

AB-22-0002
RIGHTS-OF-WAY
ABANDONMENT

AGENT AUTHORIZATION FORM

Owner(s) of Record: SHM NEW PORT COVE LLC & RBY LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared TIM SARGENT

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

SEE ATTACHED PARCEL ID'S

the street address of which is: _____

and that we hereby appoint:

Name: Mike Spruce / Liam Sargent

Address: 1615 South Congress Ave, Suite 201

Telephone: 561-484-5257

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

[Signature] (Seal)

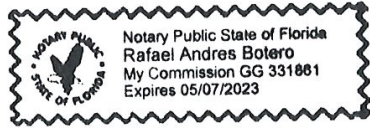
_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 29th day of March, 2023.

[Signature]

Notary Public



Number	Location	PCN	Owner
1	1900 BROADWAY	5643422833000010	RBY LLC
2	1940 AVENUE C	56434228110020041	RBY LLC
3	2035 AVENUE C	56434228110070010	RBY LLC
4	156 E 20TH ST	56434228110050010	RBY LLC
5	2017 AVENUE B	56434228110050030	SHM NEW PORT COVE LLC
6	2100 AVENUE B	56434228110020030	RBY LLC
7	170 E 21ST ST	56434228110040010	SHM NEW PORT COVE LLC
8	AVENUE B	56434228110040020	SHM NEW PORT COVE LLC
9	AVENUE B	56434228110040030	SHM NEW PORT COVE LLC
10	E 22ND ST	56434228110040041	SHM NEW PORT COVE LLC
11	157 E 22ND ST	56434228110040042	RBY LLC
12	117 E 22ND ST	56434228110040150	RBY LLC
13	2160 AVENUE C	56434228110040130	RBY LLC
14	108 E 21ST ST	56434228110040110	RBY LLC
15	100 E 21ST ST	56434228110040120	RBY LLC
16	2101 AVENUE C	56434228110080010	RBY LLC
17	43 E 22ND ST	56434228110080130	RBY LLC
18	34 E 21ST ST	56434228110080030	RBY LLC
19	26 E 21ST ST	56434228110080040	RBY LLC
20	19 E 22ND CT	56434228110030161	RBY LLC
21	30 E 22ND ST	56434228110030150	RBY LLC
22	43 E 22ND CT	56434228110030140	RBY LLC
23	56 E 22ND ST	56434228110030130	RBY LLC
24	103 E 22ND CT	56434228110030101	RBY LLC
25	107 E 22ND CT	56434228110030090	RBY LLC
26	133 E 22ND CT	56434228110030070	RBY LLC
27	148 E 22ND ST	56434228110030050	RBY LLC
28	167 E 22ND CT	56434228110030040	SHM NEW PORT COVE LLC
29	156 E 22ND ST	56434228110030030	SHM NEW PORT COVE LLC
30	E 22ND CT	56434228110030020	SHM NEW PORT COVE LLC
31	E 22ND ST	56434228110030010	SHM NEW PORT COVE LLC

May 4th, 2023

Clarence Sirmons, Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd
Riviera Beach, FL 33404

***Re: Safe Harbor Rybovich Marina Expansion
Request for Roadway Abandonment***

Dear Mr. Sirmons,

The applicant, Safe Harbor Marinas, is hereby respectfully petitioning the City of Riviera Beach for abandonment of the follow Right-of-Way segments.

1. A portion of Avenue C (~ 0.35 AC / 15,250 SF)
2. A portion of E 21st Street (~ 0.72 AC / 31,360 SF)

The City of Riviera Beach City Council maintains the sole discretion to vacate, abandon, discontinue and close any existing public street within the corporate limits of the City of Riviera Beach.

The purpose and intent of the requested abandonment is to allow for a complete and whole expansion of the Safe Harbor Marina. As a component of this significant investment in the redevelopment and advancement of the Riviera Beach Safe Harbor Marina facility the proposed facility footprint will include current operations, as well as the ability to absorb the entire upland operations of the former Rybovich facility in West Palm Beach.

As a result, the City of Riviera Beach will become the international focal point as the largest superyacht repair facility in the United States and the beneficiary of the global recognition that will come with that exposure. To provide the much-needed boat service area for the larger vessels, portions of Avenue C and E 21st Street are to be abandoned. These streets will no longer provide any public use or access as with the proposed expansion they are now internal to the site. Avenue B, south of E 22nd Court is to remain public as to provide legal access to the Viking Yacht Service Center through 22nd Street. There will be a dedication to City owned utilities running along the abandonment and connecting to existing public utilities. The proposed abandonments will allow for additional upland yacht operations and safe yacht maneuvering.

The proposed abandonment is formally justified by the following criteria located within Code Section 29-66:

- a. The proposed relocation resolves existing incompatibilities such as conditions where the fronts of some parcels face the backs of other parcels due to shifts in the block structure and street grid.

The proposed abandonment resolves the incompatibilities of the site in regard to the traversable area between Marine Repair and Storage. Without the abandonment of said Rights of Way, the facility would need to transfer large boats across public access roads, creating a physical hazard and putting undue weight and wear upon the sections of the right-of-way being abandoned.

- b. The subject right-of-way is an alley or designated as a secondary street. Primary streets are not eligible for relocation or re-orientation unless a new primary street is provided.

The portions of the Rights-of-Way being abandoned shall not functionally be considered primary streets. Said portions are no longer part of an interconnected system and only serve one primary owner. This is a continuation of the abandonment of 20th Street which was previously abandoned for similar reasons. The applicant is seeking to keep 22nd Court residential and for the neighborhood, rather than an alternative traffic pattern. A cut through street has been created (known as Avenue D) to provide additional access from 22nd Court to 22nd Street and the associated traffic light as an additional amenity to the neighborhood.

- c. The applicant provides a new route within the project that is parallel to the subject right-of-way, establishes a potential (future) street connection on the zoning map, or creates greater connectivity within the city's street network.

The applicant is not proposing a new route within the project. This specific criterion is limited in its applicability regarding this site because of the project's large size and private nature. The development and the city would not benefit from a proposed right-of-way as there would be no public access to the interior of the site. Existing rights of way exist that preserve any necessary connections for the surrounding neighborhoods.

- d. The proposed relocation maintains or increases public access to the waterfront.

There is no current public access to the waterfront for this property or for the sections of road being abandoned. This maintains the existing standard for public access.

- e. The relocation will not create a block with a perimeter measuring more than 2,000 feet.

The proposed abandonment does not create a block with a perimeter measuring larger than 2,000 FT.

- f. The proposed relocation supports a marine industry, whereby vessel size necessitates increased dimensions of the parcel. Approval of the use of public rights-of-way for marine industry is conditional upon maintaining the industry as the primary use; permits shall stipulate that right-of-way revert to the city upon the redevelopment of parcels for primarily residential or commercial uses

The proposed abandonments are designed specifically to support Marine Industry. The site's primary use will remain Marine Industry and the applicant recognizes the city's stipulation regarding the redevelopment as acceptable.

The request is, additionally, in compliance with the Comprehensive Plan for the City of Riviera Beach. Specifically with Future Land Use Policies 1.2.13 and 1.8.1 which encourage complete developments within the Working Waterfront area of Riviera Beach as a means of economic growth for the city. The abandonment of the said sections of right-of-way serve to complete the expansion of the marine repair facility and maintain the internal cohesion required to maneuver, repair, and store multi-million-dollar boats.

POLICY FLUE 1.2.13: THE REVISIONS TO THE ADOPTED REDEVELOPMENT PLAN SHALL CONTINUE TO PURSUE THE PLANNING AND DEVELOPMENT OF THE WORKING WATERFRONT TO OPTIMIZE RIVIERA BEACH'S UNIQUE WATERFRONT LOCATION. THE PLAN SHALL ALSO CREATE OPPORTUNITIES FOR MIXED USES, SUCH AS HIGH-QUALITY BOAT BUILDING AND REPAIR, MARINE INDUSTRY USES REQUIRING EASY ACCESS TO THE OCEAN, SUPPORT BUSINESSES INCLUDING RESTAURANTS, BOAT SALES AND RELATED BUSINESSES AND WET AND DRY BOAT STORAGE REQUIRING "IN & OUT" SERVICES WITH PRIORITIES FOR BUSINESSES WITH DEPENDENCE ON THE PROXIMITY TO DEEP WATER

POLICY FLUE 1.8.1 WORKING WATERFRONT: COMMERCIAL FISHING, VESSEL CONSTRUCTION AND REPAIR, MARINE-RELATED REPAIR AND CONSTRUCTION, MARINE COMMERCE, RESEARCH, SERVICES AND SALES, MARINE RELATED DEFENSE INDUSTRY AND RELATED MANUFACTURING AND SUPPORT SERVICES, INSIDE AND OUTSIDE BOAT STORAGE, AND RELATED USES INCLUDING BOAT RAMPS, MARINAS, AND WATERFRONT RESTAURANTS. THE CITY WILL CONTINUALLY PROMOTE POLICIES TO ENCOURAGE BUSINESSES (AND THOSE THAT SERVICE THEM) REQUIRING DEEP WATER ACCESS. TRANSITIONS BETWEEN WORKING WATERFRONT PROPERTIES AND EXISTING RESIDENTIAL STREETS WILL BE MANAGED USING TRANSITIONAL/FLEXIBLE SPACES AS SET FORTH IN POLICY 1.3.5.

We appreciate your consideration of this application package and are available for discussion or meetings to discuss aspects of the exhibits if that would be helpful.

Best Regards,

Liam Sargent

Attachments
Cc: Client

Sketch and Legal Description for: Safe Harbor Marinas, LLC

Surveyor's Notes

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) Additions or Deletions from this map by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
 - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

5/5/2023
Date of Signature

Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

Ave. C & 21st Abandonment

NOTE:
This drawing does not represent a boundary survey and is based on office information only.

NO.	REVISIONS	DATE	BY



Safe Harbor Marinas, LLC		
PALM BEACH COUNTY,		FLORIDA
Scale: NA	Date: MAY 2023	File & Drawing No.: 22-1004-02
Drawn By: M.F.M.	Checked: P.A.	Sheet 1 OF 3

Legal Description

Being portions of East 21st Street, East 22nd Street and Avenue C, as currently known, being unnamed streets shown on the "Revised Plat of Cocoanut Lodge" in Government Lot 4, Section 28, Township 42 South, Range 43 East, as recorded in Plat Book 7, Page 52, public records of Palm Beach County, Florida and now located within the City of Riviera Beach, Florida, more particularly described as follows, to wit:

Begin at the Northwest corner of Lot 11, Block 3 of said plat; Thence along the West line of said Lot 11, Block 3, South 00°39'01" West, a distance of 112.91 feet to the Southwest corner of said Lot 11 Block 3, to a point hereinafter referred to as "**POINT A**"; Thence Northwest 89°13'47" West, a distance of 40.00 feet to the Southeast corner of Lot 13 of Block 9 of said plat; Thence North 00°00' 01" East, a distance of 112.91 feet to the Northeast corner of said Lot 13; Thence South 89°13'47" East, a distance of 40.00 feet to the **POINT OF BEGINNING**.

Together with:

Commence at **POINT "A"**, South 00°39'01" West, a distance of 40.00 feet to the Northwest corner of Lot 13 of Block 4 and **POINT OF BEGINNING**; Thence continue South 00°39'01" West, a distance of 227.09 feet to the Southwest corner of Lot 12; Thence along the South line of Lots 12, 11, 10, 9, 8, 7, 6, and 1 South 89°13'37" East, a distance of 491.90 feet to the West line of Avenue B; Thence along said line South 16°47'51" West, a distance of 41.62 feet to the Northeast corner of Lot 4, Block 5; Thence North 89°13'37" West along the North line of Lots 4, 16, 15, 14, 13, 12, 11 of Block 5, across Avenue C, North lines of Lots 14, 13, 12, 11, to a point on Lot 10, a distance of 747.98 feet; Thence departing said line, North 00°46'23" East, a distance of 40.00 feet to a point on the South line of Lot 5 of Block 8; Thence along the South line of Lots 5, 4, 3, 2, 1 of Block 8, South 89°13'37" East, a distance of 227.57 feet to the Southeast corner of Lot 1 of said Block; Thence along the East line of Lots 1 and 14 of Block 8, North 00°39'01" East, a distance of 227.17 feet to the Northeast corner of Lot 14; Thence South 89°06'54" East, a distance of 40.00 feet to the **POINT A**.

Containing 43,748.89 square feet or 1.00 acres, more or less.

NOTE:

This drawing does not represent a boundary survey and is based on office information only.

Ave. C & 21st Abandonment

NO.	REVISIONS	DATE	BY



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 386-1066 • WWW.GCYINC.COM

Safe Harbor Marinas, LLC
 PALM BEACH COUNTY, FLORIDA

Scale: NA	Date: MAY 2023	File & Drawing No.: 22-1004-02
Drawn By: M.F.M.	Checked: P.A.	Sheet 2 OF 3

LAKEVIEW PARK SUBDIVISION
PLAT BOOK 13, PAGE 50
PALM BEACH COUNTY

E. 22ND COURT
40' R/W (AS CURRENTLY NAMED)

P.O.B.
NW CORNER OF
BLOCK 3

S89°13'47"E
40.00'

N00°39'01"E 112.91'

N89°13'47"W
40.00'

REVISIED PLAT OF COCOANUT LODGE
IN GOVT. LOT 4, SEC. 28, T42S R43E PLAT
BOOK 7, PAGE 52
PALM BEACH COUNTY

LOT 17 LOT 16 LOT 15 LOT 14 LOT 13

BLOCK 9
(PLAT BOOK 6, PAGE 68)

141.02'

140.93'

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

E. 22ND STREET
40' R/W (AS CURRENTLY NAMED)

POINT "A"

S00°39'01"W 40.00'

P.O.B.

S00°39'01"W 227.09'

S89°06'54"E 40.00'

40' R/W (AS CURRENTLY NAMED)

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

AVENUE B
48' R/W (AS CURRENTLY NAMED)
S16°47'51"W 41.62'

S89°13'37"E 491.90'

E. 21ST STREET
40' R/W (AS CURRENTLY NAMED)

N89°13'37"W 747.98'

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

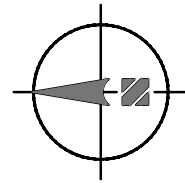
LOT 24

LOT 25

LOT 26

LOT 27

LOT 28



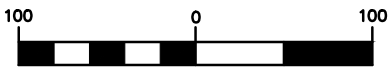
LEGEND

P.O.B. = Point of Beginning
R/W = Right-of-Way

NOTE:

This drawing does not represent a boundary survey and is based on office information only.

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

Ave. C & 21st Abandonment



PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

Safe Harbor Marinas, LLC

PALM BEACH COUNTY, FLORIDA

Scale: 1"=100' Date: MAY 2023 File & Drawing No.: 22-1004-02

Drawn By: M.F.M. Checked: P.A. Sheet 3 OF 3

NO.	REVISIONS	DATE	BY

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Drawing Name: 22-1004-02-04 Safe Harbor RD Abandonment - R1



CFN 20060006068
 OR BK 19754 PG 0509
 RECORDED 01/04/2006 15:19:27
 Palm Beach County, Florida
 AMT 29,455,300.00
 Doc Stamp 206,187.10
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0509 - 517; (9pgs)

W/C Box 116/RJ

Prepared by and return to:
 Lawrence W. Smith
 Attorney at Law
 Gary, Dytrych & Ryan, P.A.
 701 U. S. Highway One Suite 402
 North Palm Beach, FL 33408
 561-844-3700
 File Number: 2647-274-RBY
 Will Call No. 116

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Special Warranty Deed

This Special Warranty Deed made this 3rd day of January, 2006 between Hudgins 2010 Corporation, a Florida corporation, as owner of Exhibit "A" Parcels A, B, C, D, E, F, G, O and Q; Acme 1930 Corp., a Florida corporation, as owner of Exhibit "A" Parcel H; Millennium Development, LLC, a Florida limited liability company, as owner of Exhibit "A" Parcel P whose post office address is 2010 Avenue "B", Riviera Beach, FL 33404, grantor, and RBY, LLC, a Florida limited liability company whose post office address is 450 E. Las Olas Blvd., Suite 1500, Fort Lauderdale, FL 33301, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

See Parcels A, B, C, D, E, F, G, H, O, P and Q on Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2006 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LAWRENCE W. SMITH
[Signature]
Witness Name: Robin Jarrell

Hudgins 2010 Corporation, a Florida corporation

By: [Signature]
John Staluppi, President

(Corporate Seal)

[Signature]
Witness Name: LAWRENCE W. SMITH
[Signature]
Witness Name: Robin Jarrell

Acme 1930 Corp., a Florida corporation

By: [Signature]
John Staluppi, President

(Corporate Seal)

[Signature]
Witness Name: LAWRENCE W. SMITH
[Signature]
Witness Name: Robin Jarrell

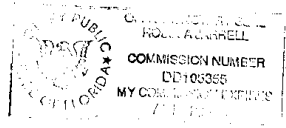
Millennium Development, LLC, a Florida limited liability company

By: [Signature]
John Staluppi, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of December, 2005 by John Staluppi, President of Hudgins 2010 Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

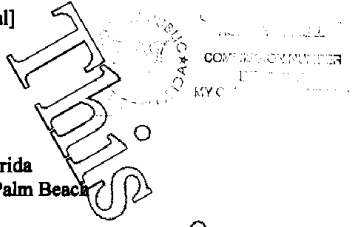


[Signature]
Notary Public
Printed Name: Robin A. Jarrell
My Commission Expires: 4/2/2006

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 16th day of December, 2005 by John Staluppi, President of Acme 1930 Corp., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

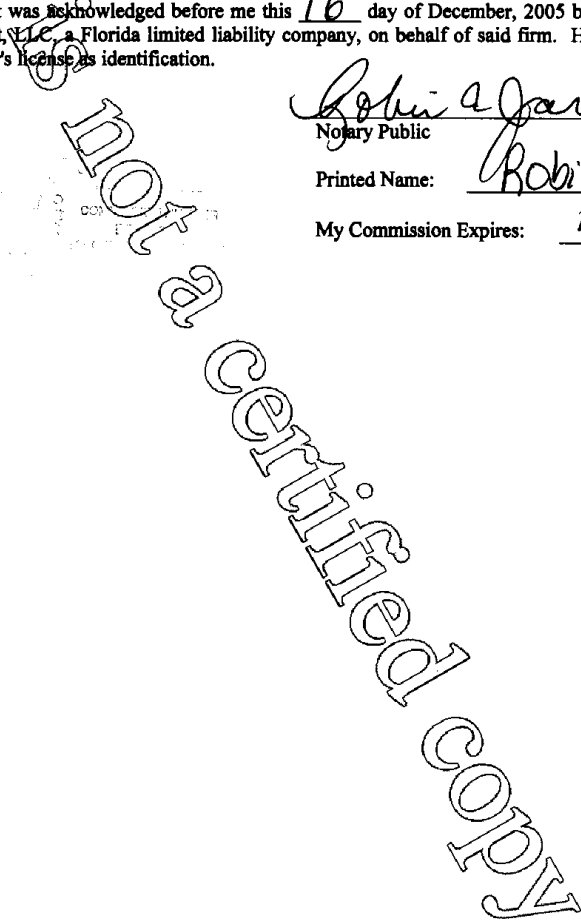


Robin A. Jarrell
Notary Public
Printed Name: Robin A. Jarrell
My Commission Expires: 4/2/2006

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 16th day of December, 2005 by John Staluppi, Manager of Millennium Development, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]



Robin A. Jarrell
Notary Public
Printed Name: Robin A. Jarrell
My Commission Expires: 4/2/2006

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-005-0110

Lot 11, Block 5, REVISED PLAT OF COCOANUT LODGE, according to the Plat recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

PARCEL B: **HUDGINS 2010 CORPORATION, a Florida corporation**

Parcel 1: **PCN: 56-43-42-28-33-000-0010**

Lot 1, RANDOLPH PARK, according to the Plat thereof, recorded in Plat Book 27, Page 7, in and for the Public Records of Palm Beach County, Florida.

