

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	* \$ -0-	-0-	-0-	-0-	-0-

ADDITIONAL FTE POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____ No ____
 Budget Acct No.: Fund _____ Dept. _____ Unit _____ Object _____
 Program _____

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

* This item has no fiscal impact.

C. Departmental Fiscal Review: Alicia Kovalainen

III. REVIEW COMMENTS

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

[Signature]
 OFMB
 5/27/11
 cc
 5/27/11

[Signature] 5/27/11
 Contract Dev. and Control

B. Approved as to Form and Legal Sufficiency:

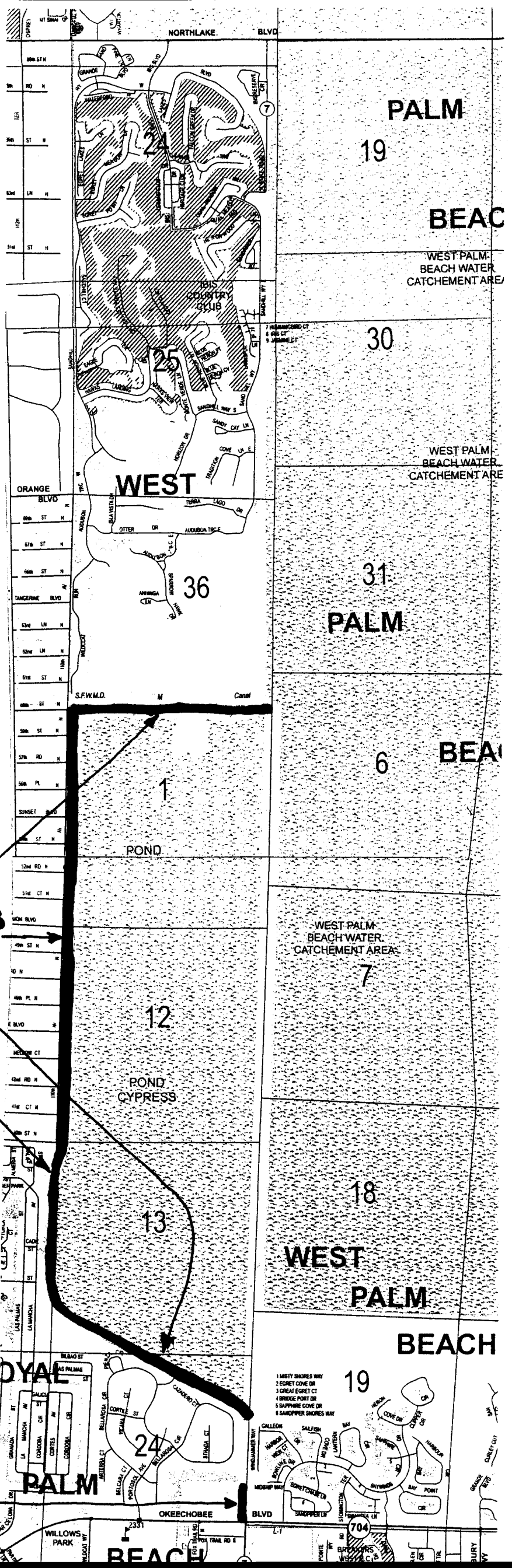
[Signature] 5/31/11
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

LOCATION MAP



LOCATION OF PARCELS
TO BE DESIGNATED AS
ROAD RIGHT-OF-WAY

RESOLUTION R -

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING CERTAIN PARCELS OF LAND OWNED BY PALM BEACH COUNTY AS ROAD RIGHT-OF-WAY FOR THE STATE ROAD 7 EXTENSION FROM OKEECHOBEE BOULEVARD TO 60TH STREET NORTH.

