



Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0210
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 33 LESS N 20 FOR RD & LESS PT DESC AS,BEG AT SE COR OF TR 33,W 59.93,N 80,NELY 42.51,N 200,NE 100,N 230.77, ELY 20.08,SLY 640.22 TO POB BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$529,200		\$523,030	\$6,170	\$6,170	
2020	\$529,200		\$523,030	\$6,170	\$6,170	\$128.28
2019	\$529,200		\$523,030	\$6,170	\$6,170	\$129.09

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,170	\$6,170	\$6,170	\$6,170
Portability	0	0	0	0
Assessed/SOH	\$6,170	\$6,170	\$6,170	\$6,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,170	\$6,170	\$6,170	\$6,170

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 583

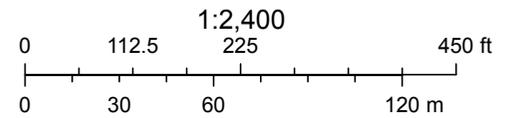
Land Calculations		
Price	Factor	Type
\$1,400	4.41	RC
\$120,000	4.41	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
4			4.41					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0220
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 34 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

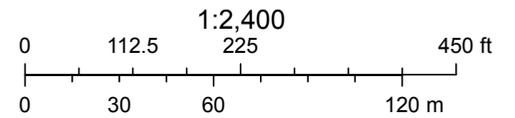
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0230
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 35 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 583

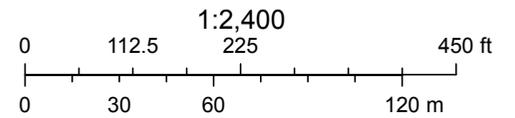
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021



Prepared by and return to:
Jonathan W. Shirley
171 Circle Drive
Maitland, Florida 32751
(407) 629-8333

CORRECTIVE QUIT CLAIM DEED

THIS **CORRECTIVE QUIT CLAIM DEED** is made as of the 25 day of February, 2011, by **Johns Family Partners, LLLP**, also known as, **Johns Family Partnership, LLLP**, a limited liability limited partnership (hereinafter referred to as "Grantor"), whose mailing address is 1700 SW 12th Avenue, Boca Raton, Florida 33486 and **Johns Family Partners, LLLP**, a limited liability limited partnership (hereinafter referred to as "Grantee") whose address is 1700 SW 12th Avenue, Boca Raton, Florida 33486.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WHEREAS, in 2005 various quitclaim deeds were recorded intending to convey the interests of several individuals and entities in certain parcels of real property in Broward County, Florida, to Johns Family Partners, LLLP, such parcels being more specifically described in those quitclaim deeds as follows:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60 and 73, Block 89, PALM BEACH FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida;

WHEREAS, in each of the quitclaim deeds referred to in the preceding paragraph the grantee was variously referred to as "Johns Family Partnership, LLLP", or "Johns Family Partners, LLLP", in each case further identifying the grantee as being a limited liability limited partnership under Florida law and having a mailing address of 2609 N.E. 27th Ave, Fort Lauderdale, Florida, 33306;.

WHEREAS, the true and correct name of the grantee referred to in each of the quitclaim deeds is "Johns Family Partners, LLLP", as reflected in the records of the Florida Secretary of State, and each of the quitclaim deeds that identified the grantee as "Johns Family Partnership, LLLP" was a misnomer and scrivener's error, each of those deeds being intended to indicate as the grantee "Johns Family Partners, LLLP";

WHEREAS, this **CORRECTIVE QUITCLAIM DEED** is being recorded to clarify in the public records that the intention and effects of those quitclaim deeds referred to herein to convey all of the interests of the respective grantors therein to Johns Family Partners, LLLP as grantee;

NOW, THEREFORE, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said

②

Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of Grantor's interest in that certain parcel of land situate, lying and being in Broward County, Florida, being more particularly described as:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, PALM BEACH FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida, subject to easements, reservations and restrictions of record and any previously deeded or dedicated rights-of-way.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jonathan W. Shirley
Print Name: Jonathan W. Shirley

