

769836



Michael H Reeder  
7331 Falls Rd W  
Boynton Beach FL 33437-6311

(City/State/Zip/Phone #)

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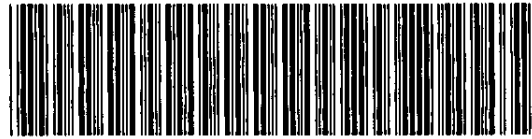
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*MR  
7/16/13*

**MICHAEL H. REEDER**  
**7331 FALLS ROAD WEST**  
**BOYNTON BEACH, FL 33437**  
**(561) 734-2818**  
**Fax: (561) 734-3315**

July 8, 2013

Amendment Section  
Division of Corporations  
Florida Department of State  
P. O. Box 6327  
Tallahassee, FL 32314

RE: Westchester Community Master Association, Inc.,  
Amended and Restated Articles of Incorporation

Dear Sir or Madam:

I am writing this letter to you in my capacity of Secretary of the Westchester Community Master Association, Inc. The Board of Directors of the Association, having held a meeting at which it approved amendments to the Westchester Community Master Association, Inc.'s Articles of Incorporation, and also having convened a meeting of the Association's Membership, at which the Members overwhelmingly voted to approve the amendments to the Association's Articles of Incorporation, has prepared and executed the AMENDED AND RESTATED ARTICLES OF INCORPORATION of the Association, and has also had the same signed by the named Registered Agent, consenting to that position. In this same process the Board of Directors, and the Membership have also approved, and prepared Amended and Restated Declaration of Covenants and Restrictions, and By-Laws, all of which have been duly recorded in the Palm Beach County Clerk's Office.

Enclosed herewith please find a fully executed, and notarized, copy of the AMENDED AND RESTATED ARTICLES OF INCORPORATION of the Association forwarded to you for filing with your Division. Also enclosed herewith please find my check # 4028, payable to the Department of State, in the amount of \$35.00, representing the filing fee for this AMENDED AND RESTATED ARTICLES OF INCORPORATION.

As you can see from Section A of Article II, the Amended Declaration is recorded in the records of the Palm Beach County Clerk in ORB 26111 at page 0253. As you can also see in the two paragraphs following Article XIV, the AMENDED ARTICLES OF INCORPORATION were adopted by the Members of the Association who cast their in favor of the adoption thereof as of June 18<sup>th</sup>, 2013.

In the event that there is anything else needed to accomplish the filing of this document, please let me know by mail, telephone or fax, or you can e-mail me at redlaw1@aol.com.

Would you please sign the copy of this letter at the bottom hereof acknowledging that you have received this Document for filing, and the check for the filing fee, and return it in the enclosed stamped self addressed envelope.

Thank you for your cooperation.

Sincerely,

---

Michael H. Reeder, Secretary

Westchester Community Master Association, Inc.

MHR:abm

CC: Scott Stoloff, Esq.

Beverly Wagner, Pres.

Bob Newmark, Treas

Brian Tight, Property Manager

This will acknowledge the receipt of the Document enclosed with this letter for filing in this Division.

---

Date

FILED

2013 JUL 12 AM 10:56

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION**

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OF  
WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

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AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC. COUNTY OF STATE  
A FLORIDA NOT-FOR-PROFIT CORPORATION PALM BEACH COUNTY, FLORIDA

Pursuant to the provisions of Section 617.1006, Florida Statutes, WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., a Florida not for profit corporation, ( the " Corporation ), hereby adopts the following AMENDED AND RESTATED ARTICLES OF INCORPORATION as the Articles of Incorporation of this Corporation:

ARTICLE I  
NAME

The name of the corporation is WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., As used in these articles and in the By-Laws the term " Master Association " shall mean this corporation and the term " Master Association " may be used interchangeably with the term " corporation " .

ARTICLE II  
PURPOSE

The purpose of the Master Association is to promote and develop the common good and social welfare of the residents of Westchester, a planned unit development of the real property more particularly described in the attached Exhibit " A " , situate within Palm Beach County, Florida, by affecting the following:

A. Operating and administrating the functions of the Master Association and to carry out the duties thereof as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Westchester ( " Declaration " ), as recorded in Official Records Book 26111 at Page 0253 of the Public records of Palm Beach County, Florida, and any Supplemental Declaration and Sub-Declaration promulgated thereunder.

Unless otherwise provided herein, the terms used in these Articles, the By-Laws, and the Rules and Regulations of the Master Association shall have the same meanings as defined in the Declaration. The Declaration is attached hereto and incorporated herein as an exhibit as if fully set forth herein.

B. Providing for the acquisition, construction, improvement, management, leasing, maintenance, and care of Master Association property, including the Common Property and Recreational Facilities, if any.

C. Enforcing the provisions of the Declaration, Supplemental Declarations and Sub -

Declarations as provided therein or as permitted by law.