WHEREAS, Palm Beach County acquired certain parcels of land as described in the attached Exhibit "A", to be utilized as the right-of-way necessary for the construction of the extension of State Road 7 from Okeechobee Boulevard to 60th Street North; and

WHEREAS, those certain parcels of land were never officially designated as road right-of-way; and

WHEREAS, the Florida Department of Transportation has requested that these parcels be designated as road right-of-way; and

WHEREAS, the adoption of this Resolution will designate County-owned parcels of land as road right-of-way and is in the best interest of Palm Beach County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.

BE IT FURTHER RESOLVED that the certain parcels of land described in Exhibit "A" is to be used for the following public purposes; as road right-of-way for the State Road 7 Extension from Okeechobee Boulevard to 60th Street North project.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Karen T. Marcus, Chair	_____
Commissioner Shelley Vana, Vice Chair	_____
Commissioner Paulette Burdick	_____
Commissioner Steven L. Abrams	_____
Commissioner Burt Aaronson	_____
Commissioner Jess R. Santamaria	_____
Commissioner Priscilla A. Taylor	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2011.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

CLERK and COMPTROLLER
Sharon R. Bock

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

10928

This is

Return to:
Name: Palm Beach County
R/W Acquisition Section
P.O. Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 360-361-0471

MW-14-1994 12:19pm 94-378024
DNR 85012 Pa 662
1
Conn 11,816.82 Dec 83.30

This Instrument Prepared by:
Name: Ellie Halperin
Assistant County Attorney
Post Office Box 21229
Address: West Palm Beach, Florida 33416

P.C. No.: 00-31-32-24-00-000-1000 Cut-Out
00-41-43-13-00-000-9060 Cut-Out
00-41-43-12-00-000-9060 Cut-Out

PROJECT NO: 87516A
ROAD: STATE ROAD 7
PARCEL NO: 1

WARRANTY DEED

THIS WARRANTY DEED, made this 10th day of November, 1994, by FOX PROPERTY VENTURE, a Florida joint venture, whose post office address is 1601 Belvedere Road, Suite 407, South Tower, West Palm Beach, Florida 33406 hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, legally described as follows:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

Subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof.

ACCEPTED BY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 25, 1994
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 said grantor is lawfully seized of said land in fee simple for Right-of-Way purposes and 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 whomsoever; and that said land is

This is a copy

ORR 8502 Pa 663

free of all encumbrances, except taxes subsequent to December 31, 1994.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

FOX PROPERTY VENTURE, a Florida joint venture

By: LAND DEVELOPMENT ASSOCIATES, LTD., a Florida limited partnership

By: W.A.M. MANAGEMENT, INC., a Florida corporation, a General Partner

(1) Peter L. Breton
Peter L. Breton
Typed or Printed Name

(2) ROSS HELWIG
ROSS HELWIG
Typed or Printed Name

By: William A. Meyer
William A. Meyer,
President
(Corporate Seal)

By: LAND DEVELOPMENT ASSOCIATES II, LTD., a Florida limited partnership

By: W.A.M. MANAGEMENT, INC., a Florida corporation, a General Partner

(1) Peter L. Breton
Peter L. Breton
Typed or Printed Name

(2) ROSS HELWIG
ROSS HELWIG
Typed or Printed Name

By: William A. Meyer
William A. Meyer,
President
(Corporate Seal)

Acknowledgment On Next Page

This is a

NRB 8502 Pa 664

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th Day of November, 1994 by WILLIAM A. MEYER as President of W.A.M MANAGEMENT, INC., a Florida corporation, a general partner of LAND DEVELOPMENT ASSOCIATES, LTD., a Florida limited partnership of FOX PROPERTY VENTURE, a Florida joint venture, and a general partner of LAND DEVELOPMENT ASSOCIATES II, LTD., a Florida limited partnership of FOX PROPERTY VENTURE, a Florida joint venture, who is personally known to me or who has produced _____ as identification.



