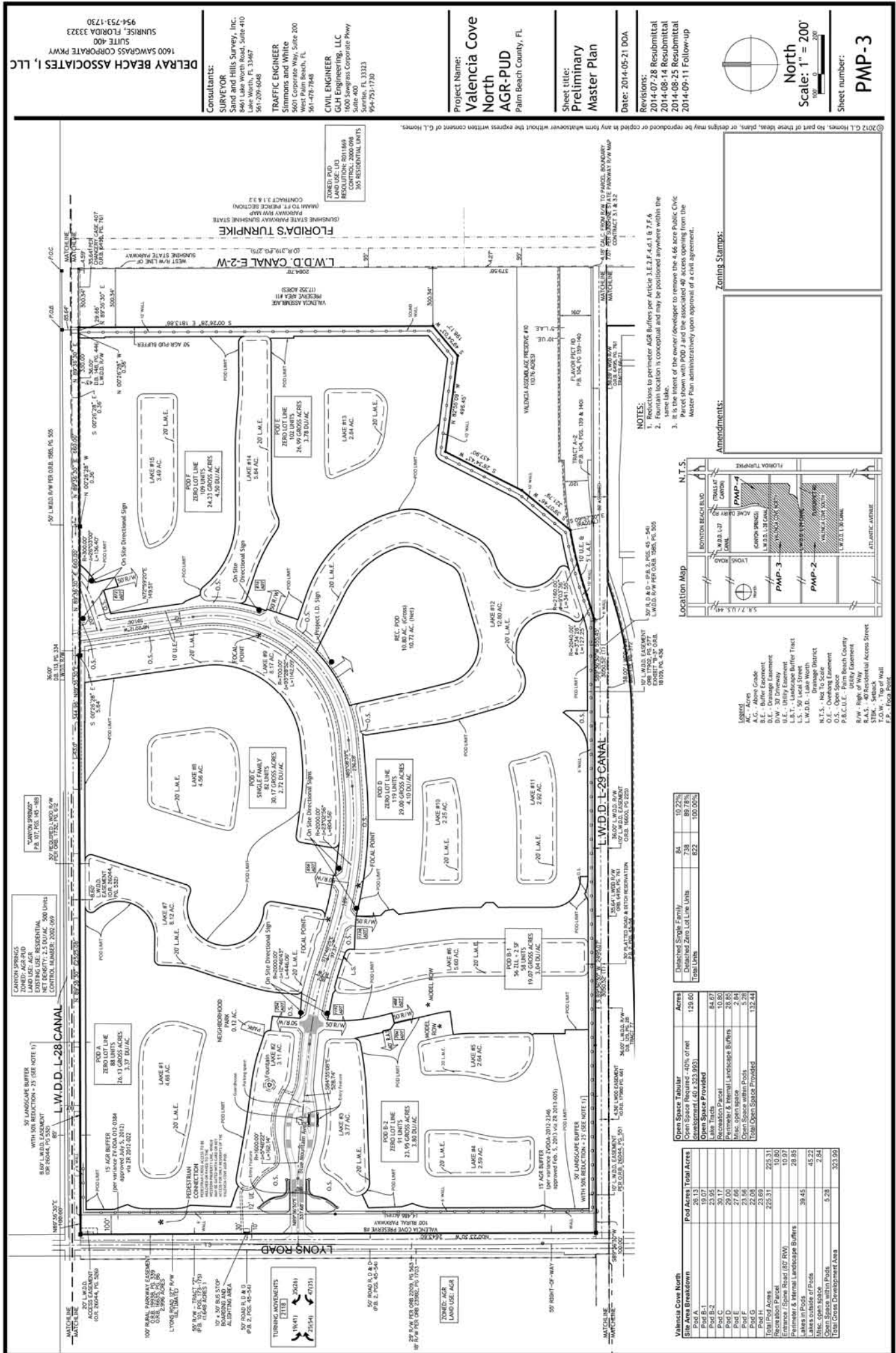


Figure 25: Preliminary Master Plan dated September 18, 2014 page 4

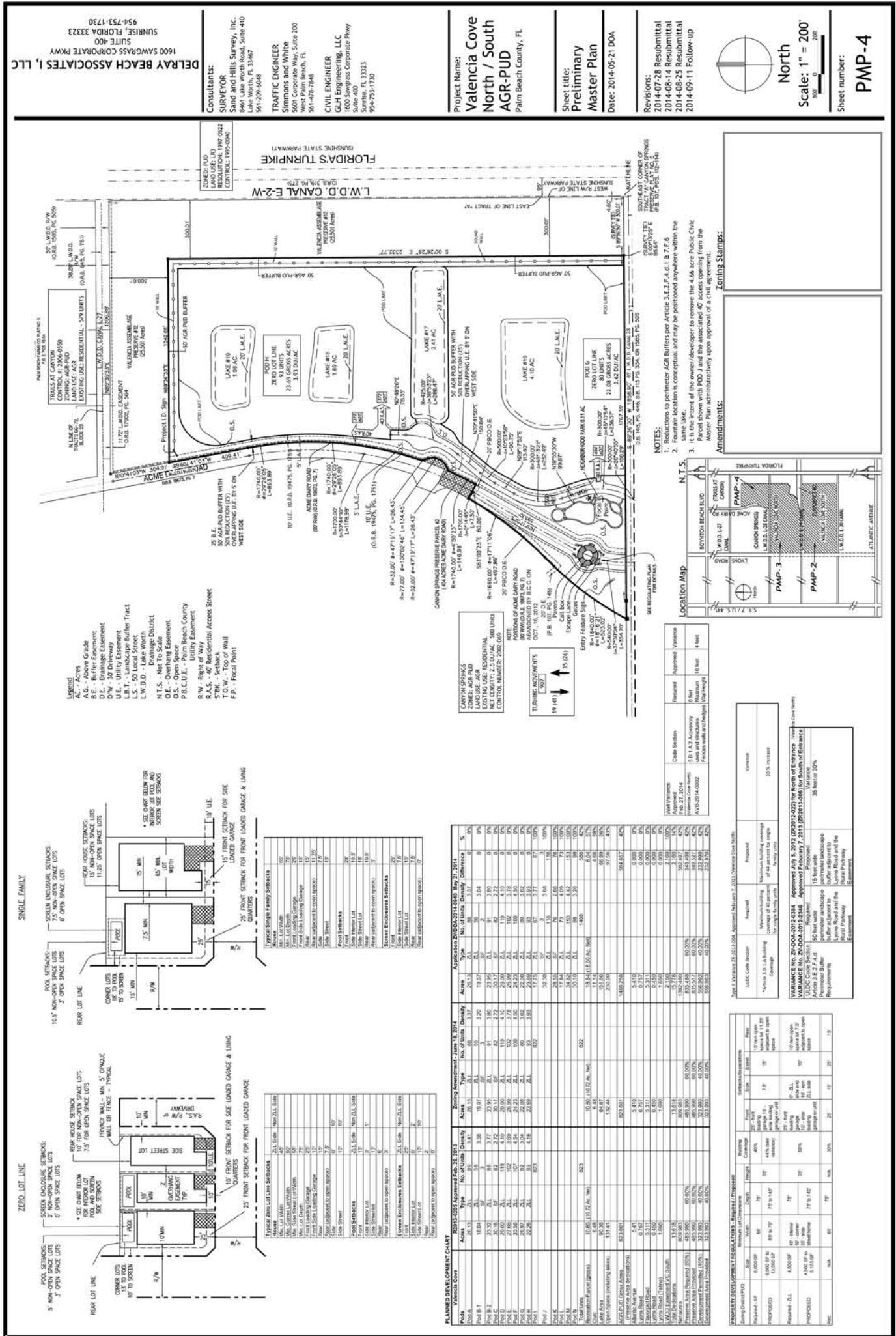


Figure 26: Preliminary Master Plan dated October 30, 2014 page 5

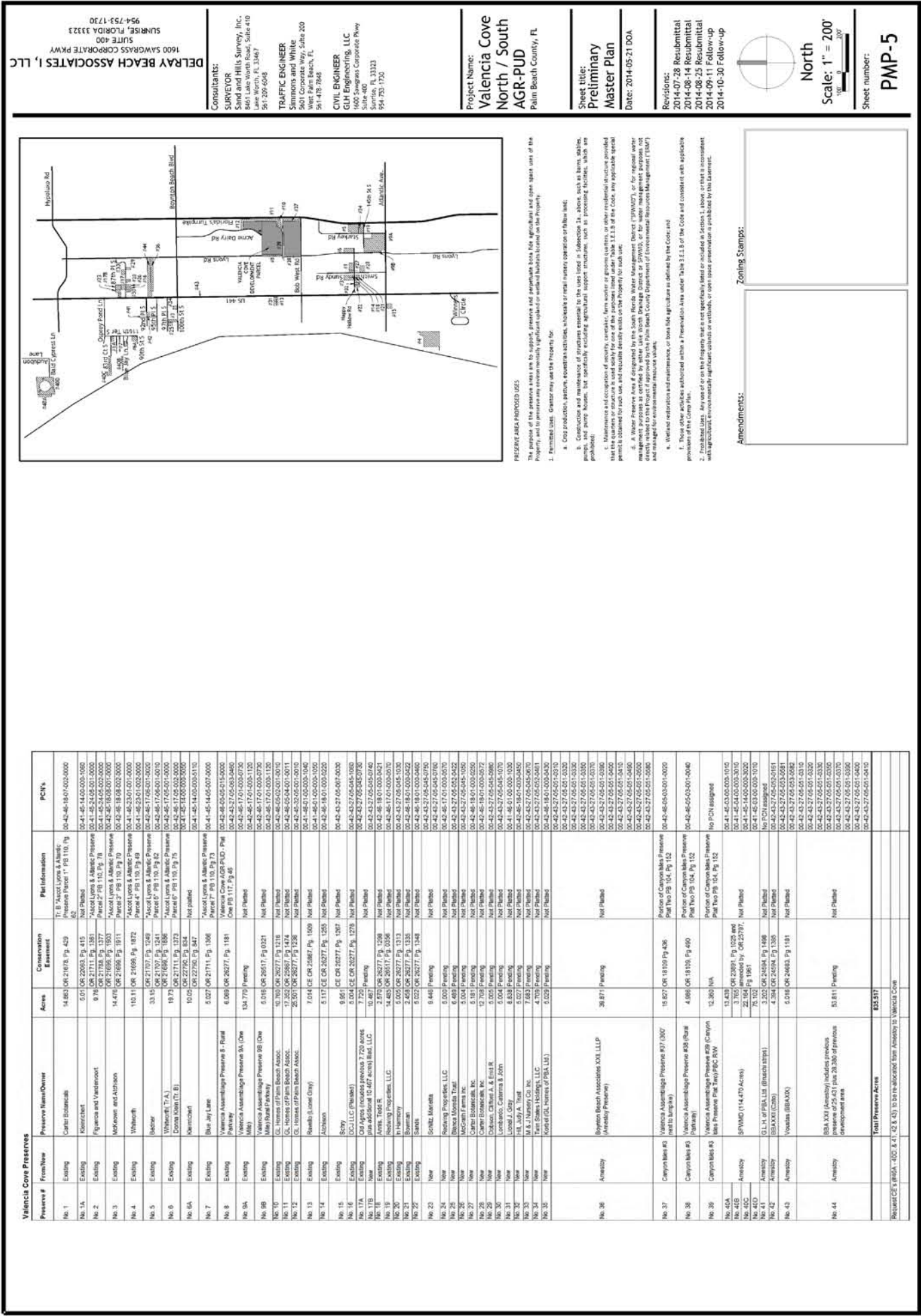
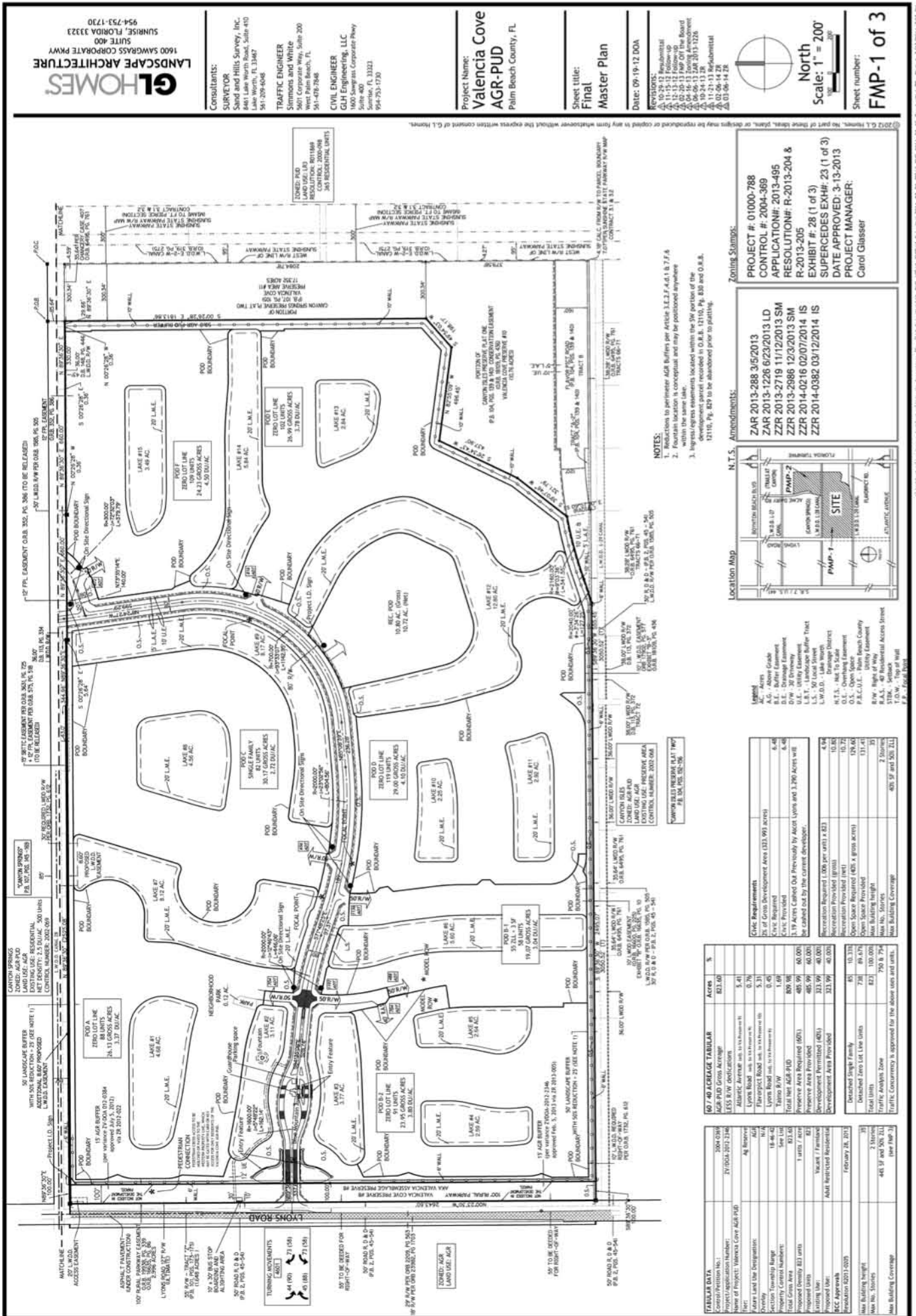