D. Presenting a united effort of its members to protect the value of property within Westchester.

E. Accomplishing such other purposes appropriate for a master community association of a planned unit development.

ARTICLE III  
POWERS

The Master Association shall have all of the following powers:

A. All of the common law powers of a corporation and all of the powers set forth in of chapter 617, Florida Statutes, as amended or renumbered from time to time.

B. All of the powers of the Master Association as set forth in the Declaration.

C. To do anything necessary or expedient to carry out the purposes of the Master Association as set forth in the Declaration and Article II of these Articles.

D. To take title to and to operate, maintain, repair, improve, lease and administer the Common Property, Recreational Facilities, if any, and any other property belonging to the Master Association ( collectively referred to herein as the “ Master Association’s property “ ).

E. To carry out the duties and obligations and receive the benefits given the Master Association by the Amended and Restated Declaration and these Articles of Incorporation.

F. To establish By-Laws for the operation of the Master Association and rules and regulations for governing the same and the use of the Master Association’s property and all easements and other matters subjected to the Master Association’s rule making power by the Declaration, and enforce the provisions of the Declaration, these Articles of Incorporation, the By-Laws and the rules and regulations.

G. To contract for the management of the Master Association’s property and to delegate to the party with whom such contract has been executed the appropriate powers and duties of the Master Association except those which require specific action by or approval of the board of directors or Members of the Master Association.

H. Fix, levy collect and enforce payment by any lawful means of all charges and/or assessments made pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of business of the Master Association, including all licenses, taxes, or governmental charges levied or imposed against the

Master Association's property.

I. Acquire ( by gift, purchase, or otherwise ), own, hold, improve, build upon, operate, lease, trade, sell and maintain both real and personal property in connection with the affairs of the Master Association, which property shall include, but not be limited to, Residential Lots, Family Dwelling Units, Multi-Family Tracts, Commercial Units, and Commercial Sites, as well as Common Property and Recreational Facilities, if any.

J. Dedicate, sell or transfer all or any part of the Master Association's property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective except upon an affirmative vote of the Members, as provided herein, whose annual and special assessments are used for the maintenance and acquisition of such properties.

K. To participate in mergers and consolidations with other non-profit corporations provided that any such merger or consolidation shall have been approved by the Members as provided herein.

ARTICLE 1V  
MEMBERS

A. All Owners of property subject to the Amended and Restated Declaration shall automatically be Members of the Master Association. Membership certificates are not required and shall not be issued.

B. Membership in the Master Association shall be one class of membership. Members shall be all of those Owners of any Lot, Unit, Tract, or Site which is included within the Master Association and which is subject to the AMENDED AND RESTATED DECLARATION, the AMENDED AND RESTATED ARTICLES OF INCORPORATION, AMENDED AND RESTATED BY LAWS and the RULES AND REGULATIONS of the WESTCHESTER COMMUNITY MASTER ASSOCIATION Homeowners Association.

C. Membership shall be an appurtenant interest with ownership of any Residential Lot, family-Dwelling Unit, Multi-Family Tract, commercial Site, or Commercial Unit. Change of membership shall be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument conveying fee title to any Residential Lot, Family-Dwelling Unit, Multi-Family Tract, Commercial Site, or Commercial Unit. The Owner designated by such instrument thus becomes a Member of the Master Association, and the membership of the prior owner shall be terminated. The foregoing shall not, however, limit the Master Association's powers or privileges. The interest, if any, of a Member in the funds and assets of the Master Association shall not be assigned, hypothecated or transferred in any manner except as appurtenance to his real property. Membership in the Master Association by all Owners shall be compulsory and shall continue until such time as the Owner transfers or conveys of record his



interest in the real property upon which his membership is based or until said interest is transferred or conveyed by operation of law, at which time the membership shall automatically be conferred upon the transferee. Membership shall be appurtenant to, run with, and shall not be separated from the real property interest upon which membership is based. When the ownership of any Residential Lot, Family-Dwelling Unit, Multi-Family Tract, Commercial Site, or Commercial Unit, which is located within the confines of any Sub Association of the Westchester Community Master Association, is conveyed, transferred by a deed or other instrument conveying record fee title to a new Owner, the governing Board of the Sub Association shall be obligated to give written notice to the Master Association of such change of ownership, including the name, address and lot number of the former Owner (s), and the name, address and lot number of the new Owner (s), such notice to be provided immediately upon the Sub Association's receipt of notice of the completion of the actual transfer of that ownership

D. The number of votes which may be cast on all matters on which the Membership is entitled to vote shall be determined as follows:

1. Each Member shall have one vote for the Unit owned by said Member, and one vote for each Family or Commercial Unit projected by the Development Plan as it exists from time to time, or as modified as provided in Article I, Section T of the Declaration, for any Tract or Site owned by said Members.