Notary Name: Julie May Doll
Notary Public
Social (Commission) Number _____
(If any)

(NOTARY STAMP)

deed.fox

Top Copy

This is D

EXHIBIT "A" 1 of 2

DRR 8502 Pa 665

STATE ROAD 7

A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES, LOCATED IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE N 88°48'13" W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 24 A DISTANCE OF 98.73 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 7, AS DESCRIBED IN DEED BOOK 992, PAGE 123; THENCE N 00°40'58" E ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7, A DISTANCE OF 1337.52 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 6320, PAGE 1274 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 00°40'58" E ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7, A DISTANCE OF 1269.25 FEET; THENCE N 88°47'47" W ON A LINE WHICH IS PARALLEL WITH THE CENTERLINE OF A 106 FOOT RIGHT OF WAY FOR OKEECHOBEE ROAD, AS RECORDED IN ROAD BOOK 4, PAGE 23, A DISTANCE OF 16.42 FEET; THENCE S 01°38'49" W ALONG A LINE WHICH IS 264 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD 7, WHICH IS DESCRIBED IN DEED BOOK 842, PAGE 548, A DISTANCE OF 1269.22 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, AS DESCRIBED IN OFFICIAL RECORD BOOK 6320, PAGE 1274; THENCE S 88°46'45" E ALONG THE SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD FOR A DISTANCE OF 37.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.790 ACRES.

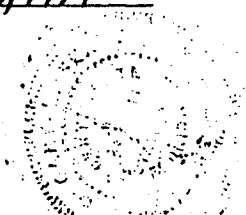
ALL BEARINGS CITED HEREIN ARE GRID BEARINGS RELATIVE TO THE BEARING OF N 00°40'58" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THIS DESCRIPTION AND ACCOMPANYING SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Gary L. Beatty
GARY L. BEATTY, P.L.S.
FLORIDA CERTIFICATE #4515

Nov. 10, 1994
DATE



Project No.	87536A
Sheet	1
Total	2

Project	STATE ROAD 7
	PROPOSED RIGHT-OF-WAY
Drawing No.	S-1-95-810

Field Book No.	
Revisions	
By	
Date	

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
P.O. BOX 828, WEST PALM BEACH, FL.

