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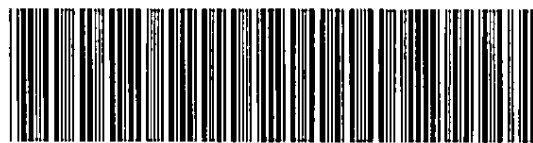
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COVER LETTER

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

SUBJECT: THE FOUNTAINS PROPERTY OWNERS ASSOCIATION, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: PERRY & TAYLOR, P.A. (ATTN: SUSAN L. TAYLOR)

Name (Printed or typed)

4500 PGA BOULEVARD, SUITE 203

Address

PALM BEACH GARDENS, FL 33418

City, State & Zip

561-721-3300 (STAYLOR@PERRYTAYLORLAW.COM)

Daytime Telephone number

SALOUR@CYPRESSREALTYFL.COM

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
THE FOUNTAINS PROPERTY OWNERS ASSOCIATION, INC.
(A Florida Not-For-Profit Corporation)

By these Articles of Incorporation, the undersigned Incorporator forms a corporation not for profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions ("these Articles"):

ARTICLE I
NAME OF CORPORATION

The name of the corporation shall be THE FOUNTAINS PROPERTY OWNERS ASSOCIATION, INC., hereinafter the "Association".

ARTICLE II
DEFINITIONS

Unless the context otherwise requires, all capitalized terms herein shall have the same meaning as set forth in the Declaration of Easements, Covenants and Restrictions for The Fountains Property Owners Association, Inc., recorded or to be recorded in the Public Records of Palm Beach County, Florida, as it may be amended or supplemented from time to time (the "Declaration"), which pertains to the property described in **Exhibit "A"** attached hereto and incorporated herein by reference, and such additional property as may be annexed thereto in accordance with the terms of the Declaration (the "Property").

ARTICLE III
ADDRESS/PRINCIPAL OFFICE

The principal office of the Association is located at 3910 RCA Boulevard, Suite 1015, Palm Beach Gardens, Florida 33410, and such address shall also be the mailing address of the Association, and may be changed from time to time by a majority of the Board of Directors.

ARTICLE IV
REGISTERED OFFICE AND REGISTERED AGENT

Nader Salour, whose address is 3910 RCA Boulevard, Suite 1015, Palm Beach Gardens, Florida 33410, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any member or individual person, firm or corporation. The objects and

purposes of the Association are to maintain and preserve the shared use of the common areas within or servicing the Property.

To fulfill its purpose, the Association shall have the power to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;

(b) Assess, levy, collect, disburse and enforce payment by any lawful means of all charges and assessments, both general and special, 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 the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Have and exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise, which are not in conflict with the terms of these Articles or the Declaration or Bylaws of the Association.

(d) Contract for the management of the Association and delegate to the party with whom such contract has been entered the powers and duties of the Association, except those which require the approval of the Board of Directors or Members.

(e) Exercise all of the powers necessary to implement the purposes of the Association, the Declaration and the Bylaws of the Association.

ARTICLE VI MEMBERSHIP

The Corporation shall issue no shares of stock of any kind or nature. Every person or entity who is a record owner of a fee or undivided fee interest in any Parcel which is subject to the Declaration shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Parcel which is subject to assessment by the Association. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except upon transfer of such Member's Parcel. Qualification for, and admission to, membership in the Association shall be further subject to the provisions of the Declaration.

ARTICLE VII VOTING RIGHTS

The voting rights of Members of the Association shall be as set forth in the Declaration, as the same may be amended from time to time. Each vote in the Association must be cast as a single vote, and fractional votes shall not be allowed. In the event that joint or multiple owners own a Parcel and are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Parcel Owner or multiple owners of a Parcel cast a vote on behalf of a particular Parcel, it shall thereafter be conclusively

presumed for all purposes that he/she was or they were acting with the authority and consent of all other owners thereof. In the event more than the appropriate number of votes are cast for a particular Parcel, none of said votes shall be counted and said votes shall be deemed void.

ARTICLE VIII BOARD OF DIRECTORS

The business affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall be comprised of three (3) directors ("Directors"), whose names and addresses are as follows:

Nader Salour, 3910 RCA Boulevard, Suite 1015, Palm Beach Gardens, Florida 33410;

M. Timothy Clark, 1601 S. MoPac Expressway, Suite 175, Austin, Texas 78746; and

Ed Wendler, 1601 S. MoPac Expressway, Suite 175, Austin, Texas 78746.