2. Notwithstanding the provisions of subparagraph 1 of this Section D, all Members shall be members of a Sub-Association, may not cast their votes directly, and shall exercise their voting rights in the Master Association through the actions of the Voting Representative chosen by their Sub-Associations as hereinafter provided. This restriction shall not apply to the Owner of any of the Properties as to which no Sub-Association has not ( sic ) been formed ( such as the case of a Developer who has not yet established a Sub-Association for his Properties ) or as to which no Sub-Association shall be formed ( such as the case of a single Commercial Unit ).

3. Each Sub-Association shall designate one of its officers, directors or members as its Voting Representative and another of its officers, directors or members as its Alternative Voting Representative. The Alternative Voting Representative may exercise all of the powers of the Voting Representative in the latter's absence. The Secretary of each Sub-Association shall certify in writing to the Secretary of the Master Association from time to time the identity of that Sub-Association's Voting Representative and Alternative Voting Representative, and the addresses of each, which certification shall remain in effect until changed. If at any time no such certification is on file with the Secretary of the Master Association with respect to any Sub-Association, the President of said Sub-association shall be deemed the Voting Representative, and the Vice-President of the said Sub-Association shall be deemed the Alternative Voting Representative.

4. All notices of meetings and other notices required to be given by the Master Association to either the Sub-Associations or to Members shall be sent to both the Voting Representatives and the Alternative Voting Representatives, unless said notices relate to individual assessments applicable only against a specific Unit or proposed sanctions against Owners of a particular Unit.

5. At all meetings of the Master Association in which the membership is entitled to vote, each Voting Representative shall vote the number Membership votes held by the Members of his Sub-Association's members.

E. The Master Association may give, dedicate or sell all or any part of the Master Association's property ( including leasehold interest therein ) to any public agency, authority, utility, or private concern for such purposes and subject to such conditions as may be determined by the Master Association, provided that no such gift or sale or determination of such purposes or conditions shall be effective unless the same shall be authorized by the affirmative vote of three-fourths ( 3/4 ) of the votes cast at a duly called meeting of the Members of the Master Association, and unless written notice of the meeting and of the proposed agreement and action thereunder is sent at least thirty ( 30 ) days prior to such meeting to every Member or Voting Representative entitled hereunder to vote. A true copy of such resolution together with a certificate of the results of the vote taken thereon shall be made and acknowledged by the President or Vice-President and Secretary or another officer of the Master Association and such certificate shall be annexed to any instrument or dedication or transfer affecting Common Property or Recreational Facilities, if any, prior to the recording thereof. Such certificate shall be conclusive evidence of the authorization by the Members.

F. The participation in a merger or consolidation with other corporations-not-for-profit shall require the same vote as is provided in paragraph E hereinabove.

#### ARTICLE V DURATION

The duration of the existence of the Master Association shall be perpetual, unless the declaration is terminated pursuant to the provisions contained therein and in such event the Master Association shall be dissolved in accordance with law and as provided in the Declaration.

#### ARTICLE VI DIRECTORS

A. The affairs and property of the Master Association shall be managed and governed by a Board of Directors ( " Board of Directors " ) composed of not less than three ( 3 ) NOR MORE THAN NINE ( 9 ) persons ( "Directors " ). The number of Directors shall be determined from time to time by the Board of Directors by resolution adopted not less than sixty

( 60 ) days prior to the Annual Meeting, , but may never be less than three.

B. Directors shall be elected by the Members ( voting is always through their Voting Representatives ) in accordance with the By-Laws at the regular annual meetings of the Membership of the Master Association. Directors shall be elected to serve for staggered terms of three ( 3 ) years each. Notwithstanding the foregoing, the term of each Director shall not expire until the annual meeting held upon or next following the expiration of such director's term of office. In the event of a vacancy created for any reason other than the expiration of a director's term of office, the remaining directors may appoint a director to serve the balance of said unexpired term.

#### ARTICLE VII REGISTERED AGENT

A. The registered office of the Master Association and the registered agent at such office shall be Scott Stoloff, Esq., at Dicker, Krivok & Stoloff, 1818 Australian Ave., So., West Palm Beach, Florida 33409. The registered office and registered agent may be changed by resolution of the Board of Directors.

#### ARTICLE VIII OFFICERS

A. Subject to the direction of the Board of Directors, the affairs of the Master Association shall be administered by officers who shall be elected by and serve at the pleasure of said Board of directors. The elected officers shall continue to serve as such officers until the next annual meeting, unless removed earlier by the Board of Directors:

B. All officers shall be elected by the Board of Directors from among the Membership of the Board of Directors in accordance with the By-Laws at an organizational meeting of the Board of Directors to be held within ten ( 10 ) days after the Annual Meeting. The Board of Directors shall elect a President, Vice President, Secretary, and Treasurer, and such other officers as it shall deem desirable. The President and all other officers shall be elected from among the membership of the Board of Directors.