EXHIBIT "A" 2 OF 2

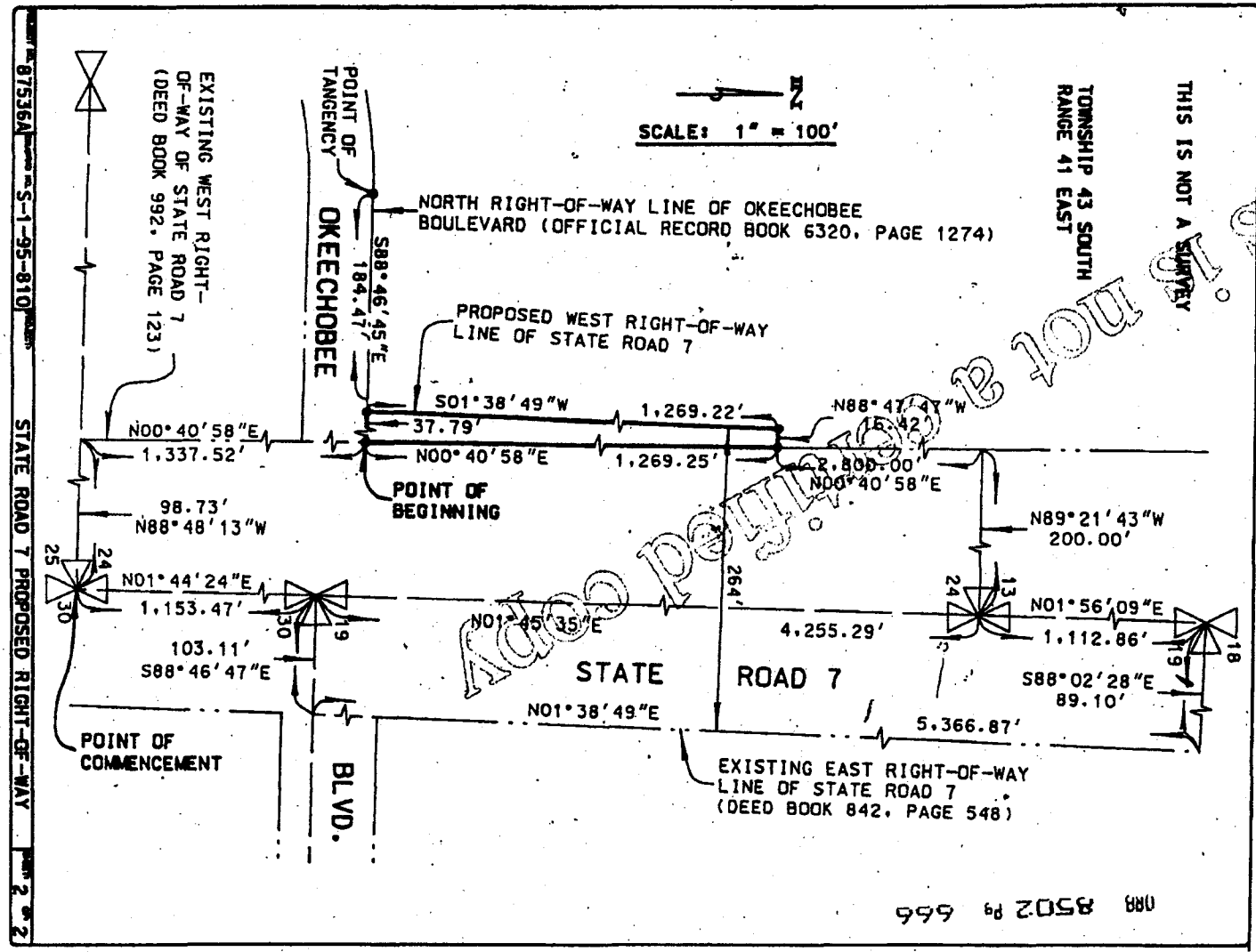


EXHIBIT "A"

6 of 28

ORA 8502 Pg 667
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

EXHIBIT "B"

"PERMITTED EXCEPTIONS"

1. Right-of-Way Agreement with Florida Power and Light Company, as contained in instrument dated February 27, 1953 and recorded March 18, 1953 in Deed Book 1011, Page 489, of the Public Records of Palm Beach County, Florida. (As to Section 13).
2. Notice of Administrative Proceedings as set forth in instrument recorded August 25, 1993 in Official Records Book 7856,, Page 259, of Public Records of Palm Beach County, Florida.
3. Notice of Adoption of Development Order as set forth in instrument recorded September 28, 1993 in Official Records Book 7904, Page 221, of the Public Records of Palm Beach County, Florida, as amended by Resolution of the Palm Beach County Board of County Commissioners on October 25, 1994.
4. Notice and Disclosure of Taxing Authority recorded in Official Record Book 6318, Page 1379, Public Records of Palm Beach County, Florida.

RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

EXHIBIT "A"

7 0 5 2 8

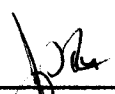
A PARCEL OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE NORTHEAST CORNER OF LOT 52 OF THE PLAT OF LA MANCHA, RECORDED IN PLAT BOOK 29, PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG THE BOUNDARY OF THE PERSIMMON EXTENSION POND, RECORDED IN OFFICIAL RECORD BOOK 23513, PAGE 1568, OF SAID PUBLIC RECORDS, AND THE WEST BOUNDARY OF THE PLAT OF PORTOSOL, RECORDED IN PLAT BOOK 110, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, N02°09'40"E FOR 398.27 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG SAID POND BOUNDARY, N63°34'51"W FOR 1133.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 804.00 FEET;
 THENCE NORTHWESTERLY, ALONG SAID POND BOUNDARY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°06'24" FOR 352.31 FEET TO THE BOUNDARY OF SAID PLAT OF LA MANCHA;
 THENCE ALONG SAID PLAT BOUNDARY, N01°15'55"E FOR 483.42 FEET TO A NON-TANGENT CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 619.00 FEET, WHERE A RADIAL LINE BEARS N88°26'04"E;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°00'55" FOR 669.99 FEET TO A POINT OF TANGENCY;
 THENCE S63°34'51"E FOR 4905.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 769.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°16'00" FOR 245.17 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, RECORDED IN DEED BOOK 992, PAGE 123 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID RIGHT-OF-WAY LINE, S00°40'58"W FOR 317.21 FEET TO THE NORTHERLY BOUNDARY OF SAID PLAT OF PORTOSOL, BEING A NON-TANGENT CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 584.00 FEET, WHERE A RADIAL LINE BEARS S66°51'17"W;
 THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°26'08" FOR 412.15 FEET TO A POINT OF TANGENCY;
 THENCE CONTINUE ALONG SAID NORTHERLY PLAT BOUNDARY, N63°34'51"W FOR 3771.52 FEET TO THE POINT OF BEGINNING.

