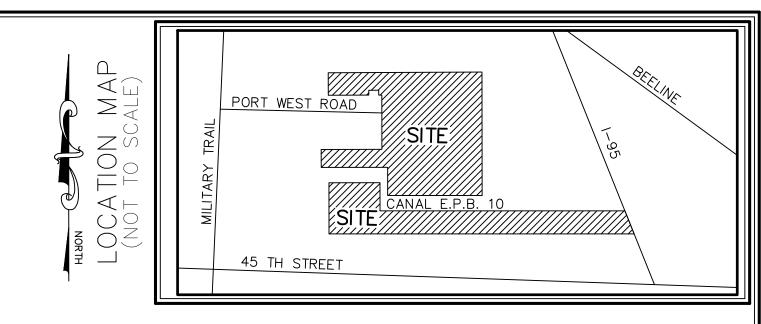
ALL OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 WITH LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY COUNTY, FLORIDA. TOGETHER WITH LYING IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY COUNTY, FLORIDA



PARCEL B

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-08-001-0000

LEGAL DESCRIPTION:

TRACT 1 OF EFC. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34. PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE

NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY

OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236080010000, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY

GRANT OF EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2507, PAGE 1038, OF THE PUBLIC RECORDS OF PALM BEACH AFFECTS-PLOTTED.

. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 407, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2695, PAGE 1525, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-PLOTTED.

4. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 1052, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. AFFECTS-PLOTTED.

NON UTILITY:

PLAT RECORDED IN PLAT BOOK 34, PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3177, PAGE 734, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

RELEASE OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3957, PAGE 1994. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3232, PAGE 1475, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3274, PAGE 447, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RIGHT OF WAY DEED RECODED IN OFFICIAL RECORDS BOOK 3362, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA.

AFFECTS-PLOTTED, CORRECTIVE DEED FOR ITEMS 5 & 6 TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3507, PAGE 927, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TEMPORARY CONSTRUCTION EASEMENT EXPIRED

D. UNITY OF TITLE RECODED IN OFFICIAL RECORDS BOOK 3900, PAGE 420, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

10. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4817, PAGE 954, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT. QUIT CLAIM DEED IN OFFICIAL RECORDS BOOK 7245, PAGE 1754, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

12. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT. 13. ORDINANCE NO. 2581 RECORDED IN OFFICIAL RECORDS BOOK 7803, PAGE 1682, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

14. COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 11918, PAGE 716, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236080010000, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY

PARCEL D

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-24-000-0010

LEGAL DESCRIPTION:

ALL OF PLAT NO. 3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9278, PAGE 310, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

NON UTILITY:

PLAT RECORDED IN PLAT BOOK 53, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-PLOTTED.

ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4817, PAGE 954, OF THE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236330000000, WITH AN EFFECTIVE DATE OF JANUARY 29, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 12, 2018.

PARCEL A

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-33-000-0000

LEGAL DESCRIPTION:

ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS PORTWEST ROAD RIGHT OF WAY.

. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT CO. RECORDED IN OFFICIAL RECORDS BOOK 2507, PAGE 1038, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

. FASFMENT IN FAVOR OF FLORIDA POWER & LIGHT CO. RECORDED IN OFFICIAL RECORDS BOOK 2695, PAGE 1525, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS OVERALL SURVEY-PLOTTED 3. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT CO. RECORDED IN OFFICIAL RECORDS

BOOK 4607, PAGE 1147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-PLOTTED EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN OFFICIAL RECORDS BOOK 14178, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED NON UTILITY:

PLAT RECORDED IN PLAT BOOK 42, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-PLOTTED

PLAT RECORDED IN PLAT BOOK 80, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-PLOTTED

EASE IN FAVOR OF CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 407, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-PLOTTED

ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT

TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 3507, PAGE 927, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. WATER EASEMENT DEED SUPERSEDING CONSTRUCTION EASEMENT DEED IN FAVOR OF CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 3720, PAGE 1891, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236000005090, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 6, 2018.

PARCEL E

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-00-000-5090

LEGAL DESCRIPTION:

THE SOUTH 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

UTILITY:

AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 9278, PAGE 310, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

NON UTILITY:

EASEMENT RECORDED IN DEED BOOK 688, PAGE 111, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 896, PAGE 393, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT.

EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1880, PAGE 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT.

ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

NOTICE AND DISCLOSURE RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT. ORDINANCE NO. 2581 RECORDED IN OFFICIAL RECORDS BOOK 7803, PAGE 1682, OF THE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

NOTICE UNDER MARKETABLE RECORD TITLES RECORDED IN OFFICIAL RECORDS BOOK 16296, PAGE 726, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 564342131000007080, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2017 @ 8:00 A.M. AND DATE PREPARED:

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-43-42-31-00-000-7080

LEGAL DESCRIPTION:

THE SOUTH 300 FEET OF THAT PART OF THE SW 1/4 , LYING WEST OF STATE ROAD 9 IN SECTION 31. TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

 EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1571, PAGE 432, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1619, PAGE 585, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

EASEMENT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1351, PAGE 1505, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

DOES NOT AFFECT. 4. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2170, PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 258, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 5435, PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. SUPPLEMENTAL NON-EXCLUSIVE EASEMENT AGREEMENT IN FAVOR OF FLORIDA POWER

AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8542, PAGE 1254, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 18428,

PAGE 969, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 22346, PAGE 321, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

10. MEMORANDUM OF SECOND SUPPLEMENT TO NONEXCLUSIVE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 25775, PAGE 1246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT.

NON UTILITY:

DOES NOT AFFECT.

1. EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 74, PAGE 564, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOCUMENT ILLEGIBLE.

RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 447, PAGE 296, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENT DEED IN FAVOR OF CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 754, PAGE 749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. SHORT FORM EASEMENT IN FAVOR OF THE PORT OF PALM BEACH DISTRICT RECORDED

IN OFFICIAL RECORDS BOOK 851, PAGE 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. DEED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 908, PAGE 1001, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. DEED RECORDED IN OFFICIAL RECORDS BOOK 1008, PAGE 642, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT.

7. EASEMENT DEED IN FAVOR OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 1073, PAGE 319, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 8. SPECIAL WARRANTY DEED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS

BOOK 1191, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. 9. NOTICE RECORDED IN OFFICIAL RECORDS BOOK 2251, PAGE 613, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

10. EASEMENT I FAVOR OF CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 409, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RIGHT OF WAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 1058, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT.

ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

13. EASEMENT IN FAVOR OF EFC SERVICES, INC., RECORDED IN OFFICIAL RECORDS BOOK 2818, PAGE 677, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. 14. EASEMENT IN FAVOR OF CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK

3362, PAGE 571, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 15. RESOLUTION NO. 61-80 RECORDED IN OFFICIAL RECORDS BOOK 4987, PAGE 1862, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

16. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT 18. TERMINATION OF OPTION TO REPURCHASE RECORDED IN OFFICIAL RECORDS BOOK 26520, PAGE 1571, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

17. ORDINANCE NO. 2618 RECORDED IN OFFICIAL RECORDS BOOK 8103, PAGE 354, OF THE

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236190010000, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 AT 8:00 A.M. AND DATE PREPARED: FEBRUARY

PARFCEL C

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-19-001-0000

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 FAST, THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (LESS THE SOUTH 400 FEET AND THE WEST 100 FEET), SOUTH ½ OF NORTH ½ OF SOUTHEAST ¼ OF THE SOUTHEAST ¼ (LESS WEST 100 FEET OF SOUTH 100 FEET), AND SOUTH 1/2 OF NORTH 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST ¼ (LESS SOUTH 100 FEET OF EAST 764.92 FEET), IN PALM BEACH COUNTY,

LESS THAT PART THEREOF, LYING WEST OF A NORTHERLY EXTENSION OF THE WEST LINE OF THE NORTHERN PALM BEACH COUNTY WATER MANAGEMENT DISTRICT CANAL #EPB-10, ALSO DESCRIBED AS THE WEST 541.68 FEET, MORE OR LESS, OF AFOREMENTIONED TRACT.

SAID LANDS BEING ALSO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 100 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 14, LESS THE SOUTH 100 FEET THEREOF, AND THE SOUTH 1/2 OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTH 100 FEET THEREOF, AND THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 , LESS THE SOUTH 100 FEET OF THE WEST 100 FEET THEREOF, AND THE SOUTH ½ OF THE SOUTHEAST 1/4, LESS THE WEST 100 FEET THEREOF, AND ALSO LESS THE SOUTH 400 FEET THEREOF.

ALSO KNON AS:

PLAT NO.2 FLORIDA POWER & LIGHT COMPANY. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, PUBLIC RECORDS OF PALM BEACH COUNTY,

ALL BEING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,

RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 1014, PAGE 363, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

1. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 896, PAGE 393, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RIGHT OF WAY DEED RECORDED IN DEED BOOK 912, PAGE 323, OF THE PUBLIC

RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES NOT AFFECT. ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT. 4. AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 1324, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3216, PAGE 1054, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT. 6. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4817, PAGE 954, OF THE

AFFECTS-NOTHING TO PLOT. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AFFECTS-NOTHING TO PLOT.

LAND DESCRIPTION:

AFFECTS-NOTHING TO PLOT.

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH: ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF

TOGETHER WITH:

AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

80, PAGE 104 & 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF TRACT 1 OF PLAT NO.1 EFC. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH ALL OF FPL PLAT NO. 4. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH S PORTION OF SECTION 36. TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

LAND DESCRIPTION CONTINUED:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 629.03 FEET TO THE SOLITHEAST CORNER OF SAID TRACT 1 OF PLAT NO. 1 FEC. ALSO BEING THE NORTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE CONTINUE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 603.54 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1228.37 FEET; THENCE NORTH 01° 56' 55" EAST, A DISTANCE OF 366.96 FEET: THENCE NORTH 88° 01' 54" WEST TO THE WESTERLY SOUTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY, A DISTANCE OF 864.72 FEET: THENCE NORTH 01° 54' 56" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 232.72 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE SOUTH 88° 04' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 790.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE NORTH 01° 59' 49" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 627.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PORTWEST ROAD ALSO BEING THE SOUTH LINE OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PORTWEST ROAD. A DISTANCE OF 80.00 FEET: THENCE NORTH 88° 10' 13" WEST. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 40.41 FEET; THENCE NORTH 01° 49' 47" EAST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 129.46 FEET; THENCE SOUTH 01° 49' 47" WEST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 526.96 FEET TO THE SOUTHWEST CORNER OF SAID FPL PLAT NO. 4: THENCE NORTH 01° 49' 47" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 292.97 FEET TO THE NORTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 88° 12' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2002.37 FEET TO THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4: THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 374.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC AND BEING THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 300' OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 36; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1328.91 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 56' 55" EAST, ALONG SAID EAST LINE, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 87° 56' 33" EAST, A DISTANCE OF 1329.26 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 02° 00' 52" WEST ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

THE SOUTH 300' OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 31: THENCE NORTH 02° 00' 52" EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 87° 56' 22" EAST, A DISTANCE OF 1859.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 9 (I-95); THENCE SOUTH 19° 46' 37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 323.19 FEET TO A POINT IF INTERSECTION WITH THE SOUTH LINE OF SECTION 31; THENCE NORTH 87° 56' 22" WEST, ALONG SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 1979.09 FEET

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

TO THE POINT OF BEGINNING.

CONTAINING 3,862,708 SQUARE FEET/88.676 ACRES MORE OR LESS.

ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

COMMITMENT NO. 1062-3903032, EFFECTIVE DATE NOVEMBER 30, 2017 AT 8:00 A.M. AND

- 2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF S.02°00'52"W. ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. BASED ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT). COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE
 - SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED

EFFECTIVE FLOOD ZONE "X"; COMMUNITY PANEL NO. 12099C0388F; DATED OCTOBER 5, 2017.

UNDERGROUND FOUNDATIONS WERE NOT LOCATED. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR

CERTIFICATE:

BY THE CLIENT.