Figure 27: Approved Master Plan dated March 13, 2013



DELRAY BEACH ASSOCIATES I, LLC
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323
 954-753-1730

Consultants:
SURVEYOR
 Sand and Hills Survey, Inc.
 8461 Lake Worth Road, Suite 410
 Lake Worth, FL 33467
 561-259-6048

TRAFFIC ENGINEER
 Simmons and White
 5601 Corporate Way, Suite 200
 West Palm Beach, FL
 561-478-7848

CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy
 Suite 400
 Sunrise, FL 33323
 954-753-1730

Project Name:

Sheet title:
**PRELIMINARY
 REGULATING
 PLAN**

Date: 2014-05-21 DOA

Revisions:
 2014-07-28 Resubmittal
 2014-08-14 Resubmittal
 2014-08-25 Resubmittal
 2014-09-11 Follow-up

Sheet number:
PRP-1

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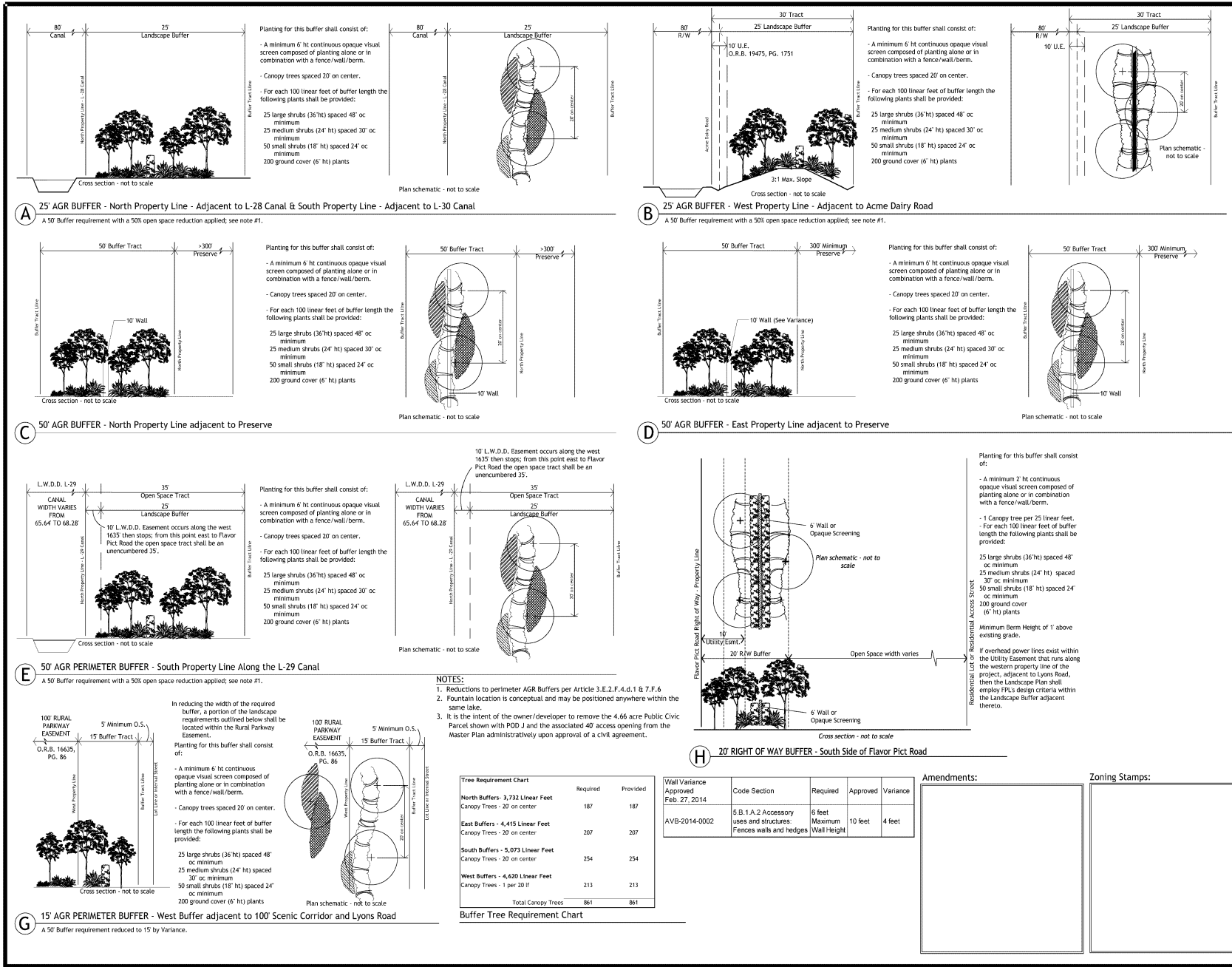


Figure 30 Preliminary Regulating Plan dated September 18, 2014

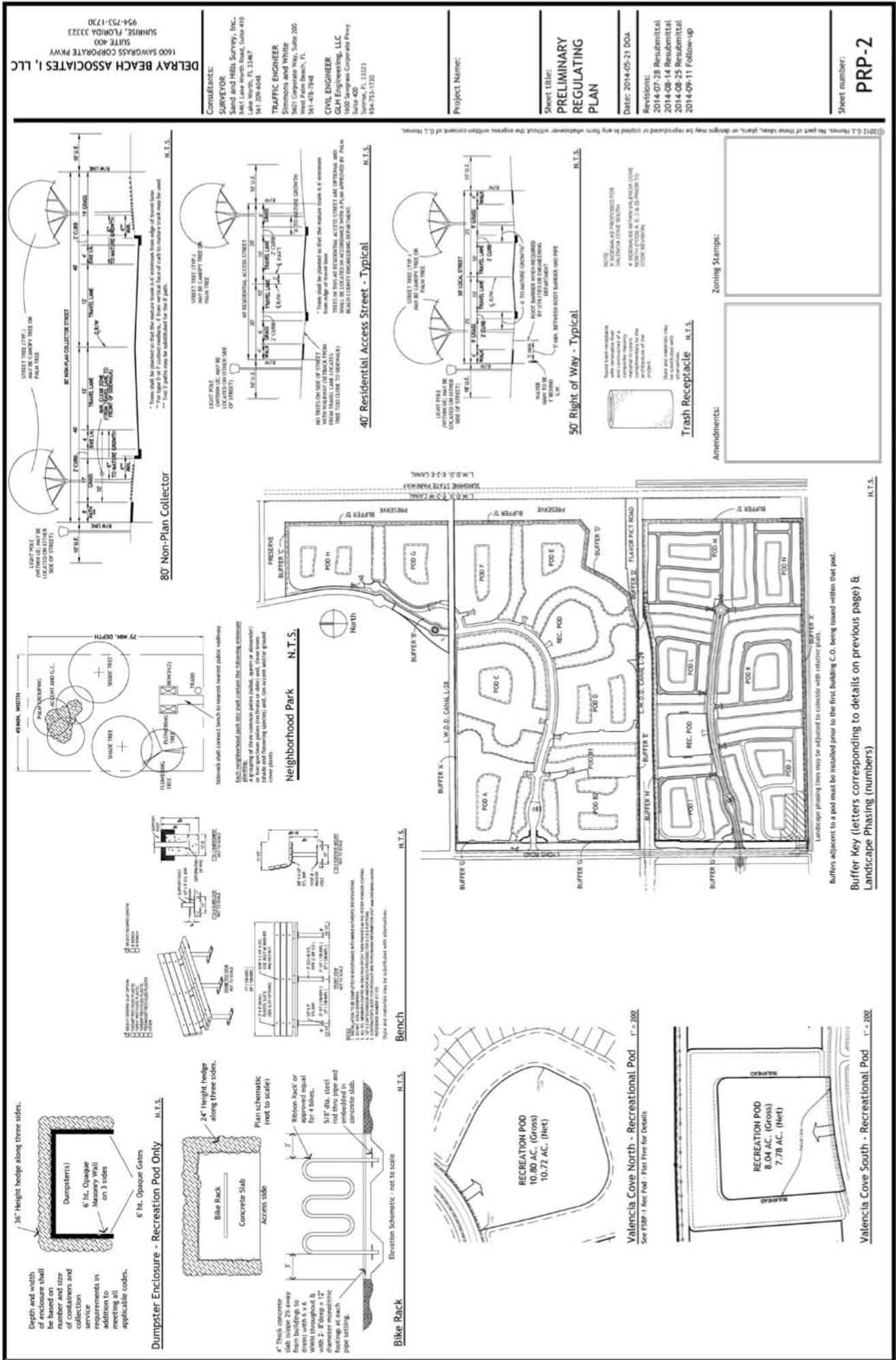
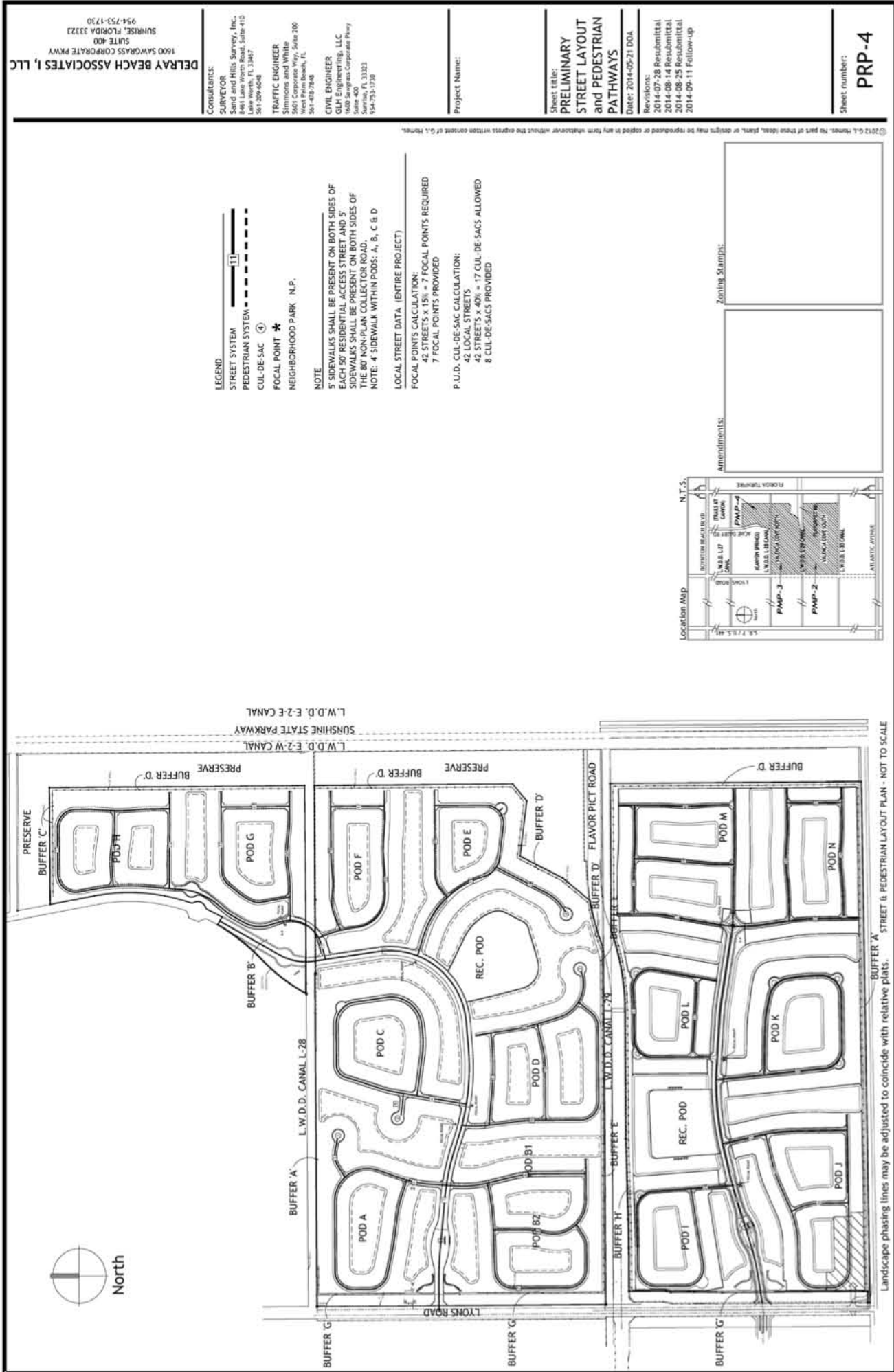


