

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

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Meeting Date:	February 27, 2007	Consent [X]	Regular []
		Public Hearing []	

Submitted By: Water Utilities Department
Submitted For: Water Utilities Department

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Reclaimed Water Agreement with Temple Medical, LLC.

Summary: Reclaimed water agreements are required for those property owners seeking to obtain reclaimed water service from the County in order to comply with the requirements of the Florida Department of Environmental Protection and the Water Utilities Department. While the Department normally utilizes standard Agreements that are executed at the Department level, non-standard Agreements are sometimes required to handle special circumstances such as this where reclaimed water is not presently available. Temple Medical, LLC has agreed to install a reclaimed water pipeline along its entire east property line at its sole cost. This line will remain dry until reclaimed water mains are later extended to the property by the County. Temple Medical, LLC has also agreed to pay the County \$50,000 as a contribution toward construction of the future off-site reclaimed water main. Within 60 days of notification that reclaimed water is available, Temple Medical, LLC will use the reclaimed water for landscape irrigation. Until that time, Temple Medical, LLC will obtain necessary approvals to use non-reclaimed water for irrigation.

District 5

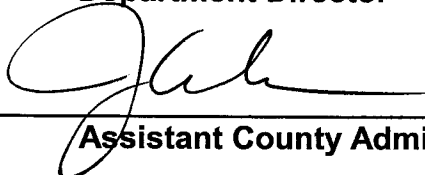
(MJ)

Background and Justification: The Water Utilities Department is committed to promoting economically and technically feasible technologies for water conservation. One component of this effort is landscape irrigation utilizing reclaimed water from the Department's Southern Region Water Reclamation Facility (SRWRF). Reclaimed water systems offer significant advantages to consumers and to the environment by reducing the demand on potable water resources and facilities, and offering consumers an alternative to reducing irrigation frequency during time of drought. The SRWRF is capable of producing up to 22 million gallons per day (MGD) of reclaimed water. The Department is currently delivering an average of 12 million gallons per day (MGD) of reclaimed water.

Attachments:

1. Location Map
2. Two (2) Original Agreements
3. UPAP Chapter 3, Sections 3.3.2 through 3.3.4

Recommended By:  1/31/07
 Department Director Date

Approved By:  2/9/07
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>(\$ 50,000.00)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>(\$ 50,000.00)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Budget Account No.:	Fund <u>4001</u>	Dept. <u>720</u>	Unit <u>4200</u>	Rev Source <u>6999</u>	

Is Item Included in Current Budget? Yes ___ No ___

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

The County will receive \$50,000.00 under the terms of this agreement prior to water/wastewater service initiation or prior to the sale of the property or any portion thereof.