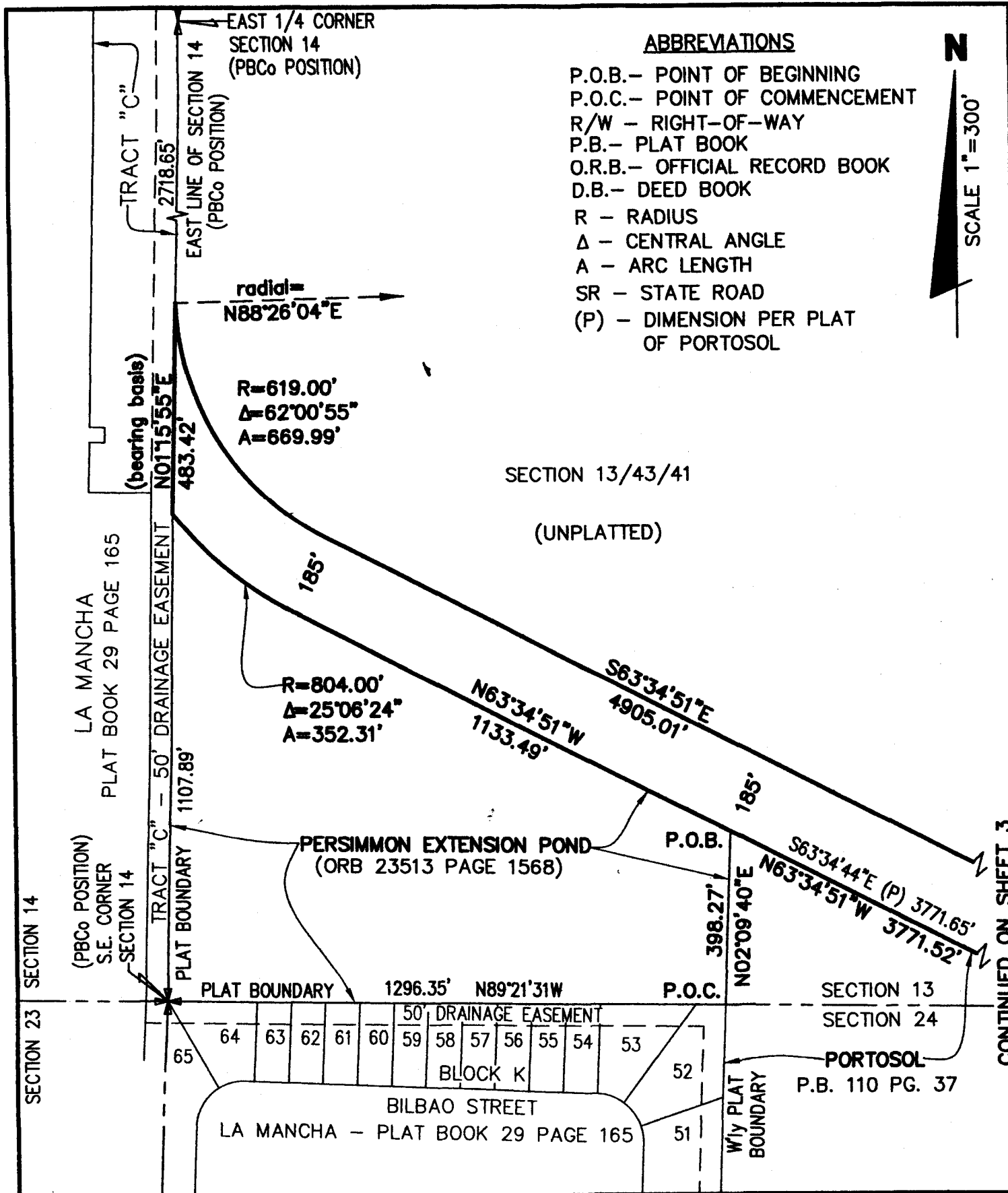
CONTAINING 24.10 ACRES, MORE OR LESS.