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 19, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

> RONNIE L. FURNISS, PSM PROFESSIONAL SURVEYOR AND MAPPER #6272 STATE OF FLORIDA - LB #3591

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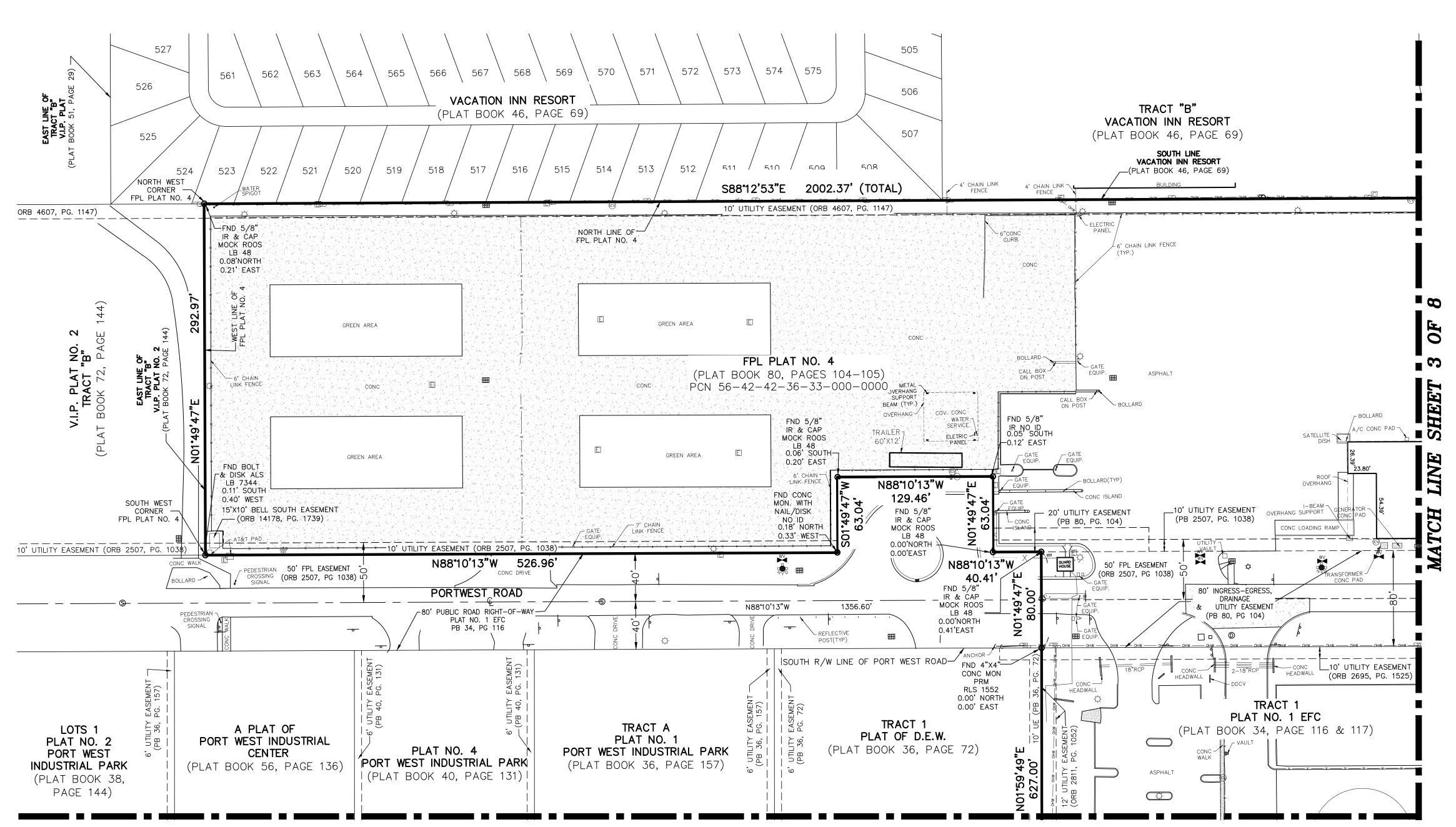
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DATE 04/23/18 F.B. / PG. ELEC





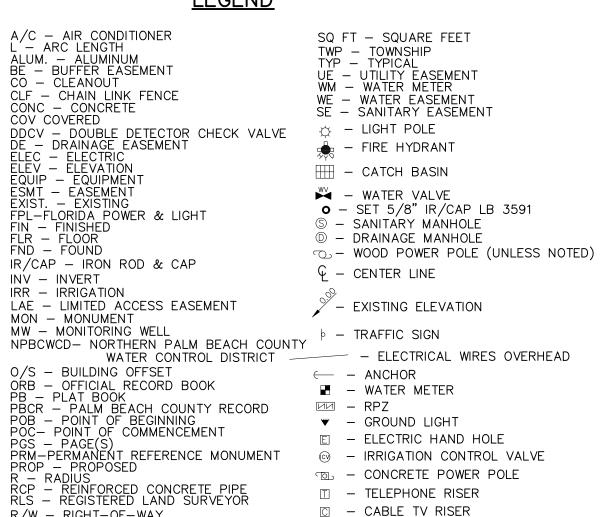


LEGEND

R/W - RIGHT-OF-WAY

 Δ - DELTA (CENTRAL ANGLE)