Gwendolyn Shirley
Print Name: Gwendolyn Shirley

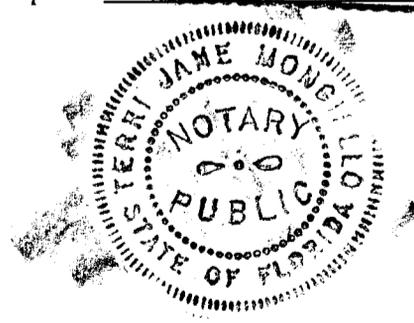
Marilyn Mahoney, manager
Marilyn Mahoney, Manager of Coconut Creek Ventures, LLC, the sole general partner of Johns Family Partners, LLLP (aka Johns Family Partnership, LLLP).

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of February, 2011, by Marilyn Mahoney, who is personally known to me or has produced FL Drivers License # M500-558-53-960-0 as identification.

Terrri Jane Mongiello

Print Name of Notary
Notary Public - State of Florida
Commission Number:
My Commission Expires:



Statement of Interest in Property and Authorization to File Petitions

ELSTER/ROCATICA LLC certifies that it is the Owner of property generally located on the west side of Lyons Road approximately 600 feet north of West Sample Road, identified as folio number 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, GSR RE PARTNERS, LLC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Print Name LARRY ELSTER
Signature [Handwritten Signature]
Address 17150 Grand Bay Drive
Boynton 17A 3348
City/State/Zip
954 234 4020
Phone

State of NC

County of Henderson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of June, 2022, by Larry Elster, an individual, who is personally known to me or who has produced _____ as identification and who can take an oath.

NOTARY PUBLIC:

Sign: [Handwritten Signature]

Print: Summer E Beckdingfield

My Commission Expires: 4/28/23
WPB:131026:39



Statement of Interest in Property and Authorization to File Petitions

GSR RE PARTNERS, LLC certifies that it is the Contract Purchaser and designated Agent for properties generally located on the west side of Lyons Road between Wiles Road and West Sample Road, identified as folio numbers: 484218010160, 484218010480, 484218010210, 484218010220, 484218010230, 484218010240, 484218010250, 484218010260, 484218010270, 484218010280, 484218010310, 484218010320, 484218010330, 484218010340, 484218010350, 484218010360, 484218010370, 484218010390, 484218010170, and 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, JJ GOLDASICH AND ASSOCIATES, INC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Alexander S. Rosemurgy II

Print Name

Alexander Rosemurgy II
Signature

Address

City/State/Zip

Phone

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of JUNE, 2022, by Alexander Rosemurgy an individual, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jennifer S. Vanyi

Print: Jennifer S. Vanyi

My Commission Expires:



DESCRIPTION OF DEVELOPER INTEREST

Johns Family Partners, LLLP is the owner of the property, which is generally located on the west side of Lyons Road between Wiles Road and West Sample Road, as more particularly described in the subject applications. GSR RE Partners, LLC is the contract purchaser for the property. 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC are the proposed developers for the project which includes a mix of residential, retail, and open space uses consistent with the DRI and MainStreet district. Once closed on the property, GSR RE Partners will become a joint venture entity of which 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC will be members.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING TRACTS 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, AND 73, BLOCK 89, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SAID LANDS NOW LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 20 FEET OF TRACTS 33 AND 42 CONVEYED TO BROWARD COUNTY BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 14, PAGE 599 AND OFFICIAL RECORDS BOOK 24, PAGE 594; TOGETHER WITH ALL OF PARCEL "A", LYONS COMMONS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 183-184, TOGETHER WITH A PORTION OF PARCEL A, MCJAMES PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGE 18, TOGETHER WITH PARCELS A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R. M. GREEN CORPORATION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 19, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID R.M. GREEN CORPORATION PLAT, THE EASTERLY PROLONGATION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE, AND THE EXISTING SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 940.00 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 55.85 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°58'02" AND A RADIUS OF 3,467.00 FEET FOR AN ARC DISTANCE OF 179.55 FEET TO A POINT ON A NON-TANGENT LINE. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE.