#### ARTICLE IX BY-LAWS

A. The By-Laws may be altered, amended, adopted or rescinded only by a resolution approved by not less than a majority of the Board of Directors and two-thirds ( 2/3 ) of the total membership voting interest of the Master Association ( Members voting only through their Voting Representatives ) .

B. No amendment to the By-Laws shall be passed which would operate to impair or

prejudice the rights or security of any mortgagee.

C. No By-Law or amendment thereto may conflict with any provision of the Declaration or these Articles.

D. Any Member or Voting Representative may waive any or all of the requirements of this Article and consent in writing to the adoption of a specific By-Law or amendment, either before, at or after a meeting of the membership at which a vote is taken to amend the By-Laws.

#### ARTICLE X INDEMNIFICATION

The Master Association shall, to the fullest extent permitted by the LAW, as same may be amended and supplemented from time to time, indemnify any and all persons whom it shall have power to indemnify under said provisions from and against any and all of the expenses, liabilities or other matters referred to in or covered by said provisions including reasonable attorney's fees incurred by or imposed upon him and the indemnification provided herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any By-Law, agreement, vote of members or disinterested directors, or otherwise, both as to action in another capacity while holding such office, and in the capacity as office-holder, and shall continue as to a person who has ceased to be a director or officer, and shall inure to the benefit of the heirs, executors and administrators of such person.

#### ARTICLE XI CONSTRUCTION

In the event of any conflict or ambiguity between the terms and conditions of the Amended and Restated Declaration and these Amended and Restated Articles or the Amended and Restated By-Laws, the terms and conditions of the Amended and Restated Declaration shall take precedence over and supersede the terms and conditions of the Amended and Restated Articles and the Amended and Restated By-Laws. In the event of a conflict between these Amended and Restated Articles and the Amended and Restated By-Laws, the terms and conditions of the Amended and Restated Articles shall take precedence over the terms of the Amended and Restated By-Laws.

#### ARTICLE XII AMENDMENTS

These Articles may be amended upon the same terms and conditions as provided in these articles for the amendment of the By-Laws.

ARTICLE XIII  
DISTRIBUTIONS

There shall be no dividends paid to any of the Members nor shall any part of the income of the Master Association be distributed to any member of the Board of Directors or officers except, however, for any reasonable compensation to directors or officers which may be authorized by the By-Laws. To the extent that there are any surplus funds at the end of the fiscal year, such surplus funds shall be applied towards the operating budget for the next fiscal year. Upon dissolution or final liquidation of the Master Association, which shall not take place unless the Declaration is terminated, the Master Association may make distributions to its members as permitted by Chapter 617, Florida Statutes, as amended from time to time, but only as provided in the Declaration.

ARTICLE XIV  
MANAGEMENT AGENT

The Master Association may contract for management and maintenance and authorize a management agent to assist the Master Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the Master Association's property. The Master Association shall, however, retain at all times the powers and duties granted to it by these articles, the By-Laws and the Declaration, including but not limited to the making of assessments, promulgation of rules, and execution of contracts on behalf of the Master Association.

The aforesaid AMENDED AND RESTATED ARTICLES OF INCORPORATION were adopted by the Members and the number of votes cast in favor of the adoption thereof was sufficient for the approval thereof.

The date of adoption of these AMENDED AND RESTATED ARTICLES OF INCORPORATION is as of the 18<sup>th</sup> day of June, 2013

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 18<sup>th</sup> day of June, 2013

DIRECTORS:

Beverly Wagner  
Beverly Wagner

Barry L. Hocheiser  
Barry Hocheiser

( Seal )

Bob Newmark  
Bob Newmark

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this <sup>18<sup>TH</sup></sup> day of June, 2013, before me, an officer duly qualified to take acknowledgments, personally appeared, Beverly Wagner, Director, Barry Hocheiser, Director AND Bob Newmark Director who subscribed to same and acknowledged before me that they executed the same for the purposes expressed therein.



[Signature]  
Notary Public - State of Florida

My commission expires 3/17, 2016

The undersigned agrees to act as the registered agent of WESTCHESTER COMMUNITY MASTER ASSOCIATION, INC., a Florida not-for-profit corporation.

Dicker, Krivok and Stoloff  
A Partnership

[Signature]  
Scott A. Stoloff, a Partner

EXHIBIT "A"

The Northwest one-quarter of Section 2, Township 46 South, Range 42 East.

The North one-half of the Northeast one-quarter of the North-east one-quarter of the Northeast one-quarter of Section 2, Township 46 South, Range 42 East.

The South 120 feet of the North 160 feet of the following described parcels:

The NW 1/4 of the NW 1/4 of the NE 1/4  
The NE 1/4/ of the NW 1/4 of the NE 1/4  
The NW 1/4 of the NE 1/4 of the NE 1/4 \*

All in Section 2, Township 46 South, Range 42 East.

The North one-half of Section 3, Township 46 South, Range 42 East.