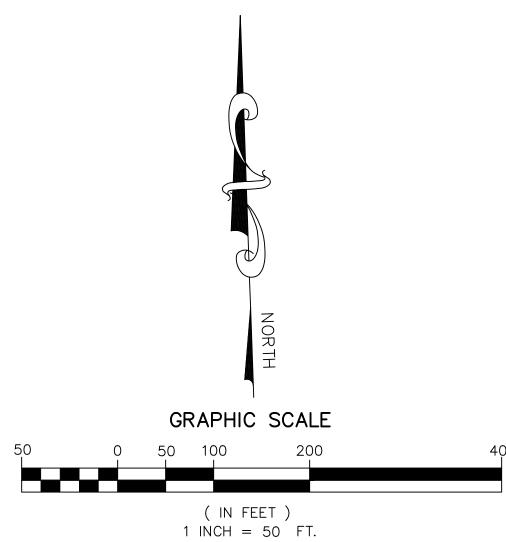
RGE — RANGE SEC — SECTION



⊕ – SATELLITE TV DISH

- FIBER OPTIC RISER ⑤ − GAS MARKER/RISER

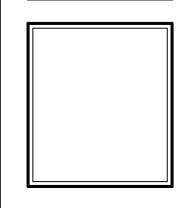
U – UTILITY MARKER/RISER



DISTRIBUTION
H BOUNDARY PHYSICAL DERA BEACH

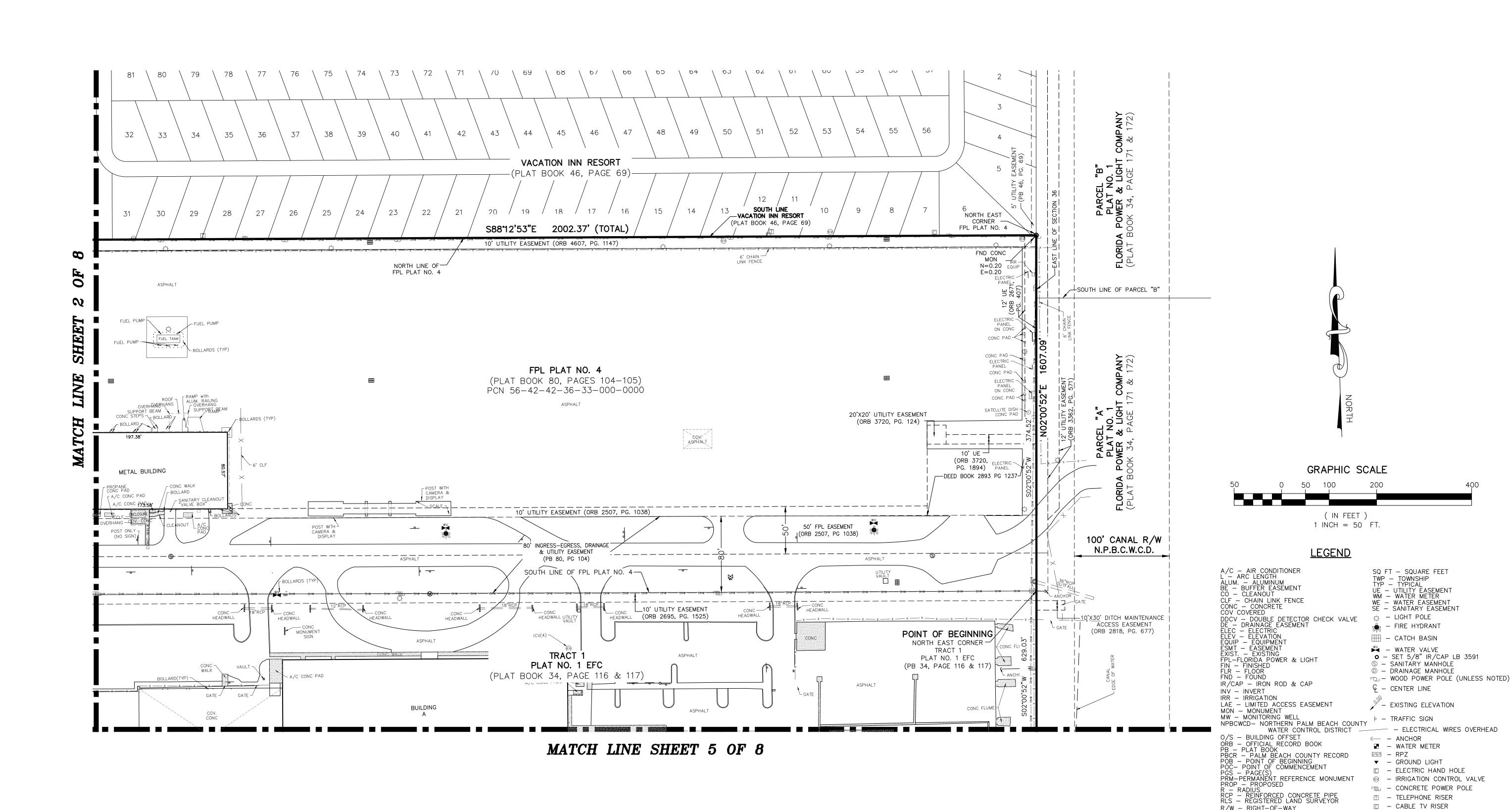
> DATE 04/23/18 <u>DRAWN BY RL</u> F.B./ PG. ELEC SCALE AS SHOWN