C. Department Fiscal Review: Debra M. West

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

Jan Burt 2-6-07
OFMB
2/2/07

Dr. J. Jacob 2/6/07
Contract Development and Control

B. Legal Sufficiency:

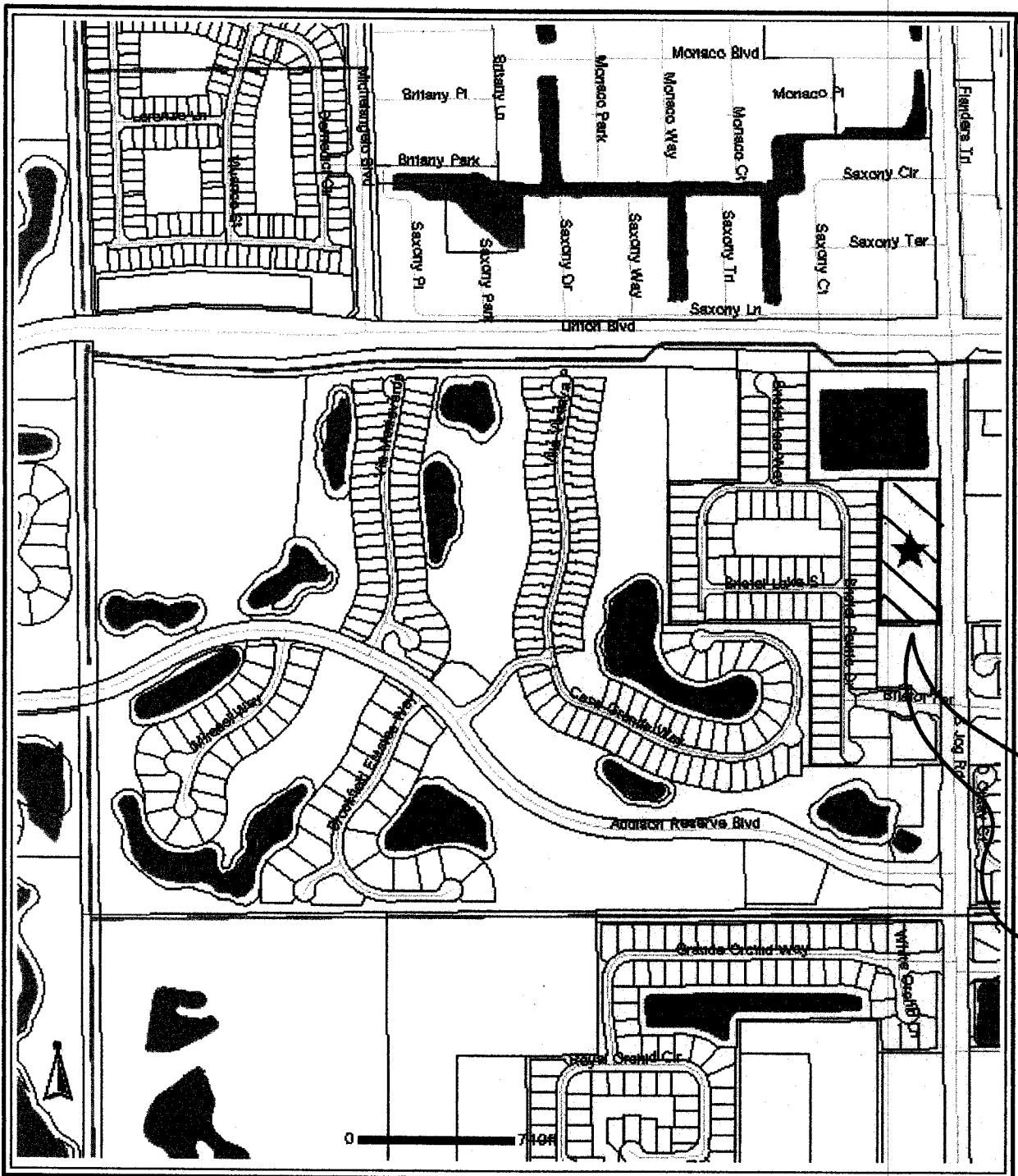
[Signature] 2/8/07
Assistant County Attorney

This Contract complies with our contract review requirements.

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



Temple Medical, LLC (00-42-46-27-00-000-3090)

Map Scale 1:8882

Map produced on 1/4/2007

RECLAIMED WATER

CHARGE #1023 RETURN VIA WILL CALL #133
ATTN: MARK FALLON, CONTRACT MANAGEMENT,
PBC WATER UTILITIES DEPT,
8100 FOREST HILL BLVD, WPB, FL 33413

DA #09-90003-000

RECLAIMED WATER DEVELOPMENT AGREEMENT (DA)

THIS AGREEMENT made and entered into this _____ day of _____, 20____, by and between PALM BEACH COUNTY, a subdivision of the State of Florida, hereinafter referred to as "Utility", and TEMPLE MEDICAL, LLC, a Florida limited liability company, hereinafter referred to as "Property Owner."

WITNESSETH

WHEREAS, Property Owner owns property located in Palm Beach County, Florida, and as more fully described in Exhibit "A", attached hereto and made a part hereof and hereinafter referred to as "Property", whereupon Property Owner has or is about to develop the Property by erecting thereon residential or non-residential improvements; and

WHEREAS, Property Owner desires to construct reclaimed water facilities hereinafter referred to as "facilities"; and

WHEREAS, upon the conditions set forth herein, Utility will own the Facilities up to the Point of Service for operation and maintenance purposes; and

WHEREAS, Property Owner understands that this Agreement for service in no way entitles Property Owner to densities which are greater than those allowed under the density provisions of the Comprehensive Plan of Palm Beach County, or to densities or development rights as may otherwise be limited by the Board of County Commissioners; and

WHEREAS, Property Owner shall use only reclaimed water for irrigation purposes; and

WHEREAS, to encourage and facilitate conservation of water resources, the parties desires to enter into this Agreement.

NOW THEREFORE, for and in consideration of these premises, the mutual undertakings and agreements herein contained and assumed, Property Owner and Utility hereby covenant and agree as follows:

1. The foregoing statements are true and correct.
2. The following definitions and references are given for the purpose of interpreting the terms as used in this Agreement and apply unless the context indicates a different meaning:
 - (a) "UPAP" - the Uniform Policies and Procedures Manual of the Palm Beach County Water Utilities Department as may be amended from time to time, which is incorporated herein by reference;
 - (b) "Service" - the readiness and ability on the part of Utility to furnish reclaimed water to the property;
 - (c) "Point of Service" - generally, the point where the pipes of Utility are connected with the pipes to be owned and operated by Property Owner as further defined in Chapter 1 of the UPAP;
 - (d) "Service Initiation" - the date a reclaimed water meter is requested;
 - (e) "Reclaimed Water" - water that has received at least secondary treatment and basic disinfection and is reused after flowing out of a wastewater treatment facility;