THENCE SOUTH 00°19'53" EAST, A DISTANCE OF 613.01 FEET TO THE NORTH LINE OF TRACT "A", WHITWORTH PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE SAID PUBLIC RECORDS;

THENCE NORTH 89°37'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 186.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B";

THENCE SOUTH 00°24'52" EAST ALONG EAST LINE OF SAID TRACT "A" AND THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 608.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR CULLUM ROAD;

THENCE NORTH 89°37'43" EAST ALONG THE SAID NORTH RIGHT OF WAY LINE AND IT'S EASTERLY EXTENSION THEREOF, A DISTANCE OF 169.71 FEET;

THENCE NORTH 44°37'43" EAST, A DISTANCE OF 21.21 FEET

THENCE NORTH 89°37'43" EAST, A DISTANCE OF 77.91 FEET;

THENCE SOUTH 45°16'52" EAST, A DISTANCE OF 24.15 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 24;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 710.42 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 24 AND THE WEST RIGHT OF WAY LINE FOR BANKS ROAD. THE PREVIOUS FOUR COURSES ARE COINCIDENT WITH THE SAID NORTH RIGHT-OF-WAY LINE OF CULLUM ROAD;

THENCE NORTH 00°25'05" WEST ALONG SAID EAST LINE AND WEST RIGHT OF WAY LINE, A DISTANCE OF 1,280.52 FEET TO THE NORTHEAST CORNER OF SAID R.M. GREEN CORPORATION PLAT AND THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", SAWGRASS RANCH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 24 OF THE SAID PUBLIC RECORDS, SAID POINT BEING 20 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT 42;

THENCE NORTH 89°37'33" EAST ALONG PARALLEL LINE, A DISTANCE OF 489.29 FEET;

THENCE SOUTH 45°23'24" EAST, A DISTANCE OF 34.65 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE FOR N.W. 54TH AVENUE (WOCHNA BOULEVARD);

THENCE SOUTH 00°24'31" EAST ALONG SAID RIGHT OF WAY LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 615.41 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 42;

THENCE SOUTH 89°37'52" WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 514.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 42 AND THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE NORTH 00°21'18" WEST ALONG THE WEST LINE OF SAID TRACT 42 AND THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 639.86 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 48, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE FOR BANKS ROAD;

THENCE SOUTH 89°37'57" WEST ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 330.09 FEET TO SOUTHWEST CORNER OF SAID TRACT 48, SAID POINT ALSO BEING REFERRED TO AS REFERENCE POINT "A" COMMERCE CENTER OF COCONUT CREEK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 30 OF THE SAID PUBLIC RECORDS;

THENCE NORTH 00°24'31" WEST ALONG THE WEST LINE OF SAID TRACT 48 AND THE EAST LINE OF TRACT "F" OF SAID COMMERCE CENTER OF COCONUT CREEK, A DISTANCE OF 660.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT 48 AND THE NORTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 89°37'49" WEST ALONG THE SOUTH LINE OF SAID TRACT 41 AND THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 395.14 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR N.W. 54TH AVENUE (WOCHNA BOULEVARD) AND TO THE NORTHWEST CORNER OF SAID TRACT "F" AND THE SOUTHWEST CORNER OF SAID TRACT 41;

THENCE NORTH 00°24'31" WEST ALONG OF SAID RIGHT OF WAY LINE, ITS NORTHERLY EXTENSION THEREOF, AND THE WEST LINE OF SAID TRACT 41, A DISTANCE OF 634.40 FEET;

THENCE NORTH 44°36'44" EAST, A DISTANCE OF 36.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE NORTH 89°37'33" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE SAID TRACT 41, A DISTANCE OF 699.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR SAID BANKS ROAD;

THENCE SOUTH 00°25'06" EAST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID TRACTS 41 AND 48, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 40, SAID POINT BEING AT THE RIGHT-OF-WAY CORNER FOR BOTH BANKS AND CULLUM ROAD;