New Directors may be appointed or elected in accordance with the Bylaws of the Association, and the number of Directors may be increased in accordance with the Bylaws of the Association, but there shall not be less than three Directors.

ARTICLE IX DISSOLUTION

The Association may be dissolved with the written consent of all Members. In the event of a permanent dissolution or final liquidation of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created, in the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X DURATION

The corporation shall exist perpetually unless dissolved in accordance with law or in accordance with Article IX hereof. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State.

ARTICLE XI AMENDMENTS

Amendments to these Articles shall require the unanimous vote of the Board of Directors provided, however, that these Articles shall not be amended in any manner which conflicts with the terms, covenants, and provisions contained in the Declaration or adversely affect the rights or privileges of any Mortgagee, without the express prior written consent of any Mortgagee so

affected. A copy of each amendment to these Articles shall be filed with the Secretary of State of the State of Florida.

ARTICLE XII INCORPORATOR

The name and street address of the Incorporator to these Articles of Incorporation is Perry & Taylor, P.A., 4500 PGA Boulevard, Suite 203, Palm Beach Gardens, Florida 33418.

ARTICLE XIII BYLAWS

The Bylaws of the Association may be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in the Bylaws and the Declaration.

ARTICLE XIV INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify any Director, officer or employee of the Association against all expenses and liabilities, including reasonable attorney fees, reasonably incurred by or imposed upon such person in connection with any proceeding or any settlement thereof to which such person may become a party or may become involved by reason of being or having been a Director, officer or employee of the Association or by reason of now serving, or having served at the request of the Association, as a Director, officer, employee, or agent of another corporation, association, partnership, joint venture, trust or other enterprise at the times during which the acts or omissions occurred for which such expenses are incurred. No indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged guilty of willful misfeasance or misfeasance in the performance of said person's duty to the Association. In the event of a settlement, the indemnification provided for herein shall apply only if and when the Board of Directors approves such settlement reimbursement as being in the best interests of the Association. Any indemnification under this Article unless ordered by a court shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the Director or officer is proper in the circumstances. Such determination shall be made by the Board of Directors by a unanimous vote of Directors who were not parties to such action, suit or proceeding. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association from time to time as incurred rather than only after the final disposition of such action, suit or proceeding. Payment of such expenses shall be authorized by the Board in each specific case only after receipt by the Association of an undertaking by or on behalf of the Director or officer to repay such amounts if it shall later develop that the person is not entitled to be indemnified by the Association. Notwithstanding the foregoing provisions, indemnification provided under this Article shall not include indemnification for any action of a Director, officer or employee of the Association for which indemnification is deemed to be against public policy, and such an event shall not invalidate or affect any other right of indemnification herein provided.

The Association shall have the power, but shall not be obligated, to purchase and maintain insurance to provide indemnification coverage for any liability asserted against any

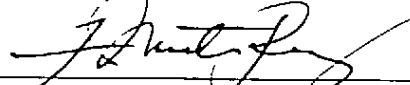
Director, officer or employee of the Association in any of their capacities as described in this Article, whether or not the Association would have the power to indemnify the person under this Article. Any person requesting indemnification shall first exhaust any indemnification provided by insurance maintained by the Association for indemnification against liabilities and expenses including reasonable attorneys' fees and costs. The Association shall be obligated to indemnify such person if entitled to indemnification by the Association only to the extent such insurance does not indemnify such person. In the event that any liabilities or expenses are paid pursuant to insurance maintained by such Association, the Association shall have no obligation to reimburse the insurance company.

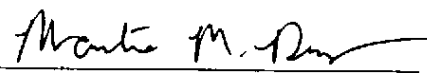
ARTICLE XV
ASSESSMENTS

The Board of Directors shall have the power of levy and assessment upon the fee simple interests in Parcels which are included within the Property as provided in the Declaration. The Association shall have no interest in any funds received by or through assessments except to the extent necessary to carry out the powers vested in it by these Articles and by the Declaration.

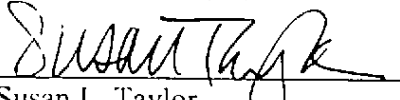
IN WITNESS WHEREOF, for the purpose of forming this Corporation under the Laws of the State of Florida, the undersigned, constituting the Incorporator of this Association, submits these Articles of Incorporation and affirms that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.