Figure 32 Preliminary Regulating Plan dated September 18, 2014



DELRAY BEACH ASSOCIATES I, LLC
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323
 954-753-1730

Consultants:
SURVEYOR
 Sand and Hills Survey, Inc.
 1600 Sawgrass Corporate Pkwy, Suite 410
 Lake Worth, FL 33467
 561-209-6048

TRAFFIC ENGINEER
 S. J. ...
 3601 Corporate Way, Suite 200
 West Palm Beach, FL
 561-432-7948

CIVIL ENGINEER
 GLH Engineering, LLC
 1600 Sawgrass Corporate Pkwy
 Suite 400
 Sunrise, FL 33323
 954-753-1730

Project Name:

Sheet title:
**PRELIMINARY
 STREET LAYOUT
 and PEDESTRIAN
 PATHWAYS**

Date: 2014-05-21 DOA
 Revisions:
 2014-07-28 Resubmittal
 2014-08-14 Resubmittal
 2014-08-25 Resubmittal
 2014-09-11 Follow-up

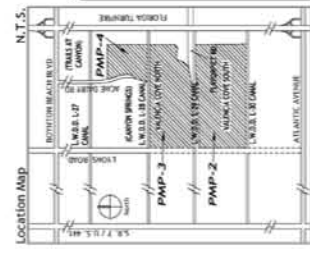
Sheet number:
PRP-4

LEGEND:
 STREET SYSTEM
 PEDESTRIAN SYSTEM
 CUL-DE-SAC (4)
 FOCAL POINT *
 NEIGHBORHOOD PARK N.P.

NOTE
 5' SIDEWALKS SHALL BE PRESENT ON BOTH SIDES OF EACH 30' RESIDENTIAL ACCESS STREET AND 5' SIDEWALKS SHALL BE PRESENT ON BOTH SIDES OF THE 80' NON-LANE COLLECTOR ROAD.
 NOTE: 4' SIDEWALK WITHIN PODS: A, B, C & D

LOCAL STREET DATA (ENTIRE PROJECT)
 FOCAL POINTS CALCULATION:
 42 STREETS x 15% = 7 FOCAL POINTS REQUIRED
 7 FOCAL POINTS PROVIDED

P.U.D. CUL-DE-SAC CALCULATION:
 42 LOCAL STREETS
 42 STREETS x 40% = 17 CUL-DE-SACS ALLOWED
 8 CUL-DE-SACS PROVIDED



Amendments:

Zoning Stamps:

LANDSCAPE PHASING LINES MAY BE ADJUSTED TO COINCIDE WITH RELATIVE PLATS.
 BUFFER 'A' STREET & PEDESTRIAN LAYOUT PLAN - NOT TO SCALE

Figure 33: Preliminary Master Sign Plan dated September 18, 2014

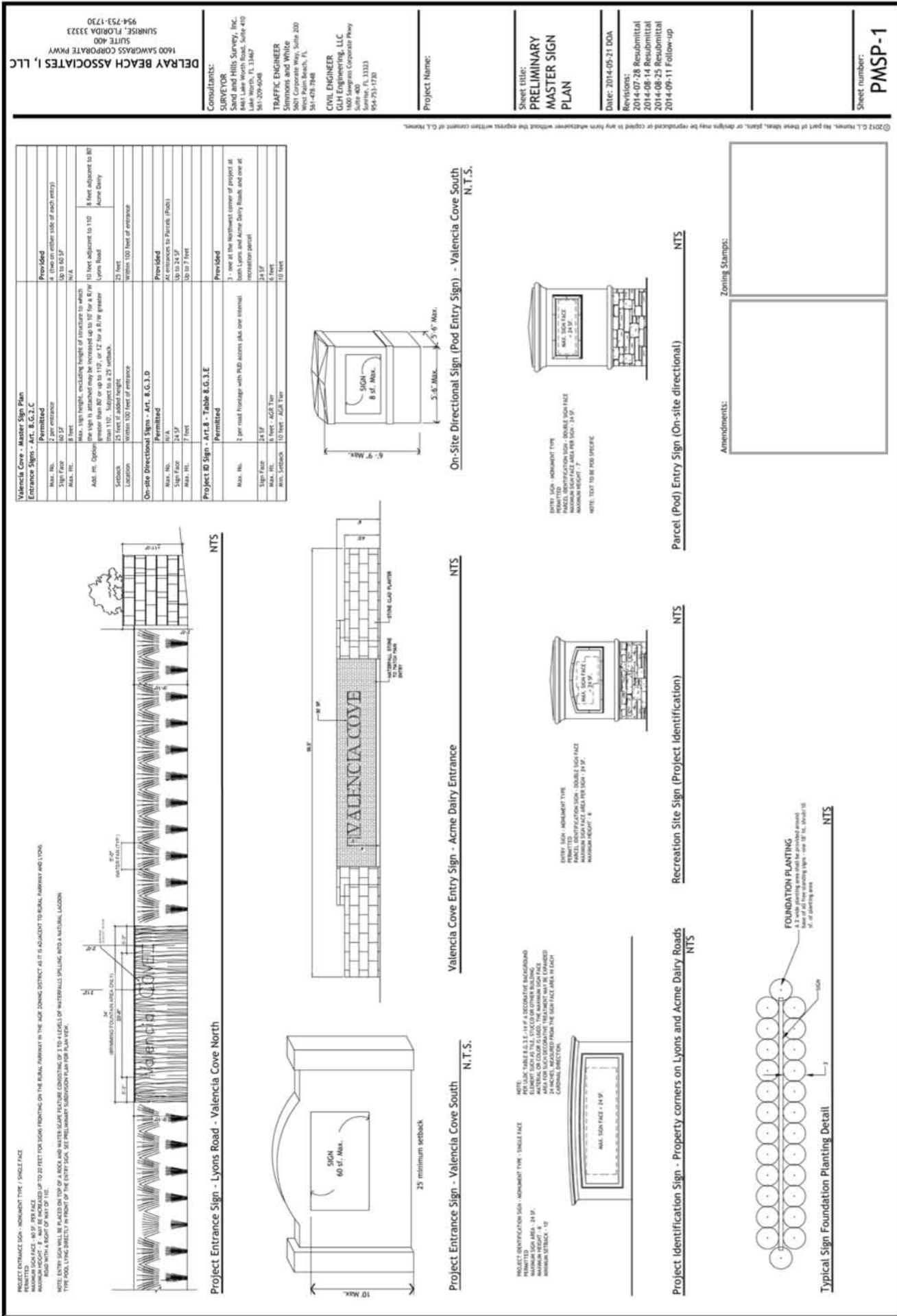
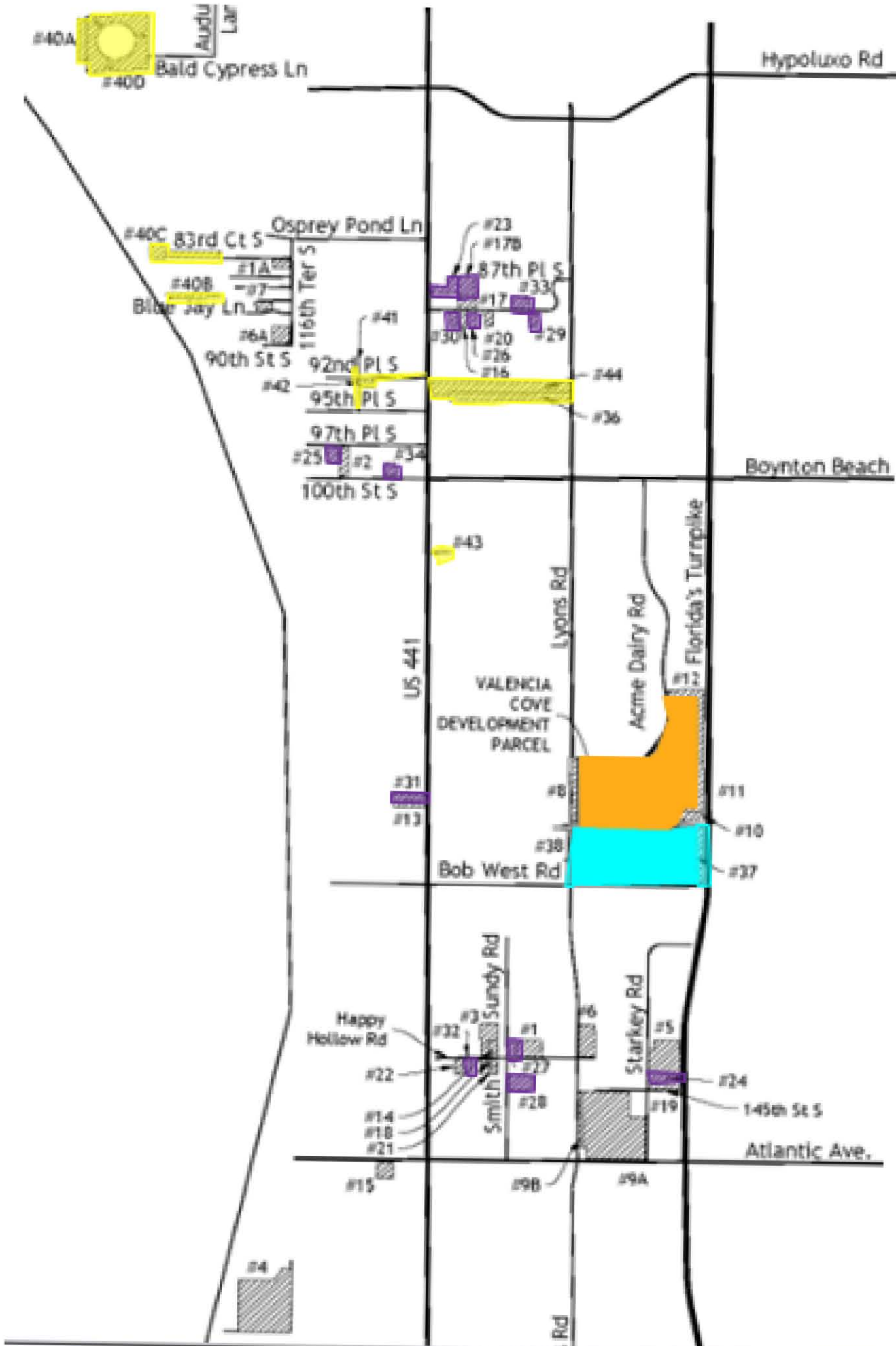