Together With:

Parcel 2: **PCN: 56-43-42-28-11-006-0090**

Lots 9 thru 15, inclusive, of the unnumbered block lying West of Block 6 and South of Block 7, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, in and for the Public Records of Palm Beach County, Florida.

LESS AND EXCEPTING the lands conveyed to the State of Florida in those certain Deeds recorded in Official Record Book 810, Page 80 and in Official Record Book 810, Page 94, being more particularly described as follows:

The West 5 feet of Lot 15, of the unnumbered block lying West of Block 6 and South of Block 7, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, in and for the Public Records of Palm Beach County, Florida.

PARCEL C: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-006-0040

Lot 4, Block 6 of REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in Palm Beach County, Florida.

PARCEL D: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-005-0050

Lot 5, Block 5, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida

PARCEL E: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-006-0050 AND 56-43-42-28-11-006-0070

Lots 5, 6 and 7, Block 6, REVISED PLAT OF COCOANUT LODGE, Riviera Beach, Florida, according to the Plat thereof, on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida in Plat Book 7, Page 52.

PARCEL F: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-005-0010

Lot 1, Block 5, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, as recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

PARCEL G: **HUDGINS 2010 CORPORATION, a Florida corporation**

Parcel 1: **PCN: 56-43-42-28-11-002-0041**

Lot 4, LESS the North 24 feet of the West 150 feet of said Lot and all of Lot 5, Block 2, of the REVISED PLAT OF COCOANUT LODGE, according to the map or plat thereof as recorded in Plat Book 7, Page 52, Public Records of Palm Beach County, Florida.

TOGETHER WITH:

Parcel 2:

A parcel of submerged land in Lake Worth, in Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the South line of Lot 5, Block 2, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, as recorded in Plat Book 7, Page 52, at a distance of 332.95 feet, South 88°22'00" East of the Southwest corner of Said Lot 5, said point being in the high water line on the Westerly shore of Lake Worth thence continue Easterly along the same course, a distance of 64.34 feet, more or less, to a point

in the City of Riviera Beach Bulkhead Line, as established by Ordinance No. 691, and recorded in Plat Book 28, Pages 95 and 96, of the Public Records of Palm Beach County, Florida; thence North 24°12'00" East, along said City of Riviera Beach Bulkhead Line, a distance of 117.57 feet to a point in the Easterly projection of the North line of Lot 4, of said Cocoanut Lodge Revised Plat; thence North 88°22'00" West, along said Easterly projection of the North line of Lot 4, a distance of 138 feet, more or less, to a point in the aforesaid high water line on the Westerly shore of Lake Worth; thence South 17°20'15" East, along said high water line, a distance of 88.37 feet; thence South 1°38'00" West, along said high water line, a distance of 25 feet to the Point of Beginning.

TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY (SUBJECT TO TERMS OF SOVEREIGNTY SUBMERGED LANDS LEASE AND APPROVAL OF ASSIGNMENT BY THE STATE OF FLORIDA):

A parcel of submerged land lying in Section 28, Township 42, Range 43, Riviera Beach, Florida

More particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block 2, Revised Plat of Cocoanut Lodge, Riviera Beach, Florida according to the Plat thereof recorded in Plat Book 7, Page 52, Public Records of Palm Beach County, Florida, thence Easterly, along the North line of said Lot 4, a distance of 402.31 feet to a point in the City of Riviera Beach Bulkhead line as recorded in Plat Book 28, Pages 95 and 96, Public Records of Palm Beach County, Florida, and the Point of Beginning; thence continuing Easterly along the Easterly extension of the North line of said Lot 4, a distance of 384.19 feet; thence Southerly at right angles a distance of 108.28 feet to a point in the Easterly extension of the South line of Lot 5 of said Block 2; thence Westerly along said Easterly extension a distance of 429.31 feet to a point in said Bulkhead Line; thence Northeasterly along said Bulkhead Line a distance of 117.57 feet to the Point of Beginning.

PARCEL H: ACME 1930 CORP., a Florida corporation

PCN: 56-43-42-28-11-002-0060

PCN: 56-43-42-28-11-006-0011

PCN: 56-43-42-28-11-006-0012

PCN: 56-43-42-28-11-006-0020

PCN: 56-43-42-28-11-006-0030

PARCEL 1: Lots 1, 2 and 3, Block 6, Revised Plat of COCOANUT LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida.

PARCEL 2: That portion of Avenue B lying between the Easterly extension of the North and South lines of Lot 1, block 6, all as shown on the Revised Plat of COCOANUT

LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida.

PARCEL 3: Lots 6 and 7, Block 2, as shown on the Revised Plat of COCOANUT LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida, together with former sovereignty land lying in Lake Worth, now filled and being contiguous with the Easterly line of said Lots 6 and 7, Block 2 and lying North, West and South of Jurisdictional Line certified in Official Records Book 11995, Page 74, together with those parcels lying East of said Jurisdictional Line, as deeded by the State of Florida in Official Records Book 18541, Page 1921 and less that portion lying West of said Jurisdictional Line, deeded to the State of Florida in Official Records Book 18541, Page 1918, all Official Records Books recorded in the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Lot 6, Block 2, as shown on the Revised Plat of COCOANUT LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida, thence on an assumed bearing of S 88°22'00" E along the North line and the Easterly extension of the North line of said Lot 6 a distance of 379.18 feet to a point on the Easterly face of a concrete bulkhead at the waterward boundary line as of July 1, 1975 and a point lying on the Jurisdictional Line certified in Official Records Book 11995, Page 74, Public Records of Palm Beach County, Florida; said point also being the Northwest corner of parcel deeded to the State of Florida and shown as parcel 1 in Official Records Book 18541, Page 1918, Public Records of Palm Beach County, Florida; thence S 01°50'06" W along said concrete bulkhead and said Jurisdictional Line a distance of 39.48 feet to a corner of said concrete bulkhead; thence N 88°22'00" W continuing along said concrete bulkhead a distance of 53.64 feet; thence departing said Jurisdictional Line S 02°17'23" W along the waterward face of a concrete bulkhead and along the East line of parcel deeded from the State of Florida and shown as parcel 2 in Official Records Book 18541, Page 1921, Public Records of Palm Beach County, Florida and along the West line of parcel deeded to the State of Florida and shown as parcel 2 in said Official Records Book 18541, Page 1918, a distance of 69.01 feet to a point of intersection with the Easterly extension of the South line of Lot 7, Block 2, said Revised Plat of COCOANUT LODGE; thence N 88°22'00" W along said Easterly extension and along the South line of said Lot 7, Block 2 a distance of 355.81 feet to the Southwest corner of said Lot 7, Block 2; thence N 17°40'39" E along the West line of said Lots 6 and 7, Block 2 a distance of 112.88 feet to the Point of Beginning.

TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY (SUBJECT TO TERMS OF SOVEREIGNTY SUBMERGED LANDS LEASE AND APPROVAL OF ASSIGNMENT BY THE STATE OF FLORIDA):

A parcel of Sovereignty Land lying in Lake Worth, abutting Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida. Being more particularly described as follows:

Commencing at the Northwest corner of Lot 6, Block 2, Revised Plat of Cocoanut Lodge, Riviera Beach, Florida, according to the Plat thereof as recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida; thence on an assumed bearing of S 88°22'00" E, along the North line and the Easterly extension of the North line of said Lot 6, a distance of 397.51 feet to a point in the City of Riviera Beach Bulkhead Line as recorded in Plat Book 28, Page 95 and 96, Public Records of Palm Beach County, Florida, and being the POINT OF BEGINNING; thence S 24°12'00" W, along said bulkhead line, a distance of 42.75 feet; thence N 88°22'00" W, a distance of 71.00 feet; thence N 1°38'00" E, a distance of 9.20 feet; thence N 88°22'00" W, a distance of 20.00 feet; thence S 1°38'00" W, a distance of 34.00 feet; thence S 88°22'00" E, a distance of 40.40 feet; thence S 1°38'00" W, a distance of 44.20 feet to a point on the Easterly extension of the South line of Lot 7, Block 2 of said Plat of Cocoanut Lodge; thence S 88°22'00" E, along said Easterly extension of Lot 7, Block 2, a distance of 344.51 feet; thence N 1°38'00" E, a distance of 108.48 feet to a point on the Easterly extension of the North line of said Lot 6, Block 2; thence N 88°22'00" W, along said easterly extension, a distance of 277.50 feet to the POINT OF BEGINNING. LESS AND EXCEPT that portion of the foregoing property lying North, West and South of Jurisdictional Line certified in Official Records Book 11995, Page 74, of the Public Records of Palm Beach County, Florida, together with those parcels lying East of said Jurisdictional Line, as deeded by the State of Florida in Official Records Book 18541, Page 1921, of the Public Records of Palm Beach County, Florida.

- PARCEL I:** INTENTIONALLY OMITTED
- PARCEL J:** INTENTIONALLY OMITTED
- PARCEL K:** INTENTIONALLY OMITTED
- PARCEL L:** INTENTIONALLY OMITTED
- PARCEL M:** INTENTIONALLY OMITTED
- PARCEL N:** INTENTIONALLY OMITTED
- PARCEL O:** **HUDGINS 2010 CORPORATION, a Florida corporation**
PCN: 56-43-42-28-11-007-0040

Lot 4, Block 7, REVISED PLAT OF COCOANUT LODGE, a subdivision in the City of Riviera Beach, Florida, according to the Plat thereof, recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

PARCEL P: **MILLENNIUM DEVELOPMENT, LLC**

PCN: 56-43-42-28-65-000-0010

A parcel of land in Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, being a portion of the Plat of LIGHT HARBOR MARINA, recorded in Plat Book 68, Page 28, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGIN at the Northwest corner of said Plat, thence along the Northerly boundary of said Plat for the following courses:

thence N. 90 degrees 00' 00" E. for 365.00 feet; thence N. 00 degrees 07' 00" W. for 105.92 feet; thence N. 90 degrees 00' 00" E. for 805.14 feet to the Easterly boundary of said Plat; thence along said Easterly boundary for the following courses: thence S. 00 degrees 00' 00" E. for 13.75 feet; thence S. 89 degrees 40' 43" W. for 26.75 feet; thence S. 59 degrees 08' 16" W. for 4.75 feet; thence S. 01 degree 54' 11" E. for 88.78 feet; thence S. 89 degrees 26' 49" W. for 135.71 feet; thence S. 03 degrees 03' 14" W. for 48.85 feet; thence departing said boundary S. 90 degrees 00' 00" W. for 1003.64 feet to the West boundary of said Plat; thence along said West boundary, N. 00 degrees 07' 00" W. for 49.24 feet to the Point of Beginning.

PARCEL Q: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-007-0020

Lots 2 and 3, Block 7, REVISED PLAT OF COCOANUT LODGE according to the Plat recorded in Plat Book 7, Page 52, as recorded in the Public Records of Palm Beach County, Florida; said land situate, lying and being in Palm Beach County, Florida.

PARCEL R: **INTENTIONALLY OMITTED**

PARCEL S: **INTENTIONALLY OMITTED**

PARCEL T: **INTENTIONALLY OMITTED**

G:\DOCS\Lws\0000LWS2247-2713.3\2647.274 Riviera Properties\Legal Descriptions\RBV LLC Parcels A B C D E F G H O P Q.doc



CFN 20180087221

DR BK 29696 PG 0902
RECORDED 03/07/2018 15:28:29
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0902 - 910; (9pgs)

PREPARED BY AND SHOULD BE
RETURNED TO:
H. William Perry, Esquire
Gunter, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500E
West Palm Beach, FL 33401
Will Call No. 22
Parcel Control Nos.:

- 56-43-42-28-11-001-0010
- 56-43-42-28-11-003-0010
- 56-43-42-28-11-003-0020
- 56-43-42-28-11-003-0030
- 56-43-42-28-11-003-0040
- 56-43-42-28-11-004-0010
- 56-43-42-28-11-004-0020
- 56-43-42-28-11-004-0030
- 56-43-42-28-11-004-0041
- 56-43-42-28-11-005-0030

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made this 7th day of March, 2018, by **OLD PORT COVE HOLDINGS, INC.**, a Florida corporation, whose mailing address is 1216 US Highway No. 1, Suite E, North Palm Beach, Florida 33408 (“**Grantor**”), to **SHM NEW PORT COVE, LLC**, a Delaware limited liability company, whose mailing address is 14785 Preston Road, Suite 975, Dallas, Texas 75254 (the “**Grantee**”).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants, bargains and sells to Grantee, its successors and assigns forever, all of that certain real property, situate in Palm Beach County, Florida as more particularly described on the attached Schedule A (the “**Property**”).

TOGETHER WITH all improvements thereon and all of Grantor’s right, title and interest, if any, in and to all hereditaments and appurtenances thereto (including all utility mains, service laterals, hydrants, valves and appurtenances); and all right, title and interest of Grantor, if any, in and to all oil, gas, minerals, soil, flowers, shrubs, crops, trees, timber, compacted soil, development rights, air rights, drainage rights, beach rights, riparian and littoral rights, filled, submerged and bulkheaded land, accretions, streets, roads, highways or avenues, easements, accesses, rights-of-way, contract rights, covenants, restrictions and agreements appurtenant to and/or benefiting the real property.

This Corrective Special Warranty Deed is being recorded to amend the legal description in the Special Warranty Deed recorded in Official Records Book 29681, Page 1899, of the Public Records of Palm Beach County, Florida.

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

SUBJECT TO taxes for the year 2018 and all years subsequent thereto; restrictions, reservations, easements, encumbrances and covenants listed on Schedule B attached (with no intent to reimpose or preserve the specifically identified matters from the operation of the Marketable Record Title Act); parties in possession; zoning, land use and all other regulations imposed by governmental authority; and matters which would be disclosed by an accurate and comprehensive survey and inspection of the Property; and all other matters of record (unless created by Seller).

GRANTOR does hereby covenant with Grantee that, at the time of delivery of this Deed, and except as noted above, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and the year first above written.

[SIGNATURE PAGE FOLLOWS]

Schedule A

Legal Description

New Port Cove Marina

This is not a legal description

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

FEE SIMPLE ESTATE:

PARCEL 1:

LOTS 1, 2 AND 3-BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A TRACT OF SUBMERGED LAND ADJACENT THERETO LYING BETWEEN THE HIGH WATER LINE AND CITY OF RIVIERA BEACH BULKHEAD AS RECORDED IN TIF DEED NO. 24455 AND TIF DEED NO. 24452 IN OFFICIAL RECORDS BOOK 1491, PAGE 144 AND 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°22'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 412 FEET TO A POINT IN THE HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH, SAID POINT BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF SUBMERGED LAND; THENCE CONTINUE EASTERLY ALONG THE SAME COURSE A DISTANCE OF 58.19 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS ESTABLISHED BY ORDINANCE NO. 691 AND RECORDED IN PLAT BOOK 28, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 21°18'37" WEST ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE A DISTANCE OF 57.62 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°22'00" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 44.48 FEET TO A POINT IN THE AFOREMENTIONED HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH; THENCE NORTH 7°38'00" EAST ALONG THE SAID HIGH WATER LINE A DISTANCE OF 54.54 FEET TO THE POINT OF BEGINNING;

AND

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°22'00" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 421.88 FEET TO A POINT IN THE HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH, SAID POINT BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF SUBMERGED LAND; THENCE CONTINUE EASTERLY ALONG THE SAME COURSE, A DISTANCE OF 44.48 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS ESTABLISHED BY ORDINANCE NO. 691 AND RECORDED IN PLAT BOOK 28, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 21°18'37" WEST ALONG THE CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 115.24 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3, BLOCK 1; THENCE NORTH 88°22'00" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 22.69 FEET TO A POINT IN THE AFOREMENTIONED HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH; THENCE NORTH 12°37'38" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 64.50 FEET; THENCE CONTINUE NORTH 7°38'00" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 45.46 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 4 AND 5, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH A TRACT OF SUBMERGED LAND LYING BETWEEN THE SHORELINE AND CITY OF RIVIERA BEACH BULKHEAD LINE AS RECORDED IN TIF DEED NO. 24364 IN OFFICIAL RECORDS BOOK 1523, PAGE 369, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CITY OF RIVIERA BEACH BULKHEAD LINE AS SAME APPEARS IN PLAT BOOK 28, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 5, BLOCK 1, OF THE REVISED PLAT OF COCOANUT LODGE AS SAME APPEARS IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 5, NORTH 88°22'00", WEST, A DISTANCE OF 4.03 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY SHORE LINE OF LAKE WORTH; THENCE

DEPARTING FROM SAID SOUTHERLY LINE OF LOT 5, AND RUNNING ALONG THE WESTERLY SHORE LINE OF LAKE WORTH, NORTH 01 47'10" WEST, A DISTANCE OF 14.44 FEET; THENCE NORTH 12°12'30" EAST, A DISTANCE OF 40.53 FEET TO THE INTERSECTION OF SAID WESTERLY SHORE LINE AND THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF AFORESAID LOT 5; THENCE SOUTH 88°22'00" EAST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 16.85 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE AFORESAID BULKHEAD LINE; THENCE SOUTH 21°18'37" WEST, ALONG THE SAID BULKHEAD LINE, A DISTANCE OF 57.62 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 50 FEET OF LOT 4, BLOCK 4, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

LOT 4, BLOCK 3, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

PARCEL 5:

LOT 3, BLOCK 5, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 6:

LOTS 1, 2 AND 3, BLOCK 3, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Schedule B

Permitted Exceptions

New Port Cove Marina

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

2. Matters appearing on the Plat of REVISED PLAT OF COCOANUT LODGE, recorded in Plat Book 7, Page 52, as affected by that certain Ordinance No. 2816 of the City of Riviera Beach vacating a portion of the street as shown on said Plat, recorded in Official Records Book 19754, Page 481.

3. Riparian and/or littoral rights are not insured.

4. Rights of the public to use the waters over the submerged lands lying adjacent to or within the Lake Worth Waterway for boating, fishing, swimming and other public purposes (as to the Leasehold Estate).