BEARING BASIS: N01°15'55"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE EAST LINE OF SECTION 14.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.


 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 3/3/11

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407 (561) 615-3988, (561) 615-3986 FAX	PARCEL 2	LEGAL DESCRIPTION	
		DRAWN: MDB	PROJ. No. 01-054
		CHECKED: JEP	SCALE: NONE
		PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
		SHEET 1 OF 3	



CONTINUED ON SHEET 3



BROWN & PHILLIPS, INC.

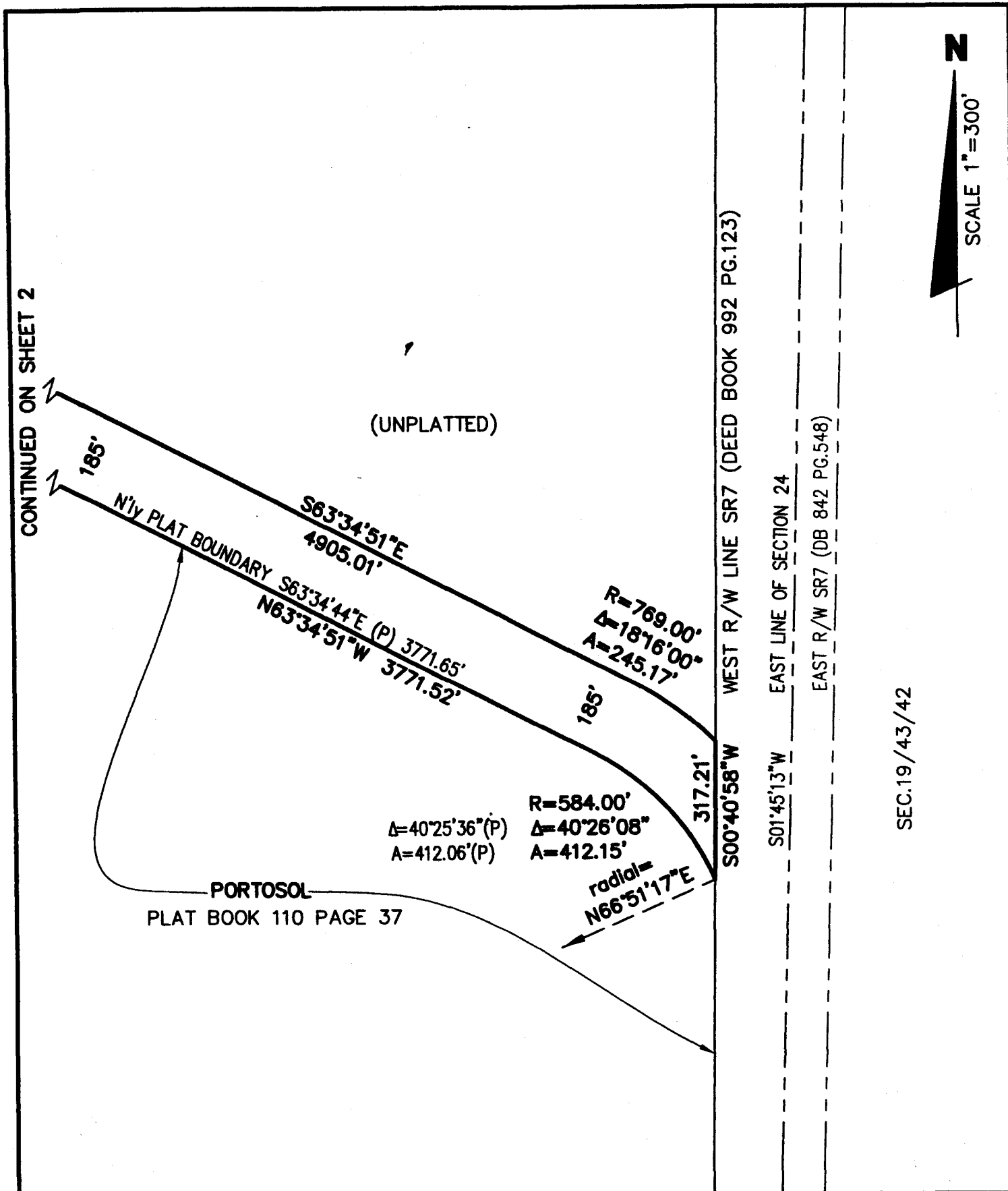
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