Figure 34 Re-allocation of Existing and Proposed Preserve Parcels



| | | | |
|--------|--------------------------------|--------|--|
| Orange | 323.99 acres Development | Grey | 485.99 Existing Preserve |
| Yellow | 220.76 acres from Amestoy | Purple | 1.51 New Development and 95.59 New Preserve rezoning |
| Blue | 33.17 Preserve from Canyon | | |
| | 231.46 Development from Canyon | | |

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE


STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of Delray Beach Associates I, LLC, a Florida limited liability company, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of Delray Beach Associates I, LLC, a Florida limited liability company (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and, to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


N. Maria Menendez, as the Vice President of Delray Beach Associates I, LLC, a Florida limited liability company

The foregoing instrument was acknowledged before me this 29 day of October, 2014, by N. Maria Menendez, as the Vice President of Delray Beach Associates I, LLC, a Florida limited liability company, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.


Notary Public

(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

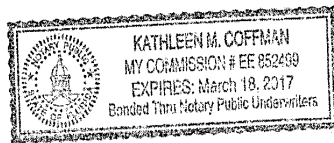


EXHIBIT "A"

PROPERTY

DESCRIPTION: VALENCIA ASSEMBLAGE DEVELOPMENT PARCEL

BEING ALL OF TRACTS A-1, D-3 AND D-4, AND A PORTION OF TRACT A-2, OF CANYON ISLES PRESERVE PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, A PORTION OF ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO THE ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN TRACTS 73, 88, 105, 116 AND TRACTS 72, 89, 104 AND 117, BLOCK 63 ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, (SAID RESERVATION ALSO LYING BETWEEN SAID TRACTS A-1 AND A-2) ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A-2; THENCE SOUTH 89°00'54" WEST, ALONG THE SOUTH LINE OF SAID TRACT A-2, A DISTANCE OF 306.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°00'54" WEST ALONG THE SOUTH LINE OF SAID TRACTS A-1 AND A-2, A DISTANCE OF 4650.31 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT A-1 FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, NORTH 00°23'30" WEST, A DISTANCE OF 19.74 FEET; THENCE NORTH 89°00'54" EAST, A DISTANCE OF 100.01 FEET; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 1327.06 FEET; THENCE NORTH 00°49'13" EAST, A DISTANCE OF 260.06 FEET; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 209.23 FEET; THENCE NORTH 13°06'15" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 331.83 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACTS A-1 AND A-2 FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, NORTH 89°36'30" EAST, A DISTANCE OF 390.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 250.03 FEET; THENCE NORTH 88°20'07" EAST, A DISTANCE OF 720.18 FEET; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 1143.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2160.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'37", A DISTANCE OF 702.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2040.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'10", A DISTANCE OF 27.39 FEET; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 1313.43 FEET; THENCE SOUTH 00°23'30" EAST ALONG A LINE 300.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACT A-2, A DISTANCE OF 2292.46 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING A PORTION OF TRACT A-1, CANYON ISLES PRESERVE PLAT ONE, AS RECORDED IN PLAT BOOK 104, PAGES 139 AND 140, A PORTION OF TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2, AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, TOGETHER WITH A PORTION OF TRACTS 8 THROUGH 16, AND A PORTION OF THAT ROAD, DYKE AND DITCH RESERVATION 30.00 FEET IN WIDTH, LYING BETWEEN TRACTS 8 AND 9, ALL IN BLOCK 63 ACCORDING TO PALM BEACH

FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF VALENCIA COVE AGR-P.U.D. - PLAT ONE, AS RECORDED IN PLAT BOOK 117, PAGES 46 THROUGH 62, ALL OF VALENCIA COVE AGR-P.U.D. - PLAT TWO, AS RECORDED IN PLAT BOOK 117, PAGES 78 THROUGH 80, ALL OF VALENCIA COVE AGR-P.U.D. - PLAT THREE, AS RECORDED IN PLAT BOOK 117, PAGES 81 THROUGH 89, ALL OF VALENCIA COVE AGR-P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 117, PAGES 123 THROUGH 131, ALL OF VALENCIA COVE AGR-P.U.D. - PLAT FIVE, AS RECORDED IN PLAT BOOK 117, PAGES 174 THROUGH 176, AND A PORTION OF VALENCIA COVE AGR-P.U.D. - PLAT SIX, AS RECORDED IN PLAT BOOK 117, PAGES 157 THROUGH 165, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID VALENCIA COVE AGR-P.U.D. - PLAT SIX; THENCE NORTH 89°36'30" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID VALENCIA COVE AGR-P.U.D. - PLAT SIX, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°23'30" WEST, ALONG THE EAST LINE OF TRACT OS1, ACCORDING TO SAID VALENCIA COVE AGR-P.U.D. - PLAT SIX, TRACT OS1 AND OS2 ACCORDING TO SAID VALENCIA COVE AGR-P.U.D. PLAT ONE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 2,643.60 FEET; THENCE NORTH 89°36'30" EAST ALONG A LINE 26.40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 9 THROUGH 16, A DISTANCE OF 2525.08 FEET; THENCE SOUTH 00°23'29" EAST, A DISTANCE OF 3.96 FEET; THENCE NORTH 89°36'30" EAST ALONG A LINE 30.36 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 344.96 FEET; THENCE SOUTH 00°26'28" EAST ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 5.64 FEET; THENCE NORTH 89°36'30" EAST ALONG THE NORTH BOUNDARY OF SAID VALENCIA COVE AGR-P.U.D. - PLAT THREE AND THE NORTH BOUNDARY OF SAID TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2, A DISTANCE OF 660.00 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2, FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, NORTH 00°26'28" WEST, A DISTANCE OF 0.36 FEET, THENCE NORTH 89°36'30" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°26'28" EAST, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00°26'28" WEST, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 29.66 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°26'28" EAST ALONG A LINE 300.34 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2, A DISTANCE OF 1,813.86 FEET; THENCE SOUTH 49°54'03" WEST, A DISTANCE OF 198.17 FEET; THENCE NORTH 82°55'09" WEST, A DISTANCE OF 496.45 FEET; THENCE SOUTH 26°34'43" WEST, A DISTANCE OF 437.90 FEET; THENCE SOUTH 39°07'46" WEST, A DISTANCE OF 321.79 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,160.00 FEET, WHOSE RADIUS POINT BEARS SOUTH 09°57'30" EAST FROM SAID POINT AND A CENTRAL ANGLE OF 09°03'36"; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT A-1, CANYON ISLES PRESERVE PLAT ONE AND THE SOUTH LINE OF SAID VALENCIA COVE AGR-P.U.D. - PLAT THREE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 341.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,040.00 FEET AND A CENTRAL ANGLE OF 03°34'26"; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID VALENCIA COVE AGR-P.U.D. - PLAT THREE AND ALONG THE

ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 127.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID VALENCIA COVE AGR-P.U.D. – PLAT THREE AND VALENCIA COVE AGR-P.U.D. – PLAT SIX, A DISTANCE OF 3050.52 FEET TO THE POINT OF BEGINNING

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5; THENCE SOUTH 89°36'30" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°36'30" WEST ALONG SAID SOUTH LINE OF SAID TRACT "A" AND ITS WESTERLY EXTENSION, A DISTANCE OF 1,858.90 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,640.00 FEET, WHOSE RADIUS POINT BEARS SOUTH 62°05'38" EAST FROM SAID POINT AND A CENTRAL ANGLE OF 18°16'21"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE EASTERLY BOUNDARY LINE OF CANYON SPRINGS, AS RECORDED IN PLAT BOOK 107, PAGES 145 THROUGH 169, SAID PUBLIC RECORDS, A DISTANCE OF 523.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,660.00 FEET AND A CENTRAL ANGLE OF 17°11'06"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 497.89 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 61°00'23" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,740.00 FEET AND A CENTRAL ANGLE OF 04°50'23"; THENCE ALONG THE WESTERLY BOUNDARY OF SAID OF SAID TRACT "A" FOR THE FOLLOWING SIX (6) DESCRIBED COURSE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 146.98 FEET TO A POINT TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 47°19'17"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.43 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 77.00 FEET AND A CENTRAL ANGLE OF 100°02'46"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 134.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 47°19'17"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.43 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,740.00 FEET AND A CENTRAL ANGLE OF 29°26'05"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 893.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°41'03" WEST, A DISTANCE OF 409.41 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE 300.01 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, A DISTANCE OF 1042.66 FEET; THENCE SOUTH 00°26'28" EAST ALONG A LINE 300.01 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 2332.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 556.963 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 1 (2012-384)

BEING ALL OF TRACT B, ACCORDING TO THE PLAT OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1, AS RECORDED IN PLAT BOOK 110, PAGES 62 THROUGH 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 14.863 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 1A_ (2012-384)

THE NORTH HALF (N. ½) OF THE SOUTHEAST QUARTER (S.E. ¼) OF THE SOUTHEAST QUARTER (S.E. ¼) OF THE NORTHEAST QUARTER (N.E. ¼) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST. PALM BEACH COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE AFORE DESCRIBED PARCEL.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH HALF (S. ½) OF THE NORTH HALF (N. ½) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND A NON EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE PROPERTY OF WHICH FLORIDA POWER AND LIGHT COMPANY PRESENTLY HOLD AND EASEMENT: SUBJECT HOWEVER, TO THE EASEMENT RIGHTS OF FLORIDA POWER AND LIGHT COMPANY TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE EAST THREE QUARTERS (E. ¾) OF THE SOUTH HALF (S. ½) OF THE SOUTH HALF (S. ½) OF THE NORTHEAST QUARTER (N.E. ¼) OF SAID SECTION 14.