WITNESSES:


Print Name: F. Martin Perry


Print Name: Martine M. Perry


INCORPORATOR:


Susan L. Taylor
Perry & Taylor, P.A.
4500 PGA Boulevard, Suite 203
Palm Beach Gardens, Florida 33418

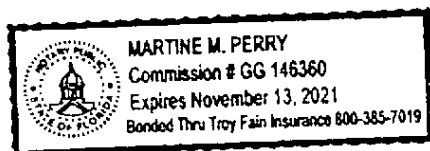
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29th day of May 2020, by Susan L. Taylor, who is personally known to me or who produced identification and who did take an oath.

NOTARY PUBLIC


Print Name: Martine M. Perry

My Commission Expires: 11/13/2021



ACKNOWLEDGEMENT AND ACCEPTANCE OF
REGISTERED AGENT FOR SERVICE OF PROCESS

Having been named as Registered Agent to accept service of process for the above stated Corporation, at the place designated in these Articles of Incorporation, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity and to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated: 5/29/, 2020

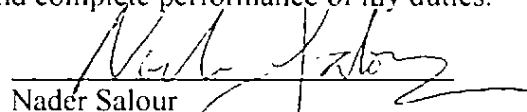

Nader Salour

EXHIBIT A

PARCEL A:

A PARCEL OR TRACT OF LAND BEING ALL OF PARCELS D AND F AND A PORTION OF PARCEL C, OF ARVIDA BUSINESS PLAZA, A SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL G OF SAID ARVIDA BUSINESS PLAZA RUN SOUTH 89°30'16" WEST ALONG THE NORTH LINE OF SAID PARCEL G, SAID LINE ALSO BEING 135.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, FOR 116.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL F; THENCE RUN SOUTH 43°45'20" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL F, FOR 81.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD NO. 809) (120 FOOT RIGHT OF WAY) AND A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 1,577.02 FEET), (DELTA 08°15'57"), (CHORD BEARING SOUTH 50°22'39" WEST), (CHORD 227.31 FEET), FOR 227.51 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 54°30'37" WEST, FOR 240.50 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 35°29'23" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL F, FOR 25.00 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 84.50 FEET), (DELTA 45°00'00"), (CHORD BEARING NORTH 57°59'23" WEST), (CHORD 64.67 FEET), FOR 66.37 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 80°29'23" WEST, FOR 18.39 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 84.50 FEET), (DELTA 45°00'00"), (CHORD BEARING NORTH 57°59'23" WEST), (CHORD 64.67 FEET), FOR 66.37 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL D; THENCE RUN SOUTH 54°30'37" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCELS D AND C, FOR 217.50 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY LINE RUN NORTH 35°29'23" WEST, FOR 20.00 FEET TO A POINT; THENCE RUN SOUTH 54°30'37" WEST, FOR 344.99 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 479.95 FEET), (DELTA 04°39'05"), (CHORD BEARING SOUTH 52°11'05" WEST), (CHORD 38.95 FEET), FOR 38.96 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 49°51'32" WEST, FOR 44.55 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TOWN CENTER ROAD (90 FOOT RIGHT OF WAY) AND A POINT ON A CURVE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 506.92 FEET), (DELTA 21°10'54"), (CHORD BEARING NORTH 49°19'07" WEST), (CHORD 186.33 FEET), FOR 187.40 FEET TO A POINT; THENCE RUN NORTH 18°25'09" WEST, FOR 33.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COMMERCIAL TRAIL (80 FOOT RIGHT OF WAY); THENCE RUN NORTH 23°04'17" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, FOR 83.99 FEET TO A POINT CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 162.36 FEET), (DELTA 40°40'19"), (CHORD BEARING NORTH 43°24'27" EAST), (CHORD 112.85 FEET), FOR 115.25 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 63°44'36" EAST, FOR 160.29 FEET TO A POINT CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 400.85 FEET), (DELTA 53°51'45"), (CHORD BEARING NORTH 36°48'44" EAST), (CHORD 363.11 FEET), FOR 376.83

FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN NORTH 89°30'16" EAST ALONG A LINE LYING 135.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 23, FOR 845.26 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD NO. 809) AND A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 1,577.02 FEET), (DELTA 03°10'56"), (CHORD BEARING SOUTH 41°35'07" WEST), (CHORD 87.58 FEET), FOR 87.59 FEET TO THE POINT OF BEGINNING.

