

WEST PALM BEACH AUTO AUCTION, M.U.P.D. REPLAT NO. 1

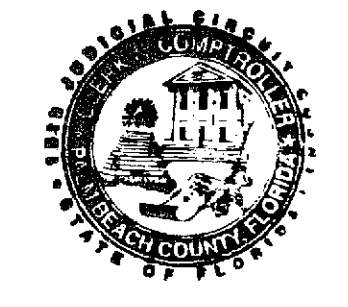
193

STATE OF FLORIDA
 COUNTY OF PALM BEACH

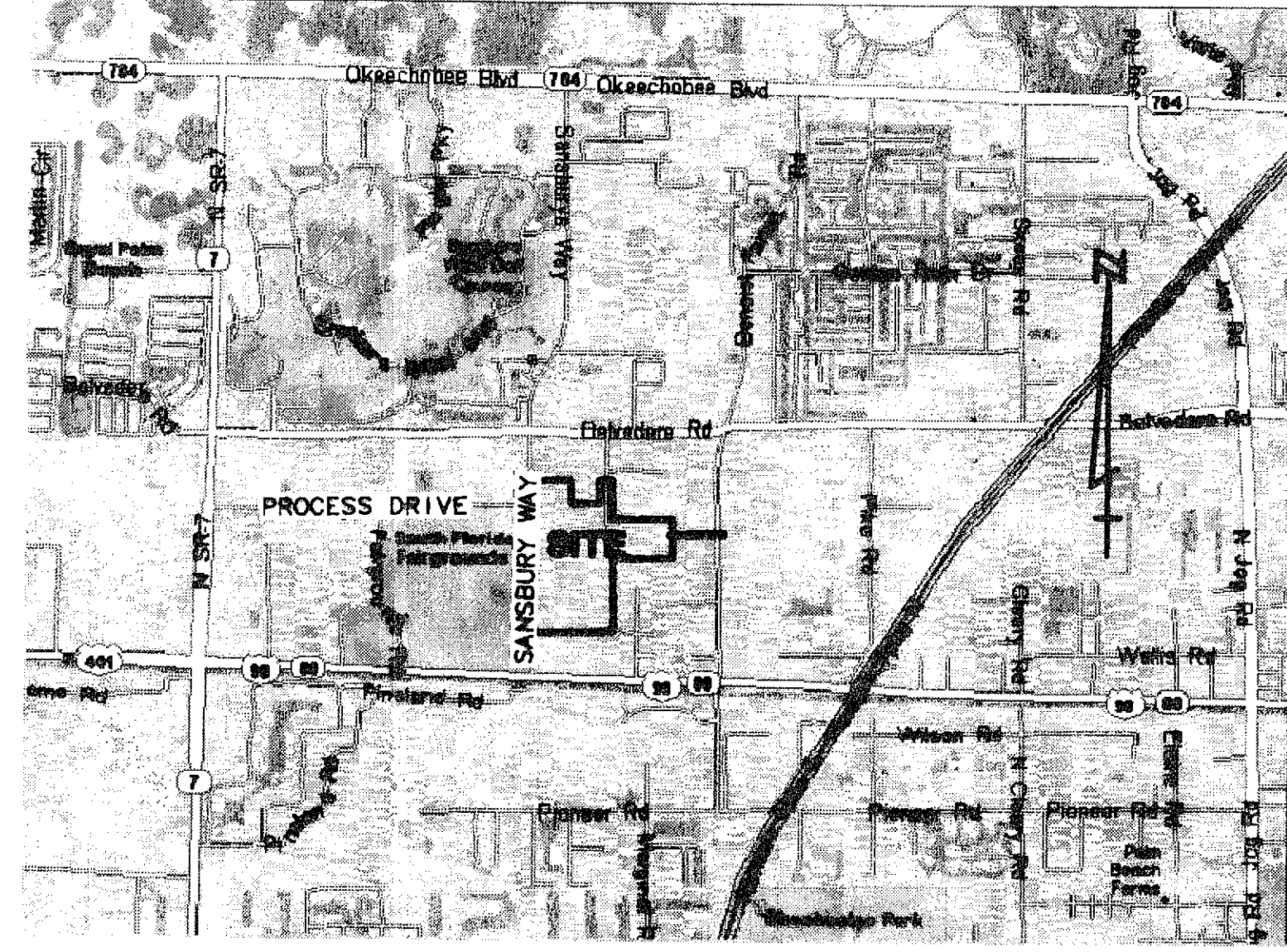
THIS PLAT WAS FILED FOR RECORD THIS 9 DAY OF Nov AD, 2010 AND DULY RECORDED IN PLAT BOOK 193 ON PAGES 195 AND 198.