CONTAINING 5.01 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 2 (2012-384)

BEING ALL OF TRACTS "A" AND "B", ACCORDING TO THE PLAT OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 2, AS RECORDED IN PLAT BOOK 110, PAGES 78 THROUGH 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.76 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 3 (2012-384)

BEING ALL OF TRACTS A AND B, ACCORDING TO THE PLAT OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 3, AS RECORDED IN PLAT BOOK 110, PAGES 70 THROUGH 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 14.476 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 4 (2012-384)

BEING ALL OF PARCELS 1, 2 AND 3, ACCORDING TO THE PLAT OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 4, AS RECORDED IN PLAT BOOK 110, PAGES 49 THROUGH 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 110.11 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 5 (2012-384)

BEING ALL OF TRACT "A", ACCORDING TO THE PLAT OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 5, AS RECORDED IN PLAT BOOK 110, PAGES 82 AND 83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 33.15 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 6 (2012-384)

BEING ALL OF TRACTS "A" AND "B", ACCORDING TO THE PLAT OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 6, AS RECORDED IN PLAT BOOK 110, PAGES 75 THROUGH 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 19.73 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 6A (2012-384)

THE NORTH ONE HALF (N. ½) OF THE SOUTHEAST QUARTER (S.E. ¼) OF THE SOUTHEAST QUARTER (S.E. ¼) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD, MUNICIPAL ORDINANCES AND ZONING CODES, AND TAXES FOR THE YEAR OF CONVEYANCE AND SUBSEQUENT YEARS.

TOGETHER WITH THE SOUTH ONE HALF (S. ½) OF THE SOUTHEAST QUARTER (S.E. ¼) OF THE SOUTHEAST QUARTER (S.E. ¼) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE PROPERTY ON WHICH FLORIDA POWER AND LIGHT COMPANY PRESENTLY HOLDS AND EASEMENT, SUBJECT HOWEVER, TO THE EASEMENT RIGHTS OF FLORIDA POWER AND LIGHT COMPANY SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD, IF ANY, TO THE EXTENT THAT THE SAME ARE VALID AND ENFORCEABLE.

CONTAINING 10.05 ACRE, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 7 (2012-384)

BEING ALL OF ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 7, AS RECORDED IN PLAT BOOK 110, PAGES 73 THROUGH 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.027 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 8

BEING A PORTION OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, AS

RECORDED IN PLAT BOOK 101, PAGES 173 THROUGH 175 TOGETHER WITH A PORTION OF TRACTS 16, 48 AND 49, THE SOUTH HALF OF THAT ROAD, DYKE AND DITCH RESERVATION 30.00 FEET IN WIDTH, LYING NORTH OF AND COINCIDENT WITH SAID TRACT 48, BLOCK 63, ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5; THENCE NORTH 00°23'30" WEST, ALONG THE WEST LINE OF SAID TRACT "Y", A DISTANCE OF 1,308.60 FEET TO A POINT ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL RIGHT-OF-WAY AS DESCRIBED IN CHANCERY CASE 407 AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGES 761, SAID PUBLIC RECORDS; THENCE NORTH 89°36'30" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°23'30" EAST, ALONG A LINE 100.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT "Y" AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 2,643.60 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 49; THENCE SOUTH 89°36'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 48, 49 AND ITS NORTHERLY EXTENSION; THENCE NORTH 00°23'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.069 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 9

A CERTAIN PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF TRACTS 75 THROUGH 81, 88, 105, 112 THROUGH 120 AND ALL OF TRACTS 82 THROUGH 87 AND 106 THROUGH 111, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED WEST ONE-QUARTER (1/4) CORNER OF AFORESAID SECTION 17 AS PER THE PALM BEACH COUNTY SURVEY DEPARTMENT SECTIONAL BREAKDOWN OF SAID SECTION 17; THENCE NORTH 89°27'41" EAST, ALONG THE EAST-WEST ONE QUARTER (1/4) SECTION LINE OF SECTION 17, A DISTANCE OF 181.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 21885, PAGE 1690, SAID PUBLIC RECORDS, THENCE NORTH 01°03'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.02 FEET TO THE POINT OF THE BEGINNING, BEING ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT (LWDD) L-33 CANAL AS PER CHANCERY CASE 407 (OFFICIAL RECORDS BOOK 6495, PAGE 761), THE NORTH 35.64 FEET OF TRACTS 73 THROUGH 80, BLOCK 17, THENCE NORTH 89°01'50" EAST, ALONG THE SOUTH LINE OF SAID NORTH 35.64 FEET OF TRACTS 75 THROUGH 80, A DISTANCE OF 1930.94 FEET; THENCE SOUTH 01°07'06" EAST, A DISTANCE OF 990.86 FEET; THENCE NORTH 88°52'54" EAST, A DISTANCE OF 660.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 40.00 FEET OF THE TRACTS 88, 105, AND 120, SAID LINE ALSO BEING

THE WESTERLY RIGHT-OF-WAY LINE OF STARKEY ROAD PER DEED BOOK 716 PAGE 592, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01° 07' 06" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1649.44 FEET, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC AVENUE (ALSO KNOWN AS STATE ROAD 806) AS RECORDED IN OFFICIAL RECORDS BOOK 19969, PAGE 876, SAID PUBLIC RECORDS FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, SOUTH 44°05'23" WEST, A DISTANCE OF 56.36 FEET TO A POINT ON A LINE WHICH LIES 110.00 FEET NORTH OF, AND PARALLEL TO, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE SOUTH 89°17' 57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 182.92 FEET TO A POINT WHICH LIES 110.00 FEET NORTH OF, AND PARALLEL TO, THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 89° 58' 59" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1990.75 FEET; THENCE NORTH 00°01'01" EAST, A DISTANCE OF 4.00 FEET TO A POINT ON A LINE WHICH LIES 114.00 FEET NORTH OF, AND PARALLEL TO THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 89°58'59" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 53.86 FEET TO A POINT ON THE WEST LINE OF TRACT 114, BLOCK 17, AFORESAID PALM BEACH FARMS COMPANY PLAT NO. 1, THENCE NORTH 01°01'05" WEST, ALONG SAID WEST TRACT LINE, A DISTANCE OF 440.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 240.00 FEET OF SAID TRACT 113, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1; THENCE SOUTH 89°09'51" WEST ALONG SAID SOUTH LINE OF THE NORTH 240.00 FEET OF SAID TRACT 113, A DISTANCE OF 315.29 FEET TO A POINT ON THE PREVIOUSLY DESCRIBED EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 21885, PAGE 1690, SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; NORTH 01°03'00" WEST, A DISTANCE OF 436.51 FEET; THENCE SOUTH 88°57'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°03'00" WEST, A DISTANCE OF 1760.75 FEET TO THE POINT OF THE BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 80, 81, 112 AND 113, BLOCK 17 OF "PALM BEACH FARMS COMPANY PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 2, PAGES 26 THOROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED WEST ONE-QUARTER (1/4) CORNER OF AFORESAID SECTION 17 AS PER THE PALM BEACH COUNTY SURVEY DEPARTMENT SECTIONAL BREAKDOWN OF SAID SECTION 17; THENCE NORTH 89°27'41" EAST, ALONG THE EAST-WEST ONE QUARTER (1/4) SECTION LINE OF SECTION 17, A DISTANCE OF 181.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 21885, PAGE 1690, SAID PUBLIC RECORDS, THENCE SOUTH 01°03'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 16.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°01'50" EAST, ALONG THE SOUTH LINE OF A LAKE WORTH DRAINAGE DISTRICT EASEMENT, 24.36 FEET IN WIDTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 18182, PAGE 1720, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE 100.00 EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 01°03'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,636.24 FEET; THENCE NORTH 88°57'00" EAST,

A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 100 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 01°03'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 536.88 FEET; THENCE SOUTH 89°09'51" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON SAID EAST RIGHT-OF-LINE OF LYONS ROAD; THENCE NORTH 01°03'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 436.51 FEET; THENCE SOUTH 88°57'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°03'00" WEST, A DISTANCE OF 1,736.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 134.770 ACRES, MORE OR LESS.

DESCRIPTION: PRESERVE NO. 9B

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 80, 81, 112 AND 113, BLOCK 17 OF "PALM BEACH FARMS COMPANY PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 2, PAGES 26 THOROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED WEST ONE-QUARTER (1/4) CORNER OF AFORESAID SECTION 17 AS PER THE PALM BEACH COUNTY SURVEY DEPARTMENT SECTIONAL BREAKDOWN OF SAID SECTION 17; THENCE NORTH 89°27'41" EAST, ALONG THE EAST-WEST ONE QUARTER (1/4) SECTION LINE OF SECTION 17, A DISTANCE OF 181.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 21885, PAGE 1690, SAID PUBLIC RECORDS, THENCE SOUTH 01°03'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 16.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°01'50" EAST, ALONG THE SOUTH LINE OF A LAKE WORTH DRAINAGE DISTRICT EASEMENT, 24.36 FEET IN WIDTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 18182, PAGE 1720, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE 100.00 EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 01°03'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,636.24 FEET; THENCE NORTH 88°57'00" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 100 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 01°03'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 536.88 FEET; THENCE SOUTH 89°09'51" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON SAID EAST RIGHT-OF-LINE OF LYONS ROAD; THENCE NORTH 01°03'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES, A DISTANCE OF 436.51 FEET; THENCE SOUTH 88°57'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°03'00" WEST, A DISTANCE OF 1,736.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.016 ACRES, MORE OR LESS

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 10

BEING A PORTION OF A PORTION OF TRACT A-1, CANYON ISLES PRESERVE PLAT ONE, AS RECORDED IN PLAT BOOK 104, PAGES 139 AND 140, OF THE PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A-1; THENCE SOUTH 00°26'28" EAST ALONG THE EAST LINE OF SAID TRACT A-1, A DISTANCE OF 379.58 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A-1 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, SOUTH 89°36'30" WEST, A DISTANCE OF 989.98 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 20.00 FEET, TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS SOUTH 00°23'30" EAST FROM SAID POINT, HAVING A RADIUS OF 2,160.00 FEET AND A CENTRAL ANGLE OF 09°34'00"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 360.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 39°07'46" EAST, A DISTANCE OF 321.79 FEET; THENCE NORTH 26°34'43" EAST, A DISTANCE OF 203.53 FEET; THENCE NORTH 89°36'30" EAST ALONG THE NORTH LINE OF SAID TRACT A-1, A DISTANCE OF 1,051.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF TRACT A-2, CANYON ISLES PRESERVE PLAT ONE, AS RECORDED IN PLAT BOOK 104, PAGES 139 AND 140, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.760 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 11

BEING A PORTION OF TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2, AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2; THENCE SOUTH 00°26'28" EAST ALONG THE EAST LINE OF SAID TRACT "A-1", A DISTANCE OF 2,084.78 FEET; THENCE SOUTH 89°36'30" WEST ALONG THE SOUTH LINE OF SAID TRACT "A-1", A DISTANCE OF 1,051.56 FEET; THENCE NORTH 26°34'43" EAST, A DISTANCE OF 234.37 FEET; THENCE SOUTH 82°55'09" EAST, A DISTANCE OF 496.45 FEET; THENCE NORTH 49°54'03" EAST, A DISTANCE OF 198.17 FEET; THENCE NORTH 00°26'28" WEST ALONG A LINE 300.34 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID EAST LINE OF TRACT "A-1", A DISTANCE OF 1,813.86 FEET; THENCE NORTH 89°36'30" EAST ALONG THE NORTH LINE OF SAID TRACT "A-1", A DISTANCE OF 300.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.352 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 12

BEING A PORTION OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, AS RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5; THENCE SOUTH 89°36'30" WEST, ALONG THE SOUTH LINE OF

SAID TRACT "A", A DISTANCE OF 300.01 FEET; THENCE NORTH 00°26'28" WEST, ALONG A LINE 300.01 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 2332.77 FEET; THENCE SOUTH 89°36'33" WEST, ALONG A LINE 300.01 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 1042.66 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ACME DAIRY ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 18673, PAGE 7, SAID PUBLIC RECORDS; THENCE NORTH 10°41'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 304.92 FEET TO A POINT ON SAID NORTH LINE OF TRACT "A"; THENCE NORTH 89°36'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,396.89 FEET TO A POINT ON SAID EAST LINE OF TRACT "A"; THENCE SOUTH 00°26'28" EAST ALONG SAID EAST LINE OF TRACT "A", A DISTANCE OF 2,632.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.501 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGES PRESERVE NO. 13 (Ravello Parcel)

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF A PARCEL DELINEATED ON THE ADAIR & BRADY, INC., SURVEY DRAWING NO. FP-1298, AS REVISED IN 1996, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK INSCRIBED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY; THENCE SOUTH 00° 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2037.63 FEET TO AN IRON ROD; THENCE SOUTH 89° 28' 27" WEST, 250.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 10' 57" EAST ALONG THE WEST LINE OF STATE ROAD NO. 7, BEING THAT CERTAIN PARCEL NO. 106 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN AGREED ORDER OF TAKING, DATED OCTOBER 23, 1998, RECORDED OCTOBER 27, 1998, IN OFFICIAL RECORDS BOOK 10715, PAGE 323, AS AMENDED IN OFFICIAL RECORDS BOOK 11572, PAGE 1097, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 261.83 FEET; THENCE SOUTH 89° 28' 27" WEST, 1167.26 FEET; THENCE NORTH 01° 05' 22" WEST ALONG THE EAST LINE OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 107, PAGES 110 AND 111, SAID PUBLIC RECORDS, 261.83 FEET; THENCE NORTH 89° 28' 27" EAST, 1166.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.014 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 14

THE EAST 9.36 FEET OF TRACT 22 AND ALL OF TRACT 23, OF PALM BEACH FARMS CO. PLAT NO. 1, OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.117 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 15

TRACT 3, BLOCK 67, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30.36 FEET THEREOF FOR LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.951 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA PRESERVE NO. 16

TRACT 106, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.004 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 17A

BEING THE SOUTH 509.52 FEET OF TRACTS 81 AND 82, BLOCK 45, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.720 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 17B

BEING TRACTS 73, 74, 81 AND 82, BLOCK 45, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 45.00 FEET OF SAID TRACTS 73 AND 74, LESS AND EXCEPT THE SOUTH 585.69 FEET OF SAID TRACTS 81 AND 82.