Tracts 1 through 8, 25 through 40, 57 through 64, all inclusive, Block 64, Palm Beach Farms Co. Plat No. 3, according to the Plat thereof as recorded in Plat Book 2, pages 45 through 54 inclusive.

All in Palm Beach County, Florida

Excepting the rights of way for Lake Worth Drainage District lateral and equilizing canals.

Also, excepting the right of way for Military Trail ( S. R. No. 809 ).

Also, excepting the following described parcel of land:

Parcel " A "

The East one-half of the Northeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 2, Township 45 South, Range 42 East, Palm Beach County, Florida.

\* (SCRIBE'S NOTE: The transcription of the fractions is subject to verification from the original. )

EXHIBIT "B"

to

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF WESTCHESTER

---

The real property which comprises the Golf Course shall be:

- A. Those tracts of land described in Pipers Glen Plat No. 1 ( P. U. D. ) as recorded in Plat Book 43 at Page 97 of the Public Records of Palm Beach County, Florida, as Recreation Tracts 1 - 3 inclusive, and Tract G; and
- B. Those portions of the remainder of the P. U. D. Not subject to the said Pipers Glen Plat No. 1 ( P. U. D. ) and which upon the recording of one or more plats encumbering said property, are described as Recreation Tracts to be reserved unto the Company as common open space tracts for the construction and maintenance of a golf course.



EXHIBIT A-1

ORE 8674 Pg 1388

EXHIBIT "A"  
LEGAL DESCRIPTION  
FOR PIPERS GLEN BLVD., FROM JOG ROAD WESTERLY TO  
HAGEN RANCH ROAD

A PORTION OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PIPERS GLEN PLAT NO. 1 (P.U.D.), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL;

RUN S02°31'52"E ALONG THE WESTERLY LINE OF SAID PIPERS GLEN PLAT NO. 1 (P.U.D.) A DISTANCE OF 519.84 FEET;  
THENCE S43°27'22"W A DISTANCE OF 35.95 FEET TO THE POINT OF BEGINNING;  
THENCE S89°26'08"W A DISTANCE OF 712.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 840.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°26'06" AN ARC DISTANCE OF 519.80 FEET TO A POINT OF TANGENCY; THENCE S64°00'00"W A DISTANCE OF 850.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1280.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°00'00" AN ARC LENGTH OF 1253.50 FEET TO A POINT OF TANGENCY; THENCE N88°00'00" W A DISTANCE OF 322.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2080.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'27" AN ARC LENGTH OF 781.42 FEET TO A POINT OF TANGENCY; THENCE N89°58'27"W A DISTANCE OF 358.72 FEET; THENCE N87°14'41" W A DISTANCE OF 270.38 FEET;  
THENCE N89°58'27" W A DISTANCE OF 360.00 FEET;  
THENCE N44°58'27"W A DISTANCE OF 56.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD (A PROPOSED 80 FOOT WIDE ROAD RIGHT-OF-WAY);  
THENCE ALONG SAID RIGHT-OF-WAY LINE S00°01'33"W A DISTANCE OF 195.00 FEET;  
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, N 45°01'35"E A DISTANCE OF 56.57 FEET;  
THENCE S89°58'27"E A DISTANCE OF 360.00 FEET;  
THENCE N88°05'40"E A DISTANCE OF 430.24 FEET;  
THENCE S89°58'27"E A DISTANCE OF 358.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 2000.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'27" AN ARC LENGTH OF 732.14 FEET TO A POINT OF TANGENCY; THENCE S69°00'00"E A DISTANCE OF 322.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1340.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°00'00" AN ARC LENGTH OF 1330.08 FEET TO A POINT OF TANGENCY; THENCE N54°00'00"E A DISTANCE OF 850.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 780.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°26'06" AN ARC LENGTH OF 470.03 FEET TO A POINT OF TANGENCY;

THENCE N89°26'08"E A DISTANCE OF 715.00 FEET;  
THENCE N02°11'29"W A DISTANCE OF 80.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.835 ACRES

RECORDER'S MEMO Legibility of document  
unsatisfactory when received.

Exhibit B-1 8674 1337

LEGAL DESCRIPTION  
PIPERS GLEN HOUSING TRACT 'D'

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND LYING IN BLOCK 64, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 43 THROUGH 54 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINES INTERSECTION OF PIPERS GLEN BOULEVARD AND JOG ROAD AS SHOWN ON THE PLAT OF PIPERS GLEN PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THENCE, SOUTH 89°26'06" WEST, ALONG THE CENTERLINE OF SAID PIPERS GLEN BOULEVARD, A DISTANCE OF 36.14 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PIPERS GLEN PLAT NO. 1; THENCE, CONTINUE SOUTH 89°26'06" WEST, A DISTANCE OF 11.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°26'06", A DISTANCE OF 434.77 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 36°00'00" EAST, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING (P.O.B.);