5. This commitment and the policy to be issued do not insure, and should not be construed to insure, the right of the insured to fill any portion of the submerged lands described under Schedule A hereof without first having complied with all applicable state and federal requirements.

6. This Policy does not insure title to any part of the land lying below the mean high water line of Lake Worth.

7. Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and/or the inalienable right of the State of Florida in the lands and/or waters of such character.

8. Bulkhead line as recorded in Plat Book 28, Page 95, and Certificate of Approval for Establishment of Bulkhead Line recorded in Official Records Book 1284, Page 285.

Note: Chapter 253.1221, F.S., re-established existing bulkhead lines at the line of mean high water or ordinary high water, and provides that there shall be no filling waterward of the line of mean high water or ordinary high water except upon compliance with Chapter 253, Florida Statutes.

9. Intentionally deleted.

10. Terms and conditions of those certain Sidewalk Agreements recorded in Official Records Book 1716, Page 1685 (as to Lots 1 through 3, Block 1) and Official Records Book 1876, Page 568 (as to Lot 1, Block 4).
11. Rights of tenants, as tenants only, pursuant to those certain unrecorded leases, which leases contain no options to purchase or rights of first refusal.
12. Reservations set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated January 20, 1941, filed April 22, 1941, in Deed Book 627, Page 482 (as to Lot 3, Block 5).
13. Reservations set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated October 4, 1966, filed May 9, 1967, in Official Records Book 1523, Page 369 (as to Lots 4 and 5, Block 1). Note: The right of entry has been released by Chapter 86-205, Laws of the State of Florida, which amended Section 270.11, F.S.
14. Reservations set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated January 4, 1967, filed February 27, 1967, in Official Records Book 1491, Page 144 and Page 145 (as to Lots 1 through 3, Block 1). Note: The right of entry has been released by Chapter 86-205, Laws of the State of Florida, which amended Section 270.11, F.S.
15. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 15967, Page 1360 (as to Lots 1 through 5, Block 1).
16. Survey prepared by Masteller, Moler & Taylor, Inc., under file number 7149, drawing name 7149-NPC-M.dwg, dated 12/08/16, last revised 2/28/18, shows the following on sheet 3 of 4:
 - a. Sign encroaching into Parcel 6 along the South property line.
 - b. 2 signs located within the E. 22nd Street right-of-way along the North line of parcel 3.
 - c. 8 foot chain link fence extending beyond subject property line into adjacent land to the south of Parcel 5.
 - d. Signs, concrete drive and walkway, parking area, and planters extending beyond the Northerly property line of parcel 1 and into E. 22nd Court 40 foot right-of-way.

- e. Curbs and parking spaces encroaching into the FPL easement recorded in Book 15967, page 1360 along the Westerly line of Parcels 1 and 2.

Note. All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

This is not a certified copy



CFN 20130515803
 OR BK 26481 PG 1364
 RECORDED 12/03/2013 14:11:50
 Palm Beach County, Florida
 ANT 550,000.00
 Doc Stamp 3,850.00
 Sharon R. Beck, CLERK & COMPTROLLER
 Pgs 1364 - 1366; (3pgs)

Prepared By and Return To:

Daniel J. Shepherd, Esquire
 Daniel J. Shepherd, P.A.
 3896 Burns Road
 Suite 101
 Palm Beach Gardens, Florida 33410

Property Control Numbers:
 56-43-42-28-11-008-0081
 56-43-42-28-11-008-0040

Consideration: \$550,000.00

{SPACE ABOVE THIS LINE FOR RECORDING PURPOSES}

QUIT-CLAIM DEED

This Quit-Claim Deed, made effective the 18 day of October, 2013, by Boathouse Real Property, Inc., a Florida corporation, whose post office address is 2124 Broadway, Riviera Beach, Florida 33404, party of the first part, to Riviera Broadway Properties, LLC, a Florida limited liability company, party of the second part, whose post office address is 1039 Aspri Way, Palm Beach Gardens, Florida 33418.

Witnesseth, That said first party, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

Parcel 1:

The North 75 feet of Lots 8 and 9, Block 8, Revised Plat of Cocoanut Lodge, according to the Plat thereof, as recorded in Plat Book 7, Page 52, less the West 5 feet of Lot 8, Palm Beach County, Florida, Public Records.

Parcel 2:

Lot 4, Block 8, Revised Plat of Cocoanut Lodge, according to the plat thereof, as recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

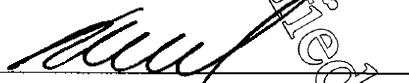
Subject to restrictions, reservations, easements, and limitations of record, if any, provided that this deed shall not serve to reimpose same, zoning ordinances and taxes for the current and subsequent years.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has caused these presents to be executed effective the 17 day of October, 2013.

IN WITNESS WHEREOF, the party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



(1st Witness - Signature)
Daniel J. Shepherd

(1st Witness - Printed Name)
V. Christine Sanchez
(2nd Witness - Signature)
V. Christine Sanchez
(2nd Witness - Printed Name)

Boathouse Real Property, Inc., a Florida corporation

By 

Zouheir A. Yassine, President

By 

Anthony Cerrito, Secretary/Treasurer

**State of Florida
County of Palm Beach**

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **Zouheir A. Yassine, as President of Boathouse Real Property, Inc., a Florida corporation, and Anthony Cerrito as Secretary/Treasurer of Boathouse Real Property, Inc., a Florida corporation,** to me well known and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and that they did not take an oath and

_____ are personally known to me; or

have produced Florida Driver's License as identification to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of **October, 2013**.

My Commission Expires:


Notary Public



{This Quit-Claim Deed was prepared at the request of the first party and the second party without the benefit of title search or opinion of title.}

BOUNDARY SURVEY FOR: SAFE HARBOR MARINAS, LLC

SURVEYOR'S NOTES

- Bearings and distances and coordinates shown hereon are based on the Florida State Plane Coordinate System, as referenced to the North American Datum (NAD) 1983 adjustment of 2011, Florida East Zone, and are further referenced to the Easterly Right-of-Way line of US-1 (State Road No. 5) said line bears South 00°37'23" West and all others are relative thereto.
- Visible above ground permanent improvements have been located. The current use of this property is yacht maintenance, including mega-yachts as large as 200+/- feet. Therefore there are numerous temporary structures of all sizes positioned around the property.
- Additions and or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
- Coordinates shown hereon are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983, adjustment of 2011 and are further referenced to the Trimble VRSNOW REAL-TIME NETWORK as verified by repeated ties to various NGS Horizontal Control Points located in the vicinity of the project.
- This property is abutting to the following public rights of way: U.S. Highway 1 (also known as State Road No.5 & E. Broadway Ave.) a dedicated public street, East 20th Street, East 21st Street, Avenue B, and Avenue C. This property has multiple curb cuts, driveways, and closed gate access points to dedicated public right of ways, including East 20th Street, East 21st Street, Avenue B and Avenue C. The lots are contiguous along their common boundaries as shown hereon, and there are no gaps, strips, or gores.
- The property described hereon is the same as the property described in First American Title Insurance Company's Commitment for Title Insurance File No.: NCS-103734-MIAMI with an effective date of October 19, 2020 @ 7:30 A.M.; Last Amended December 23, 2020. The parcels comprising the property, other than dedicated public Right-of-Ways, are contiguous without gores, gaps, overlaps or strips of land separating them. All easements, covenants and restrictions referenced in Schedule B, Section 2 of said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property. The signing surveyor was not provided with a copy of Official Records Book 810, Page 80. The commitment legal description for Parcel 2 references Official Records Book 810, Page 94 which describes property unrelated to Revised Plat of Coconut Lodge or any conveyance to the State of Florida. The signing surveyor believes the appropriate recording references for the two aforesaid documents in Official Records Book 810 to be Deed Book 810, Page 80, and Deed Book 810, Page 94.
- ALTA/NSPS LAND TITLE SURVEYS (Effective February 23, 2016). The following numbered paragraphs of TABLE A ("Optional Survey Responsibilities and Specifications") of said ALTA/NSPS were required for this Boundary Survey: 1-4; 6(a); 6(b); 7(a); 7(b)(1); 7(c); 8; 9; 10(a); 13; 14; 16; 17; 18 and 20. Responses by the signing surveyor are as follows:
 - DONE.
 - DONE
 - This property is located in multiple Flood Zones including "AE", "VE", "ZONE X OTHER FLOOD AREAS", & "ZONE X OTHER AREAS" according to Flood Insurance Rate Map Community Panel No. 12099C0393F, dated October 5, 2017. The limits of the flood zone areas have been graphically plotted on this map.
 - DONE
 - 6(a). DONE
 - 6(b). DONE
 - 7(a). DONE
 - 7(b)(1). DONE
 - 7(c). DONE
 - DONE
 - DONE Standard parking spots are shown and quantity indicated. NO Handicap or Motor Cycle parking spots found.
 - 10(a) N/A
 - 13 DONE (Names of the adjoining owners was obtained from the Palm Beach County, Property Appraiser's office website.)
 - 14 DONE
 - 16 DONE (NONE)
 - 17 DONE (There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - 18 DONE (NONE)
 - 20 DONE
- I have reviewed the First American Title Insurance Company, commitment for title insurance File No.: NCS-1037349-MIAMI; with an effective date of October 19, 2020 @ 7:30 A.M., Amended December 23, 2020; Amended November 20, 2020; Amended November 18, 2020, issued by First American Title Insurance Company and regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

Exception 3 See Encroachment Table on Sheet 1.

Exception 9 Plat of Coconut Lodge, recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 7.

Exception 10 Plat of Randolph Park, recorded in Plat Book 27, Page 7 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 4.

Exception 11 Plat of Bulkhead Line West Side of Lake Worth, recorded in Plat Book 28, Page 95, as affected by Certificate of Approval for Establishment of Bulkhead line in Book 1284, Page 285 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 4.

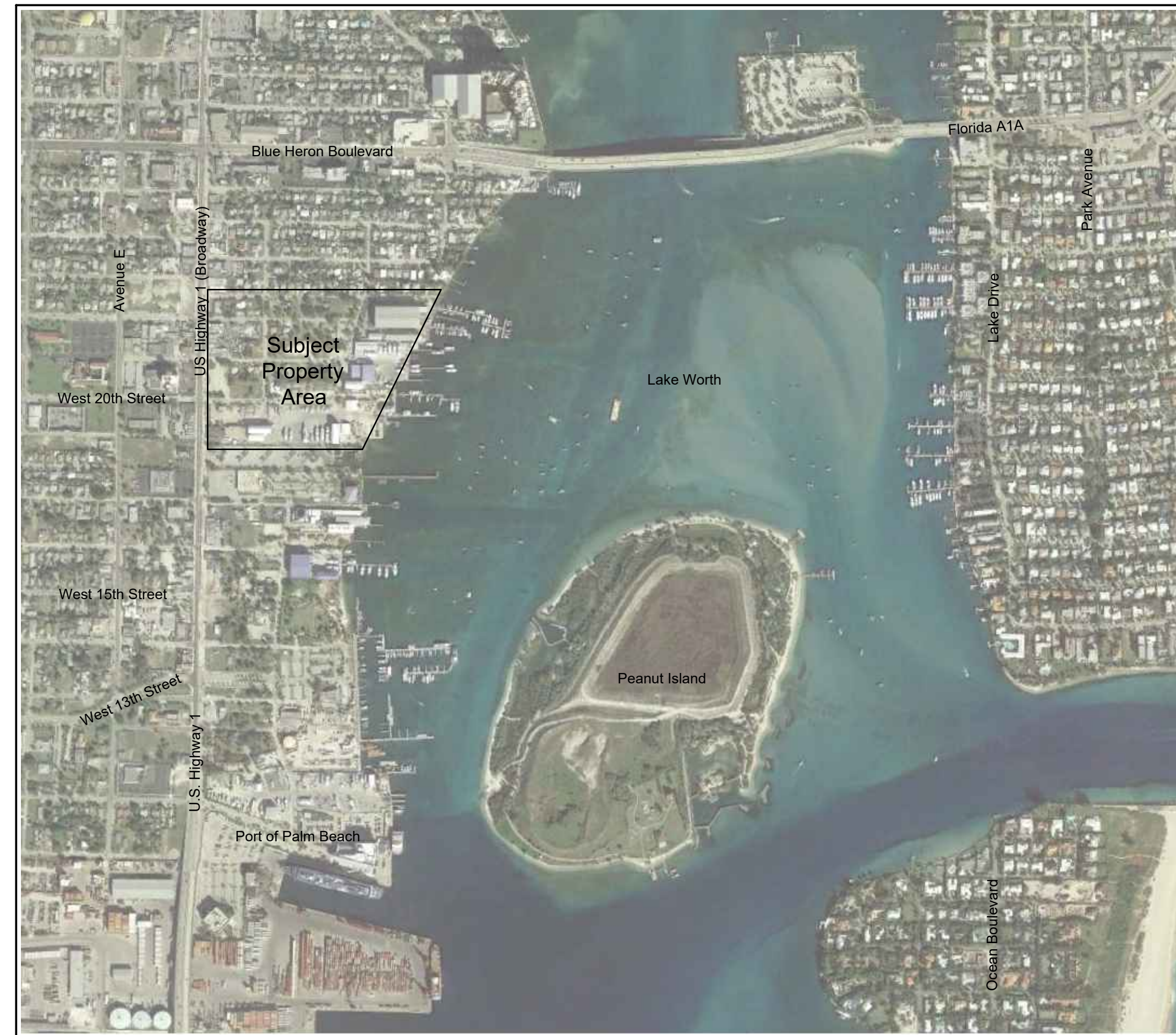
Exception 12 Plat of Light Harbor Marina, recorded in Plat Book 68, Page 28, as affected by Affidavit in Book 9583, Page 1436 and Corrective Affidavit in Book 9590, Page 583 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 5.

Exception 13 Easement for ingress and egress as reserved in Warranty Deed dated and recorded March 10, 1959 in Book 316, Page 625, corrected in Book 383, Page 398, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 5.

Exception 14 Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded April 22, 1941 in Deed Book 627, Page 482, of the Public Records of Palm Beach County, Florida. (The reviewing surveyor finds no mention of reservations for oil, gas, minerals or fissionable material in the recorded document provided.) The recorded document may affect the subject parcels as shown on sheets 4-6. However, no documentation has been provided indicating Avenue B, 20th Street, or 21st Street were, or have ever been, State Roads on Jan. 20, 1941.

Exception 15 Easement in favor of the Town of Riviera Beach dated June 29, 1949 and recorded in Deed Book 882, Page 348, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 5.

Exception 16 Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Right of Way as contained in OR (Deed) Book 2703, Page 207, as affected by Affidavit in OR Book 10849, Page 753, of the Public Records of Palm Beach County, Florida. Right of entry released pursuant to Florida Statute 270.11. The reference documents provided were Official Records Book documents, not a Deed Book. Affects subject property as shown on sheet 10.



LOCATION MAP
(NOT TO SCALE)

Sheet Index	
Sheet 1	Cover Sheet
Sheet 2	Legal Description
Sheet 3	Boundary Overview scale 1"=60'
Sheet 4	Boundary scale 1"=20'
Sheet 5	Boundary scale 1"=20'
Sheet 6	Boundary scale 1"=20'
Sheet 7	Boundary scale 1"=20'
Sheet 8	Boundary scale 1"=20'
Sheet 9	Boundary scale 1"=20'
Sheet 10	Exceptions scale 1"=10'
Sheet 11	Submerged Land Lease scale 1"=20'

Parking Spots	
Normal Parking Spots	338

NO HANDICAP OR MOTORCYCLE PARKING SPOTS OBSERVED

Dock Square Footage	
Total (all docks)	18295.20± Sq.Ft.

Acreage Tabulation	
FEE OWNED PARCELS	17.50± Acres
SUBMERGED LAND LEASES	2.78± Acres

Encroachment Table		
ENCROACHMENT 1	2010 Ave. B	Sheets 5 & 11
ENCROACHMENT 2	Floating Dock	Sheet 11
ENCROACHMENT 3	Dock / Deck adjacent to Tiki Bar	Sheet 5
ENCROACHMENT 4	Chainlink Fence - East 22nd St.	Sheet 8

- Exception 17** Reservations unto the State of Florida for oil, gas, minerals, as contained in OR (Deed) Book 2777, Page 1333, of the Public Records of Palm Beach, Florida. Right of entry released pursuant to Florida Statute 270.111. The reference document provided was an Official Records Book document, not a Deed Book. This recorded document contains no reference to reservations for a 200 foot State Road Right of Way. The expressed reservations are: "an undivided three-fourths of all the phosphate, minerals and metals and title to an undivided one-half of all the petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same. OTHER RESERVATIONS: None". Affects subject property as shown on sheet 5.
- Exception 18** Agreement for access to Premises After Transfer of Title, by and between Mobil Oil Corporation and Kennedy Inc., recorded August 21, 1998 in Official Records Book 10593, Page 1659, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 7.
- Exception 19** Scrivener's Error Affidavit recorded February 22, 1999 in Book 10943, Page 603. Affects subject property as shown on sheet 5.
- Exception 20** Easement granted to Florida Power & Light Company by instrument recorded in Book 11166, Page 1107. Affects subject property as shown on sheet 5.
- Exception 21** Certificate recorded September 5, 2000 in Book 11995, Page 74, of Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 10.
- Exception 22** Surveyors Affidavit recorded November 12, 2000 in Book 12128, Page 1796, of Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 4.
- Exception 23** Notice of Lien Prohibition recorded March 15, 2001 in Book 12381, Page 1341, of the Public Records of Palm Beach County, Florida. Leases are not a matter of survey. Subject property described in this document has been mapped on sheet 4.
- Exception 24** Sovereignty Submerged Lands Lease, BOT File No. 500026896, as affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 16607, Page 1814, and as further affected by that certain Sovereignty Submerged Lands Lease Modification to Reduce Square Footage Reflect Change in Ownership recorded in Official Records Book 20835, Page 1622, and as further affected by that certain Sovereignty Submerged Lands Lease Modification to Increase Square Footage and to Reflect Current Configuration recorded in Official Records Book 22715, Page 1598, and as further affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 23271, Page 939, and as further affected by that certain Sovereignty Submerged Lands Lease Modification to Reconfigure Structures recorded in Official Records Book 25064, Page 840, and as further affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 27566, Page 985, Public Records of Palm Beach County, Florida, and as further affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 29526, Page 1478, Public Records of Palm Beach County, Florida, and the terms and conditions thereof. Affects subject property as shown on sheets 5, 10 & 11. NOTE: a portion of Sovereignty Parcel 2 as described in Official Records Book 27566, Page 985, (a submerged land lease), falls north and west (landward) of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida Certificate describing the boundary separating the lands of private ownership from the adjacent state owned sovereignty lands on July 1, 1975, as described in Official Records Book 11995, Page 74.
- Exception 25** Declaration of Easements and Agreement recorded in Official Records Book 27744, Page 1073, of the Public Records of Palm Beach County, Florida. NOTE: Lots 7, 8, 9, & 10 in Block 4 of the Revised Plat of Coconut Lodge, as recorded in Plat Book 7, Page 52 (as described in Exhibits A and E of OR Book 27744, Page 1073) are not a part of this survey. The hatched area shown on Exhibit C, and the pumping station equipment shown in Exhibit D, appear to encumber the subject property. The exact extents (square footage/acreage) of those lands encumbered cannot be determined based upon information provided within these exhibits. Exhibit D clearly indicates colored hatching was used in the document. However, the recorded document is black and white. Lots 7, 8, 9, & 10 in Block 4, as described in Exhibit E, lie entirely outside the subject property. The hatched area shown on Exhibit F lies entirely outside the subject property. Affects subject property as shown on sheet 6.
- Exception 26** Declaration of Building Encroachment Easement recorded in Official Records Book 27744, Page 1090, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 6.
- Exception 27** City Ordinance No. 4008 vacating portions of 20th Street and Avenue C, dated November 16, 2011 and recorded December 1, 2017 in Official Records Book 29497, Page 1951, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 5.
- Exception 28** Unrecorded lease between RBY, LLC, as Landlord and DeKeizer United States L.L.C., as Tenant, dated January 25, 2017, as tenant only, with no options to purchase or rights of first refusal. This exception cannot be mapped as it is not a survey matter.
- Exception 29** The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in Schedule A hereof, lying between the water abutting said land and the most natural line of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line; or (d) any other line which has been or which hereafter may be legally established as relating to such public use. This exception cannot be mapped. No natural line of vegetation exists, the most extreme high water mark cannot be determined, the signing surveyor cannot determine the location of "any other line which has been or which hereafter may be legally established".
- Exception 30** The document in Misc. Plat Bk 1, Pages 1-2, Erosion Control Line (ECL), does not affect subject property. ECL pertains to that portion within the city of Delray Beach, FL.
- Exception 31** Any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created. This exception cannot be mapped. The signing surveyor is not privileged to any information regarding land created by artificial means.
- Exception 32** This Policy does not insure title to any part of the land lying below the mean high water line of any abutting body of water. Affects subject property, as shown on sheet 5.
- Exception 33** Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. This exception cannot be mapped. This property is adjacent to a tidal water body, and ordinary high water marks are not typically considered a boundary where mean high water lines are applicable. There are areas within the fee owned portion of the subject property which lie below mean high water, see Exception 32 on sheet 5.
- Exception 34** Terms and conditions of any existing unrecorded lease(s), and all rights of leasee(s) and any parties claiming through the lessee(s) under the lease(s). Not a matter of survey. This exception cannot be mapped.