CONTAINING 10.467 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA PRESERVE NO. 18

THE NORTH 1/2 OF TRACT 42, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 2.570 ACRES MORE OR LESS

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 19

TRACTS 57 THROUGH 60, OF THE PALM BEACH FARMS CO. PLAT NO. 1, OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY OF THE FLORIDA STATE TURNPIKE AUTHORITY FOR THE SUNSHINE STATE PARKWAY THROUGH SAID TRACT 60.

FURTHER LESS AND EXCEPTING THEREFROM THE WEST 30.00 FEET OF SAID TRACT 57.

FURTHER LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
BEING A PORTION OF TRACTS 57, 58 AND 59 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1 OF SECTION 17 TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2 PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 57 THENCE NORTH 89°13'01" EAST, ALONG THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°13'01" EAST ALONG THE NORTH LINE OF SAID TRACTS 57, 58 AND 59, DISTANCE OF 726.89 FEET; THENCE SOUTH 00°46'59" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°13'01" WEST, A DISTANCE OF 725.13 FEET; THENCE NORTH 01°07'06 WEST ALONG THE EAST RIGHT-OF-WAY LINE OF STARKEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4325, PAGE 1673 OF SAID PUBLIC RECORDS, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 14.485 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 20

TRACT 103, BLOCK 45, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.005 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 21

THE SOUTH 1/2 OF TRACT 42, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 2.458 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 22

TRACT 46, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 5.022 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 23

TRACTS 75, 76 AND 77, BLOCK 45, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THE FOLLOWING THREE DESCRIBED PARCELS OF LAND:

THE NORTH 38.00 FEET OF SAID TRACT 77, AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY DEED RECORDED IN DEED BOOK 113, PAGE 600, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE NORTH 38.28 FEET OF SAID TRACTS 75 AND 76, AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY CHANCERY CASE NO. 407 RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A PARCEL OF LAND BEING A PORTION OF SAID TRACTS 76 AND 77 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACTS 77; THENCE SOUTH 00°57'10" EAST ALONG THE WEST LINE OF SAID TRACT 77, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°03'41" EAST ALONG A LINE 38.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 77, A DISTANCE OF 350.02 FEET; THENCE SOUTH 00°59'11" EAST ALONG THE EAST LINE OF SAID TRACTS 77, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°03'41" EAST ALONG A LINE 38.28 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 76, A DISTANCE OF 254.07 FEET; THENCE SOUTH 00°59'29" EAST, A DISTANCE OF 360.31 FEET; THENCE SOUTH 89°03'41" WEST, A DISTANCE OF 604.33 FEET; THENCE NORTH 00°57'10" WEST ALONG THE WEST LINE OF SAID TRACT 77, A DISTANCE OF 360.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.446 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 24

BEING A PORTION OF TRACTS 57, 58 AND 59 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1 OF SECTION 17 TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2 PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 57 THENCE NORTH

89°13'01" EAST, ALONG THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°13'01" EAST ALONG THE NORTH LINE OF SAID TRACTS 57, 58 AND 59, DISTANCE OF 726.89 FEET; THENCE SOUTH 00°46'59" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°13'01" WEST, A DISTANCE OF 725.13 FEET; THENCE NORTH 01°07'06 WEST ALONG THE EAST RIGHT-OF-WAY LINE OF STARKEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4325, PAGE 1673 OF SAID PUBLIC RECORDS, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 5.00 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 25

TRACT 42, LESS THE SOUTH 70.0 FEET THEREOF, AND LESS THE EAST 80.0 FEET THEREOF, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LESS AND EXCEPT THE WEST 19.80 FEET OF SAID TRACT 42, ACCORDING TO CHANCERY CASE NO. 407 AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS.

CONTAINING 6.489 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 26

TRACT 105, BLOCK 45, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.004 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 27

TRACT 25, PALM BEACH FARMS CO. PLAT NO. 1, OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGES 26-28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.181 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 28

A PART OF TRACTS 57 THROUGH 59, INCLUSIVE, THE PALM BEACH FARMS CO. PLAT NO. 1, OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 57, THENCE ON AN ASSUMED BEARING OF NORTH 0° 45' 32" WEST, ALONG THE WEST LINE OF SAID TRACT 57, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°37'26" EAST, A DISTANCE

OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0° 45' 32" WEST, ALONG A LINE 15.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID TRACT 57, A DISTANCE OF 615.00 FEET TO A POINT 43.13 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 57; THENCE SOUTH 87° 38' 56" EAST, A DISTANCE OF 347.59 FEET; THENCE NORTH 89° 24' 50" EAST, ALONG A LINE 60.94 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 57 THROUGH 59 INCLUSIVE, A DISTANCE OF 572.49 FEET; THENCE SOUTH 0° 49' 57" EAST, A DISTANCE OF 600.57 FEET; THENCE SOUTH 89° 37' 26" WEST, ALONG A LINE 15.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 59, 58 AND 57, A DISTANCE OF 919.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.708 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 29

TRACT 98, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.005 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 30

TRACT 107, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.004 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 31

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING DELINEATED ON THE ADAIR & BRADY, INC., SURVEY DRAWING NO. FP-1298 AS REVISED IN 1996, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK INSCRIBED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY; THENCE SOUTH 00° 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 1707.62 FEET TO AN IRON ROD; THENCE SOUTH 89° 28' 27" WEST, 89.26 FEET TO THE POINT OF BEGINNING BEING A 4" X 4" CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 28' 27" WEST, 1328.44 FEET TO A 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 01° 04' 59" EAST, 330.02 FEET TO A 1" PIPE IN CONCRETE; THENCE NORTH 89° 28' 27" EAST, 1328.96 FEET TO A 1" PIPE IN CONCRETE ON SAID WEST RIGHT-OF-WAY LINE OF S.R. 7; THENCE NORTH 01° 10' 24" WEST ALONG SAID RIGHT-

OF-WAY LINE, 330.02 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL BEING PARCEL NO. 107 AS SET FORTH IN THE STIPULATED ORDER OF TAKING ENTERED IN CASE NUMBER 98-003085-A1, RECORDED IN OFFICIAL RECORD BOOK 10581, PAGE 1768, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO WIT:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", "PLAT OF S.T.J. PROPERTIES, INC.", AS RECORDED IN PLAT BOOK 73, PAGE 178, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING A FOUND CONCRETE MONUMENT WITH NAIL & TAB; THENCE SOUTH 89° 33' 21" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1.621 METERS (5.32 FEET); THENCE NORTH 01° 10' 57" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH THE BASE LINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2524, A DISTANCE OF 235.807 METERS (773.64 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 01° 10' 57" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY FOR STATE ROAD 7, A DISTANCE OF 100.611 METERS (330.09 FEET); THENCE NORTH 89° 28' 26" EAST, A DISTANCE OF 48.769 METERS (160.00 FEET); THENCE SOUTH 01° 10' 57" EAST ALONG A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 100.611 METERS (330.09 FEET); THENCE SOUTH 89° 28' 26" WEST, A DISTANCE OF 48.769 METERS (160.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 8.838 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 32

TRACT 45, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALSO BEING DESCRIBED AS:

TRACT 45, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 5.027 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 33

BEING THE SOUTH 507.08 FEET OF TRACTS 87 AND 88, BLOCK 45, PALM BEACH FARMS CO, PLAT NO, 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT

BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.683 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 34

TRACT 46, LESS THE WEST 296.15 FEET THEREOF, TOGETHER WITH THE WEST 56.15 FEET OF TRACT 47, BLOCK 52, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED FOR RIGHT-OF-WAY PURPOSES AND RECORDED IN OFFICIAL RECORDS BOOK 10901, PAGE 1163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.709 ACRES MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 35

TRACT 43, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 5.029 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 36A

BEING A PORTION OF TRACTS 31 THROUGH 43, TRACTS 46 THROUGH 58, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 539.27 FEET TO A POINT ON A LINE 429.27 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT C. STANLEY WEAVER CANAL, AS RECORDED IN DEED BOOK 118, PAGE 518 OF SAID PUBLIC RECORDS; THENCE NORTH 89°03'05" EAST, ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO DESCRIBED COURSES, A DISTANCE OF 679.02 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE N89°03'05"E, A DISTANCE OF 4,590.99 FEET; THENCE S00°57'00"E, ALONG THE WEST LINE OF LYONS ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS A DISTANCE OF 378.30 FEET; THENCE S89°03'05"W, A DISTANCE OF 4,590.99 FEET; THENCE N00°57'00"W, ALONG THE WEST LINE OF SAID TRACTS 43 AND 46, A DISTANCE OF 378.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.871 ACRES, MORE OR LESS.

SOUTH 88°32'09" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 343.44 FEET; THENCE SOUTH 00°56'23" EAST, ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 13873, PAGE 1243, SAID PUBLIC RECORDS, A DISTANCE OF 1,701.06 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, ALL REFERENCES TO SECTIONS 3 AND 4 WILL INCLUDE THAT PORTION OF THE HIATUS TRACTS 39 AND 40 KNOWN AS TOWNSHIP 44 1/2 SOUTH, WHICH MAY HAVE BEEN HISTORICALLY DESCRIBED AS SAID SECTIONS 3 AND 4.

