

Prepared by:

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

Return To:

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

R20070427 MAR 22 2007

## CONTRACT FOR THE SALE AND PURCHASE OF DEVELOPMENT RIGHTS

THIS CONTRACT entered into this 22 day of February, 2007 by and between Palm Beach County, Florida (hereinafter referred to as "County") and Hypoluxo/Jog, LLC. (hereinafter referred to as "Developer").

WHEREAS, the County has established a Transfer of Development Rights (hereinafter referred to "TDR") Special Density Program pursuant to Section 6.10 of the Palm Beach County Unified Land Development Code (hereinafter referred to as "ULDC").

WHEREAS, the County has established a TDR Bank to facilitate the purchase and transfer of development rights.

WHEREAS, the Developer is desirous of purchasing 123 development rights and "County" is desirous of selling and transferring 123 development rights from the TDR bank for use on the subject property (hereinafter referred to as the "Property"), as described in Exhibit A.

WHEREAS, Developer seeks to use the development rights within the Property more particularly described as in Exhibit A attached hereto and made a part hereof.

WHEREAS, Resolution #R2006-0930 requires as a condition of approval that upon signing of this contract, that the funds for the purchase of the 123 TDR units be placed in escrow to be released to the County upon approval of the first building permit for the project.

NOW THEREFORE, in consideration of the premises and other valuable consideration, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein for reference.
2. Purchase and Sale. The County hereby agrees to sell and "Developer" hereby agrees to purchase the 123 TDR units to be used within the Property.
3. Purchase Rights. The purchase price for each TDR unit is One and 00/100 Dollars (\$1.00) per unit for each of the thirty-seven (37) workforce housing units and Twenty Five Thousand and 00/100 Dollars (\$25,000.00) per unit for each of the remaining eighty-six (86) units. The total purchase price for the 123 TDR units is Two Million One Hundred Fifty Thousand and Thirty Seven Dollars (\$2,150,037.00).



9. **Enforcement.** In the event any action, suit or proceeding is commenced with respect to this contract, each party shall be responsible for their own fees and costs.
10. **Severability.** In the event that any section, paragraph, sentence, clause, or provision hereof be held by a final judgment of a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect.
11. **Public Records.** This document shall be recorded in the public records of Palm Beach County, Florida.

(Signatures Appear Immediately Following)

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the dates set after their respective signatures.

R2007-0427

ATTEST:  
SHARON BOCK, Clerk

PALM BEACH COUNTY MAR 22 2007  
BOARD OF COUNTY  
COMMISSIONERS:

By: [Signature]  
Deputy Clerk

[Signature]  
Addie Greene, Chairperson

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

Signed, sealed and delivered in  
the presence of:

[Signature]  
Signature

STEVEN R AMSTER  
Print

[Signature]  
Signature

Dawn Ann Fontana  
Print

Hypoluxo/Jog, LLC.  
By: [Signature]  
Signature

Elie Berdugo  
Print

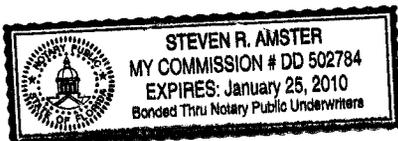
Title: Managing Partner

Date: 22 February 2007

STATE OF FLORIDA  
SS:  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of February, 2007, by ELIE BERDUGO (name of person acknowledging) who is personally known to me or has produced N/A (type of identification) as identification and who did (did not) take an oath.

My Commission Expires:



[Signature]  
Notary Public  
State of Florida

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1: (KELLEY)**

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

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

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

**PARCEL 2: (BAKKER)**

**Parcel A**

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

SEE LEGAL DESCRIPTION EXHIBIT "A-1" ATTACHED

**Parcel B**

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

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

**Parcel C**

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

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

**PARCEL 3: (COBB TR)**

**Parcel A**

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

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

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

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

**Parcel B**

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

The West half (W ½) of the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) of

the Northeast quarter (NE ¼) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, except the North 30 feet and the South 25 feet for road and canal purposes.

**Parcel C**

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

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

**PARCEL 4: (KRUEGER)**

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

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

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

**PARCEL 5: (JAEB TR)**

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

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

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

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

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

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

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

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

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

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

**PARCEL 6: (QUISENBERRY)**

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

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

**PARCEL 7: (TILEY)**

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

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

**PARCEL 8: (BROWN)**

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

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

**PARCEL 9: (PURVIS)**

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

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

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

**PARCEL 10: (PURVIS)**

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

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

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

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

**PARCEL 11: (COX)**

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

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

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

**PARCEL 12: (LEONARD)**

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

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

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

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

**PARCEL 13: (PALM BEACH COUNTY)**

**A portion of Folio #00-42-45-10-01-009-0000**

A variable width strip of land lying within Section 10, Township 45 South, Range 42 East

and also lying within an easement for canal purposes recorded in Official Records Book 325 on page 305 of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

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

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

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

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

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

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

**PARCEL #1:**

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

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

**PARCEL #2:**

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

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

*As of 02/21/2007*

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

**PARCEL #3:**

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

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

**PARCEL #4:**

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

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

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

**PARCEL #5:**

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

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

**PARCEL #6:**

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

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

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

**PARCEL #7:**

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

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

**PARCEL #8:**

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

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

*As of 02/21/2007*

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

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

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

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

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

*(end of legal description)*