THENCE NORTH 89°37'35" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID TRACTS 34, 35, 36, 37, 38, 39, AND 40, BLOCK 89, A DISTANCE OF 2,310.42 FEET TO THE NORTHEAST CORNER OF SAID TRACT 34;

THENCE SOUTH 00°24'39" EAST ALONG THE EAST LINE OF SAID TRACT 34 AND THE WEST LINE OF SAID TRACT 33, A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 309.98 FEET TO A POINT 20.08 FEET WEST OF THE EAST LINE OF SAID TRACT 33, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE FOR LYONS ROAD;

THENCE SOUTH 00°36'48" EAST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,300.48 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 55 AND BEING 15.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 55;

THENCE SOUTH 89°37'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 314.54 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 60.00 FEET TO A POINT 18.25 FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID PARCEL "A", LYONS COMMONS PLAT;

THENCE NORTH 89°37'32" EAST ALONG A LINE 18.25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 284.75 FEET;

THENCE SOUTH 44°13'59" EAST, A DISTANCE OF 43.49 FEET;

THENCE SOUTH 04°41'29" WEST, A DISTANCE OF 70.30 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 265.00 FEET;

THENCE NORTH 89°23'12" EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 78.92 FEET;

THENCE SOUTH 03°06'20" WEST, A DISTANCE OF 100.21 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 84.91 FEET;

THENCE SOUTH 89°37'26" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 180.09 FEET;

THENCE NORTH 89°35'26" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 00°24'34" WEST, A DISTANCE OF 110.01 FEET;

THENCE SOUTH 89°37'26" WEST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A". THE PREVIOUS TWELVE COURSES ARE COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE FOR LYONS ROAD;

THENCE SOUTH 89°37'59" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 314.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 00°24'34" WEST ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST LINE OF PARCEL D-2 BUFFER, LYONS CREEK PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 41 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 330.11 FEET TO NORTHEAST CORNER OF SAID PARCEL D-2 BUFFER;

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID PARCEL D-2 BUFFER AND PARCELS C-2 AND B-2 BUFFER, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID LYONS CREEK PLAT;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID LYONS CREEK PLAT, A DISTANCE OF 0.30 FEET TO THE NORTHEAST CORNER OF BERBER PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE 53 OF THE SAID PUBLIC RECORDS;

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID BERBER PLAT TWO AND THE NORTH LINE OF TRACT A, SAID BERBER PLAT TWO, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 73;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID TRACT 73, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 73, SAID POINT BEING ON THE NORTH LINE OF A 50-FOOT ROAD RESERVATION DEDICATED BY SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE SOUTH 89°38'26" WEST ALONG THE SOUTH LINE OF SAID TRACT 73 AND THE NORTH LINE OF SAID 50-FOOT ROAD RESERVATION, A DISTANCE OF 330.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 73, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE FOR BANKS ROAD;

THENCE NORTH 00°25'06" WEST ALONG THE WEST LINE OF SAID TRACTS 60 AND 73 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,334.98 FEET TO A POINT ON THE CENTERLINE FOR N.W. 40TH STREET;

THENCE CONTINUE NORTH 00°25'06" WEST ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF TRACTS 40 AND 49, A DISTANCE OF 1,335.37 FEET TO THE SAID NORTHWEST CORNER OF SAID TRACT 40, AND THE POINT OF BEGINNING;

LESS THE FOLLOWING:

A PORTION OF PARCEL A OF SAID R. M. GREEN CORPORATION PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "B" OF SAID PLAT;

THENCE ALONG THE WEST LINE OF SAID PARCEL "B" NORTH 00°24'36" WEST, 28.64 FEET;

THENCE NORTH 60°23'56" EAST 74.46 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°24'36" WEST, 217.00 FEET;

THENCE NORTH 89°37'53" EAST 600.00 FEET;

THENCE SOUTH 00°24'36" EAST, 217.00 FEET;

THENCE SOUTH 89°37'53" WEST 600.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING **7,825,804.47** SQUARE FEET (179.656 ACRES), MORE OR LESS.