SHARON R. BOCK, CLERK AND COMPTROLLER - PALM BEACH COUNTY
 BY: KC650, D.C.

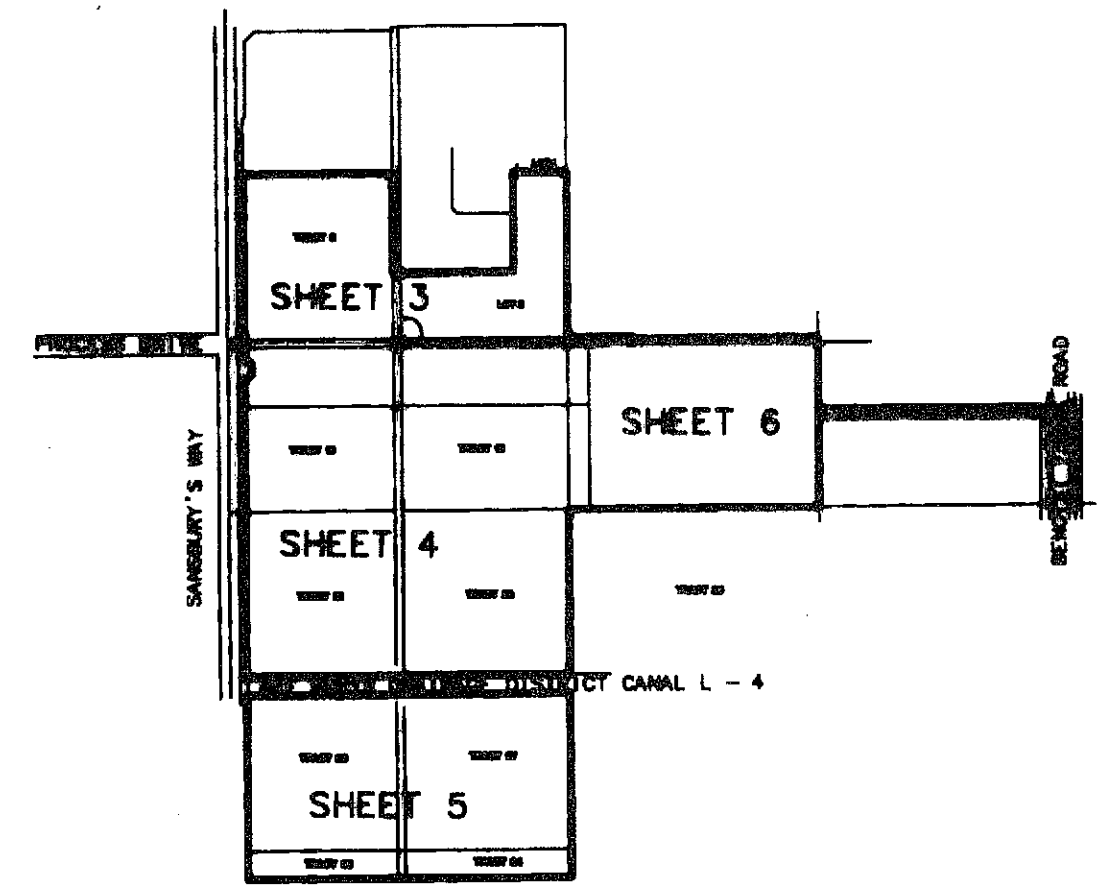
CIRCUIT COURT SEAL



BEING A REPLAT OF ALL OF TRACTS A AND B, WEST PALM BEACH AUTO AUCTION M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 27, 28, 33, 34 AND THAT CERTAIN 30 FOOT ROADWAY LYING BETWEEN TRACTS 27 AND 28 AND BETWEEN TRACTS 33 AND 34, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 42 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 JANUARY 2010 SHEET 1 OF 6