NOTE:

This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. The printed survey map or report or copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor or mapper.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

To Safe Harbor Marinas, LLC, a Delaware limited liability company, its successors and/or assigns as their interests may appear; RBY, LLC, a Florida Limited Liability Company; RBY Holding Company, LLC, a Florida limited liability company; and First American Title Company, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy, this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10a, 11, 13, 14, 16, 17, 18 & 20 of Table A thereof. The field work was completed on 11/18/2020.

I further certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records or Records has been made by this office. The Survey is based on information furnished by client or client's representative.

6/2/2022
Date of Survey



Digitally signed
by Peter
Andersen, PSM
Date: 2022.06.10
08:43:07 -04'00'

Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199



BOUNDARY SURVEY FOR:		
SAFE HARBOR MARINAS, LLC		
PALM BEACH COUNTY		FLORIDA
Scale:	Date:	File & Drawing No:
N/A	June 2022	22-1004-04
Drawn By:	Checked By:	Sheet
M.F.M.	P.A.	1 of 11

No.	Revisions	Date	By

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVIERA BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, RANDOLPH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 7, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

(Block 2)

LOTS 3 THROUGH 5, INCLUSIVE, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 6 AND 7, BLOCK 2, AS SHOWN ON THE REVISED PLAT OF COCOANUT LODGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH FORMER SOVEREIGNTY LAND LYING IN LAKE WORTH, NOW FILLED AND BEING CONTIGUOUS WITH THE EASTERLY LINE OF SAID LOTS 6 AND 7, BLOCK 2 AND LYING NORTH, WEST AND SOUTH OF JURISDICTIONAL LINE CERTIFIED IN OFFICIAL RECORDS BOOK 11995, PAGE 74, TOGETHER WITH THOSE PARCELS LYING EAST OF SAID JURISDICTIONAL LINE, AS DEEDED BY THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 18541, PAGE 1921 AND LESS THAT PORTION LYING WEST OF SAID JURISDICTIONAL LINE, DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 18541, PAGE 1918, ALL OFFICIAL RECORDS BOOKS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 2, AS SHOWN ON THE REVISED PLAT OF COCOANUT LODGE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ON AN ASSUMED BEARING OF S 88°22'00" E ALONG THE NORTH LINE AND THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 379.18 FEET TO A POINT ON THE EASTERLY FACE OF A CONCRETE BULKHEAD AT THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975 AND A POINT LYING ON THE JURISDICTIONAL LINE CERTIFIED IN OFFICIAL RECORDS BOOK 11995, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL DEEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 1 IN OFFICIAL RECORDS BOOK 18541, PAGE 1918, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 01°50'06" W ALONG SAID CONCRETE BULKHEAD AND SAID JURISDICTIONAL LINE A DISTANCE OF 39.48 FEET TO A CORNER OF SAID CONCRETE BULKHEAD; THENCE N 88°22'00" W CONTINUING ALONG SAID CONCRETE BULKHEAD A DISTANCE OF 53.64 FEET; THENCE DEPARTING SAID JURISDICTIONAL LINE S 02°17'23" W ALONG THE WATERWARD FACE OF A CONCRETE BULKHEAD AND ALONG THE EAST LINE OF PARCEL DEEDED FROM THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN OFFICIAL RECORDS BOOK 18541, PAGE 1921, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALONG THE WEST LINE OF PARCEL DEEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK 18541, PAGE 1918, A DISTANCE OF 69.01 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7, BLOCK 2, SAID REVISED PLAT OF COCOANUT LODGE; THENCE N 88°22'00" W ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 2 A DISTANCE OF 355.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 2; THENCE N 17°40'39" E ALONG THE WEST LINE OF SAID LOTS 6 AND 7, BLOCK 2 A DISTANCE OF 112.88 FEET TO THE POINT OF BEGINNING.

(Block 3)

LOTS 5 THROUGH 11, INCLUSIVE, BLOCK 3, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 4)

THE WEST 50 FEET OF LOT 4, AND LOTS 5 THROUGH 20, INCLUSIVE, BLOCK 4, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 5)

LOTS 1, 2, AND 4 THROUGH 16, INCLUSIVE, BLOCK 5, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 6)

LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 6, REVISED PLAT OF COCOANUT LODGE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 7)

LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 7, REVISED PLAT OF COCOANUT LODGE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 8)

LOTS 1, 2, 13, AND 14 BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 52; SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(Block 9)

LOTS 13 THROUGH 17, INCLUSIVE, BLOCK 9, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52; SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(Unnumbered Block)

LOTS 9 THRU 15, INCLUSIVE, OF THE UNNUMBERED BLOCK LYING WEST OF BLOCK 6 AND SOUTH OF BLOCK 7, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE LANDS CONVEYED TO THE STATE OF FLORIDA IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORD BOOK 810, PAGE 80 AND IN OFFICIAL RECORD BOOK 810, PAGE 94, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF LOT 15, OF THE UNNUMBERED BLOCK LYING WEST OF BLOCK 6 AND SOUTH OF BLOCK 7, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF AVENUE B LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTH AND SOUTH LINES OF LOT 1, BLOCK 6, ALL AS SHOWN ON THE REVISED PLAT OF COCOANUT LODGE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF EAST 20TH STREET AND A PORTION OF AVENUE B, AS SHOWN ON THE "REVISED PLAT OF COCOANUT LODGE" IN GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND NOW LOCATED WITHIN THE CITY OF RIVIERA BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 5 OF SAID PLAT; THENCE ALONG THE NORTH RIGHT-OF-WAY OF EAST 20TH STREET (A 40 FEET PLATTED RIGHT-OF-WAY) AND THE SOUTH LINE OF LOTS 10, 9, 8, 7, 6, 5 AND 1 OF SAID BLOCK 5 A DISTANCE OF 414.70 FEET TO THE INTERSECTION OF AVENUE B (A 48 FEET PLATTED RIGHT-OF-WAY AS MEASURED AT RIGHT ANGLES) AND THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SAID AVENUE B AND THE EASTERLY BOUNDARY OF SAID LOT 1 TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY PERPENDICULAR TO SAID RIGHT-OF-WAY OF AVENUE B A DISTANCE OF 24 FEET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID AVENUE B AND PARALLEL TO SAID RIGHT-OF-WAY A DISTANCE OF 10.18 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 24.00 FEET OF LOT 4, BLOCK 2, OF SAID REVISED PLAT OF COCOANUT LODGE; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION OF THE

SOUTH LINE OF THE NORTH 24.00 FEET OF LOT 4, BLOCK 2, A DISTANCE OF 24.97 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID AVENUE B; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID AVENUE B AND THE WEST LINE OF SAID LOT 5, BLOCK 2 TO THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 20TH STREET; THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION AND THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 20TH STREET A DISTANCE OF 483.07 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 6 OF SAID REVISED PLAT OF COCOANUT LODGE AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF AVENUE C (A 40 FEET PLATTED RIGHT-OF-WAY); THENCE NORTH ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 5 AND THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF AVENUE C (A 40 FEET PLATTED RIGHT-OF-WAY), AS SHOWN ON THE "REVISED PLAT OF COCOANUT LODGE" IN GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND NOW LOCATED WITHIN THE CITY OF RIVIERA BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

ALL THAT RIGHT-OF-WAY OF SAID AVENUE C LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 20TH STREET.

PARCEL 4:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PLAT OF LIGHT HARBOR MARINA, RECORDED IN PLAT BOOK 68, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PLAT, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:

THENCE N. 90 DEGREES 00' 00" E. FOR 365.00 FEET; THENCE N. 00 DEGREES 07' 00" W. FOR 105.92 FEET; THENCE N. 90 DEGREES 00' 00" E. FOR 805.14 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING COURSES: THENCE S. 00 DEGREES 00' 00" E. FOR 13.75 FEET; THENCE S. 89 DEGREES 40' 43" W. FOR 26.75 FEET; THENCE S. 59 DEGREES 08' 16" W. FOR 4.75 FEET; THENCE S. 01 DEGREE 54' 11" E. FOR 88.78 FEET; THENCE S. 89 DEGREES 28' 49" W. FOR 135.71 FEET; THENCE S. 03 DEGREES 03' 14" W. FOR 48.85 FEET; THENCE DEPARTING SAID BOUNDARY S. 90 DEGREES 00' 00" W. FOR 1003.64 FEET TO THE WEST BOUNDARY OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY, N. 00 DEGREES 07' 00" W. FOR 49.24 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF SUBMERGED LAND IN LAKE WORTH, IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 5, BLOCK 2, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, AT A DISTANCE OF 332.95 FEET, SOUTH 88°22'00" EAST OF THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING IN THE HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH THENCE CONTINUE EASTERLY ALONG THE SAME COURSE, A DISTANCE OF 64.34 FEET, MORE OR LESS, TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE, AS ESTABLISHED BY ORDINANCE NO. 691, AND RECORDED IN PLAT BOOK 28, PAGES 95 AND 96, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 24°12'00" EAST, ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 117.57 FEET TO A POINT IN THE EASTERLY PROJECTION OF THE NORTH LINE OF LOT 4, OF SAID COCOANUT LODGE REVISED PLAT; THENCE NORTH 88°22'00" WEST, ALONG SAID EASTERLY PROJECTION OF THE NORTH LINE OF LOT 4, A DISTANCE OF 138 FEET, MORE OR LESS, TO A POINT IN THE AFORESAID HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH; THENCE SOUTH 17°20'15" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 88.37 FEET; THENCE SOUTH 1°38'00" WEST, ALONG SAID HIGH WATER LINE A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY (SUBJECT TO TERMS OF SOVEREIGNTY SUBMERGED LANDS LEASE, BOT FILE NO. 500026896, AS AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL RECORDED IN OFFICIAL RECORDS BOOK 16607, PAGE 1814, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REDUCE SQUARE FOOTAGE REFLECT CHANGE IN OWNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 20835, PAGE 1622, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO INCREASE SQUARE FOOTAGE AND TO REFLECT CURRENT CONFIGURATION RECORDED IN OFFICIAL RECORDS BOOK 22715, PAGE 1598, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL RECORDED IN OFFICIAL RECORDS BOOK 23271, PAGE 939, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO RECONFIGURE STRUCTURES RECORDED IN OFFICIAL RECORDS BOOK 25064, PAGE 840, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL RECORDED IN OFFICIAL RECORDS BOOK 27566, PAGE 985, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 29526, PAGE 1478, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA);

A PARCEL OF SOVEREIGN SUBMERGED LAND LYING IN LAKE WORTH AND ADJACENT TO OR WATERWARD OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, REVISED PLAT OF COCOANUT LODGE, RIVIERA BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 89°13'37" EAST, ALONG THE NORTH LINE OF SAID LOT 4 AND A PROLONGATION THEREOF, A DISTANCE OF 411.03 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS RECORDED IN PLAT BOOK 28, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTHEAST CORNER OF THAT SUBMERGED LAND PARCEL AS DESCRIBED AS "PARCEL G", AS RECORDED IN OFFICIAL RECORD BOOK 19754, PAGE 509, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING EASTERLY ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4, SOUTH 89°13'37" EAST, A DISTANCE OF 476.27 FEET; THENCE DEPARTING SAID EASTERLY PROLONGATION OF SAID NORTH LINE OF LOT 4, SOUTH 00°46'23" WEST, A DISTANCE OF 225.42 FEET; THENCE NORTH 89°10'58" WEST, A DISTANCE OF 584.83 FEET TO THE EASTERLY BOUNDARY OF THE PLAT OF LIGHT HARBOR MARINA AS RECORDED IN PLAT BOOK 68, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE NORTH 00°46'23" EAST, ALONG SAID EAST BOUNDARY A DISTANCE OF 7.91 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PLAT OF LIGHT HARBOR MARINA, SAID POINT ALSO BEING ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 7, BLOCK 2 OF THE REVISED PLAT OF SAID COCOANUT LODGE; THENCE NORTH 89°13'48" EAST, ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 9.39 FEET TO THE WATERWARD FACE OF A CONCRETE BULKHEAD; THENCE NORTH 01°25'48" EAST, ALONG SAID BULKHEAD AND ALONG THE EAST LINE OF A PARCEL DEEDED FROM THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN OFFICIAL RECORDS BOOK 18541, PAGE 1921, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALONG THE WEST LINE OF A PARCEL DEEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK 18541, PAGE 1918, A DISTANCE OF 69.01 FEET; THENCE CONTINUE ALONG THE WATERWARD FACE OF SAID CONCRETE BULKHEAD, SOUTH 89°13'37" EAST, A DISTANCE OF 53.64 FEET TO A POINT ON THE EASTERLY FACE OF A CONCRETE BULKHEAD AT THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975 AND A POINT LYING ON THE JURISDICTIONAL LINE CERTIFIED IN OFFICIAL RECORDS BOOK 11995, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°58'29" EAST, ALONG SAID CONCRETE BULKHEAD AND SAID JURISDICTIONAL LINE A DISTANCE OF 39.48 FEET TO THE NORTHWEST CORNER OF A PARCEL DEEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN OFFICIAL RECORDS BOOK 18541, PAGE 1918, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWEST CORNER ALSO BEING ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 6 OF SAID REVISED PLAT OF COCOANUT LODGE; THENCE SOUTH 89°13'04" EAST, ALONG SAID CONCRETE BULKHEAD AND THE EASTERLY PROLONGATION OF THE SAID NORTH LINE OF LOT 6, A DISTANCE OF 18.27 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS RECORDED IN PLAT BOOK 28, PAGE 95-96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 23°20'23" EAST, ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 117.58 FEET TO THE POINT OF BEGINNING.

PARCEL 1:

THE NORTH EIGHT (8) INCHES OF THE SOUTH FIFTY-SEVEN (57) FEET OF LOT 6 AND THE NORTH EIGHT (8) INCHES OF THE SOUTH FIFTY-SEVEN (57) FEET OF LOT 7, ALL IN BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY.

AND

THE SOUTH 30 FEET OF THE NORTH HALF OF 6 AND 7, BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THE WEST 5 FEET OF SAID PARCEL, WHICH IS NOW LOCATED WITHIN THE RIGHT OF WAY OF FEDERAL HIGHWAY NO. 1 (STATE RD. 85).