CENTER SURVEY



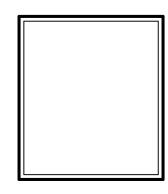
JOB # 6515 OF 8 SHEETS

MATCH LINE SHEET 4 OF 8



CENTER SURVEY DISTRIBUTION
H BOUNDARY S FPL PHYSICAL RIVERA BEACH

DATE 04/23/18 <u>DRAWN BY RLI</u> F.B./ PG. ELEC⁻ SCALE AS SHOWN



□ - TELEPHONE RISER

C – CABLE TV RISER ⊕ - SATELLITE TV DISH

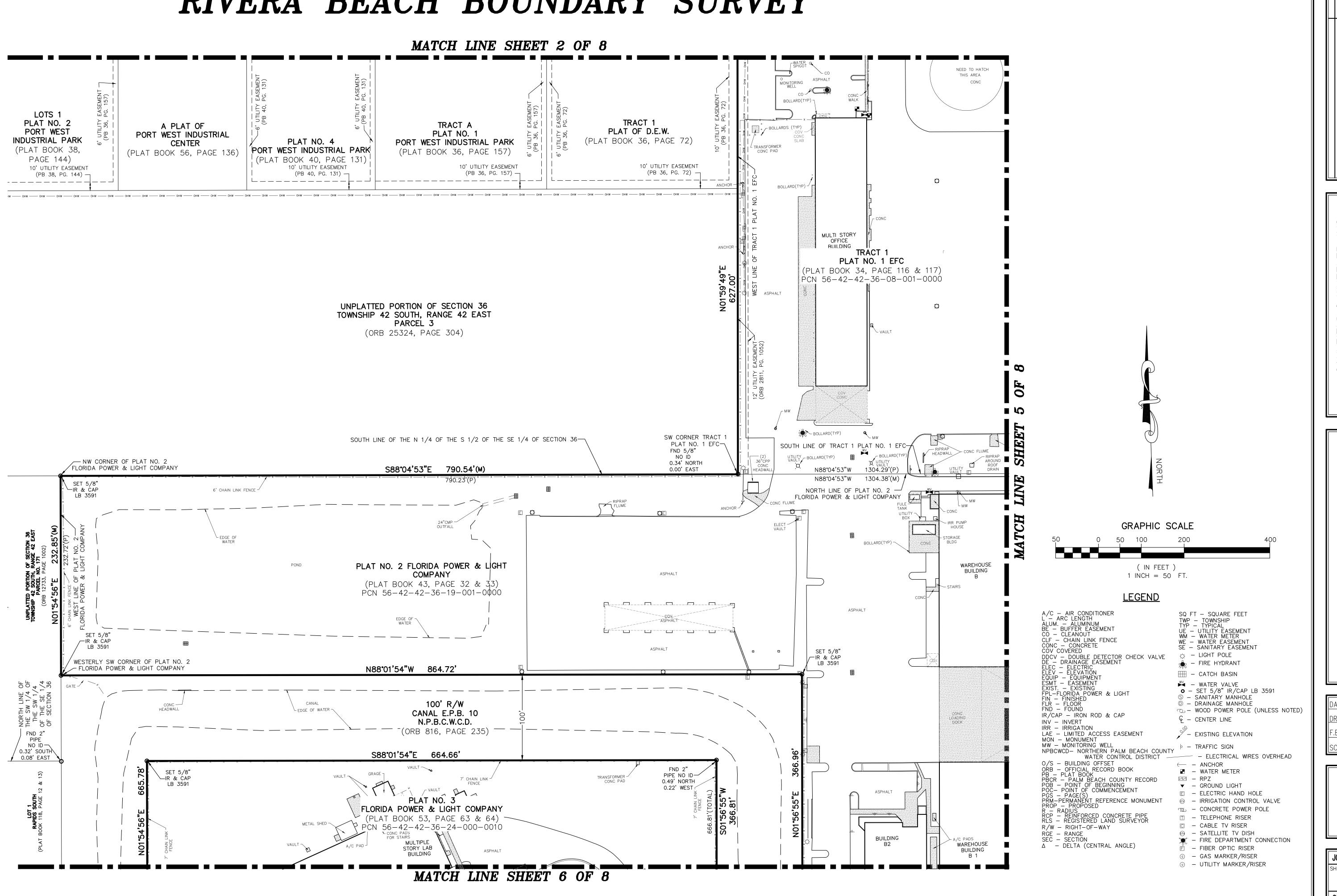
Ē − FIBER OPTIC RISER

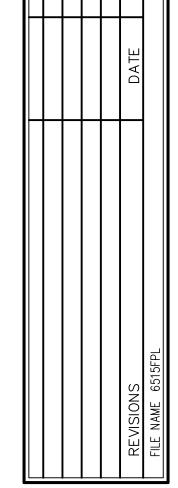
© - GAS MARKER/RISER U – UTILITY MARKER/RISER

R/W - RIGHT-OF-WAY
RGE - RANGE
SEC - SECTION

 Δ - DELTA (CENTRAL ANGLE)

JOB # 6515 OF 8 SHEETS





AULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452



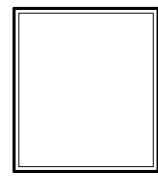
FPL PHYSICAL DISTRIBUTION CEN RIVERA BEACH BOUNDARY SUR

DATE 04/23/18

DRAWN BY RLF

F.B./ PG. ELECT

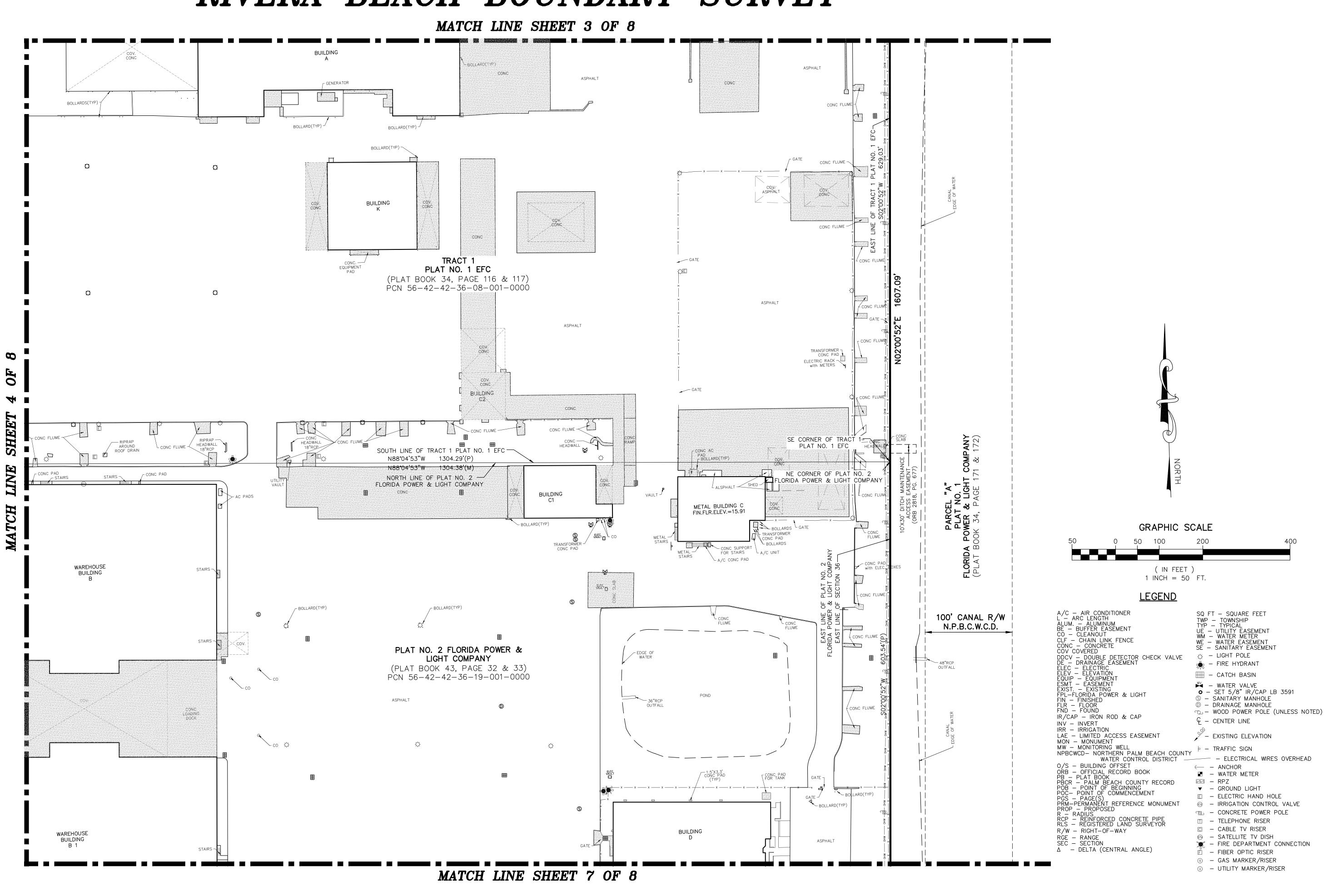
SCALE AS SHOWN

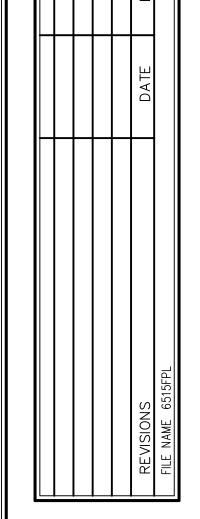


JOB # 6515
SHT.NO.