LOCATION MAP



SHEET KEY
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "WEST PALM BEACH AUTO AUCTION, M.U.P.D. REPLAT NO. 1", BEING A REPLAT OF ALL OF TRACTS A AND B, WEST PALM BEACH AUTO AUCTION M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACTS 27, 28, 33, 34 AND THAT CERTAIN 30 FOOT ROADWAY LYING BETWEEN TRACTS 27 AND 28 AND BETWEEN TRACTS 33 AND 34, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 42 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TRACTS A AND B, WEST PALM BEACH AUTO AUCTION, M.U.P.D., PLAT BOOK 111, PAGES 80 THROUGH 84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

TRACT 27, LESS THE NORTH 46 FEET THEREOF; TRACT 28, LESS THE NORTH 46 FEET AND THE WEST 40 FEET THEREOF; THE NORTH 80 FEET OF TRACT 33, LESS THE WEST 40 FEET THEREOF; THE NORTH 80 FEET OF TRACT 34, ALL IN BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THAT CERTAIN 30 FOOT STRIP OF LAND LYING EAST OF TRACT 28 AND WEST OF TRACT 27 AND THE NORTH 80 FEET OF THAT CERTAIN 30 FOOT STRIP OF LAND LYING EAST OF TRACT 33 AND WEST OF TRACT 34, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-4.

LESS AND EXCEPT

THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 17785, PAGE 1807, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT

THE EAST 20.00 FEET OF THE WEST 60.00 FEET OF THE SOUTH 4.00 FEET OF THE NORTH 50.00 FEET OF TRACT 28, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 91.598 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) TRACTS A AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WATER MANAGEMENT TRACT D IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 22179, PAGE 665 AND OFFICIAL RECORD BOOK 22179, PAGE 816, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2) TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WATER MANAGEMENT TRACT B IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 22179, PAGE 665 AND OFFICIAL RECORD BOOK 22179, PAGE 816, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3) TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. WATER MANAGEMENT TRACT D IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 10668, PAGE 982, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24097, PAGE 1794, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION CONTINUED

4) THE LAKE MAINTENANCE EASEMENTS (LME), AS SHOWN HEREON, ARE HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5) LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6) LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

7) THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC ROADS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8) THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO JMC-IV REAL ESTATE COMPANY, A GEORGIA GENERAL PARTNERSHIP, AND MANHEIM REMARKETING, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, TC REAL ESTATE HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, THIS 21 DAY OF June, 2010.

BY: [Signature]
 JOHN BOYETTE - VICE PRESIDENT

WITNESS: Lorain A. Gibson
Judy C. Walker

ACKNOWLEDGMENT

STATE OF FLORIDA) GEORGIA
 COUNTY OF PALM BEACH) FULTON

BEFORE ME PERSONALLY APPEARED JOHN BOYETTE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF KTVU-ACC, INC., A GENERAL PARTNER OF ACC FAMILY PARTNERSHIP, L.P., THE MANAGER OF TC REAL ESTATE HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AS GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF JUNE, 2010.

MY COMMISSION EXPIRES: 7-11-2010 DATE [Signature] NOTARY PUBLIC

COMMISSION NUMBER _____
 Notary Seal
 EMBOSSED BELOW
 SEAL NOTARY PUBLIC

SEAL JMC-IV REAL ESTATE COMPANY
 SEAL MANHEIM REMARKETING, INC.

Manheim Remarketing, Inc. NOTARY

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF June, 2010.

MANHEIM REMARKETING, INC. A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA
 BY: [Signature]
 DEAN EISNER, PRESIDENT

ATTEST: [Signature]
 JOSEPH HIPPING, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA) GEORGIA
 COUNTY OF PALM BEACH) FULTON

BEFORE ME PERSONALLY APPEARED DEAN EISNER AND JOSEPH HIPPING WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF MANHEIM REMARKETING, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF JUNE, 2010.

MY COMMISSION EXPIRES: 7-11-2010 DATE [Signature] NOTARY PUBLIC

COMMISSION NUMBER _____
 Notary Seal
 EMBOSSED BELOW
 SEAL NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 004676 TIMOTHY M. SMITH LAND SURVEYING, INC. 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 802-8160