RECLAIMED WATER

- (f) "Equivalent Residential Irrigation Connection (ERIC)" - a system capacity equivalency unit which corresponds to the peak reclaimed water demand of the 5/8" x 3/4" meter subcategory of the single family residential category of Customer usage. This system capacity equivalency unit is utilized to establish the reclaimed water system demand for various sized connections for the purpose of assessing fees and reserving capacity. For the purpose of this Agreement, one ERIC = 500 gallons/day;
 - (g) "Mandatory Agreement Payment (MAP)" - twelve months of Guaranteed Revenue Fees plus applicable Franchise Fees payable to Utility upon submission of an SDA or renewal agreement for each ERC (*or ERIC*) represented in the Agreement;
 - (h) "Guaranteed Revenue Fee" - the fee designated to recover the carrying costs of system capacity which has been or is being constructed in anticipation of future service requests. Carrying costs include fixed operating and renewal and replacement expenses necessary to maintain excess system capacity for future use. Guaranteed Revenue does not recover variable operating expenses;
 - (i) "Total Accrued Amount (TAA)" - At the time of Service Initiation for each ERIC, a TAA equal to sixty months Guaranteed Revenue Fees plus applicable Franchise Fees at the then current rate minus the MAP paid per each ERIC shall be due and payable for such ERIC. The TAA for each ERIC will be determined at the time of Service Initiation;
 - (j) "Standard Development Renewal Agreement (SDRA)" - an agreement between Utility and Property Owner extending the capacity reservation for unused ERCs/ERICs in a Standard Development Agreement for an additional five (5) years; and
 - (k) "Franchise Fee" - A percentage surcharge applied to all of Utility's fees for Customers within portions of Utility's Service Area with said fees collected by Utility and distributed to another governmental entity.
3. Property Owner hereby grants and gives to Utility the exclusive right and privilege to construct, own, maintain, operate and expand the reclaimed water facilities in, under, upon, over and across the present and future streets, roads, easements, reserved utility sites and public places as provided and dedicated to public use in the record plats, or as provided for in agreement, dedications or grants made otherwise and independent of said record plats. Utility covenants that it will use due diligence in ascertaining all easement locations; however, should Utility install any of its facilities outside a dedicated easement area, Property Owner covenants and agrees that Utility will not be required to move or relocate any facilities lying outside a dedicated easement area as long as the facilities do not interfere with the then or proposed use of the area in which the facilities have been installed. Property Owner shall obtain written approval from Utility prior to installing any structure or object, including, but not limited to, fences, gates, signs, trees or poles, within an easement area. In consideration of Utility's consent to an encroachment, Property Owner shall agree to indemnify and hold Utility harmless from and against all liabilities, damages, penalties, claims costs and expenses, including attorney's fees at all levels, which may be imposed upon or asserted against Utility as a result of or in any way connected to an encroachment approved by Utility. In the event Utility determines that it is necessary to construct, maintain, repair, remove, or replace any of its facilities located under, over or upon an easement, Property Owner shall immediately remove the encroachment from the easement upon the request of Utility at Property Owner's sole cost and expense. If Property Owner fails to remove the encroachment, Utility shall have the right to remove the encroachment from the easement. Property Owner shall pay all costs related to removing the encroachment from the easement incurred by Utility.

Property Owner hereby further agrees that the foregoing grants include the necessary rights of ingress and egress to any part of the Property which Utility requests for the maintenance, operation or expansion of the reclaimed water facilities; that in the event Utility is required or desires to install any of its reclaimed water facilities in lands within the Property lying outside the streets and easement areas described above, then Property Owner shall grant to Utility, without cost or expense to Utility, the necessary easement or easements for such installations; provided, all such installations by Utility shall be made in such a manner as not to interfere with the then primary use of such Property.

Property Owner, as further consideration of this Agreement, and in order to effectuate the foregoing grants to Utility, hereby places the following covenant, as a covenant running with the

RECLAIMED WATER

land, upon the Property and thereby subjecting it to a reservation, condition, limitation or restriction in favor of Utility, as follows:

Utility, or its successors, has the sole and exclusive right to provide all reclaimed water facilities and services to the Property described in **Exhibit "A"** and in addition to any property to which reclaimed water service is actually rendered by Utility. All occupants of any residential or non-residential improvement erected or located on the Property, and all subsequent or future owners or purchasers of the Property, or any portion thereof, shall exclusively receive their reclaimed water service from the aforesaid Utility, and shall pay for same and shall abide by the terms and intent of this Agreement and the UPAP for as long as the aforesaid Utility provides such services to the Property. Further, all occupants of any residential or non-residential improvement erected or located on the Property, and all subsequent or future owners or purchasers of the Property, or any portion thereof, agree by occupying any premises on the Property or by recording any deed of conveyance with respect to the Property, that they will not construct or otherwise make available or use reclaimed water service from any source other than that provided by Utility.