ALSO, LESS AND EXCEPT

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 8, COCOANUT LODGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 00 DEGREES 07'59" EAST, 56.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52'01" WEST, 40.00 FEET; THENCE NORTH 00 DEGREES 07'59" EAST, 30.30 FEET; THENCE SOUTH 89 DEGREES 52'01" EAST, 40.00 FEET; THENCE SOUTH 00 DEGREES 07'59" WEST, 30.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTH 5 FEET OF LOTS 8 AND 9, TOGETHER WITH THE NORTH 27 FEET OF LOTS 6 AND 7, BLOCK 8, LESS THE WEST 5 FEET FOR ROAD RIGHT-OF-WAY PURPOSES, REVISED PLAT OF COCOANUT LODGE, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 8, COCOANUT LODGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 00 DEGREES 07'59" EAST, 56.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52'01" 40 FEET; THENCE NORTH 00 DEGREES 07'59" EAST, 30.30 FEET; THENCE SOUTH 89 DEGREES 52'01" EAST, 40 FEET; THENCE SOUTH 00 DEGREES 07'59" WEST, 30.30 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

LOT 5, BLOCK 8, COCOANUT LODGE REVISED PLAT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE(S) 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

THE EAST 4.2 FEET OF THE NORTH 22.3 FEET OF THE SOUTH 56.3 FEET OF LOT 6, BLOCK 8 OF COCOANUT LODGE REVISED PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

THE NORTH 75 FEET OF LOTS 8 AND 9, BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, LESS THE WEST 5 FEET OF LOT 8, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 6:

LOT 4, BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 7:

LOT 10, BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 8:

LOTS 11 AND 12, BLOCK 8, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Drawing Name: RBV LLC ALTA Bnd

Page(s): 52-53, 44-47 & 42-45

Field Book(s): 1782, 1798 & 808

No.	Revisions	Date	By

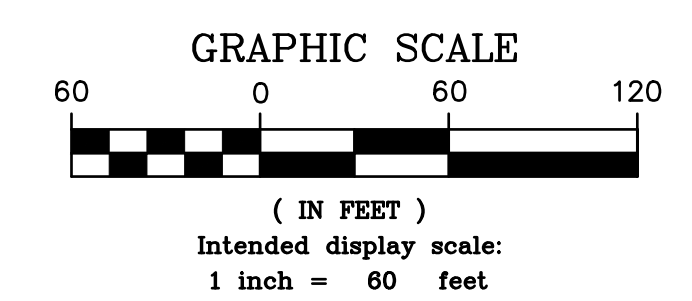
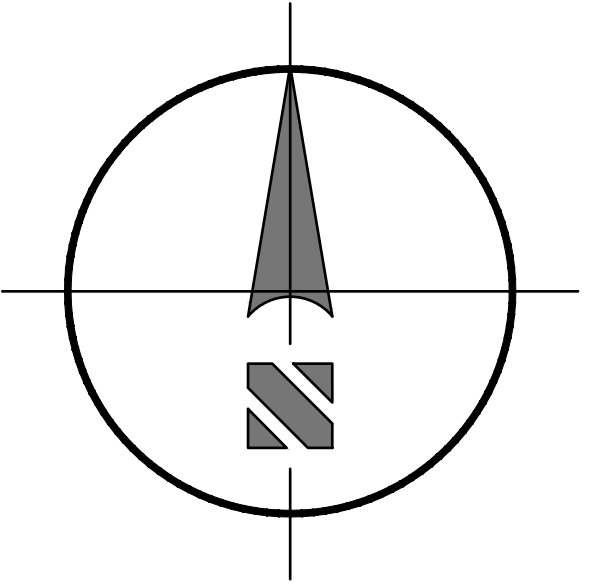
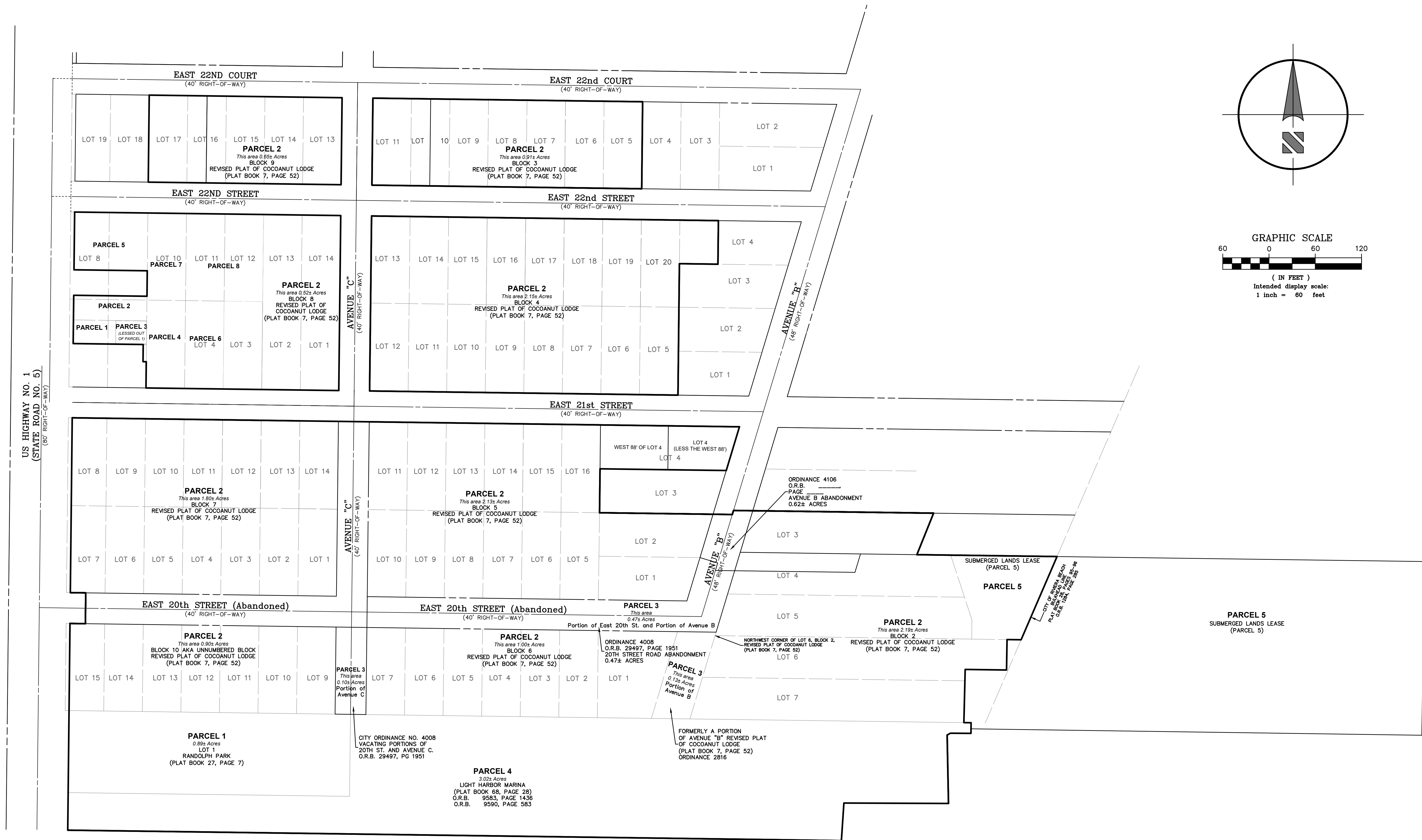


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BOUNDARY SURVEY FOR:			
SAFE HARBOR MARINAS, LLC			
PALM BEACH COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No:	
N/A	June 2022	22-1004-04	
Drawn By:	Checked By:	Sheet	
M.F.M.	P.A.	2 of 11	

PROJECT BOUNDARY & PARCEL OVERVIEW

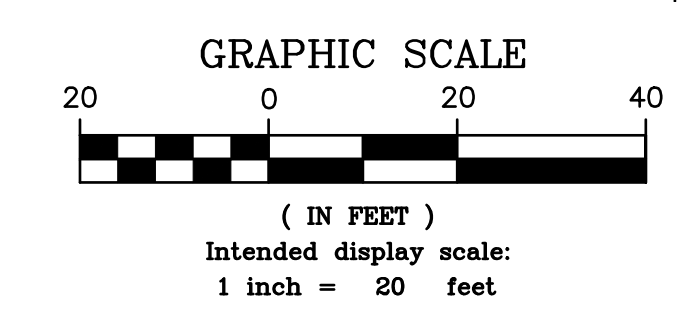
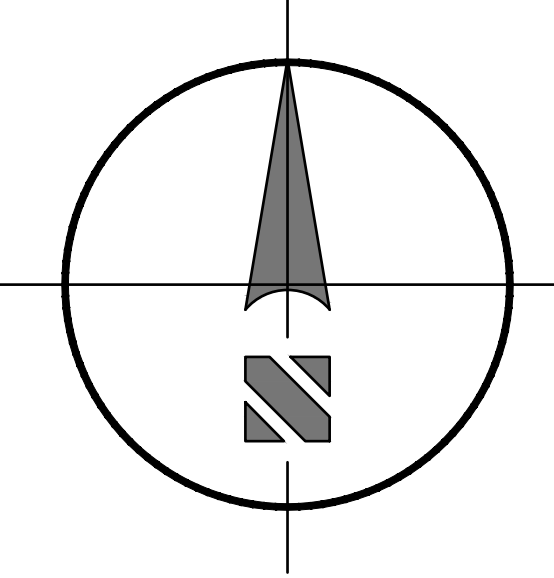
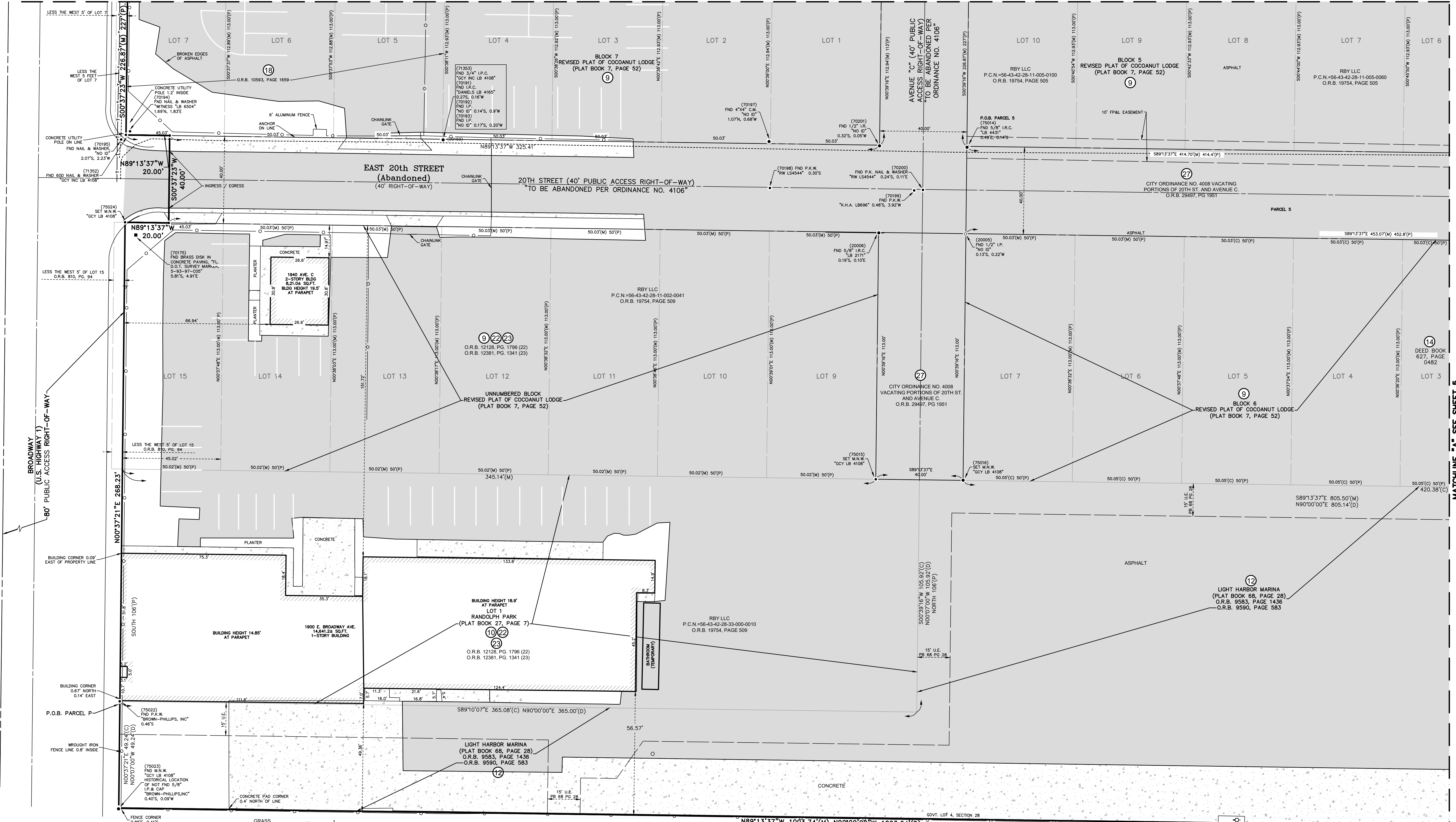


Drawing Name: RBV LLC ALTA Bnd
 Page(s): 52-53, 44-47 & 42-45

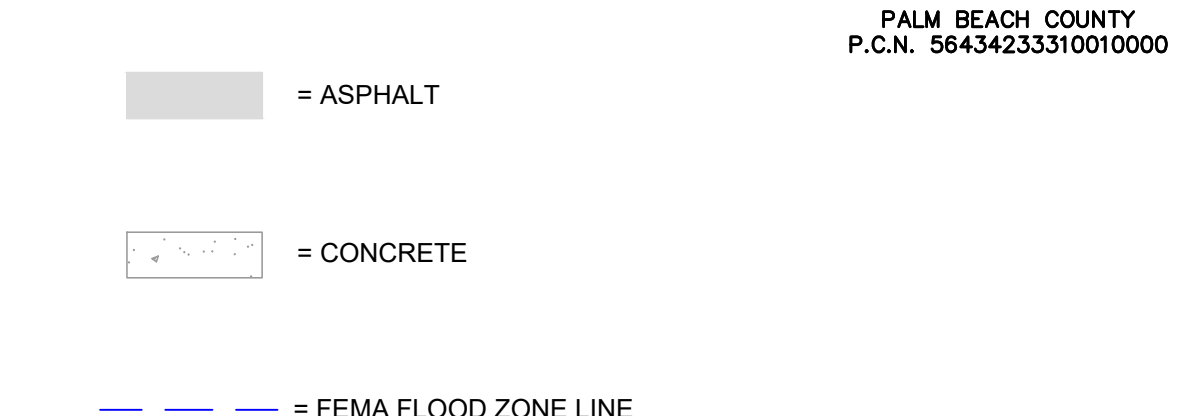
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No.	Revisions	Date	By

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		SAFE HARBOR MARINAS, LLC	
PALM BEACH COUNTY		FLORIDA	
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1"=60'	June 2022	22-1004-04	
Drawn By:	Checked By:	Sheet	
M.F.M.	P.A.	3	11



LEGEND	
I.R. = IRON ROD	I.P. = I.P.
I.R.C. = IRON ROD AND CAP	U.E. = UTILITY EASEMENT
I.P.C. = I.P. AND CAP	BLDG = BUILDING
C.M. = CONCRETE MONUMENT	P.O.B. = POINT OF BEGINNING
CONC. = CONCRETE	P.O.T. = POINT OF TERMINATION
P.C.N. = PARCEL CONTROL NUMBER	C.F. = CROWS FOOT
O.R.B. = OFFICIAL RECORDS BOOK	□ = FIBER OPTIC VAULT
D.B. = DEED BOOK	○ = MONITORING WELL
S.M.N.W. = SET MAG NAIL AND WASHER	⊕ = FIRE HYDRANT
(P) = PLAT	⊕ = WATER VALVE
(M) = MEASURED	⊕ = SET 3/4" I.P.C.
C.B.S. = CONCRETE BLOCK STRUCTURE	⊕ = S.M.N.W. "GCY LB4108"
P.K.W. = PARKER KALON NAIL & WASHER	⊕ = WATER METER
S.S.W. = STAINLESS SCREW & WASHER	⊕ = LIGHT POST
	⊕ = BOLLARD
	⊕ = WOOD UTILITY POLE
	⊕ = CONCRETE UTILITY POLE
	⊕ = UTILITY POLE ANCHOR
	⊕ = MAILBOX
	⊕ = CHAINLINK FENCE
	⊕ = BARB WIRE FENCE
	⊕ = TELEPHONE RISER
	⊕ = OVERHEAD UTILITY LINE
	⊕ = SPIGOT
	⊕ = IRRIGATION CONTROL VALVE
	⊕ = SANITARY MANHOLE
	⊕ = STORM MANHOLE
	⊕ = SIGN
	⊕ = ELECTRIC SERVICE
	⊕ = ENCROACHMENT NUMBER



No.	Revisions	Date	By

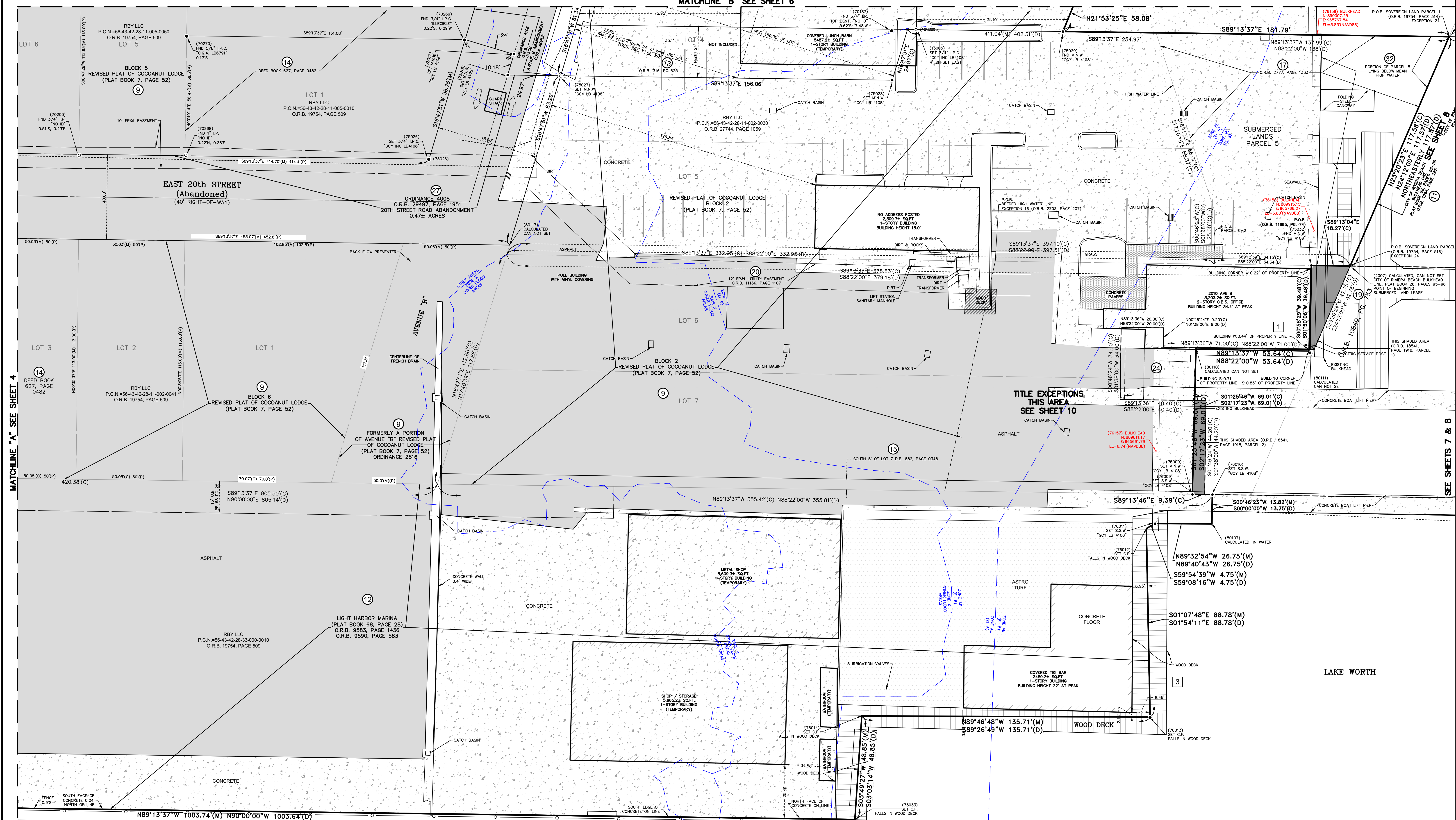
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 PALM BEACH COUNTY FLORIDA

Scale: 1"=20'
 Date: June 2022
 Drawn By: M.F.M.
 Checked By: P.A.