4

OF 8 SHEETS





CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

CIVIL ENGINEERING

A 2000 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-145

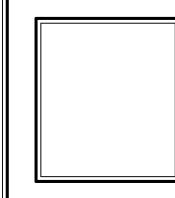
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DATE 04/23/18

DRAWN BY RLF

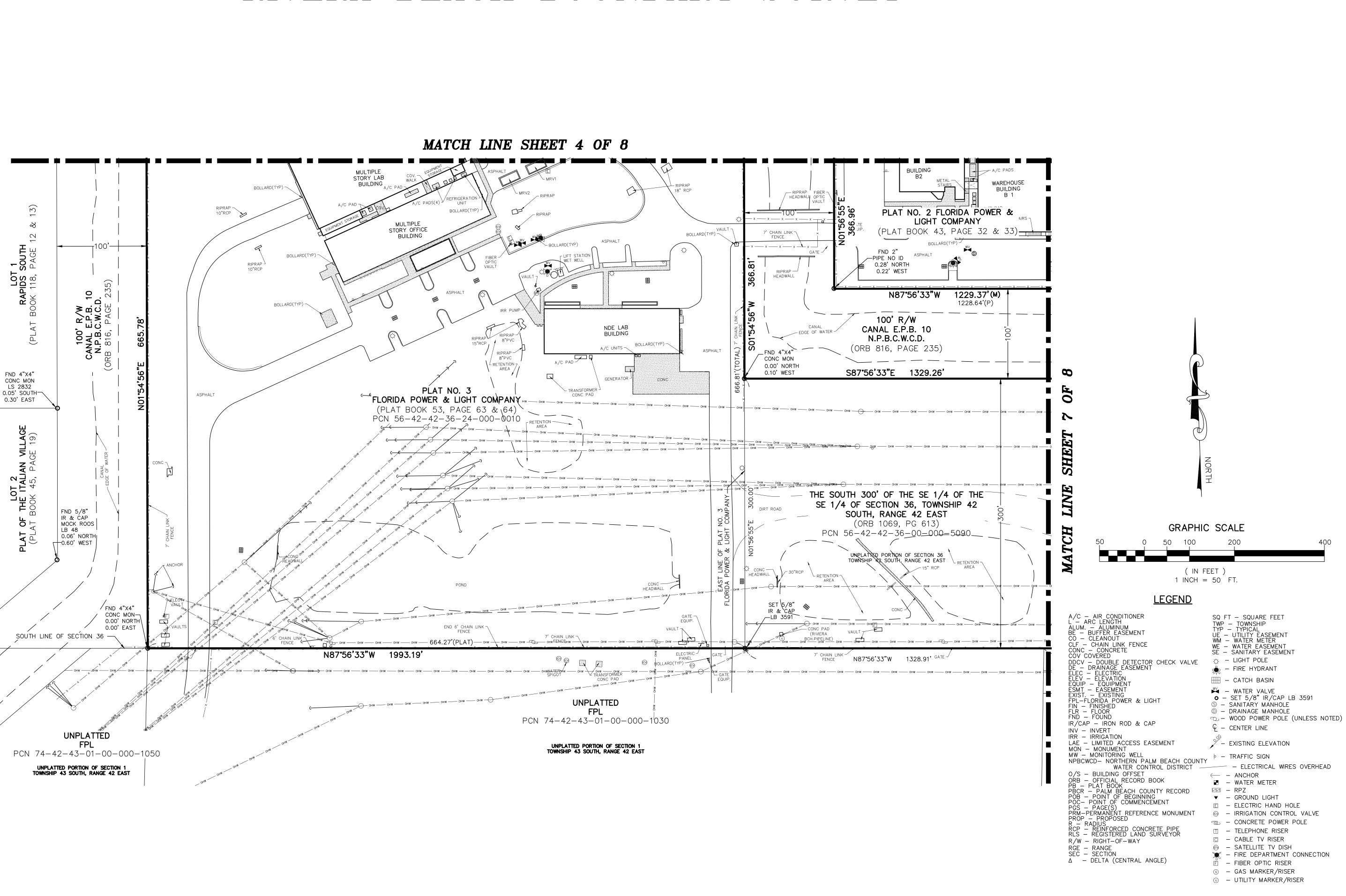
F.B./ PG. ELECT

SCALE AS SHOWN



JOB # 6515
SHT.NO.

5
OF 8 SHEETS



REVISIONS DATE FILE NAME 6515FPL

FIELD & WHEELER, INC.

CIVIL ENGINEERING

TOO GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-145;



