

RESOLUTION NO. R-2015- 0531

RESOLUTION CORRECTING RESOLUTION NO. R-2015-0011
CORRECTING LEGAL DESCRIPTION
(CONTROL NO. 2004-00369)
RESOLUTION APPROVING ZONING APPLICATION OF
Delray Beach Associates I, LLC
APPLICATION NO. CRB-2015-00597

WHEREAS, Delray Beach Associates I, LLC petitioned the Palm Beach County Board of County Commissioners on January 8, 2015 for a Development Order Amendment to reconfigure the Master Plan; add land area (Development and Preserve); add a model row; add an access point; to release and amend Conservation Easement; add units; amend Conditions of Approval (Planning); and re-allocate land area;

WHEREAS, Resolution No. R-2015-0011 adopted January 8, 2015 confirming the action of the Board of County Commissioners, inadvertently contained an incorrect legal description; and

WHEREAS, the legal description of Resolution No. R-2015-0011 should have read as shown on Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby affirmed and ratified.
2. The legal description of Resolution No. R-2015-0011 is hereby corrected.

Commissioner Abrams moved for the approval of the Resolution.

The motion was seconded by Commissioner Berger, and upon being put to a vote, the vote was as follows:

Commissioner Shelley Vana, Mayor	- Aye
Commissioner Mary Lou Berger, Vice Mayor	- Aye
Commissioner Hal R. Valeche	- Aye
Commissioner Paulette Burdick	- Aye
Commissioner Steven L. Abrams	- Aye
Commissioner Melissa McKinlay	- Aye
Commissioner Priscilla A. Taylor	- Absent

The Chairperson thereupon declared the resolution was duly passed and adopted on April 23, 2015.

Filed with the Clerk of the Board of County Commissioners on April 29th, 2015

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

Legal Description Development and Preserves

DESCRIPTION: VALENCIA COVE 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 PARCELOF 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:

BEING A PORTION OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, AS RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 18673, PAGE 7 AND ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 25584, PAGE 959, ALL OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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 N ROTH 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

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

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

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

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

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

THE NORTH ONE HALF (N. ½) OF THE SOUTHEAST QUARTER (S.E. ¼) 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 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 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 7

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. 9A

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: VALENCIA ASSEMBLAGE 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-WAY 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 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 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. 36

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.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 37

BEING A PORTION OF TRACT A-2, CANYON ISLES PRESERVE PLAT TWO, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, 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-2; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT A-2 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, SOUTH 00°23'30" EAST , A DISTANCE OF 1971.72 FEET; THENCE NORTH 89°36'30" EAST, A DISTANCE OF 6.71 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 317.57 FEET; THENCE SOUTH 89°00'54" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A-2, A DISTANCE OF 306.73 FEET; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 2292.46 FEET; THENCE NORTH 89°36'30" EAST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT A-2, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.827 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 38

BEING ALL OF TRACT A-4 OF CANYON ISLES PRESERVE PLAT TWO, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 4.986 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 39

BEING ALL OF TRACTS A-3, B, C-1, C-2, D-1 AND D-2, OF CANYON ISLES PRESERVE PLAT TWO, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 12.360 ACRES, MORE OR LESS.

DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 40A SFWMD

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°48'05" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2,865.40 FEET; THENCE NORTH 00°56'23" WEST, A DISTANCE OF 721.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 343.16 FEET; THENCE NORTH 00°56'23" WEST, ALONG A LINE 343.13 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 13873, PAGE 1243, SAID PUBLIC RECORDS, A

DISTANCE OF 1,711.03 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1043.82 FEET OF THE NORTH 5467.82 FEET OF SAID SECTIONS 3 AND 4; THENCE 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 SFWMD

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.