File & Drawing No:
 22-1004-04
 Sheet 4 of 11

MATCHLINE "B" SEE SHEET 6



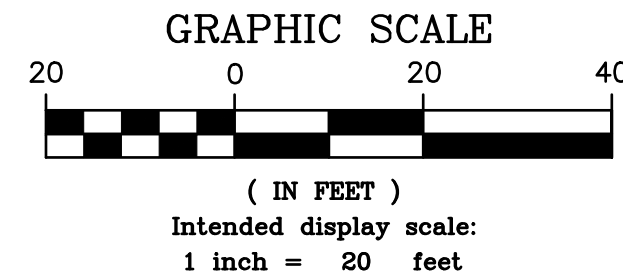
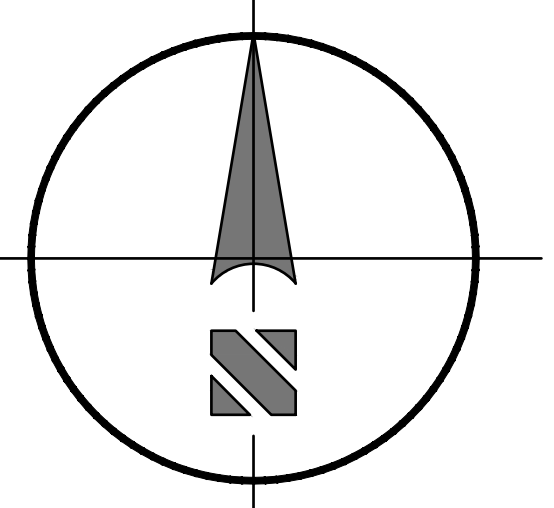
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SEE SHEETS 7 & 8

Drawing Name: RBY LLC ALTA Bnd

Page(s): 52-53, 44-47 & 42-45

Field Book(s): 1782, 1798 & 1808



PALM BEACH COUNTY, P.C.N. 5643423310010000		LEGEND	
I.R.	= IRON ROD	I.P.	= I.P.
I.R.C.	= IRON ROD AND CAP	U.E.	= UTILITY EASEMENT
I.P.C.	= I.P. AND CAP	BLDG	= BUILDING
C.M.	= CONCRETE MONUMENT	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE	P.O.T.	= POINT OF TERMINATION
P.C.N.	= PARCEL CONTROL NUMBER	C.F.	= CROWS FOOT
O.R.B.	= OFFICIAL RECORDS BOOK	F.O.V.	= FIBER OPTIC VAULT
D.B.	= DEED BOOK	M.W.	= MONITORING WELL
S.M.N.W.	= SET MAG NAIL AND WASHER	F.H.	= FIRE HYDRANT
(P)	= PLAT	W.V.	= WATER VALVE
(D)	= DEED	S.3/4" IPC	= SET 3/4" IPC
(M)	= MEASURED	"GCY INC LB4108"	= "GCY INC LB4108"
C.B.S.	= CONCRETE BLOCK STRUCTURE	S.M.N.W.	= S.M.N.W. "GCY LB4108"
P.K.W.	= PARKER KALON NAIL & WASHER	W.M.	= WATER METER
S.S.W.	= STAINLESS SCREW & WASHER	L.P.	= LIGHT POST
		B.	= BOLLARD
		U.P.	= UTILITY POLE
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		U.P.A.	= UTILITY POLE ANCHOR
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		C.F.	= CHAINLINK FENCE
		B.F.	= BARB WIRE FENCE
		T.R.	= TELEPHONE RISER
		O.U.L.	= OVERHEAD UTILITY LINE
		S.	= SPRIGOT
		I.C.V.	= IRRIGATION CONTROL VALVE
		S.M.H.	= SANITARY MANHOLE
		S.M.	= STORM MANHOLE
		S.	= SIGN
		E.S.	= ELECTRIC SERVICE
		E.	= ENCROACHMENT NUMBER
		A	= ASPHALT
		C	= CONCRETE
		CP	= CONCRETE PAVERS
		FZL	= FEMA FLOOD ZONE LINE

No.	Revisions	Date	By

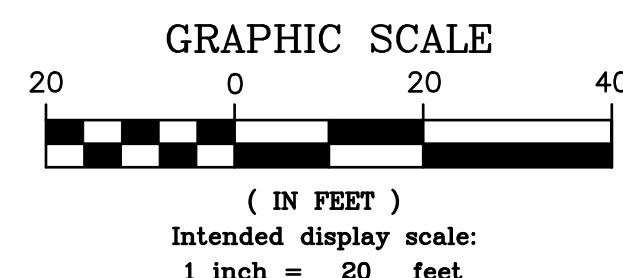
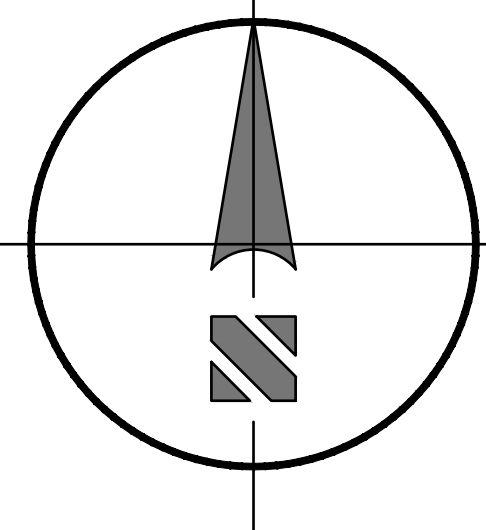
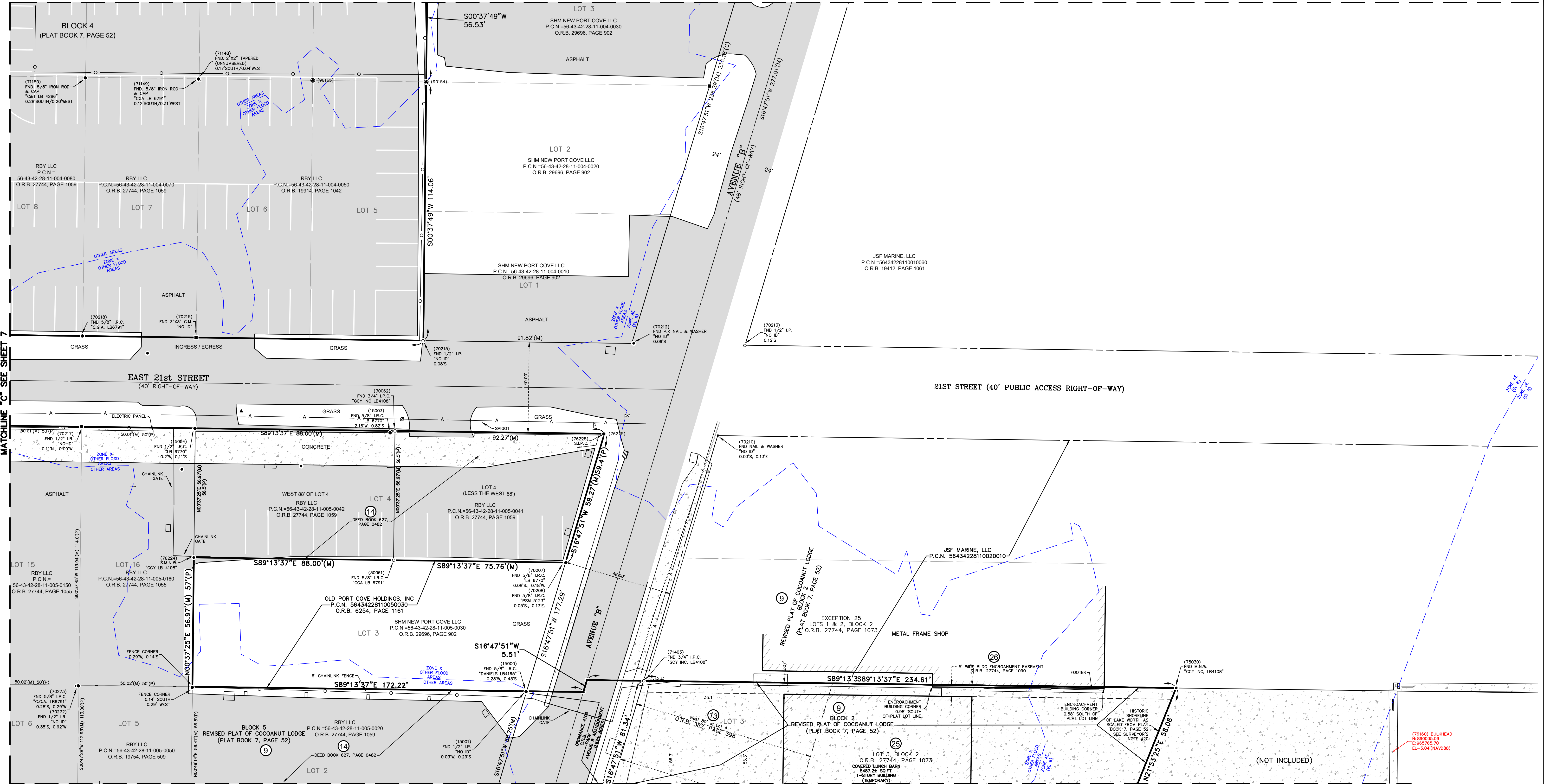
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SAFE HARBOR MARINAS, LLC

PALM BEACH COUNTY FLORIDA

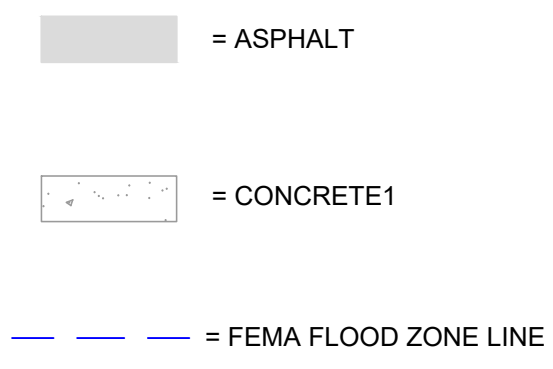
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Drawn By: M.F.M.	Checked By: P.A.	Sheet 5 of 11



LEGEND

I.R. = IRON ROD	I.P. = I.P.	⊗ = WOOD UTILITY POLE
I.R.C. = IRON ROD AND CAP	U.E. = UTILITY EASEMENT	⊕ = CONCRETE UTILITY POLE
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C.B.S. = CONCRETE BLOCK STRUCTURE	⊙ = S.M.N.W. "G.C.Y. LB4108"	⊗ = SIGN
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S.S.W. = STAINLESS SCREW & WASHER	⊙ = LIGHT POST	⊗ = ENCROACHMENT NUMBER
	⊙ = BOLLARD	

MATCHLINE "B" SEE SHEET 5



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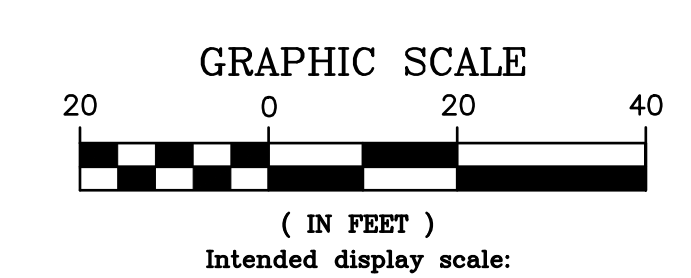
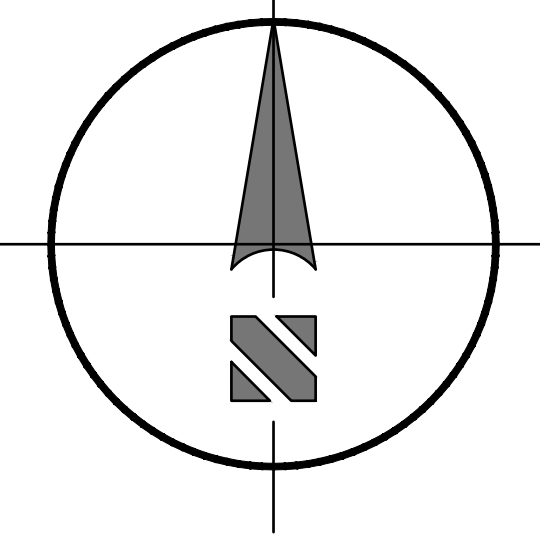
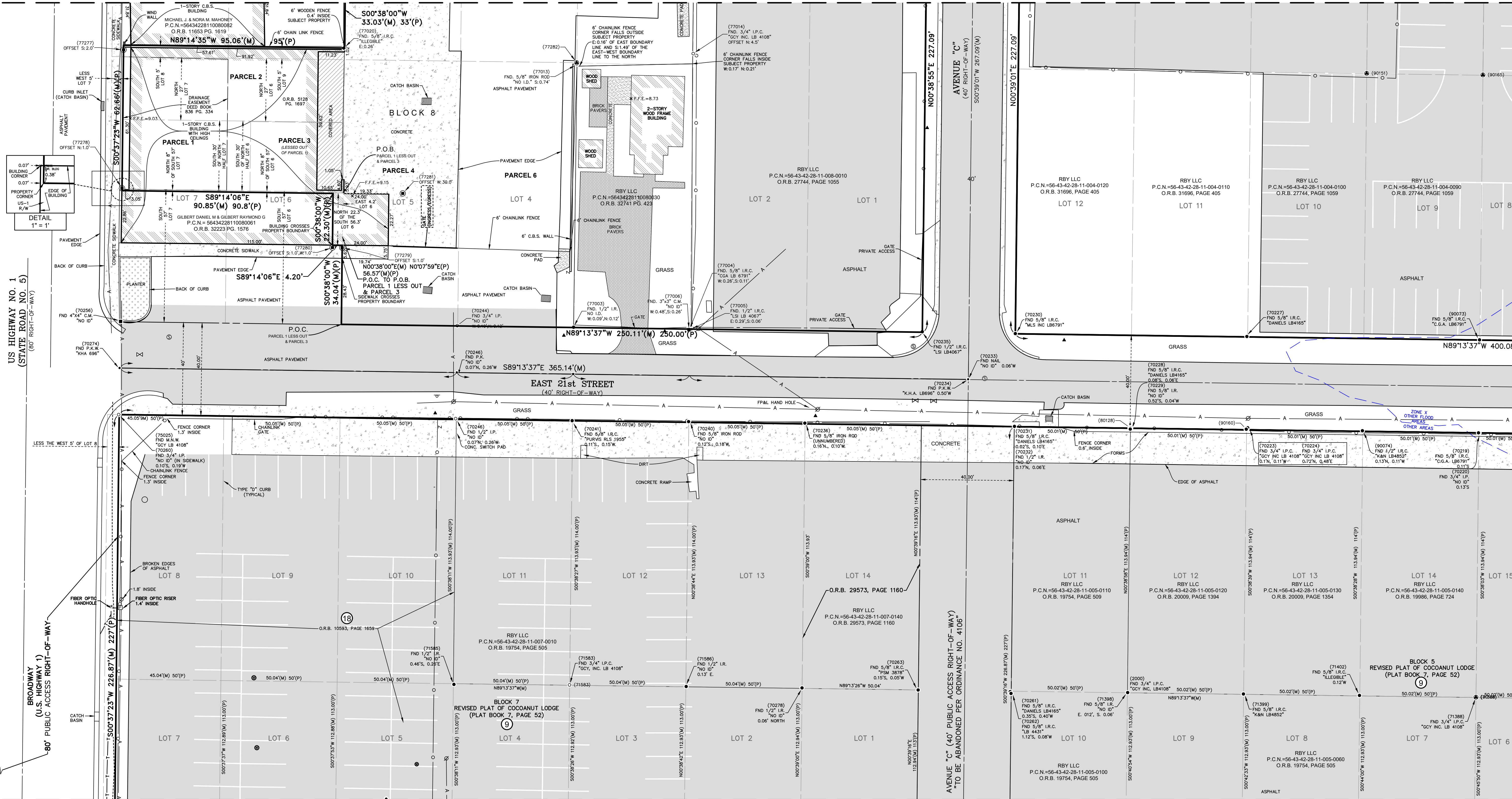
BOUNDARY SURVEY FOR:
SAFE HARBOR MARINAS, LLC
PALM BEACH COUNTY FLORIDA

Scale: 1"=20'	Date: June 2022	File & Drawing No: 22-1004-04
Drawn By: M.F.M.	Checked By: P.A.	Sheet 6 of 11

MATCHLINE "E" SEE SHEET 8

MATCHLINE "C" SEE SHEET 6

MATCHLINE "D" SEE SHEET 4



LEGEND

I.R. = IRON ROD	I.P. = I.P.	Ø = WOOD UTILITY POLE
I.R.C. = IRON ROD AND CAP	U.E. = UTILITY EASEMENT	□ = CONCRETE UTILITY POLE
I.P.C. = I.P. AND CAP	BLDG = BUILDING	⊕ = UTILITY POLE ANCHOR
C.M. = CONCRETE MONUMENT	P.O.B. = POINT OF BEGINNING	⊙ = MAILBOX
CONC. = CONCRETE	P.O.T. = POINT OF TERMINATION	—○— = CHAINLINK FENCE
P.C.N. = PARCEL CONTROL NUMBER	C.F. = CROWS FOOT	-x- = BARBIRE FENCE
O.R.B. = OFFICIAL RECORDS BOOK	⊠ = FIBER OPTIC VAULT	⊠ = TELEPHONE RISER
D.B. = DEED BOOK	⊠ = MONITORING WELL	⊠ = OVERHEAD UTILITY LINE
S.M.N.W. = SET MAG NAIL AND WASHER	⊠ = FIRE HYDRANT	⊠ = SPIGOT
(P) = PLAT	⊠ = WATER VALVE	⊠ = IRRIGATION CONTROL VALVE
(D) = DEED	⊠ = SET 3/4" IPC	⊠ = SANITARY MANHOLE
(M) = MEASURED	⊠ = "GCY INC LB4108"	⊠ = STORM MANHOLE
C.B.S. = CONCRETE BLOCK STRUCTURE	⊠ = S.M.N.W. "GCY LB4108"	⊠ = SIGN
P.K.W. = PARKER KALON NAIL & WASHER	⊠ = WATER METER	⊠ = ELECTRIC SERVICE
S.S.W. = STAINLESS SCREW & WASHER	⊠ = LIGHT POST	⊠ = ENCROACHMENT NUMBER
	⊠ = BOLLARD	