Further, in order to give an additional and supplementary notice to all the future Property Owners of any of the Property of the rights of Utility to provide the Property with reclaimed water facilities and services, Property Owner hereby covenants and agrees to have the above restrictive covenant or its equivalent included in the general subdivision restrictions and to place the same of record in the Public Records of Palm Beach County, Florida.

4. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by Property Owner, Utility covenants and agrees that it will allow the connection of the reclaimed water facilities installed by Property Owner to the reclaimed water facilities of Utility in accordance with the terms and intent of this Agreement. Such connection and reclaimed water usage shall be in accordance with rules and regulations of the Health Department, the Department of Environmental Protection and the UPAP.
5. Property Owner is required to pay Guaranteed Revenue Fees plus applicable Franchise Fees in order to support investment in plant facilities, as well as the fixed costs of maintaining such facilities and the unused capacity it represents. Therefore, Property Owner agrees to pay in accordance with the UPAP:
 - (a) a MAP per each ERIC for the requested capacity upon submission of this Agreement; and
 - (b) a TAA per each ERIC for the requested capacity upon Service Initiation.

Utility has advised Property Owner that construction of additional reclaimed water facilities will be completed in phases designed to coincide with the need for service to Property Owner and other Property Owners in the service area. Utility will not provide service to connections in excess of those reserved as evidenced by proper payment of Guaranteed Revenue.

The MAP required upon submission of this Reclaimed Water Agreement is:

Reclaimed Water:	\$0.00 per ERIC x	20.00	ERICs =	\$0.00
			Franchise Fee	\$0.00
			TOTAL	\$0.00

Upon receipt of the MAP, Utility agrees to reserve **20.00** ERICs of Reclaimed Water system capacity for Property Owner until **(DATE OF DEPARTMENT HEAD'S APPROVAL, PLUS FIVE YEARS.) PAGE TO BE REPRINTED & REPLACED WITH ACTUAL DATE**, which term may be extended in accordance with the UPAP, as may be amended from time to time, and upon payment of applicable fees. Property Owner acknowledges and agrees Utility shall not refund or reimburse the MAP upon expiration.

At the time of Service Initiation, the applicable ERICs will be deducted from said reservation. Upon approval of Utility, the total number of ERICs may be increased up to 10% of the original reservation or by ten (10) ERICs, whichever is greater, by an amendment to this Agreement. The MAP required for the amendment shall be paid at the rate applicable to the original Agreement. Any amendments to the SDA shall be binding upon both Utility and Property Owner and subject to all applicable rules and regulations of Utility. Any adjustment which is

RECLAIMED WATER

greater than that specified herein requires a new Agreement to be signed. Upon written notice to Utility, said ERICs may be adjusted downward however, no refund or credit will be given by Utility to Property Owner for said downward adjustment.

6. Property Owner shall cause to be prepared engineering plans and specifications prepared by and sealed by a professional engineer registered in the State of Florida showing the on-site and off-site reclaimed water systems for the Property. Utility will advise Property Owner's engineer of any sizing requirements as mandated by the UPAP. Such detailed plans may be limited to a phase of the Property, and subsequent phases may be furnished from time to time. However, each such phase shall conform to a master plan for the development of the Property and such master plan shall be submitted to Utility concurrent with or prior to submission of plans for the first phase. All such plans and specifications, including hard copy and electronic media, submitted to Utility's engineer shall be subject to the approval of Utility and shall conform to Utility's standards as set forth in the UPAP, and no construction shall commence until Utility has approved such plans and specifications in writing. After approval, Property Owner shall cause to be constructed, at Property Owner's expense, the reclaimed water system as shown on the plans and specifications. Fees, as set forth in the UPAP, shall be levied to cover the cost of the plan review and inspection. Property Owner shall be required to pay connection fees and installation fees as set forth in the UPAP for each connection.

During the construction of the reclaimed water system by Property Owner, Utility may from time to time inspect such installation to determine compliance with the plans and specifications, adequacy of the quality of the installation, and further, shall be entitled to perform standard tests for pressure, infiltration, line and grade, and all other normal engineering tests to determine that the system has been installed in accordance with the approved plans and specifications and the UPAP. Inspection by Utility shall in no way relieve Property Owner of his responsibility to install the facilities in accordance with the approved plans and specifications and the UPAP. Complete as-built plans, including hard copy and electronic media when utilized, shall be submitted to Utility upon completion of construction.

Upon completion of said facilities, Utility hereby agrees to accept ownership of the reclaimed water facilities for operation and maintenance purposes. Property Owner also hereby covenants and agrees to design and/or modify his internal irrigation system, at his sole cost, to accept reclaimed water from Utility, and to design and operate said system within the guidelines for reclaimed water as outlined in the then current UPAP, the Palm Beach County Reclaimed Water Ordinance and State and Federal law.

