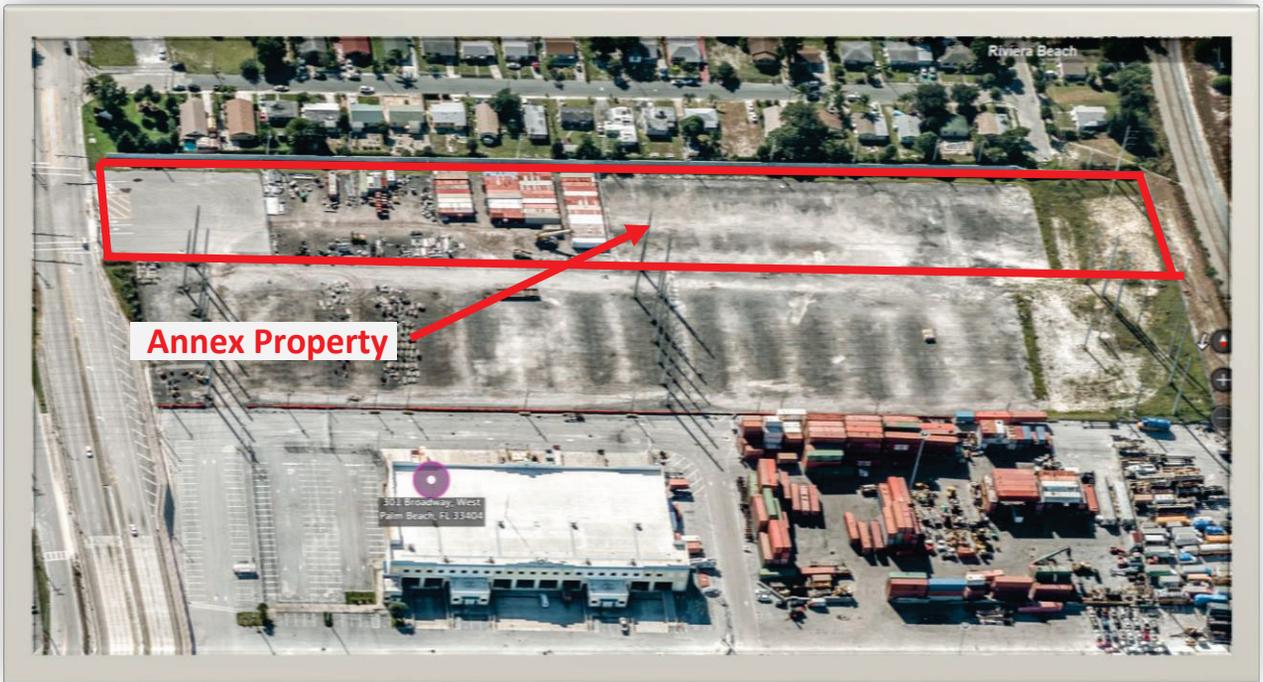


105 Broadway / Annex Property Change Land Use



Annex Property Timeline:

July 23, 2002

FDOT issued Notice of Intent to Permit Opening of Re-Aligned State Road 710 Highway-Rail Grade.

August 14, 2002

Florida East Coast Railway (FECR), opposing the opening of the Replacement Crossing, submitted a request for a formal administrative hearing.

November 26, 2002

Port filed a petition for Leave of Intervene in support of FDOT.

October 2, 2002

Port Counsel (At the request of FDOT Counsel) requests City to intervene. City never joined in intervention.

December 9, 2002

Court granted Port's request for Intervener status.

August 14, 2003

FDOT files a motion to relinquish jurisdiction (FDOT abandons at-grade crossing).

July 1, 2011

FDOT leases Annex property to Port – 10-year lease with 5-year renewal option.

August 18, 2011

Port Board meeting. Board approved the land lease with FDOT.

November 23, 2011

FDOT conveys Annex property to Port for public purpose.

February 22, 2011

Tri-Party Agreement (Among City of Riviera Beach, City of West Palm Beach, Port of Palm Beach) providing for the use of Annex property, FDOT conveys Annex Property to Port for public purpose.

2017 - 2018

Annex property under review by City of Riviera Beach.