WHICH PARCEL OR TRACT OF LAND CAN ALSO BE DESCRIBED AS FOLLOWS:

COMMERCIAL TRAIL PROPERTY:

A PORTION OF PARCEL C AND ALL OF PARCEL D, OF ARVIDA BUSINESS PLAZA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF LAND LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PERMANENT REFERENCE MONUMENT MARKING THE EAST CORNER OF PARCEL G, AT THE INTERSECTION OF MILITARY TRAIL (STATE ROAD 809) WITH THE NORTH LINE OF ARVIDA BUSINESS PLAZA, AS RECORDED IN PLAT BOOK 34, PAGES 14 AND 15, SHOWN ON SHEET NO. 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.; THENCE SOUTH 89°30' 16" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG A LINE PARALLEL WITH AND 135.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 404.07 FEET TO THE NORTHEAST CORNER OF PARCEL D, AS SHOWN ON SAID PLAT; THENCE SOUTH 54°30'37" WEST, A DISTANCE OF 281.97 FEET; THENCE SOUTH 35°29'23" EAST, A DISTANCE OF 105.00 FEET TO THE NORTH CORNER OF PARCEL E OF SAID PLAT; THENCE SOUTH 54°30'37" WEST ALONG THE NORTHWEST LINE OF PARCEL E AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 217.50 FEET; THENCE NORTH 35°29'23" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST LINE OF A 25.00 FOOT INGRESS AND EGRESS EASEMENT AS SHOWN ON SAID PLAT; THENCE SOUTH 54°30'37" WEST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 344.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 479.95 FEET AND A CENTRAL ANGLE OF 04°39'05"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.96 FEET; THENCE SOUTH 49°51'32" WEST ALONG THE TANGENT TO SAID CURVE AND SAID SOUTHEAST EASEMENT LINE, A DISTANCE OF 44.55 FEET TO A POINT ON THE SOUTHWEST LINE OF PARCEL C, AS SHOWN ON SAID PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 506.92 FEET AND A CENTRAL ANGLE OF 21°10'54" AND WHOSE TANGENT AT THIS POINT BEARS SOUTH 38°43'41" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.40 FEET; THENCE NORTH 18°25'09" WEST MAKING AN ANGLE WITH THE TANGENT TO THE LAST DESCRIBED CURVE, MEASURED FROM NORTHWEST TO NORTH, OF 41°29'26", A DISTANCE OF 33.12 FEET; THENCE NORTH 23°04'17" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL C, A DISTANCE OF 83.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A

RADIUS OF 162.36 FEET AND A CENTRAL ANGLE OF 40°40'19"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.25 FEET; THENCE NORTH 63°44'36" EAST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 160.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.85 FEET AND A CENTRAL ANGLE OF 53°51'45"; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, BEING THE NORTHWESTERLY LINE OF PARCELS C AND D AND A NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF COMMERCIAL TRAIL, A DISTANCE OF 376.83 FEET TO A POINT, SAID POINT BEING 70.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 23; THENCE NORTH 89°30'16" EAST, PARALLEL WITH THE SAID NORTH LINE; MAKING AN ANGLE WITH THE TANGENT TO THE LAST DESCRIBED CURVE, MEASURED FROM NORTH TO EAST, OF 79°37'25", A DISTANCE OF 845.26 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MILITARY TRAIL; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1577.02 FEET AND A CENTRAL ANGLE OF 03°10'56" AND WHOSE TANGENT AT THIS POINT BEARS NORTH 39°59'30" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

MILITARY TRAIL PROPERTY

PARCEL F, OF ARVIDA BUSINESS PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B - EASEMENT PARCEL:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF THAT PORTION OF PARCEL A WHICH LIES WITHIN THE "COMMERCIAL TRAIL PROPERTY" DESCRIBED ABOVE, FOR THE PURPOSE OF PARKING, WITH APPURTENANT INGRESS AND EGRESS, AS GRANTED AND CREATED BY THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3397, PAGE 1888 AND CORRECTIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3522, PAGE 884, OVER, ON, ACROSS AND THROUGH THAT PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF PARCEL E, ARVIDA BUSINESS PLAZA, AS RECORDED IN PLAT BOOK 34, PAGES 14 AND 15, SHOWN ON SHEET NO. 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 54°30'37" WEST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTHWEST LINE OF SAID PARCEL E, A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 54°30'37" WEST, A DISTANCE OF 339.34 FEET; THENCE NORTH 35°29'23" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHEAST LINE OF A 25.00 FOOT INGRESS AND EGRESS EASEMENT; THENCE NORTH 54°30'37" EAST ALONG SAID SOUTHEAST LINE A DISTANCE OF 339.34 FEET; THENCE SOUTH 35°29'23" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER TOGETHER WITH THE ABILITY TO RELOCATE ABOVE EASEMENT ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN PART OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF PARCEL E, ARVIDA BUSINESS PLAZA, AS RECORDED IN PLAT BOOK 34, PAGES 14 AND 15, SHOWN ON SHEET NO. 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH $35^{\circ}29'23''$ EAST (FOR CONVENIENCE ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED MERIDIAN) ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL E, A DISTANCE OF 157.50 FEET TO THE EAST CORNER OF PARCEL C OF SAID PLAT; THENCE SOUTH $54^{\circ}30'37''$ WEST ALONG THE SOUTHEAST LINE OF SAID PARCEL C, BEING THE NORTHWEST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS NOW LAID OUT AND IN USE, A DISTANCE OF 67.50 FEET; THENCE NORTH $35^{\circ}29'23''$ WEST, A DISTANCE OF 157.50 FEET; THENCE SOUTH $54^{\circ}30'37''$ WEST, A DISTANCE OF 29.34 FEET; THENCE NORTH $35^{\circ}29'23''$ WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH $54^{\circ}30'37''$ EAST, A DISTANCE OF 54.34 FEET; THENCE SOUTH $35^{\circ}29'23''$ EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH $54^{\circ}30'37''$ EAST, A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING.