Property Owner hereby agrees to transfer to Utility title to all reclaimed water distribution systems installed by Property Owner's contractor up to the point of service, pursuant to the provisions of this Agreement. Such conveyance is to take effect without further action upon the acceptance by Utility of said installation. As further evidence of said transfer of title, upon the completion of the installation and prior to the rendering of service by Utility, Property Owner shall convey to Utility in a form supplied by Utility the complete on-site and off-site reclaimed water distribution system as constructed by Property Owner and approved by Utility, along with the required Cost Documentation and Property Owner's No Lien Affidavit. Subsequent to construction of the facilities and prior to receiving a meter(s) from Utility, Property Owner shall convey to Utility all easements and/or rights-of-way covering areas in which reclaimed water lines are installed by a recordable document in a form supplied by Utility. All conveyance of easements or rights-of-way shall be accompanied by a paid title policy for the benefit of Utility in a minimum amount of \$50.00 per linear foot of any granted utility easement (based on the centerline of the easement). Said title policy shall confirm the Grantor's right to convey such easements or rights-of-way, and further, evidencing Utility's right to the continuous enjoyment of such easements or rights-of-way for those purposes set forth in this Agreement. The use of easements granted by Property Owner may be used by other utilities as long as such use is approved by Utility. Utility's acceptance of the reclaimed water system installed by Property Owner shall be in accordance with the provisions as set forth in the UPAP. All installations by Property Owner or its contractor shall be warranted for one year from date of Final DEP Certification. Mortgagees holding liens on such properties shall be required to release such liens, subordinate their position, or join in the granting of the easement or rights-of-way. All reclaimed water facilities shall be located within an easement if not located within platted or dedicated rights-of-way.

Property Owner hereby agrees to pay to Utility Guaranteed Revenue Fees, Connection Fees, Service Installation Fees, Franchise Fees, and other fees as set forth in the UPAP at the then current rate.

RECLAIMED WATER

The timely payment by Property Owner of all fees in accordance with the terms set forth herein, shall be considered essential to the continued performance by Utility of the terms and conditions of this Agreement. The construction and transfer of ownership of the reclaimed water facilities does not and will not result in Utility waiving or offsetting any of its fees, rules or regulations. Property Owner shall not have any present or future right, title, claim, or interest in and to the reclaimed water facilities transferred to or owned by Utility.

7. Upon submission of this Agreement, Property Owner, at his expense, agrees to furnish Utility with a copy of the recorded Warranty Deed for the purpose of establishing ownership of the Property. Any mortgagee or lien holder having an interest in the Property shall be required to execute a Consent and Joinder of Mortgagee/Lienholder as supplied by Utility. Property Owner must submit either a title policy or a letter from an attorney licensed to do business in Florida confirming that there is no mortgage or lien on the Property. The title policy or letter must be issued within thirty (30) days of submittal of the SDA.
8. Property Owner agrees with Utility that all reclaimed water facilities conveyed to Utility to use in connection with providing reclaimed water service to the Property, shall at all times remain in the complete and exclusive ownership of Utility, and any entity owning any part of the Property or any residence or building constructed or located thereon, shall not have the right, title, claim or interest in and to such facilities, or any part of them, for any purpose. In addition, Utility shall have the exclusive right and privilege to provide reclaimed water service to the Property and to the occupants of each residence or building constructed thereon.
9. Notwithstanding any provision in this Agreement, Utility may establish, revise, modify, and enforce rules, regulations, and fees covering the provision of reclaimed water service to the Property. Such rules, regulations, and fees are subject to the approval of the Palm Beach County Board of County Commissioners. Such rules, regulations, and fees shall be reasonable and subject to regulation as may be provided by law or contract. Fees charged to Property Owner or Customers located upon the Property shall be identical to fees charged for the same classification of service in the particular service area. All rules, regulations and fees as set forth in the UPAP, shall be binding upon Property Owner, upon any other entity holding by, through or under Property Owner, and upon any Customer of the reclaimed water service provided to the Property by Utility. Said rules and regulations include, but are not limited to, Service Initiation, oversizing of facilities, use of previously oversized facilities or extension of facilities. Any fee or rate delinquent more than 120 days will automatically void this Standard Development Agreement.
10. Property Owner or his assignee shall not have the right to and shall not connect to the reclaimed water facilities of Utility until approval for such connection has been granted by Utility. The parties hereto further agree that the expense of construction, operation, and maintenance of all improvements beyond the Point of Service shall be the sole cost and expense of Property Owner or other than Utility. In addition, Property Owner or his Assignee agrees to comply with all rules and regulations of the UPAP, HRS, and DEP pertaining to the Reclaimed Water Irrigation Systems.
11. Property Owner acknowledges and agrees that the transfer or assignment of this Assignment upon the sale, conveyance, transfer or assignment of the Property, or any portion thereof, as described in Exhibit "A" of this Agreement by Property Owner shall only be performed in accordance with the provisions of UPAP. Property Owner further acknowledges and agrees that documenting the transfer or assignment of this Agreement in a form acceptable to Utility is the sole responsibility of Property Owner. Failure to provide documentation to Utility of an assignment or transfer within thirty (30) days after the sale, conveyance, transfer, or assignment of the Property, or any portion thereof, may result in the cancellation of the capacity reserved and/or loss of the Mandatory Agreement Payment identified herein.
12. All notices provided for herein shall be in writing and transmitted by mail or by courier, and, if to Property Owner shall be mailed or delivered to Property Owner at:

**5791 Harrington Way
Boca Raton, FL 33496-2510;**

and if to Utility, shall be mailed to Palm Beach County Water Utilities Department Contract Management Section, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

RECLAIMED WATER

13. The rights, privileges, obligations, and covenants of Property Owner and Utility shall survive the completion of the work of Property Owner with respect to completing the reclaimed water facilities and services to any phased area and/or to the Property as a whole.
14. Unless Property Owner is requesting additional capacity for the property described in **Exhibit "A"**, this Agreement shall supersede, null and void all previous agreements or representations either verbal or written heretofore in effect between Property Owner and Utility made with respect to the matter contained herein, and when duly executed, constitutes the entire agreement between Property Owner and Utility. No additions, alterations, or variations of terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waiver are expressed in writing and duly signed by the parties hereto. This Agreement shall be governed by the laws of the State of Florida and shall become effective upon execution by the parties hereto. The venue for actions arising out of this Agreement is in Palm Beach County, Florida.
15. Special Conditions:
 - a. Prior to potable water/wastewater Service Initiation, the Property Owner shall design and construct, at no cost to Utility, approximately 230 linear feet of twelve (12) inch reclaimed water main along the entire east property line.
 - b. Prior to potable water/wastewater Service Initiation or prior to the sale of the property or any portion thereof, the Property Owner shall pay \$50,000.00 to the County, as a contribution in lieu of construction for the installation of an off-site reclaimed water main.
 - c. The Property Owner shall design and construct the irrigation system in accordance with all applicable reclaimed water system rules and regulations. Any modification, removal, installation and addition of the irrigation system shall be the sole responsibility of the Property Owner.
 - d. The Property Owner may utilize, subject to any applicable usage rules and regulations, non-reclaimed water (such as well water, lake water or potable water) for irrigation purposes until a reclaimed water main is available for connection within 50 feet of the Property. Upon notification by the Utility, the Property Owner agrees to obtain all necessary approvals and permits, install, subject to payment of Service Initiation fees any required reclaimed water facilities to comply with the County's regulations and connect to the County's reclaimed water system for irrigation purposes within 60 days and to discontinue using the none-reuse water source, as approved by the Utility. Any retrofitting or modifications of the irrigation system shall be the sole responsibility of the Property Owner. Non-compliance may result in termination of potable water/wastewater service.
 - e. The Property Owner agrees that the payment of the above fee does not constitute any commitment from County regarding the availability or timing of availability of reclaimed water.

RECLAIMED WATER

IN WITNESS WHEREOF, Property Owner and Utility have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

ATTEST:

Clerk (or Deputy Clerk)

**PALM BEACH COUNTY, FLORIDA, BY
ITS BOARD OF COUNTY
COMMISSIONERS**

By: _____
Addie L Greene, Chairperson

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By: _____
Bevin A. Beaudet,
Department Director or Designee

WITNESSES:

Rod Sheldon
Typed or Printed Name

Staci Koston

Sheri Koston
Typed or Printed Name

PROPERTY OWNER:

By: _____

Signature
WENDY Sheldon

Typed or Printed Name
MGM BR

Title

[Corporate
Seal]

NOTARY CERTIFICATE

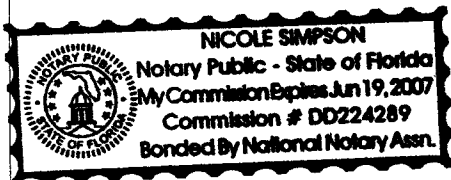
STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18 day of DEC, 2006
by Wendy Sheldon, of Temple Medical LLC, a
Florida Corporation, on behalf of the LLC. He/she is personally
known to me or has produced Florida Drivers License as identification.