THENCE, SOUTH 54°00'00" WEST, A DISTANCE OF 850.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1340.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°16'26", A DISTANCE OF 1316.10 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 09°00'00" WEST, A DISTANCE OF 280.00 FEET; THENCE, SOUTH 20°00'00" EAST, A DISTANCE OF 490.00 FEET; THENCE, SOUTH 78°00'00" EAST, A DISTANCE OF 630.00 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 650.00 FEET; THENCE, SOUTH 81°00'00" EAST, A DISTANCE OF 496.34 FEET; THENCE, NORTH 75°00'00" EAST, A DISTANCE OF 299.99 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 600.00 FEET; THENCE, NORTH 36°00'00" EAST, A DISTANCE OF 320.00 FEET; THENCE, NORTH 06°00'00" EAST, A DISTANCE OF 650.00 FEET; THENCE, NORTH 36°00'00" WEST, A DISTANCE OF 247.96 FEET; THENCE, NORTH 11°00'00" WEST, A DISTANCE OF 312.69 FEET; THENCE, NORTH 77°00'00" WEST, A DISTANCE OF 813.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 28°07'54" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°52'03", A DISTANCE OF 104.37 FEET TO THE POINT OF BEGINNING (P.O.B.)

SUBJECT TO RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORDS.

THE BEARINGS AS STATED HEREIN ARE BASED ON THE BEARING DATUM SHOWN ON THE PLAT OF PIPERS GLEN PLAT NO. 1.

RECORDED'S OFFICE  
unsatisfactory

PARCEL E

Exhibit B-2

ORB 8674 1390

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IN PARTS OF TRACTS 1, 11, AND 32 OF BLOCK 64 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST; RUN THENCE S00°35'08"E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 200.86 FEET TO A POINT OF THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; THENCE N49°28'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 248.65 FEET; THENCE N89°47'01"E ALONG SIDE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 2412.97 FEET TO THE NORTHWEST CORNER OF THE PLAT OF PIPERS GLEN PLAT 1, AS RECORDED IN PLAT BOOK 43, AT PAGES 97 THROUGH 101 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S02°11'29"E ALONG WESTERN BOUNDARY OF SAID PIPERS GLEN PLAT NO. 1 (P.U.O.) A DISTANCE OF 519.94 FEET; THENCE S43°27'22"W A DISTANCE OF 35.95 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PIPERS GLEN BOULEVARD (80.00 FEET WIDE); RUN THENCE THROUGH THE FOLLOWING COURSES OF SAID NORTHERLY RIGHT OF WAY LINE S09°48'06"W A DISTANCE OF 712.73 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°50'44" A DISTANCE OF 466.88 FEET TO A POINT ON SAID CURVE (WHOSE RADIUS POINT BEARS S12°24'38"E); SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING HEREIN DESCRIBED PARCEL OF LAND; RUN THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE

N00°00'00"E A DISTANCE OF 369.65 FEET;  
THENCE N87°00'00"W A DISTANCE OF 670.03 FEET;  
THENCE S80°00'00"W A DISTANCE OF 373.00 FEET;  
THENCE N02°40'49"E A DISTANCE OF 82.00 FEET;  
THENCE N72°06'10"W A DISTANCE OF 38.47 FEET;  
THENCE S73°20'44"W A DISTANCE OF 60.41 FEET;  
THENCE N74°10'10"W A DISTANCE OF 87.21 FEET;  
THENCE N27°35'01"W A DISTANCE OF 74.48 FEET;  
THENCE N66°43'30"W A DISTANCE OF 38.28 FEET;  
THENCE S57°33'06"W A DISTANCE OF 170.60 FEET;  
THENCE S00°35'08"E A DISTANCE OF 217.78 FEET;  
THENCE S59°00'44"W A DISTANCE OF 130.35 FEET;  
THENCE S13°08'21"W A DISTANCE OF 57.76 FEET;  
THENCE S13°37'49"E A DISTANCE OF 65.97 FEET;  
THENCE S62°00'00"W A DISTANCE OF 106.63 FEET;  
THENCE S32°00'00"W A DISTANCE OF 380.00 FEET;  
THENCE S16°00'00"W A DISTANCE OF 350.00 FEET;

TO A POINT ON A CIRCULAR CURVE LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID PIPERS GLEN BOULEVARD; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET THROUGH A CENTRAL ANGLE OF 57°00'00" A DISTANCE OF 1253.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE N54°00'00"E A DISTANCE OF 850.00 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'22" A DISTANCE OF 52.62 FEET TO THE POINT OF BEGINNING.  
SAID HEREIN DESCRIBED PARCEL OF LAND CONTAINING 33.173 ACRES.

RECORDER'S MEMO. Legibility of document  
unsatisfactory when received.