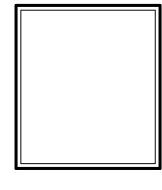
FPL PHYSICAL DISTRIBUTION CENTER

DATE 04/23/18

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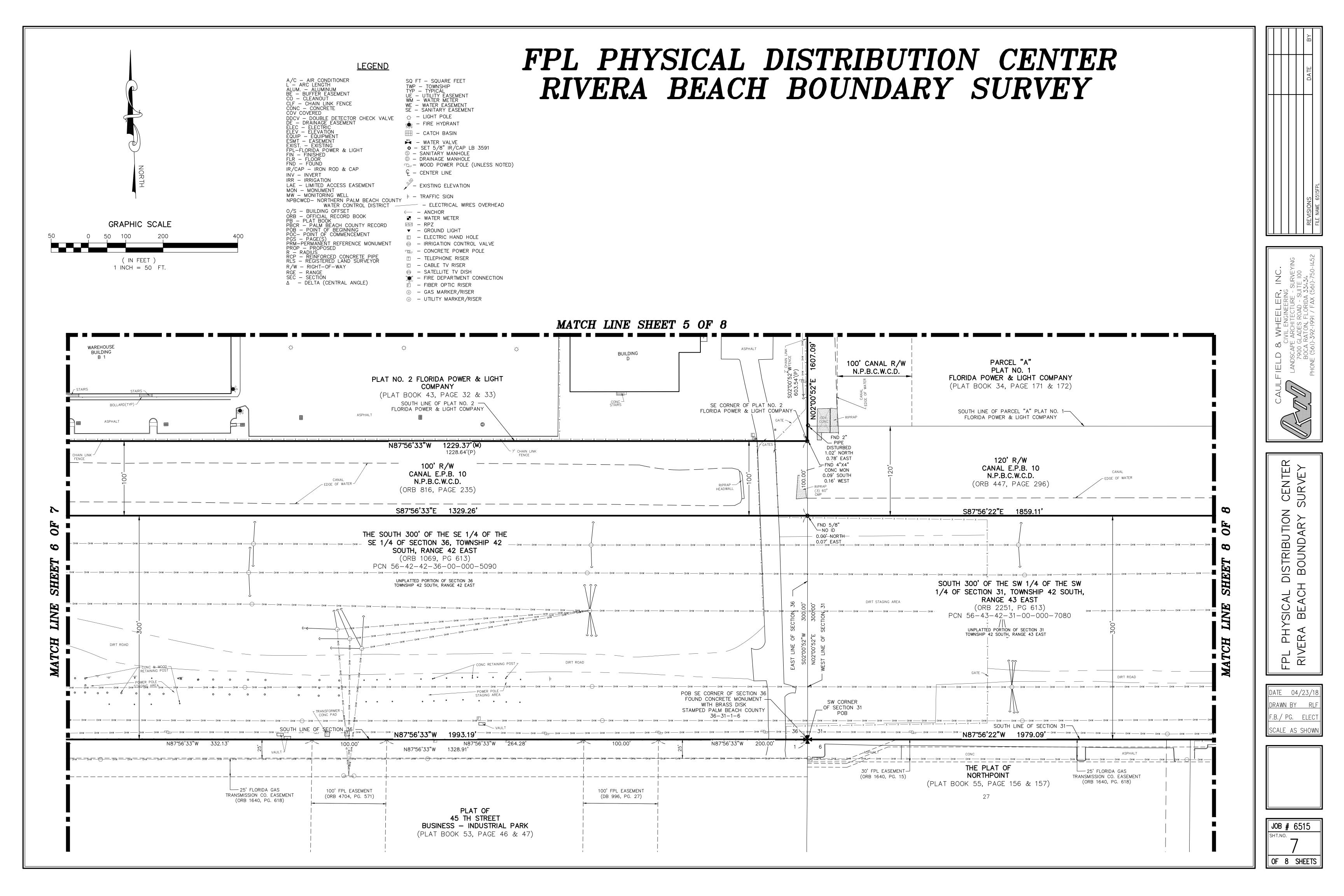
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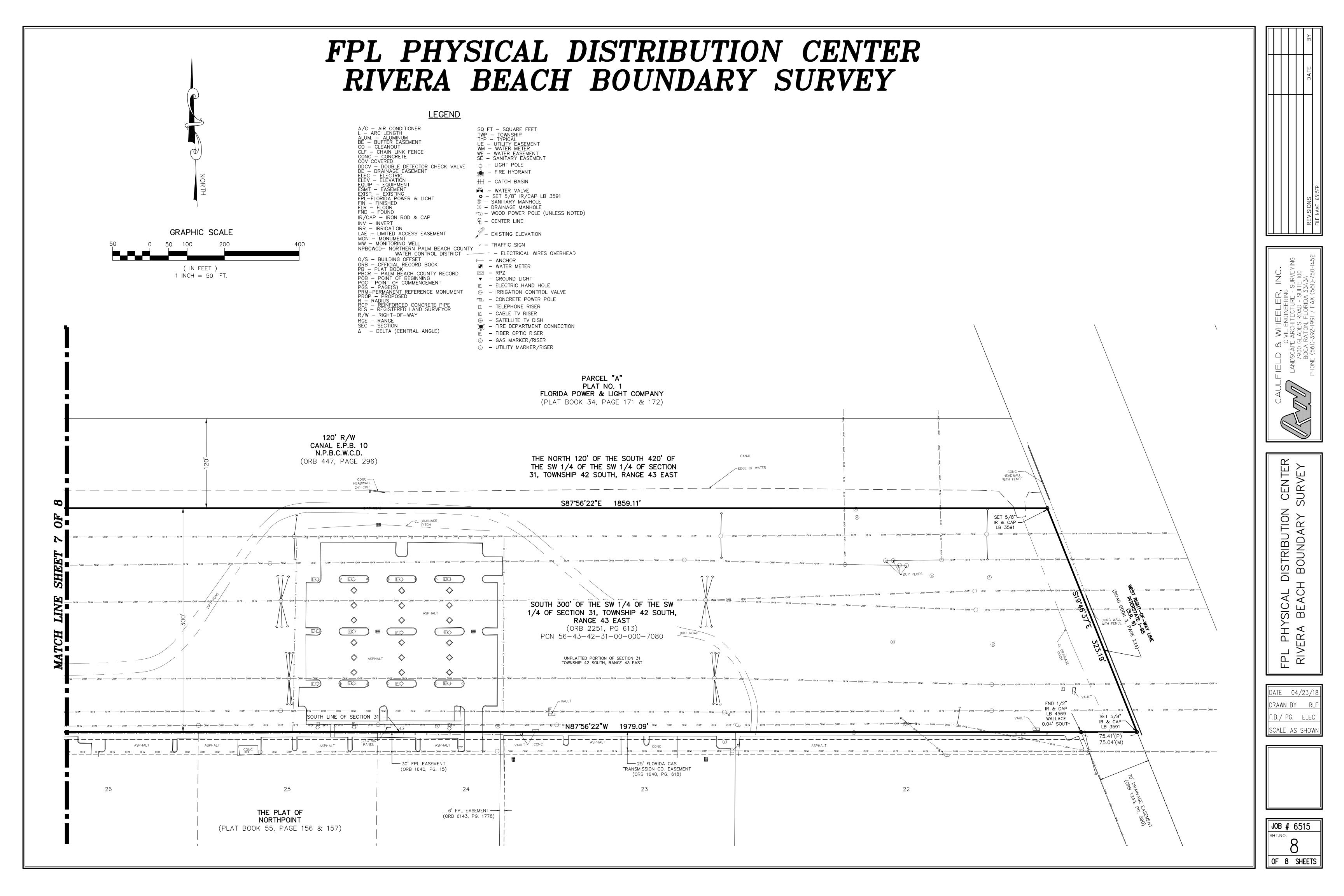
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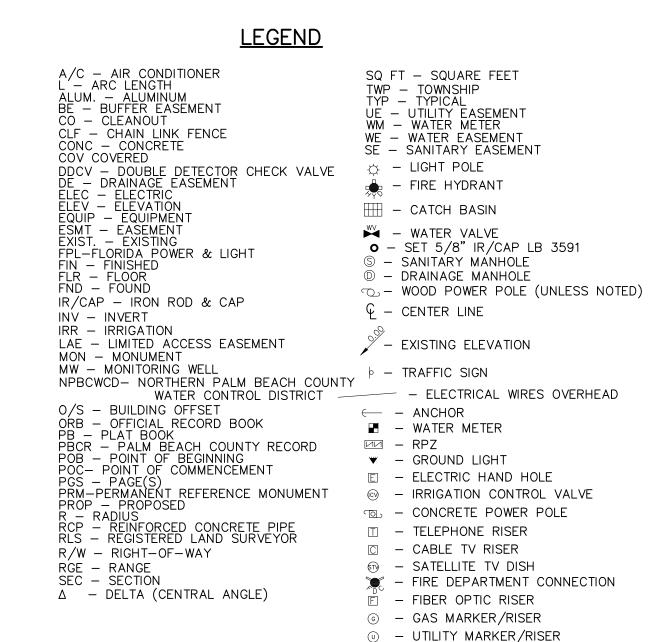