Signature of Notary

Nicole R Simpson
Typed, Printed, or Stamped Name
of Notary

Notary Public
Serial Number DD 224289



RECLAIMED WATER

**EXHIBIT "A"
LEGAL DESCRIPTION**

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (S ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 10 FEET OF THE EAST 60 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

OK
01/03/07 G

CONSENT AND JOINDER OF MORTGAGEE/LIENHOLDER

R-G Crown Bank, a federal savings bank, existing under the laws of the State of Florida and authorized to do business in the State of Florida, hereby certifies that it is the mortgagee/lienholder under a mortgage from Temple Medical, LLC, a Florida limited liability company, dated April 21, 2006, filed April 24, 2006, and recorded in Official Record Book 20240, Page 1511, in the Public Records of Palm Beach County, Florida, and hereby consents to and joins in the execution of the Agreement between Palm Beach County and TEMPLE MEDICAL, LLC, a Florida limited liability company, for the provision of potable water, wastewater, and/or reclaimed water service to the property described in Exhibit "A" to the Agreement and further consents to and joins in the granting of utility easements to Palm Beach County as provided for in the aforesaid Agreement with Palm Beach County.

R-G Crown Bank, as mortgagee aforesaid, consents to the recording of the contract by Palm Beach County, Florida, in the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22nd day of December, 2006.

WITNESSES:

Wesley Wood
Signature
Wesley Wood
Typed or Printed Name

Brian Dunn
Signature
Brian Dunn
Typed or Printed Name

R-G Crown Bank, a federal savings bank, authorized to do business in the State of Florida

By: *M. Sue Edwards*
Title: Assistant Vice President
M. Sue Edwards
Typed or Printed Name

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 22nd day of December, 2006, by M. Sue Edwards, Assistant Vice President of R-G Crown Bank, on behalf of said R-G Crown Bank. She is personally known to me.

My Commission Expires: _____

Serial Number: _____



Gloria S. Gladieux
My Commission DD226721
Expires July 19, 2007

Gloria S. Gladieux
Signature of Notary

Typed, Printed, or Stamped Name

3.2 SERVICE INITIATION FEES AND APPROVAL OF SERVICE

Connection Fees, Guaranteed Revenue Fees, Service Installation Fees, and applicable Franchise Fees shall be paid for each connection to the Potable Water, Reclaimed Water and/or Wastewater system prior to Service Initiation. The connection must be approved for service by the Department. The Department reserves the right to deny connection to the Department's system when it is subsequently determined that it is not economically, environmentally or technically feasible. In those instances, the Department shall refund all Service Initiation Fees paid.

3.3 FACILITIES EXTENSION

3.3.1 GENERAL

On-site and off-site transmission, distribution and other Potable Water, Reclaimed Water and Wastewater Facilities and easements required to provide service to the Property will be provided by the Property Owner at no cost to the County pursuant to the requirements and specifications of the Department. Facilities up to the Point of Service shall be conveyed to the County by a bill of sale, free and clear of all encumbrances, the related cost documentation, the no lien affidavit, perpetual rights-of-ways and easements for said Facilities, and the completed as-built drawings for all such Facilities prior to acceptance by the Department and the initiation of service thereto.

In the event that construction of certain off-site facilities is necessary to provide service to the Property, the Property Owner may be required to pay for the design, construction and inspection of such facilities with said design, construction and inspection to be conducted under the auspices of the Department.

In order to facilitate utility service to all properties within the Department's service area, Potable Water mains, Reclaimed Water mains, Wastewater gravity mains and Wastewater force mains shall be extended along the full length of the property frontage for properties obtaining said Potable Water, Reclaimed Water, and/or Wastewater service. Furthermore, the Department may require utility line extensions through said property if an adjacent property is to be served in the future.

Property Owners intending to retrofit existing irrigation systems with Reclaimed Water service shall only be required to extend Reclaimed Water mains up to the Point of Service. The costs associated with the conversion of the irrigation system and any modifications to Potable Water service backflow prevention devices shall be the responsibility of the Property Owner requesting Reclaimed Water service.

3.3.2 CREDIT/REIMBURSEMENT FOR OVERSIZED FACILITIES

If the Potable Water, Reclaimed Water and/or Wastewater Facilities can reasonably be expected to serve other areas than those of the Property Owner, the Department may require that they be oversized and/or constructed in such a manner to facilitate and to enable service to be provided to additional areas.

As outlined herein below, the Property Owner shall be credited/reimbursed for a portion of the cost of construction of oversized Facilities. It is the Property Owner's responsibility to request credit/reimbursement from the Department. The amount of the credit/reimbursement shall be determined by the Department based upon the data that is supplied by the Property Owner's engineer. The Department will make every effort to properly evaluate the oversizing, but in the

event of a disagreement, the decision of the Department Director will be final. In the event that Utility chooses to install oversized pipelines and related appurtenances that will directly benefit a Property Owner, the Utility may add additional conditions in the Development Agreement requiring the Property Owner to reimburse the Utility for the oversized portion of the pipelines pursuant to the cost factors identified in Section 3.3.4 below with payment made to Utility prior to construction of said improvements.

In order to determine the size of the Property Owner required pipe, a maximum peak instantaneous design velocity (including fire flows) of three (3) feet per second shall be utilized. In addition, there will be no credit/reimbursement for the construction of 12" Potable Water mains, 12" Reclaimed Water mains, 8" force mains or 8" Wastewater gravity mains, which are the minimum standard sizes, even if these sizes exceed the Property Owner's own requirements.