- = ASPHALT
- = CONCRETE
- ▨ = ASPHALT MILLINGS
- — — = FEMA FLOOD ZONE LINE

No.	Revisions	Date	By

G C Y
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

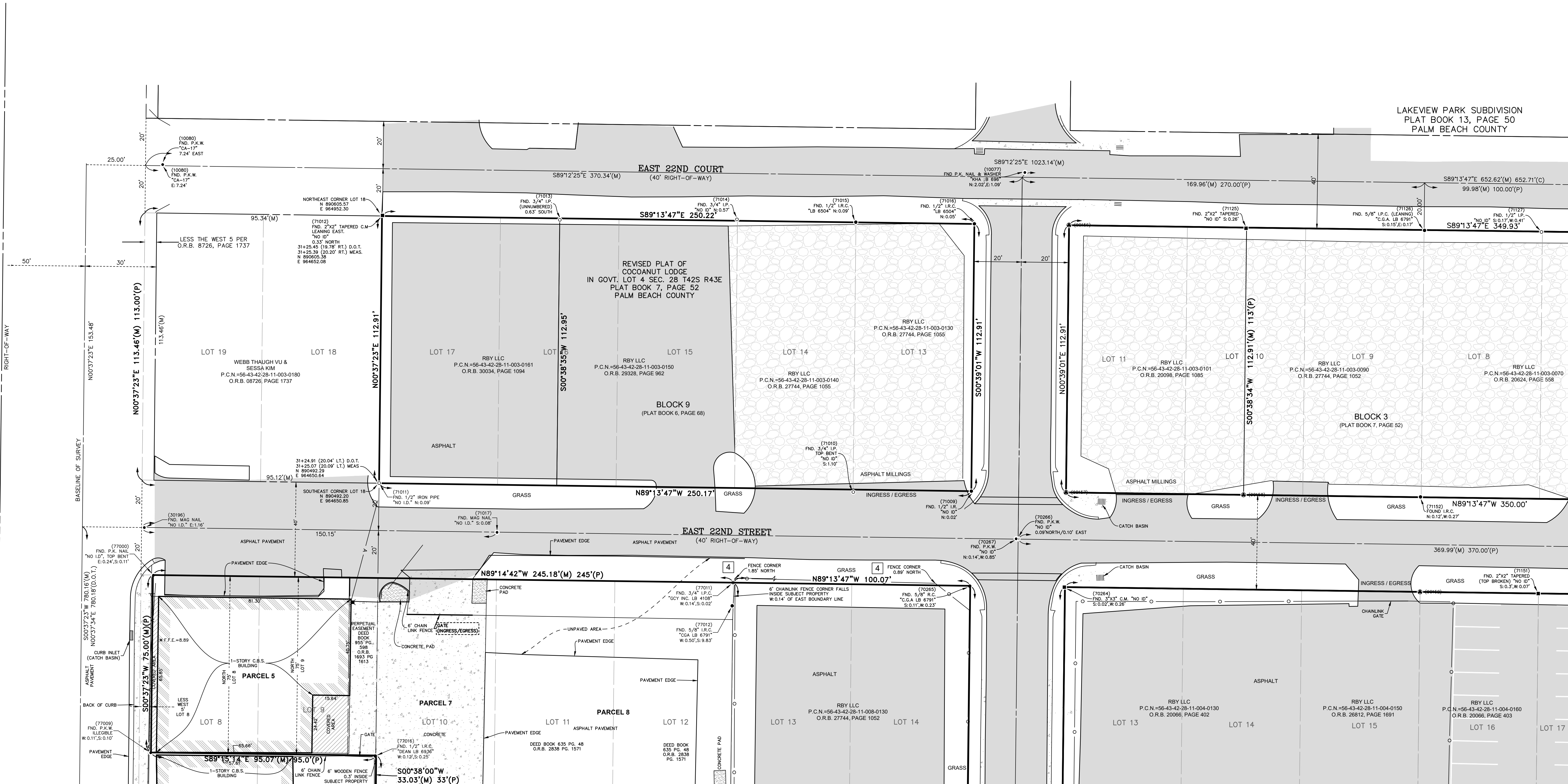
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
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BOUNDARY SURVEY FOR:
SAFE HARBOR MARINAS, LLC

PALM BEACH COUNTY FLORIDA

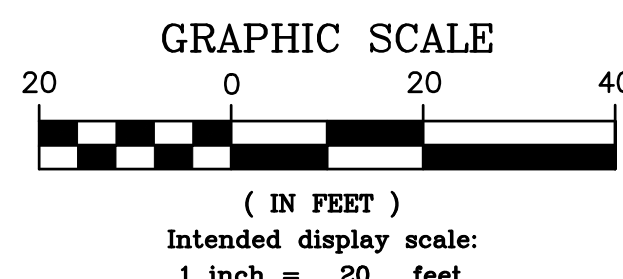
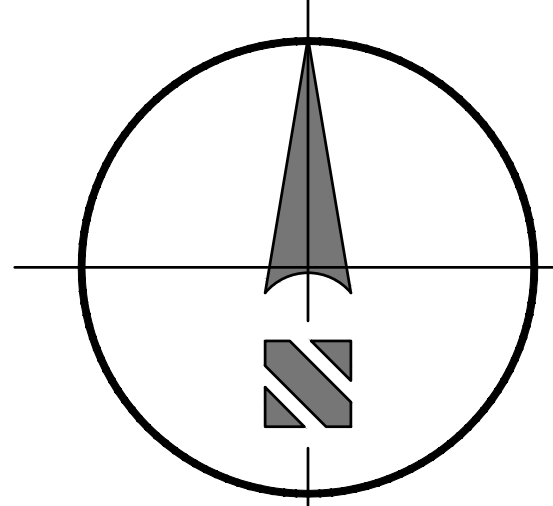
Scale: 1"=20'	Date: June 2022	File & Drawing No: 22-1004-04
Drawn By: M.F.M.	Checked By: G.C.Y.	Sheet 7 of 11

LAKEVIEW PARK SUBDIVISION
PLAT BOOK 13, PAGE 50
PALM BEACH COUNTY



Drawing Name: RBY LLC ALTA Bnd
Page(s): 52-53, 44-47 & 42-45
Field Book(s): 1782, 1798 & 1808

SEE SHEET 9



LEGEND		
I.R. = IRON ROD	I.P. = I.P.	⊗ = WOOD UTILITY POLE
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S.S.W. = STAINLESS SCREW & WASHER	⊙ = LIGHT POST	⊗ = ENCROACHMENT NUMBER
	⊙ = BOLLARD	

MATCHLINE "E" SEE SHEET 7

GCY
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CERTIFICATE OF AUTHORIZATION LB 4108

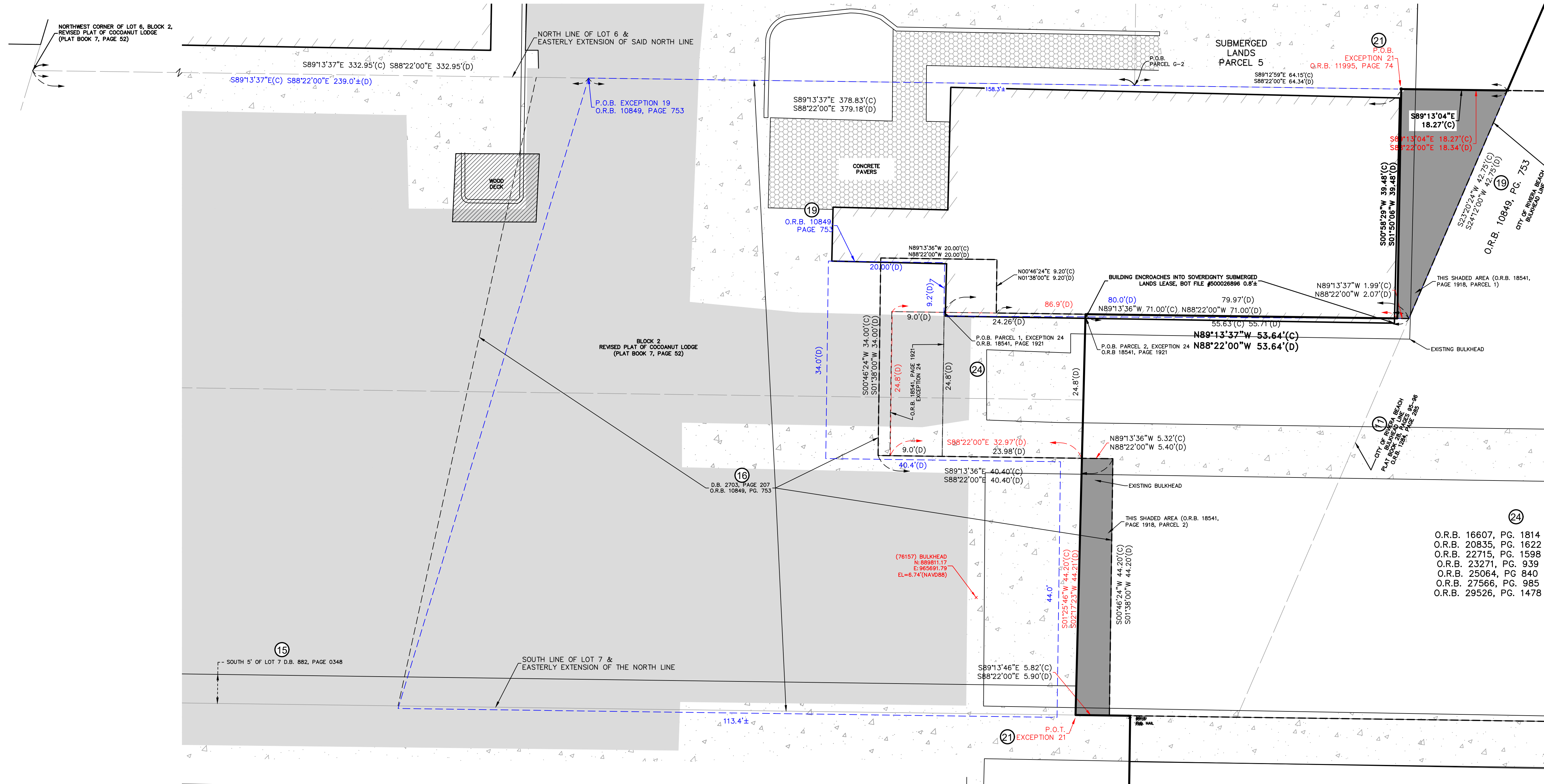
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

BOUNDARY SURVEY FOR:
SAFE HARBOR MARINAS, LLC
PALM BEACH COUNTY FLORIDA

Scale: 1"=20'	Date: June 2022	File & Drawing No: 22-1004-04
Drawn By: M.F.M.	Checked By: P.A.	Sheet 8 of 11

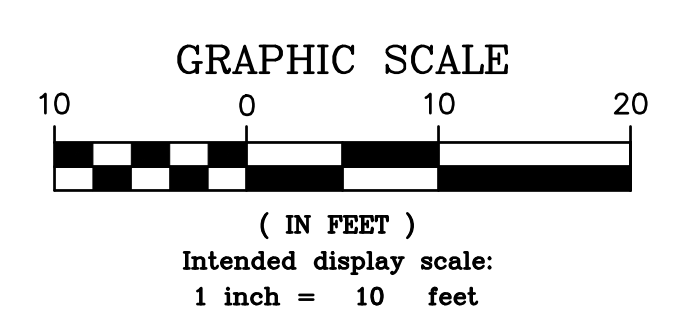
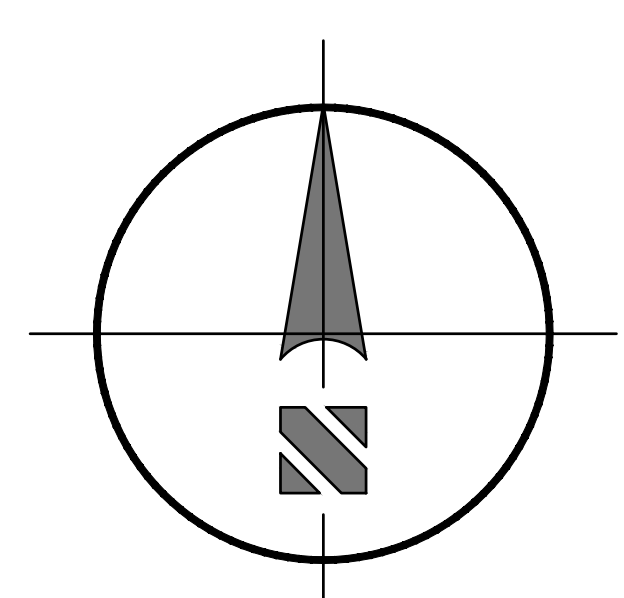
No.	Revisions	Date	By

EXCEPTIONS DETAIL



O.R.B. 16607, PG. 1814
 O.R.B. 20835, PG. 1622
 O.R.B. 22715, PG. 1598
 O.R.B. 23271, PG. 939
 O.R.B. 25064, PG. 840
 O.R.B. 27566, PG. 985
 O.R.B. 29526, PG. 1478

Drawing Name: RBV LLC ALTA Bnd
 Page(s): 52-53, 44-47 & 42-45
 Field Book(s): 1782, 1786 & 1808



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	⊙ = BOLLARD	

- = ASPHALT
- ▨ = CONCRETE
- ▩ = CONCRETE PAVERS
- = FEMA FLOOD ZONE LINE

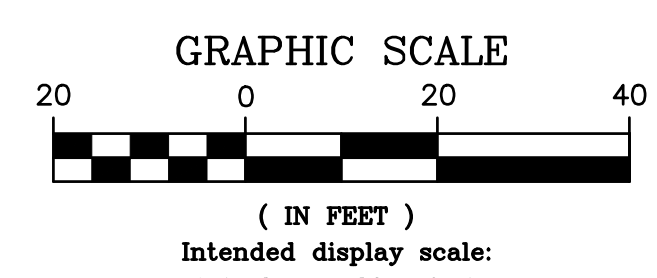
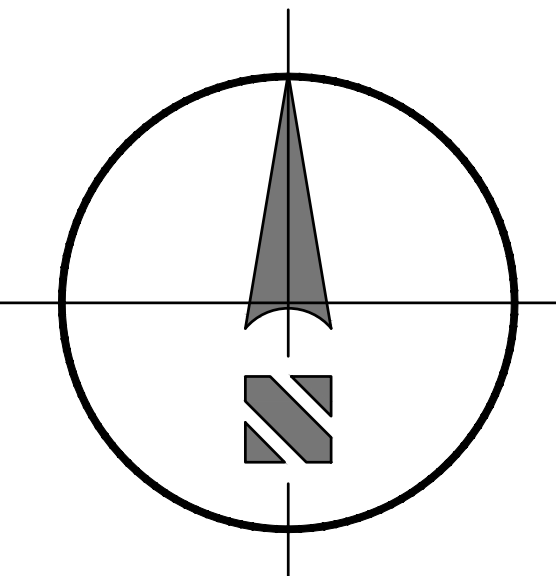
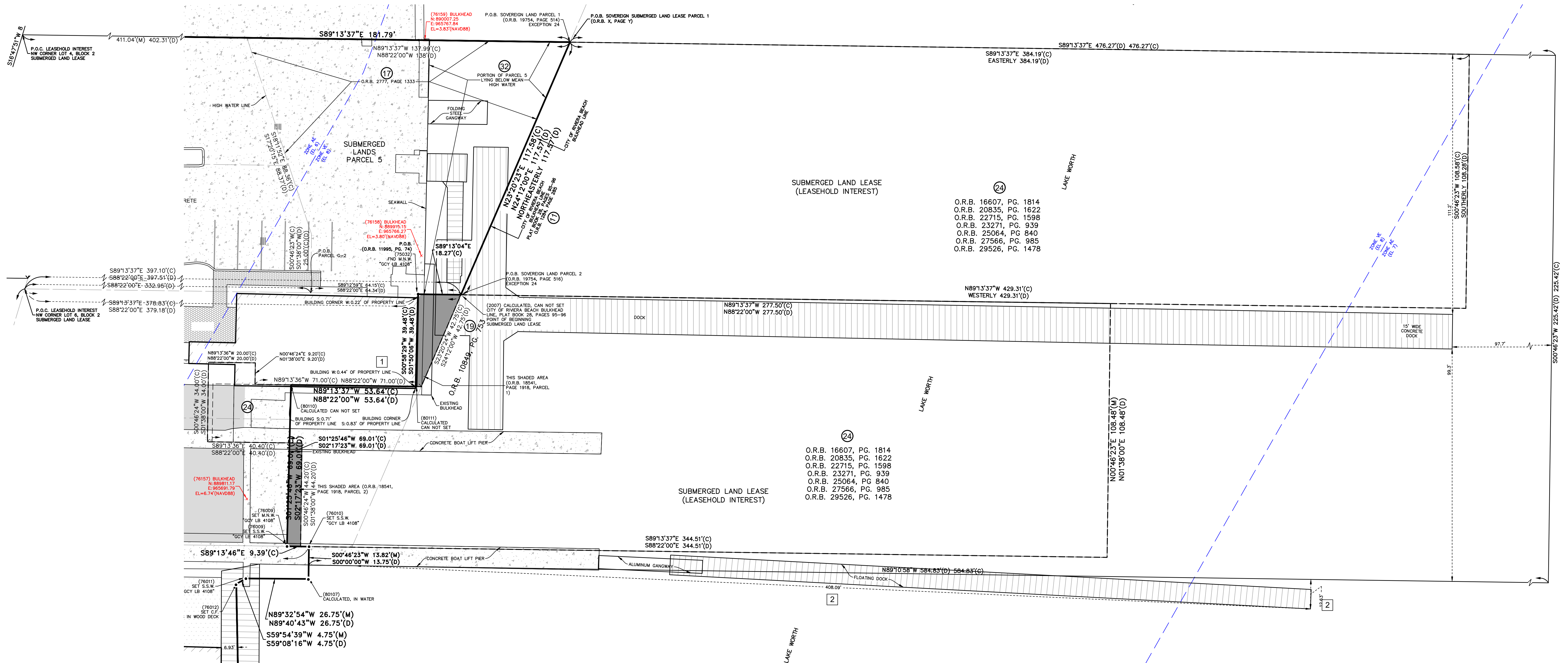
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 PALM CITY, FL 34991
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BOUNDARY SURVEY FOR:		SAFE HARBOR MARINAS, LLC	
PALM BEACH COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No:	
1"=10'	June 2022	22-1004-04	
Drawn By:	Checked By:	Sheet	
M.F.M.	P.A.	10 of 11	

No.	Revisions	Date	By

SUBMERGED LANDS DETAIL



LEGEND	
I.R. = IRON ROD	I.P. = I.P.
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S.S.W. = STAINLESS SCREW & WASHER	☐ = LIGHT POST
	☐ = BOLLARD
	☐ = WOOD UTILITY POLE
	☐ = CONCRETE UTILITY POLE
	☐ = UTILITY POLE ANCHOR
	☐ = MAILBOX
	☐ = CHAINLINK FENCE
	☐ = BARB WIRE FENCE
	☐ = TELEPHONE RISER
	☐ = OVERHEAD UTILITY LINE
	☐ = SPIGOT
	☐ = IRRIGATION CONTROL VALVE
	☐ = SANITARY MAN-HOLE
	☐ = STORM MAN-HOLE
	☐ = SIGN
	☐ = ELECTRIC SERVICE
	☐ = ENCROACHMENT NUMBER
	☐ = ASPHALT
	☐ = CONCRETE
	☐ = WOOD DOCK
	☐ = FEMA FLOOD ZONE LINE

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PALM BEACH COUNTY		FLORIDA	
Scale:	Date:	File & Drawing No:	
1"=20'	June 2022	22-1004-04	
Drawn By:	Checked By:	Sheet	
M.F.M.	P.A.	11 of 11	

Drawing Name: RBV LLC ALTA Bnd
 Page(s): 52-53, 44-47 & 42-45
 Field Book(s): 1782, 1786 & 1808

No.	Revisions	Date	By

May 4th, 2023

Clarence Sirmons, Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd
Riviera Beach, FL 33404

***Re: Safe Harbor Rybovich Marina Expansion
Request for Roadway Abandonment***

Dear Mr. Sirmons,

The applicant, Safe Harbor Marinas, is hereby respectfully petitioning the City of Riviera Beach for abandonment of the follow Right-of-Way segments.