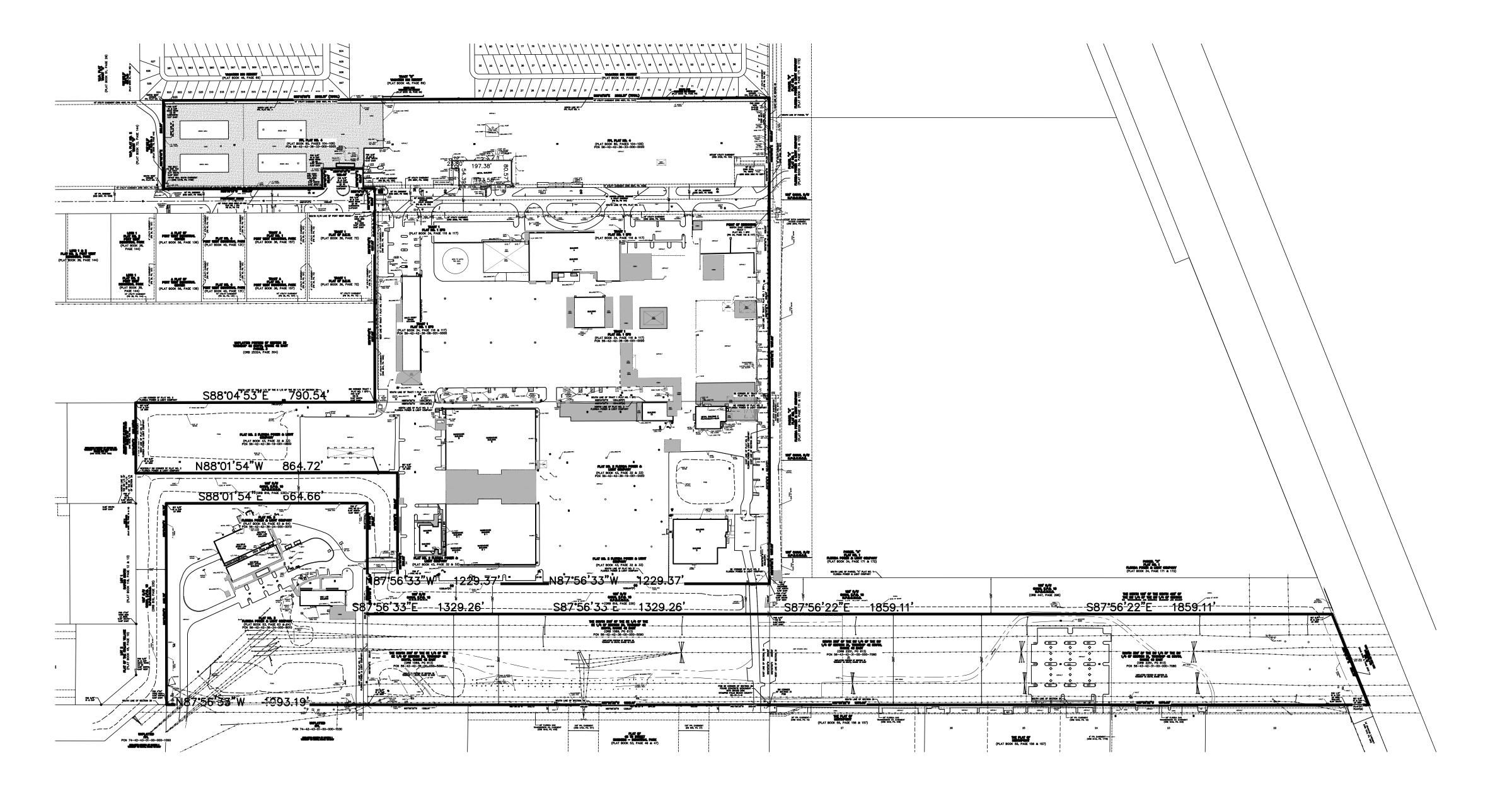
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SHT.NO.

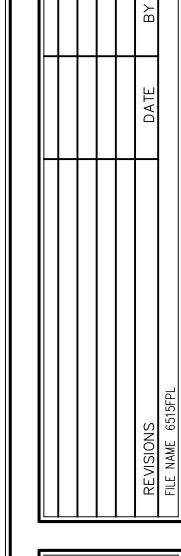
OF 8 SHEETS









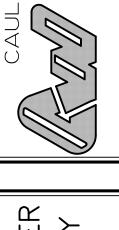


LFIELD & WHEELER, INC.

CIVIL ENGINEERING

TOOD GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452



FPL PHYSICAL DISTRIBUTION CENTER RIVERA BEACH BOUNDARY SURVEY

DATE 04/23/18

DRAWN BY RLF

F.B./ PG. ELECT

SCALE 1" = 200'