PARCEL C: EASEMENT PARCEL:

EASEMENT FOR THE BENEFIT OF THAT PORTION OF PARCEL A WHICH LIES WITHIN THE "MILITARY TRAIL PROPERTY", AS DESCRIBED ABOVE, AS CREATED BY GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2829, PAGE 972, FOR INGRESS AND EGRESS PURPOSES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE SOUTHERLY AND WESTERLY 12.5 FEET OF A 25.0 FOOT INGRESS/EGRESS EASEMENT SHOWN ON THE PLAT OF ARVIDA BUSINESS PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHERNMOST CORNER OF PARCEL "F", AS RECORDED IN SAID PLAT, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 25.00 FOOT INGRESS/EGRESS EASEMENT; THENCE NORTH $35^{\circ}29'23''$ WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 84.50 FEET AND A CENTRAL ANGLE OF $45^{\circ}00'00''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.36 FEET; THENCE NORTH $80^{\circ}29'23''$ WEST ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 18.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 84.50 FEET AND A CENTRAL ANGLE OF $45^{\circ}00'00''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.36 FEET; THENCE NORTH $35^{\circ}29'23''$ WEST, ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 32.50 FEET TO A POINT; THENCE CONTINUE NORTH $35^{\circ}29'23''$ WEST, A DISTANCE OF 12.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF 25.00 FOOT INGRESS AND EGRESS EASEMENT.

PARCEL D- EASEMENT PARCEL:

A NON-EXCLUSIVE EASEMENT CREATED PURSUANT TO ARTICLE III, SECTION 1, OF THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2825, AT PAGE 674, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

PARCEL G, OF ARVIDA BUSINESS PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 14 AND 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PIPING PARKING AND PAVING LICENSE AGREEMENT:

A STRIP OF LAND, 90.00 FEET IN WIDTH, BEING A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-46 CANAL, LYING IN SECTIONS 14 AND 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL D OF ARVIDA BUSINESS PLAZA AS RECORDED IN PLAT BOOK 34, PAGES 14 AND 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 400.85 FEET AND A CHORD BEARING OF NORTH 15°03'51" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF, 08°54'41", A DISTANCE OF 62.35 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A LINE 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 23, SAID LINE ALSO BEING THE SOUTH LINE OF A 5.00 FOOT LAKE WORTH DRAINAGE DISTRICT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 23291, PAGE 412, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°56'02", A DISTANCE OF 90.49 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 23, SAID LINE ALSO BEING THE SOUTH LINE OF REL PLAT - BOCA RATON AS RECORDED IN PLAT BOOK 42, PAGES 197 AND 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE PARALLEL WITH SAID NORTH LINE OF SECTION 23 AND ALONG THE SOUTH LINE OF SAID REL PLAT - BOCA RATON, NORTH 89°30'16" EAST, A DISTANCE OF 906.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS RECORDED IN ROAD PLAT BOOK 4, PAGES 139 THROUGH 142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1577.02 FEET AND A CHORD BEARING OF SOUTH 38°08'16" WEST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°11'13", A DISTANCE OF 115.24 FEET TO A POINT ON A LINE 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 23, SAID LINE ALSO BEING THE SOUTH LINE OF A 5.00 FOOT LAKE WORTH DRAINAGE DISTRICT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 23291, PAGE 412 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE PARALLEL WITH SAID NORTH LINE OF SECTION 23 AND ALONG THE SOUTH LINE OF SAID EASEMENT, SOUTH 89°30'16" WEST, A DISTANCE OF 841.92 FEET TO THE POINT OF BEGINNING.