## LEGAL DESCRIPTION (PARCEL "F")

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST BEING PORTIONS OF TRACT 2 THOROUGH TRACT 6 AND PORTIONS OF TRACTS 27 THROUGH TRACT 31 ALL OF BLOCK 64 PALM BEACH FARMS COMPANYS' PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST; RUN THENCE  $S00^{\circ}35'08''E$  ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 306.00 FEET TO A POINT ON THE NORTH LINE OF TRACTS 1 THROUGH 6 OF BLOCK 64 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE  $N89^{\circ}58'27''W$  ALONG SAID NORTH TRACT LINE A DISTANCE OF 123.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 3475 AT PAGE 1102; THENCE  $S49^{\circ}28'26''W$  ALONG SAID SOUTHERLY LINE A DISTANCE OF 53.83 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF L-28 CANAL  $N89^{\circ}58'27''W$  A DISTANCE OF 593.35 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN THENCE  $S45^{\circ}00'00''E$  A DISTANCE OF 275.54 FEET; THENCE  $S20^{\circ}00'00''E$  A DISTANCE OF 130.00 FEET; THENCE  $S14^{\circ}00'00''W$  A DISTANCE OF 683.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PIPERS GLEN BOULEVARD; (A PROPOSED 80.00 FOOT WIDE ROAD RIGHT-OF-WAY) THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE  $N69^{\circ}00'00''W$  A DISTANCE OF 102.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2080.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $20^{\circ}58'27''$  A DISTANCE OF 761.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $N89^{\circ}58'27''W$  A DISTANCE 358.72 FEET; THENCE  $N87^{\circ}14'41''W$  A DISTANCE OF 160.10 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE,  $N00^{\circ}01'33''E$  A DISTANCE OF 797.86 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL; THENCE  $S89^{\circ}58'27''E$  ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1284.94 FEET TO THE POINT OF BEGINNING.

RECORDER'S MEMO. Legibility of document  
unsatisfactory when received.

PARCEL C Exhibit B-4

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, RUN S00°35'08"E ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 285.41 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL (85' WIDE); THENCE N89°58'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 461.46 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE N89°58'27"W A DISTANCE OF 177.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF FLAVOR PICK ROAD (A PROPOSED 80 FOOT ROAD RIGHT-OF-WAY) SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5789.58 FEET, AND WHOSE CENTER BEARS S12°33'39"W; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12°32'06", AN ARC LENGTH OF 1266.61 FEET TO A POINT OF TANGENCY; THENCE

088 B674 P. 1392

N85°51'20"W A DISTANCE OF 250.62 FEET; THENCE N89°58'27"W A DISTANCE OF 150.00 FEET; THENCE N44°58'27"W A DISTANCE OF 70.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD (AN 80 FOOT WIDE ROAD RIGHT-OF-WAY); THENCE ALONG SAID EAST LINE, N00°01'33"E A DISTANCE OF 1489.20 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (A PROPOSED 80 FOOT WIDE ROAD RIGHT-OF-WAY), N45°01'33"E A DISTANCE OF 56.57 FEET; THENCE S89°58'27"E A DISTANCE OF 360.00 FEET; THENCE N88°05'40"E A DISTANCE OF 430.22 FEET; THENCE S89°58'27"E A DISTANCE OF 293.07; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S33°00'00"W A DISTANCE OF 136.04 TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 130.00 FEET, AND WHOSE CENTER BEARS S78°00'00"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°00'00" A DISTANCE OF 397.41 FEET TO A POINT OF SAID CURVE; THENCE S33°00'00"E A DISTANCE OF 405.00 FEET; THENCE S90°00'00"E A DISTANCE OF 223.30 FEET; THENCE N64°00'00"E A DISTANCE OF 393.65 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET, AND WHOSE CENTER BEARS N64°00'00"E; THENCE NORTHWESTERLY AND; NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'00" A DISTANCE OF 286.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N15°00'00"E A DISTANCE OF 266.38 FEET; THENCE N31°16'35"W A DISTANCE OF 42.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PIPERS GLEN BOULEVARD (A PROPOSED 80 FOOT ROAD RIGHT-OF-WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2000.00 FEET, AND WHOSE CENTER BEARS S15°16'20"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'48" A DISTANCE OF 199.94 FEET TO A POINT OF TANGENCY; THENCE S69°00'00"E A DISTANCE OF 101.59 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN S27°00'00SW A DISTANCE OF 240.00 FEET; THENCE S00°00'00"W A DISTANCE OF 240.00 FEET; THENCE S26°00'00"E A DISTANCE OF 902.50 FEET; THENCE S00°00'00"W A DISTANCE OF 318.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 4, RUN ALONG THE EAST LINE OF SAID SECTION 4, S00°35'08"E A DISTANCE OF 306.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE L.W.D.D. L-28 CANAL (O.R.B.3575, PAGE 1102); THENCE, ALONG SAID SOUTH LINE, N89°58'27"W A DISTANCE OF 123.99 FEET; THENCE S49°28'25"W A DISTANCE OF 53.83 FEET; THENCE N89°58'27"W A DISTANCE OF 2548.37 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD (AN 80 FOOT WIDE ROAD RIGHT-OF-WAY); THENCE, ALONG S00°01'33"W A DISTANCE OF 939.99 FEET TO THE POINT OF BEGINNING.