1. A portion of Avenue C (~ 0.35 AC / 15,250 SF)
2. A portion of E 21st Street (~ 0.72 AC / 31,360 SF)

The City of Riviera Beach City Council maintains the sole discretion to vacate, abandon, discontinue and close any existing public street within the corporate limits of the City of Riviera Beach.

The purpose and intent of the requested abandonment is to allow for a complete and whole expansion of the Safe Harbor Marina. As a component of this significant investment in the redevelopment and advancement of the Riviera Beach Safe Harbor Marina facility the proposed facility footprint will include current operations, as well as the ability to absorb the entire upland operations of the former Rybovich facility in West Palm Beach.

As a result, the City of Riviera Beach will become the international focal point as the largest superyacht repair facility in the United States and the beneficiary of the global recognition that will come with that exposure. To provide the much-needed boat service area for the larger vessels, portions of Avenue C and E 21st Street are to be abandoned. These streets will no longer provide any public use or access as with the proposed expansion they are now internal to the site. Avenue B, south of E 22nd Court is to remain public as to provide legal access to the Viking Yacht Service Center through 22nd Street. There will be a dedication to City owned utilities running along the abandonment and connecting to existing public utilities. The proposed abandonments will allow for additional upland yacht operations and safe yacht maneuvering.

The proposed abandonment is formally justified by the following criteria located within Code Section 29-66:

- a. The proposed relocation resolves existing incompatibilities such as conditions where the fronts of some parcels face the backs of other parcels due to shifts in the block structure and street grid.

The proposed abandonment resolves the incompatibilities of the site in regard to the traversable area between Marine Repair and Storage. Without the abandonment of said Rights of Way, the facility would need to transfer large boats across public access roads, creating a physical hazard and putting undue weight and wear upon the sections of the right-of-way being abandoned.

- b. The subject right-of-way is an alley or designated as a secondary street. Primary streets are not eligible for relocation or re-orientation unless a new primary street is provided.

The portions of the Rights-of-Way being abandoned shall not functionally be considered primary streets. Said portions are no longer part of an interconnected system and only serve one primary owner. This is a continuation of the abandonment of 20th Street which was previously abandoned for similar reasons. The applicant is seeking to keep 22nd Court residential and for the neighborhood, rather than an alternative traffic pattern. A cut through street has been created (known as Avenue D) to provide additional access from 22nd Court to 22nd Street and the associated traffic light as an additional amenity to the neighborhood.

- c. The applicant provides a new route within the project that is parallel to the subject right-of-way, establishes a potential (future) street connection on the zoning map, or creates greater connectivity within the city's street network.

The applicant is not proposing a new route within the project. This specific criterion is limited in its applicability regarding this site because of the project's large size and private nature. The development and the city would not benefit from a proposed right-of-way as there would be no public access to the interior of the site. Existing rights of way exist that preserve any necessary connections for the surrounding neighborhoods.

- d. The proposed relocation maintains or increases public access to the waterfront.

There is no current public access to the waterfront for this property or for the sections of road being abandoned. This maintains the existing standard for public access.

- e. The relocation will not create a block with a perimeter measuring more than 2,000 feet.

The proposed abandonment does not create a block with a perimeter measuring larger than 2,000 FT.

- f. The proposed relocation supports a marine industry, whereby vessel size necessitates increased dimensions of the parcel. Approval of the use of public rights-of-way for marine industry is conditional upon maintaining the industry as the primary use; permits shall stipulate that right-of-way revert to the city upon the redevelopment of parcels for primarily residential or commercial uses

The proposed abandonments are designed specifically to support Marine Industry. The site's primary use will remain Marine Industry and the applicant recognizes the city's stipulation regarding the redevelopment as acceptable.

The request is, additionally, in compliance with the Comprehensive Plan for the City of Riviera Beach. Specifically with Future Land Use Policies 1.2.13 and 1.8.1 which encourage complete developments within the Working Waterfront area of Riviera Beach as a means of economic growth for the city. The abandonment of the said sections of right-of-way serve to complete the expansion of the marine repair facility and maintain the internal cohesion required to maneuver, repair, and store multi-million-dollar boats.

POLICY FLUE 1.2.13: THE REVISIONS TO THE ADOPTED REDEVELOPMENT PLAN SHALL CONTINUE TO PURSUE THE PLANNING AND DEVELOPMENT OF THE WORKING WATERFRONT TO OPTIMIZE RIVIERA BEACH'S UNIQUE WATERFRONT LOCATION. THE PLAN SHALL ALSO CREATE OPPORTUNITIES FOR MIXED USES, SUCH AS HIGH-QUALITY BOAT BUILDING AND REPAIR, MARINE INDUSTRY USES REQUIRING EASY ACCESS TO THE OCEAN, SUPPORT BUSINESSES INCLUDING RESTAURANTS, BOAT SALES AND RELATED BUSINESSES AND WET AND DRY BOAT STORAGE REQUIRING "IN & OUT" SERVICES WITH PRIORITIES FOR BUSINESSES WITH DEPENDENCE ON THE PROXIMITY TO DEEP WATER

POLICY FLUE 1.8.1 WORKING WATERFRONT: COMMERCIAL FISHING, VESSEL CONSTRUCTION AND REPAIR, MARINE-RELATED REPAIR AND CONSTRUCTION, MARINE COMMERCE, RESEARCH, SERVICES AND SALES, MARINE RELATED DEFENSE INDUSTRY AND RELATED MANUFACTURING AND SUPPORT SERVICES, INSIDE AND OUTSIDE BOAT STORAGE, AND RELATED USES INCLUDING BOAT RAMPS, MARINAS, AND WATERFRONT RESTAURANTS. THE CITY WILL CONTINUALLY PROMOTE POLICIES TO ENCOURAGE BUSINESSES (AND THOSE THAT SERVICE THEM) REQUIRING DEEP WATER ACCESS. TRANSITIONS BETWEEN WORKING WATERFRONT PROPERTIES AND EXISTING RESIDENTIAL STREETS WILL BE MANAGED USING TRANSITIONAL/FLEXIBLE SPACES AS SET FORTH IN POLICY 1.3.5.

We appreciate your consideration of this application package and are available for discussion or meetings to discuss aspects of the exhibits if that would be helpful.

Best Regards,

Liam Sargent

Attachments

Cc: Client

21ST STREET AND AVENUE C PRIVILEGE FEE

PCN	SIZE (AC)	SIZE (SF)	LAND VALUE (2022)	
56-43-42-28-11-002-0041	4.24	184852.15	\$11,091,180.00	
56-43-42-28-11-005-0010	2.41	104866.34	\$3,146,040.00	
56-43-42-28-11-007-0010	1.80	78264.25	\$782,650.00	
56-43-42-28-11-004-0010	0.14	6094.04	\$49,073.00	
56-43-42-28-11-004-0042	1.50	65267.85	\$865,076.00	
56-43-42-28-11-004-0110	0.13	5697.65	\$45,877.00	
56-43-42-28-11-004-0120	0.13	5697.65	\$45,877.00	
56-43-42-28-11-004-0130	0.26	11299.46	\$90,957.00	
56-43-42-28-11-008-0010	0.26	11404.01	\$91,802.00	
56-43-42-28-11-008-0030	0.13	5697.65	\$45,877.00	
56-43-42-28-11-008-0040	0.95	41451.7	\$483,307.00	
56-43-42-28-11-008-0130	0.26	11303.82	\$105,466.00	
56-43-42-28-11-001-0010	2.87	124808.11	\$9,648,360.00	
56-43-42-28-11-003-0101	0.20	8598.74	\$86,565.00	
56-43-42-28-11-003-0130	0.13	5654.09	\$59,305.00	AVG. VALUE PER SQUARE FOOT
TOTAL	15.41	670957.51	\$26,637,412.00	\$39.70
AVENUE C	0.35	15200.40		
21ST STREET	0.72	31348.34		TOTAL VALUE OF PROPOSED ABANDONMENT
TOTAL	1.07	46548.73		\$1,848,012.42
				90% OF THE VALUE
				\$1,663,211.18



PLAN CORRECTIONS REPORT AB-22-0002 FOR CITY OF RIVIERA BEACH

PLAN ADDRESS: 1900 Broadway, A
Riviera Beach

PARCEL: 56434228330000010

APPLICATION DATE: 06/15/2022 **SQUARE FEET:** 0.00 **DESCRIPTION:** The purpose and intent of the requested abandonment is to allow for a complete and whole expansion of the Safe Harbor Marina.

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Liam Sargent	Kimley-Horn & Associates	1615 South Congress Avenue Suite 201 , Suite 201 Delray Beach, FL 33445
	SAFE HARBOR MARINAS LLC	RBY, LLC	14785 Preston Rd, 975 Dallas, TX 75254

Plan Review

REVIEW ITEM	STATUS	REVIEWER
Building Official v.1 Building Official	Approved	Michael Grimm Ph: 561-845-4008 email: mgrimm@rivierabeach.org
Community Redevelopment Agency v.3 Community Redevelopment Agency Correction: General - Scott Evans (2/1/23) - Not Resolved Comments: Please consider providing a public access point in north west corner of site connecting 22nd court 22nd street light for residents north of the site. Corrective Action: N/A	Requires Re-submit	Scott Evans email: sevans@rbcr.com
Community Redevelopment Agency v.4 Community Redevelopment Agency Correction: General - Scott Evans (2/8/23) - Resolved Comments: Please consider providing a public access point in north west corner of site connecting 22nd court 22nd street light for residents north of the site.	Approved	Scott Evans email: sevans@rbcr.com
Engineering v.1 Engineering	Requires Re-submit	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Engineering v.3 Engineering Correction: General - Terrence Bailey (1/24/23) - Not Resolved Comments: See attached comment letter Corrective Action: N/A	Requires Re-submit	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Engineering v.4 Engineering Correction: General - Terrence Bailey (2/8/23) - Not Resolved Comments: See attached comment letter Updated attachment 2-28-23	Requires Re-submit	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Engineering v.5 Engineering Correction: General - Terrence Bailey (3/15/23) - Resolved Comments: See attached comment letter Updated attachment 2-28-23	Approved	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Engineering v.6 Engineering Correction: General - Terrence Bailey (3/15/23) - Resolved Comments: See attached comment letter Updated attachment 2-28-23	Approved	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Fire v.1 Fire	Approved	Frank Stallworth email: fstallworth@rivierabeach.org
Fire v.2 Fire	Requires Re-submit	Frank Stallworth email: fstallworth@rivierabeach.org
Fire v.3 Fire	Approved	Frank Stallworth email: fstallworth@rivierabeach.org
Police v.3 Police	Not Required	Steven Thomas email: sthomas@rbpublicsafety.org
Police v.4 Police	In Review	Steven Thomas email: sthomas@rbpublicsafety.org

PLAN CORRECTIONS REPORT (AB-22-0002)

Police v.5 Police	In Review	Steven Thomas email: sthomas@rbpublicsafety.org
Police v.6 Police	Not Required	Steven Thomas email: sthomas@rbpublicsafety.org
Utilities v.1 Utilities	Requires Re-submit	John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org
<p>Correction: General - John Armstrong (7/26/22) - Not Resolved Comments: Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment. Corrective Action: Utility District comments</p>		
Utilities v.3 Utilities	Requires Re-submit	John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org
<p>Correction: General - John Armstrong (1/17/23) - Not Resolved Comments: Utility District comments for resubmittal are as follows:</p> <p>Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment. Corrective Action: Utility District comments</p>		
Utilities v.4 Utilities	Requires Re-submit	John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org
<p>Correction: General - John Armstrong (2/8/23) - Not Resolved Comments: Utility District comments for resubmittal are as follows:</p> <p>Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment. Correction: General - John Armstrong (2/22/23) - Not Resolved Comments: Utility District comments for resubmittal are as follows: Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment. Corrective Action: Utility District comments</p>		
Utilities v.5 Utilities	Approved	John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org
<p>Correction: General - John Armstrong (3/15/23) - Resolved Comments: Utility District comments for resubmittal are as follows: Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment. Correction: General - John Armstrong (3/15/23) - Resolved Comments: Utility District comments for resubmittal are as follows:</p> <p>Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment.</p> <p>Recommendation(s) USD Stipulation for approval:</p> <p>The Developer shall submit a signed and notarized memorandum to be recorded in the public records of Palm Beach County, Florida regarding existing potable water and sanitary wastewater utilities located in public right-of-ways that are being abandoned, that includes the following:</p> <ol style="list-style-type: none"> a. States the following: For the existing public right-of-ways that are being abandoned, the authority of the City of Riviera Beach Utility Special District to enter at any time upon the property of the public right-of-ways being abandoned shall remain to install, operate, maintain, inspect, service, repair, replace, improve, the existing potable water and wastewater utilities until these existing utilities shown on the utility plan to be relocated have been relocated, certified complete, and cleared for use by the Florida Department of Health. In addition, no vertical (e.g. security gate house, etc.) construction including associated foundation and footers shall occur in the existing public right-of-ways that are being abandoned until the existing potable water and wastewater utilities shown on the conceptual utility plan to be relocated have been relocated, certified complete, and cleared for use by the Florida Department of Health. b. References Exhibit A: Sketch and Legal Description for Safe Harbor Marinas, LLC of June 10, 2022 for Avenue B Abandonment. c. References Exhibit B: Sketch and Legal Description for Safe Harbor Marinas, LLC of June 10, 2022 for Avenue C, 21st, & 22nd Street Abandonment. d. References Exhibit C: Utility Plan submitted as part of the Site Plan. 		
Utilities v.6 Utilities	Approved	John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org
<p>Correction: General - John Armstrong (3/15/23) - Resolved Comments: Utility District comments for resubmittal are as follows: Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment. Correction: General - John Armstrong (3/15/23) - Resolved</p>		

PLAN CORRECTIONS REPORT (AB-22-0002)

Comments: Utility District comments for resubmittal are as follows:

Please address the comments in application SP-22-0014 regarding the water and sewer utilities that are located in the proposed ROW abandonment.

Recommendation(s) USD Stipulations for approval:

1. The Developer shall submit a signed and notarized memorandum to be recorded in the public records of Palm Beach County, Florida regarding existing potable water and sanitary wastewater utilities located in public right-of-ways that are being abandoned, that includes the following:
 - a. States the following: For the existing public right-of-ways that are being abandoned, the authority of the City of Riviera Beach Utility Special District to enter at any time upon the property of the public right-of-ways being abandoned shall remain to install, operate, maintain, inspect, service, repair, replace, improve, the existing potable water and wastewater utilities until these existing utilities shown on the utility plan to be relocated have been relocated, certified complete, and cleared for use by the Florida Department of Health. In addition, no vertical construction including associated foundation and footers shall occur in the existing public right-of-ways that are being abandoned until the existing potable water and wastewater utilities shown on the conceptual utility plan to be relocated have been relocated, certified complete, and cleared for use by the Florida Department of Health.
 - b. References Exhibit A: Sketch and Legal Description for Safe Harbor Marinas, LLC of January 30, 2023 for Avenue B Abandonment.
 - c. References Exhibit B: Sketch and Legal Description for Safe Harbor Marinas, LLC of May 5, 2023 for Avenue C and East 21stStreet Abandonment.
 - d. References Exhibit C: Utility Plans submitted as part of the Site Plan.
2. The Plat shall be updated and subsequently approved by the City of Riviera Beach Utility Special District prior to the ROW Abandonment's first reading before City Council.

Zoning v.1 Zoning	Requires Re-submit	Clarence Sirmons Ph: 561-845-4062 email: CSirmons@rivierabeach.or
Zoning v.3 Zoning	Requires Re-submit	Michelle Duchene Ph: (561) 596-7490 email: mduchene@rivierabeach.
Zoning v.4 Zoning	Requires Re-submit	Michelle Duchene Ph: (561) 596-7490 email: mduchene@rivierabeach.
Zoning v.5 Zoning	Approved	Michelle Duchene Ph: (561) 596-7490 email: mduchene@rivierabeach.
Zoning v.6 Zoning	Approved	Michelle Duchene Ph: (561) 596-7490 email: mduchene@rivierabeach.

CONDITION(S) General Condition - USD Stipulations for approval

Comment: USD Stipulations for approval:

1. The Developer shall submit a signed and notarized memorandum to be recorded in the public records of Palm Beach County, Florida regarding existing potable water and sanitary wastewater utilities located in public right-of-ways that are being abandoned, that includes the following:
 - a. States the following: For the existing public right-of-ways that are being abandoned, the authority of the City of Riviera Beach Utility Special District to enter at any time upon the property of the public right-of-ways being abandoned shall remain to install, operate, maintain, inspect, service, repair, replace, improve, the existing potable water and wastewater utilities until these existing utilities shown on the utility plan to be relocated have been relocated, certified complete, and cleared for use by the Florida Department of Health. In addition, no vertical construction including associated foundation and footers shall occur in the existing public right-of-ways that are being abandoned until the existing potable water and wastewater utilities shown on the conceptual utility plan to be relocated have been relocated, certified complete, and cleared for use by the Florida Department of Health.
 - b. References Exhibit A: Sketch and Legal Description for Safe Harbor Marinas, LLC of January 30, 2023 for Avenue B Abandonment.
 - c. References Exhibit B: Sketch and Legal Description for Safe Harbor Marinas, LLC of May 5, 2023 for Avenue C and East 21stStreet Abandonment.
 - d. References Exhibit C: Utility Plans submitted as part of the Site Plan.
2. The Plat shall be updated and subsequently approved by the City of Riviera Beach Utility Special District prior to the ROW Abandonment's first reading before City Council.



Order Confirmation

Not an Invoice

Account Number:	731063
Customer Name:	Riviera Beach, City Of
Customer Address:	Riviera Beach, City Of 600 W Blue Heron BLVD
Contact Name:	Riviera Beach FL 33404-4311
Contact Phone:	Riviera Beach, City Of 5618454000
Contact Email:	
PO Number:	Hearing 3/23

Date:	03/15/2023
Order Number:	8584231
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	103.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
WPB Palm Beach Post	1	03/19/2023 - 03/19/2023	Govt Bids & Proposals
WPB palmbeachpost.com	1	03/19/2023 - 03/19/2023	Govt Bids & Proposals

Total Order Confirmation	\$636.54
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