CONTAINING 13.439 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 40B

A PORTION OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE NORTH 88°14'10" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 2,647.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00°57'02" EAST, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 14, A DISTANCE OF 3,343.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°57'02" EAST, A DISTANCE OF 82.59 FEET; THENCE SOUTH 88°14'10" WEST, ALONG A LINE 3425.34 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1,960.62 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LEVEE L-40 CANAL R/W AS LAID OUT AND IN USE; THENCE NORTH 32°37'57" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 96.21 FEET; THENCE NORTH 88°14'10" EAST, ALONG A LINE 3342.75 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF SECTION 14, A DISTANCE OF 2,011.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.765 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 40C

BEING THE SOUTH 599.55 FEET OF THE NORTH 1900.05 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT

THE SOUTH 300.00 FEET OF THE NORTH 1600.55 FEET OF THE EAST 2066.28 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 22.164 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 40D

THAT PORTION OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, SAID PALM BEACH COUNTY ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF HOMELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 111 THROUGH 117, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°56'23" WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE WEST LINE OF SAID PLAT OF HOMELAND, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°42'50" WEST, ALONG THE SOUTH LINE OF THAT CERTAIN LEASE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5969, PAGE 1422, OFFICIAL RECORDS BOOK 13873, PAGE 1243 AND OFFICIAL RECORDS BOOK 20496, PAGE 559, SAID PUBLIC RECORDS AND THE EASTERLY EXTENSION OF SAID LINE, A DISTANCE OF 2300.00 FEET; THENCE NORTH 00°56'23" WEST, ALONG THE WEST LINE OF SAID LEASE PARCEL, A DISTANCE OF 2,200.00 FEET; THENCE NORTH 89°42'50" EAST, ALONG THE NORTH LINE OF SAID LEASE PARCEL, A DISTANCE OF 2,200.00 FEET; THENCE SOUTH 00°56'23" EAST, ALONG THE EAST LINE OF SAID LEASE PARCEL, A DISTANCE OF 315.44 FEET; THENCE SOUTH 88°32'09" EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 00°56'23" EAST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1881.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THAT PORTION OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, SAID PALM BEACH COUNTY ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF HOMELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 111 THROUGH 117, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°56'23" WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE WEST LINE OF SAID PLAT OF HOMELAND, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°42'50" WEST, ALONG THE SOUTH LINE (AND EASTERLY EXTENSION OF SAID SOUTH LINE) OF THAT CERTAIN LEASE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5969, PAGE 1422, OFFICIAL RECORDS BOOK 13873, PAGE 1243 AND OFFICIAL RECORDS BOOK 20496, PAGE 559, SAID PUBLIC RECORDS; A DISTANCE OF 1,466.42 FEET; THENCE NORTH 00°17'10" WEST, A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 75°38'38" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 14°21'22" EAST, A DISTANCE OF 384.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 735.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°41'37" EAST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°12'11", A DISTANCE OF 1,478.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 45°45'56" WEST, A DISTANCE OF 377.30 FEET; THENCE NORTH 44°14'04" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 45°45'56" EAST, A DISTANCE OF 376.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 735.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°35'50" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°03'14", A DISTANCE OF 1,515.45 FEET TO A

POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 74°37'32" EAST, A DISTANCE OF 378.58 FEET; THENCE SOUTH 15°22'28" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 74°37'32" WEST, A DISTANCE OF 379.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 735.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°57'47" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°03'19", A DISTANCE OF 1,476.95 FEET; THENCE SOUTH 14°21'22" WEST, A DISTANCE OF 384.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 75.102 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 41

THAT PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, LYING WITHIN BLOCK 52, PALM BEACH FARMS CO. PLAT NO.3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "B", SUSSMAN PLAT-FOUR, PLAT BOOK 91, PAGES 55 AND 56, SAID PUBLIC RECORDS; THENCE SOUTH 00°58'53" EAST, ALONG THE WEST LINE OF SAID TRACT "B" AND TRACT 9, SAID BLOCK 52, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "B" AND TRACTS 9 THROUGH 11, SAID BLOCK 52; THENCE NORTH 89°01'07" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,980.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 11; THENCE SOUTH 00°58'53" EAST, ALONG THE SOUTHERLY PROLONGATION OF SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF TRACTS 14 THROUGH 16, SAID BLOCK 52 AND TRACT "E", SAID SUSSMAN PLAT-FOUR; THENCE SOUTH 89°01'07" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,980.00 FEET TO A POINT ON THE WEST LINE OF TRACT 16, SAID BLOCK 52; THENCE SOUTH 00°58'53" EAST, ALONG THE WEST LINE OF TRACTS 16 AND 21, SAID BLOCK 52, ALSO BEING THE WEST LINE OF SAID TRACT "E" AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 21; THENCE SOUTH 89°01'07" WEST, ALONG THE WESTERLY PROLONGATION OF SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF TRACT "D", SAID SUSSMAN PLAT- FOUR AND TRACTS 17 AND 20, SAID BLOCK 52; THENCE NORTH 00°58'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "D" AND SAID TRACT 17; THENCE SOUTH 89°01'07" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT "C", SAID SUSSMAN PLAT- FOUR AND TRACT 8, SAID BLOCK 52, THENCE NORTH 00°58'53" WEST, ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "C" AND SAID TRACT 8; THENCE NORTH 89°01'07" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C" AND SAID TRACT 8; THENCE NORTH 00°58'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C" AND SAID TRACT 8; THENCE NORTH 89°01'07" EAST, ALONG THE EASTERLY PROLONGATION OF SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.202 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 42

THE NORTH HALF (N 1/2) OF TRACT 16, LESS THE EAST 80.00 FEET THEREOF, BLOCK 52, PALM BEACH FARMS COMPANY PLAT NO. 3, AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45.

CONTAINING 4.394 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 43

A PORTION OF TRACTS 57, 58, 59 AND 60, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING, SITUATED AND BEING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 85, OF SAID BLOCK 53; THENCE NORTH 01°06'47" WEST, ALONG THE WEST LINE OF TRACTS 85, 84, 61 AND 60, OF SAID BLOCK 53, A DISTANCE OF 2527.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°06'47" WEST ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 105.91 FEET TO A POINT ON A LINE 38.49 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT BEING THE SOUTH LINE OF RIGHT-OF-WAY PER CHANCERY CASE 407 AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°36'33" EAST, ALONG SAID PARALLEL LINE AND SOUTH RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE COURSES, A DISTANCE OF 645.91 FEET; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 0.21 FEET; THENCE NORTH 89°36'33" EAST, A DISTANCE OF 1,414.90 FEET; THENCE SOUTH 00°23'27" EAST, A DISTANCE OF 106.11 FEET; THENCE SOUTH 89°36'33" WEST, A DISTANCE OF 2,059.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.016 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 44

BEING A PORTION OF TRACTS 31 THROUGH 44, TOGETHER WITH A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING BETWEEN, ADJACENT TO AND CONTIGUOUS WITH SAID TRACTS 38 AND 39, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 44; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT BOYNTON CANAL AS DESCRIBED IN DEED BOOK 118, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE

HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 5,270.99 FEET TO A POINT ON THE WEST RIGHT- OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10416, PAGE 1789 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°03'05" WEST ALONG THE WEST LINE OF LYONS ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022 OF SAID PUBLIC RECORDS, A DISTANCE OF 1.00 FEET; THENCE SOUTH 00°57'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 267.27 FEET; THENCE SOUTH 89°03'05" WEST, A DISTANCE OF 4,590.99 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 44; THENCE SOUTH 00°57'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 120.12 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 44; THENCE SOUTH 89°03'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 679.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 44; THENCE NORTH 00°56'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 549.40 FEET POINT OF BEGINNING.

CONTAINING 53.811 ACRES, MORE OR LESS.

BEING A PORTION OF TRACTS 26 THROUGH 29, AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING SOUTHERLY OF AND ABUTTING TRACTS 19 THROUGH 23, AND BEING A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 28 AND 29, ALL IN BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 23; THENCE SOUTH 00°58'53" EAST ALONG THE EAST LINE OF SAID TRACT 26 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 76.20 FEET; THENCE SOUTH 89°01'07" WEST ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 1995.00 FEET; THENCE NORTH 00°58'53" WEST ALONG THE CENTERLINE OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 28 AND 29, A DISTANCE OF 9.90 FEET; THENCE SOUTH 89°01'07" WEST ALONG THE SOUTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 675.00 FEET; THENCE NORTH 00°58'53" WEST ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 36.30 FEET; THENCE SOUTH 89°01'07" WEST ALONG THE NORTH LINE OF TRACT 30 OF SAID BLOCK 52, A DISTANCE OF 580.00 FEET; THENCE NORTH 00°58'53" WEST ALONG THE SOUTHERLY EXTENSION OF SAID TRACT 19, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°01'07" EAST ALONG THE SOUTH LINE OF SAID TRACTS 19 THROUGH 23, A DISTANCE OF 3250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.917 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 36G

BEING A PORTION OF TRACTS 1 THROUGH 4 AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION HAVING A VARYING WIDTH, LYING NORTHERLY OF AND ABUTTING SAID TRACTS 1 THROUGH 4, ALL IN BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE NORTH 89°38'00" EAST ALONG THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID ROAD, DYKE & DITCH RESERVATION, A DISTANCE 2402.56 FEET; THENCE SOUTH 01°12'55" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO. 93210-2524), A DISTANCE OF 74.48 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-30W CANAL RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, SOUTH 89°51'02" WEST, A DISTANCE OF 1113.85 FEET; THENCE NORTH 00°03'00" WEST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 0.66 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 660.01 FEET; THENCE SOUTH 00°02'44" EAST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 4.62 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 629.30 FEET; THENCE NORTH 00°47'13" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 69.32 FEET TO THE POINT OF BEGINNING.

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared GREGORY KAUFMAN, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of Twin States Land Holdings, L.L.C., a Florida limited liability company, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 10293 100th Street South
Boynton Beach, Florida 33437
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Gregory Kaufman

Gregory Kaufman, Affiant

The foregoing instrument was acknowledged before me this 23 day of July, 2014, by Gregory Kaufman as President of Twin States Land Holdings, L.L.C., a Florida limited liability company [] who is personally known to me or [] who has produced Gregory Kaufman as identification and who did take an oath.

Maria N Smiley

Notary Public

Maria N Smiley

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 6-22-15



EXHIBIT "A"

PROPERTY

Tract 46, LESS the West 296.15 feet thereof, TOGETHER WITH the West 56.15 feet of Tract 47, Block 52, of The Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida.

ALSO LESS AND EXCEPT that portion previously conveyed for right-of-way purposes and recorded in Official Records Book 10901, Page 1163, of the Public Records of Palm Beach County, Florida.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

| Name | Address |
|-----------------------------|-------------------------------|
| Gregory Kaufman FL 33446 | 15049 Tall oak Ave Delray Bch |
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DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

BEFORE ME, the undersigned authority, this day personally appeared JACK PEARLSTEIN, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager of Redwing Properties, LLC, a California limited liability company, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: P.O. Box 620485
Redwood City, California 94062
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Jack Pearlstein
Jack Pearlstein, Affiant

The foregoing instrument was acknowledged before me this 21ST day of JULY, 2014, by Jack Pearlstein as Manager of Redwing Properties, LLC, a California limited liability company, [] who is personally known to me or [] who has produced CALIFORNIA DRIVERS LICENCE #110255867 as identification and who did take an oath. or 2/16

Andrew G. Tupper

Notary Public

Andrew G. Tupper

(Print Notary Name)

NOTARY PUBLIC

State of California at Large

My Commission Expires: 4/13/17

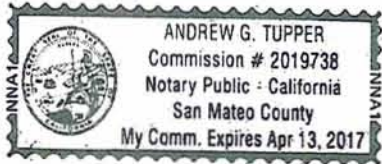


EXHIBIT "A"

PROPERTY

BEING A PORTION OF TRACTS 57, 58 AND 59 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1 OF SECTION 17 TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2 PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 57 THENCE NORTH 89°13'01" EAST, ALONG THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°13'01" EAST ALONG THE NORTH LINE OF SAID TRACTS 57, 58 AND 59, DISTANCE OF 726.89 FEET; THENCE SOUTH 00°46'59" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°13'01" WEST, A DISTANCE OF 725.13 FEET; THENCE NORTH 01°07'06" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF STARKEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4325, PAGE 1673 OF SAID PUBLIC RECORDS, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

| Name | Address |
|--|--|
| Jacob Pearlstein - Linda Pearlstein of the | Jack & Linda Pearlstein Trust W/A dtd 1-11-99 P.O. Box 620485, Woodside, CA 94062 |

| | |
|---|--------------------------------------|
| Kit Shiotani, Trustee of the Shiotani W/A dtd 1-17-2001 | 198 Lih. Road, Watsonville, CA 95076 |
|---|--------------------------------------|

| | |
|---|--|
| Hollingsworth Family Trust W/A dtd 6-3-93 | Thomas P. Hollingsworth + Gail Hollingsworth Trustees P.O. Box 391, Burlingame, CA 94011-0391 |
|---|--|

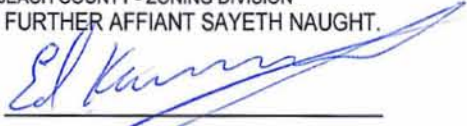
DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared EDWARD KOORNNEEF, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of M & J Nursery Company, Inc., a Florida corporation, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 956 Old State Road 8
Venus, Florida 33960
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.