CONTINUE THENCE S00°01'33"W A DISTANCE OF 290.00 FEET; THENCE N03°50'24"E A DISTANCE OF 180.40 FEET; THENCE N00°01'33"E A DISTANCE OF 110.00 FEET; THENCE N45°01'33"E A DISTANCE OF 56.57 FEET; THENCE N89°58'27"W A DISTANCE OF 12.00 FEET; THENCE S45°01'33"W A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

RECORDED'S MEMO: Legibility of document unsatisfactory when received.

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Exhibit B-5

PARCEL H

ORB 8674 Pg 1393

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING PORTIONS OF TRACTS 6, 7, 8, 25, 26 AND 27, ALL OF BLOCK 64 PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, RUN THENCE  $S00^{\circ}35'08''E$  ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 306.00 FEET TO A POINT ON THE NORTH LINE OF TRACT 1, OF BLOCK 64 OF SAID PALM BEACH FARMS COMPANY, PLAT NO. 3. THENCE  $N89^{\circ}58'27''W$  ALONG SAID NORTH TRACT LINE A DISTANCE OF 123.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-28 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 3475 AT PAGE 1102, PALM BEACH COUNTY PUBLIC RECORDS, THENCE  $S49^{\circ}28'26''W$  ALONG SAID SOUTHERLY LINE A DISTANCE OF 52.83 FEET; THENCE CONTINUING ALONG THE SOUTHERLY OF SAID L-28 CANAL  $N89^{\circ}58'27''W$  A DISTANCE OF 1878.29 FEET TO THE POINT OF BEGINNING.

RUN THENCE  $S00^{\circ}01'33''W$  A DISTANCE OF 797.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (PROPOSED) THENCE ALONG SAID RIGHT OF WAY LINE,  $N87^{\circ}14'41''W$  A DISTANCE OF 270.38 FEET; THENCE  $N89^{\circ}58'27''W$  A DISTANCE OF 360.00 FEET; THENCE  $N44^{\circ}58'27''W$  A DISTANCE OF 56.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD (80 FOOT RIGHT-OF-WAY, O.R.B. 675, PG. 322) THENCE  $N00^{\circ}01'33''E$  ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 744.99 FEET; THENCE  $S89^{\circ}58'27''E$  ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID L-28 CANAL A DISTANCE OF 670.08 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 12.097 ACRES.

RECORDED MEMO. Legibility of document  
unsatisfactory when received.

Return to (enclose self-addressed stamped envelope)

Name

Address

Property Appraiser's Parcel Identification (Folio Number(s))

ORD 8674 Pg 1374  
DOROTHY H. WILKENT, CLERK '78 COUNTY, FL

Exhibit B-6

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND BEING PORTIONS OF TRACTS 28, 29, 30, 33, 36, 37 AND 38 ALL OF BLOCK 64 OF PALM BEACH FARMS COMPANY, PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 43 THROUGH 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, RUN S00°35'08"E ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 252.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE NORTH DRAINAGE DISTRICT L-29 CANAL (85 FOOT WIDE); THENCE N89°58'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 461.25 FEET; THENCE N00°00'00"E A DISTANCE OF 318.46 FEET; THENCE N26°00'00"W A DISTANCE OF 902.50 FEET; THENCE N00°00'00"E A DISTANCE OF 240.00 FEET; THENCE N27°00'00"E A DISTANCE OF 240.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (PROPOSED), THENCE ALONG SAID RIGHT-OF-WAY LINE N69°00'00"W A DISTANCE OF 94.57 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'40" A DISTANCE OF 199.94 FEET TO THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN S31°16'35"E A DISTANCE OF 42.71 FEET; THENCE S15°00'00"W A DISTANCE OF 266.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'00" A DISTANCE OF 286.21 FEET; THENCE RADIAL TO THE CENTER OF SAID CURVE S64°00'00"W A DISTANCE OF 393.65 FEET; THENCE N90°00'00"W A DISTANCE OF 225.30 FEET; THENCE N33°00'00"W A DISTANCE OF 405.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET AND WHOSE CENTER BEARS N33°00'00"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°00'00" A DISTANCE OF 397.41; THENCE N11°00'00"E A DISTANCE OF 156.04 FEET; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIPERS GLEN BOULEVARD (PROPOSED); THENCE ALONG SAID RIGHT-OF-WAY LINE S89°58'27"E A DISTANCE OF 65.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'47" A DISTANCE OF 532.20 FEET TO THE POINT OF BEGINNING.

- SAID HEREIN DESCRIBED PARCEL CONTAINING 11.580 ACRES.

RECORDER'S MEMO Legibility of document  
unsatisfactory when received