3.3.3 METHOD OF CREDIT/REIMBURSEMENT

The approved amount of the oversizing credit/reimbursement as determined in Section 3.3.4 shall be applied as follows:

- For pipelines 20" and smaller and all other facilities, the entire amount of the oversizing credit shall be credited toward Connection Fees with any excess credits to be cash reimbursed by the Department at project build-out.
- For pipelines larger than 20", the Property Owner may request at the time of final acceptance of the pipeline by the Department, a cash reimbursement for that portion of oversizing credit in excess of those credits associated with a 20" pipeline.

The balance of the amount shall be credited toward Connection Fees. Any excess credits shall be cash reimbursed by the Department at project build-out.

- Any applicable Franchise Fees shall be applied to the amount due before applying oversizing credits or reimbursements.

There shall not be a line extension fee, a line oversizing fee, or third party reimbursement fee due from a third party for any connection into a Property Owner constructed main/facility. The Department shall not credit/reimburse any Property Owner for amounts exceeding the calculations below.

3.3.4 OVERSIZE CREDIT/REIMBURSEMENT DETERMINATION

(a). Pipelines (includes costs associated with upsized fittings, valves, hydrants, services, pavement cuts, landscape restoration, engineering fees, and related appurtenances).

The maximum allowable credit/reimbursement provided by the Department is the difference between the Department required oversized pipe and the pipe size required by the Property Owner (or minimum pipe sizes identified in Section 3.3.2, if applicable multiplied by the factors listed below:

Oversized Potable and Reclaimed Water Mains

12" and smaller: \$3.00 per inch diameter per linear foot.
16": \$3.00 per inch diameter per linear foot.
18": \$3.00 per inch diameter per linear foot
20": \$3.00 per inch diameter per linear foot.
24": \$3.25 per inch diameter per linear foot.
30": \$3.50 per inch diameter per linear foot.
36": \$3.50 per inch diameter per linear foot.
42": \$3.75 per inch diameter per linear foot.

Oversized Wastewater Mains

12" and smaller \$3.00 per inch diameter

- per linear foot.
- 16": \$3.00 per inch diameter per linear foot.
 - 18": \$3.00 per inch diameter per linear foot.
 - 20": \$3.50 per inch diameter per linear foot.
 - 24": \$3.75 per inch diameter per linear foot.
 - 30": \$4.25 inch diameter per linear foot.
 - 36": \$4.50 per inch diameter per linear foot.
 - 42": \$5.00 per inch diameter per linear foot.
 - 48": \$5.25 per inch diameter per linear foot.

(b). All Other Facilities (includes additional costs associated with all oversized Manholes, Pump Stations, Vaults, Jack & Bores, Canal Crossings, deeper Gravity Mains, and Engineering Fees)

The difference between actual costs and estimated costs of construction as documented by the Property Owner and verified and approved by the Department equals the credit/reimbursement due to the Property Owner for said oversized facilities. In the case of a dispute, the decision of the Department Director shall prevail.

3.4 PLAN REVIEW AND CONSTRUCTION INSPECTION

The Department will review and approve the plans and specifications for, and will inspect the installation of all Potable Water, Reclaimed Water and/or Wastewater facilities installed by Property Owner and/or Property Owner's contractors, which facilities are proposed to be transferred to the County for ownership, operation and control. Such inspection is designed to help assure the Department that the Potable Water, Reclaimed Water and/or Wastewater facilities are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. The Department will be present at tests of component parts of the Potable Water, Reclaimed Water and/or Wastewater systems for the purpose of determining that the

systems, as constructed, conform to the Department's criteria for infiltration, filtration, pressure testing, line and grade. Such tests will be performed by the Property Owner's contractor, but only under the direct inspection of the Department's authorized inspector and the Property Owner's engineer. No connection to an existing Department facility shall be made except in the presence of the Department's authorized inspector. The Department shall charge a Construction Plan Review Fee, an Inspection Fee, plus applicable Franchise Fees based upon the magnitude of the project. The fees for plan review and inspection services as set forth in Chapter 6 of this Manual are designed to defray the cost of providing said services.

3.5 TRANSFER OF OWNERSHIP AND SERVICE INITIATION

Prior to Service Initiation, and prior to transferring ownership to the Department of Potable Water, Reclaimed Water and/or Wastewater Facilities, the Property Owner must obtain the applicable forms from the Health Department and submit same to the Department for approval:

- (a) a Certificate of Construction Completion and Request for a Letter of Clearance to Place a Public Drinking Water Facility into Service; and/or
- (b) a Domestic Wastewater Collection/Transmission System Certificate of Completion of Construction; and/or
- (c) a Domestic Wastewater Collection/Transmission System Certificate of Completion of Construction for Reclaimed Water.