Edward Koornneef, Affiant

The foregoing instrument was acknowledged before me this 23 day of July,
2014, by Edward Koornneef as President of M & J Nursery Company, Inc., a Florida
corporation, [X] who is personally known to me or [] who has produced
_____ as identification and who did take an
oath.





Notary Public

R. Ann Thompson

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 07/30/17

EXHIBIT "A"

PROPERTY

CANYON ISLES PRESERVE #13
BEING ALL OF TRACTS 67, 68, 87 AND 88, BLOCK 45, PALM BEACH FARMS CO,
PLAT NO, 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LESS AND EXCEPT THE SOUTH 507.08 FEET OF SAID TRACTS 87 AND 88,
LESS AND EXCEPT THE NORTH 45.00 FEET OF SAID TRACTS 67 AND 68.

TOGETHER WITH

VALENCIA COVE PRESERVE #33
BEING THE SOUTH 507.08 FEET OF TRACTS 87 AND 88, BLOCK 45, PALM BEACH
FARMS CO, PLAT NO, 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

| Name | Address |
|------------------|--|
| Edward Koornneef | 16000 S. Jefferson Ave., Lake Placid, Fl |

| | |
|-------------------------|---|
| Marian Gilde | 433 Lake Mirror Dr, Lake Placid, Fl. |
|-------------------------|---|

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership, which partnership holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez

N. Maria Menendez, as a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership

The foregoing instrument was acknowledged before me this 1 day of August, 2014, N. Maria Menendez, as a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Kathleen M Coffman

Notary Public

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____



EXHIBIT "A"

PROPERTY

Tract 43, The Palm Beach Farms Co. Plat No. 1, according to the Plat thereof, recorded in Plat Book 2, Page 26, of the Public Records of Palm Beach County, Florida, and lying in Section 18, Township 46 South, Range 42 East.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared PETER
NATHANIAL, hereinafter referred to as "Affiant," who being by me first duly sworn,
under oath, deposes and states as follows:

1. Affiant is the Sole Managing Member of Iliad, LLC, a Delaware limited liability company, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 433 Plaza Real, Suite ~~433~~ 355 ✓
Boca Raton, Florida 33432
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.



FURTHER AFFIANT SAYETH NAUGHT.

[Handwritten Signature]

Peter Nathaniel, Affiant

The foregoing instrument was acknowledged before me this 30 day of JULY 2014, by Peter Nathaniel as the Sole Managing Member of Iliad, LLC, a Delaware limited liability company [] who is personally known to me or [] who has produced Drivers License as identification and who did take an oath.

[Handwritten Signature]
Notary Public

TERRY LILLIAN
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 9-7-2015



EXHIBIT "A"

PROPERTY

Being the North 76.17 feet of the South 585.69 feet, of Tracts 81 and 82, Block 45, The Palm Beach Farms Co. Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach County, Florida.



[

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership, which partnership holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

N. Maria Menendez

N. Maria Menendez, as a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership

The foregoing instrument was acknowledged before me this 1 day of August, 2014, N. Maria Menendez, as a Vice President of G.L. Homes of Palm Beach Corporation, a Florida corporation, the general partner of G.L. Homes of Palm Beach Associates, Ltd., a Florida limited partnership, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Kathleen M Coffman

Notary Public

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____



EXHIBIT "A"

PROPERTY

Tract 43, The Palm Beach Farms Co. Plat No. 1, according to the Plat thereof, recorded in Plat Book 2, Page 26, of the Public Records of Palm Beach County, Florida, and lying in Section 18, Township 46 South, Range 42 East.

EXHIBIT "B"**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared GARY MORRIS, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of Carter Botanicals, Inc., a Florida corporation, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 6276 92nd Road
Boynton Beach, Florida 33437
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

Gary Morris
Gary Morris, Affiant

The foregoing instrument was acknowledged before me this 23rd day of July, 2014, by Gary Morris as President of Carter Botanicals, Inc., a Florida corporation, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



Madge Wynter
Notary Public
Madge Wynter
(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"**PROPERTY**

Tract 25, of The Palm Beach Farms Co. Plat No. 1, of Section 18, Township 46 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, at Pages 26 through 28, of the Public Records of Palm Beach County, Florida.

AND

A part of Tracts 57 through 59, inclusive, of The Palm Beach Farms Co. Plat No. 1, of Section 18, Township 46 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, at Pages 26 through 28, of the Public Records of Palm Beach County, Florida, said part being more particularly described as follows:

Commence at the Southwest corner of said Tract 57; thence on an assumed bearing of North 0° 45' 32" West, along the West line of said Tract 57, a distance of 15.00 feet; thence North 89° 37' 26" East, a distance of 15.00 feet to the POINT OF BEGINNING; thence North 0° 45' 32" West, along a line 15.00 feet East of, as measured at right angles, and parallel with the West line of said Tract 57, a distance of 615.00 feet to a point 43.13 feet South of the Northwest corner of said Tract 57; thence South 87° 38' 56" East, a distance of 347.59 feet; thence North 89° 24' 50" East, along a line 60.94 feet South of, as measured at right angles, and parallel with the North line of said Tracts 57 through 59 inclusive, a distance of 572.49 feet; thence South 0° 49' 57" East, a distance of 600.57 feet to an intersection with the South line of said Tract 59; thence South 89° 37' 26" West, along a line 15.00 feet North of, as measured at right angles, and parallel with the South line of said Tracts 59, 58 and 57, a distance of 919.14 feet to the POINT OF BEGINNING.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

| Name | Address |
|--|---------|
| GARY MORRIS - 6276 92ND ROAD SOUTH, BOYNTON BEACH, FLORIDA 33437 | |
| GLORIA MORRIS - 6276 92ND ROAD SOUTH, BOYNTON BEACH, FLORIDA 33437 | |
| VICKI MORRIS - 6276 92ND ROAD SOUTH, BOYNTON BEACH, FLORIDA 33437 | |
| VAUGHN MORRIS - 6276 92ND ROAD SOUTH, BOYNTON BEACH, FLORIDA 33437 | |
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DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared RICHARD B. AMESTOY and KIM F. AMESTOY, hereinafter collectively referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is an individual(s) that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 6120 Sugarcane Lane
Lake Worth, Florida 33449
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

RB

RICHARD B. AMESTOY, Affiant

Kim J. Amestoy

The foregoing instrument was acknowledged before me this ____ day of May, 2014, by RICHARD B. AMESTOY, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



[Signature]
Notary Public

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before this the ____ day of May, 2014, by KIM AMESTOY, who is personally known to me or who has produced _____ as identification.



[Signature]
NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME OF NOTARY PUBLIC

My Commission Expires

EXHIBIT "A"
PROPERTY

TRACTS A-1, A-2 AND A-3 OF THE PLAT OF CANYON ISLES PRESERVE PLAT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 104, PAGE 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF TRACT A-1, CANYON ISLES PRESERVE PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 155, ALSO BEING A PORTION OF TRACTS 79 AND 80, BLOCK 63, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING, AND BEING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT A-1; THENCE NORTH 89'36'30" EAST, ALONG THE NORTH LINE OF SAID TRACT THROUGH THE FOLLOWING TWO COURSES, A DISTANCE OF 390.00 FEET; THENCE NORTH 88'41'30" EAST, A DISTANCE OF 60.62 FEET TO A POINT ON A LINE 61.91 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 79; THENCE SOUTH 00'23'29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 480.97 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 79 AND 80; THENCE SOUTH 89'36'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 462.61 FEET TO A POINT ON THE WEST LINE OF SAID TRACT A-1; THENCE NORTH 00'23'30" WEST, ALONG SAID WEST LINE THROUGH THE FOLLOWING THREE COURSES, A DISTANCE OF 98.17 FEET; THENCE NORTH 13'06'15" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00'23'30" WEST, A DISTANCE OF 331.83 FEET TO THE POINT OF BEGINNING.

COBWRA
COALITION OF BOYNTON WEST
RESIDENTIAL ASSOCIATIONS
MANAGING GROWTH AND QUALITY OF LIFE
SERVING WEST BOYNTON SINCE 1981

September 26, 2014

OFFICERS

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First Vice President

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AL MILLER

PHILLIP LESLIE

KENNETH SANDEN

DR. R. CARRINGTON

Mr. Kevin Ratterree, Vice President
GL Homes, Inc.
1600 Sawgrass Corporate Parkway
Suite 400
Sunrise, FL 33323

Re: Amestoy Z/COZ-2014-00938
Canyon Isles AGR-PUD PDD/DOA-2014-00939
Valencia Cove AGR-PUD ZV/PDD/DOA-2014-00940

Dear Mr. Ratterree:

COBWRA has reviewed the three applications above facilitating
the Valencia Cove PUD. The delegates voted to recommend to
the County approval of the project as submitted.

Sincerely yours,

COBWRA


MYRNA ROSOFF, President

CC: Joyce Lawrence, Project Manager
Rebecca Caldwell
Jon MacGillis
Sussan Gash
Gerald Morrison

ADERDEEN • ALDEN RIDGE • ARTECA • AVALON ESTATES • BANYAN SPRINGS • BAY ESTATES • BELLAGGIO • BELLA VERDE • BENT TREE GARDENS WEST • BENT TREE VILLAS EAST • BENT TREE VILLAS WEST
BILTMORE TERRACE • BOYNTON OASIS • BOYNTON WATERS • BRIGHTON LAKES • CANYON ISLES • CANYON LAKES • CASCADE LAKES • COBBLESTONE CREEK • COCOA PINES ESTATES • COGUCHUMI
COLONIAL ESTATES • COLONY PRESERVE • CORAL LAKES • CORONADO ESTATES • COUNTRY FAIR • COUNTRY GREENS AT WESTCHESTER • CYPRESS CREEK • DELRAY DUNES • FAIRMONT PLACE • GRANDE PALMS
GREEN GAY VILLAGE • GREENTREE VILLAS • GREYSTONE • GROVE ISLE • HAMPTON LAKES • INDIAN SPRING • ISOLA BELLA • JAMAICA BAY • JOURNEY'S END • LAKE CHARLESTON • LAKERIDGE AT WESTCHESTER
LAKE RIDGE FALLS • LAKE RIDGE GREENS • LANTERN KEY • LE CHALET • LEXINGTON LAKES • LIMETREE • LYONS RANCHES • MADISON LAKES • MAJESTIC ISLES • MELROSE PARK • MIRROR LAKES • MIZNER FALLS
MONTREUX • NORTHPOINTE AT WESTCHESTER • NORTHREE • OAKWOOD LAKES • OAK RUN AT BOYNTON BEACH • PALLADIUM • PALM CHASE • PALM CHASE LAKES • PALM ISLES • PALM ISLES WEST
PALM SHORES AT GABLES END • PINE TREE COUNTRY CLUB ESTATES • PINE TREE VILLAGE • PIPERS GLEN ESTATES • PLATINA • PONTE VECCHIO • PONTE VECCHIO WEST • PRESTWICK ESTATES • QUAIL RIDGE
RAINBOW LAKES • RIVERMILL • ROYAL LAKES • SAN MARCO • SANDHURST • SAVANNAH ESTATES • STARLIGHT COVE • SMITH FARM • SUN VALLEY • SUN VALLEY EAST • TARA ESTATES • THE CASCADES
THE CLUB AT INDIAN LAKES • THE COLONY AT BOYNTON BEACH • THE ENCLAVE AT WESTCHESTER • THE GROVE AT BOYNTON BEACH • THE LAKES OF WESTCHESTER • TIGER LAKES • TIGER RESERVE
TUSCANY BAY • VALENCIA ISLES • VALENCIA LAKES • VALENCIA POINTE • VALENCIA SHORES • VENETIAN ISLES • VERONA LAKES • VILLAGGIO • VILLAS OF PINE TREE • WINSTON TRAILS • WYNDSONG ESTATES
(103 MEMBER COMMUNITIES AS OF MAY 1, 2013)

P.O. Box 740B14, Boynton Beach, FL 33474-0814 • www.cobwra.org • e-mail: cobwra@cobwra.org • Fax: 561-735-4429