PARCEL 2

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1" = 300'
PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
	SHEET 2 OF 3



PARCEL 2

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 THIS SKETCH IS NOT A SURVEY

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"= 300'
PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
	SHEET 3 OF 3



Return to:

Name: Right-of-way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Craig Wessendorf
Acct. No.: 1010 W/C BOX 1066

CFN 20060628918
OR BK 21063 PG 0283
RECORDED 11/08/2006 13:50:10
Palm Beach County, Florida
AMT 257,600.00
Doc Stamp 1,803.20
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0283 - 287; (5pgs)

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

PCN: 72-41-43-14-01-019-0010/72-41-43-14-02-034-0010/72-41-43-14-02-030-0010
72-41-43-14-01-020-0010 & 0011

SPACE ABOVE THIS LINE FOR PROCESSING DATA

(Corporation)

PROJECT NO. 1998500

ROAD NAME: Persimmon Boulevard

PARCEL NOS. 3, 4, and 10

\$257,600.00

DATE 2/7/06

WARRANTY DEED

THIS WARRANTY DEED, made this 17th day of AUGUST, 2006, by The Village of Royal Palm Beach, Florida, a Florida municipal corporation, a Corporation existing under the laws of FLORIDA, and having its principal place of business at 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2005.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

The Village of Royal Palm Beach

CORPORATION NAME - TYPED OR PRINTED

BY: David A. Lodwick
SIGNATURE OF PRESIDENT/MAYOR

DAVID A. LODWICK, MAYOR
TYPED OR PRINTED NAME OF PRESIDENT

ATTEST: Diane DiSanto
SIGNATURE OF SECRETARY

DIANE DISANTO
TYPED OR PRINTED NAME OF SECRETARY
1050 ROYAL PALM BEACH BLVD.
ROYAL PALM BEACH, FL 33411
MAILING ADDRESS

WITNESS SIGNATURE (Required)

Patricia Steinborn
TYPED OR PRINTED NAME OF WITNESS

WITNESS SIGNATURE (Required)

Monika D. Berdes
TYPED OR PRINTED NAME OF WITNESS

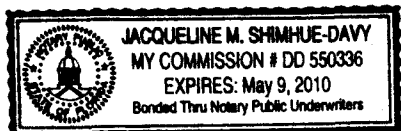
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18th day of August, 2006, by DAVID A. LODWICK of Village of RPB, a MUNICIPALITY corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Witness my hand and official seal this 18 day of August, 2006.

signed: Jacqueline Shimue-Davy
Notary Public in and for
the County and State aforementioned



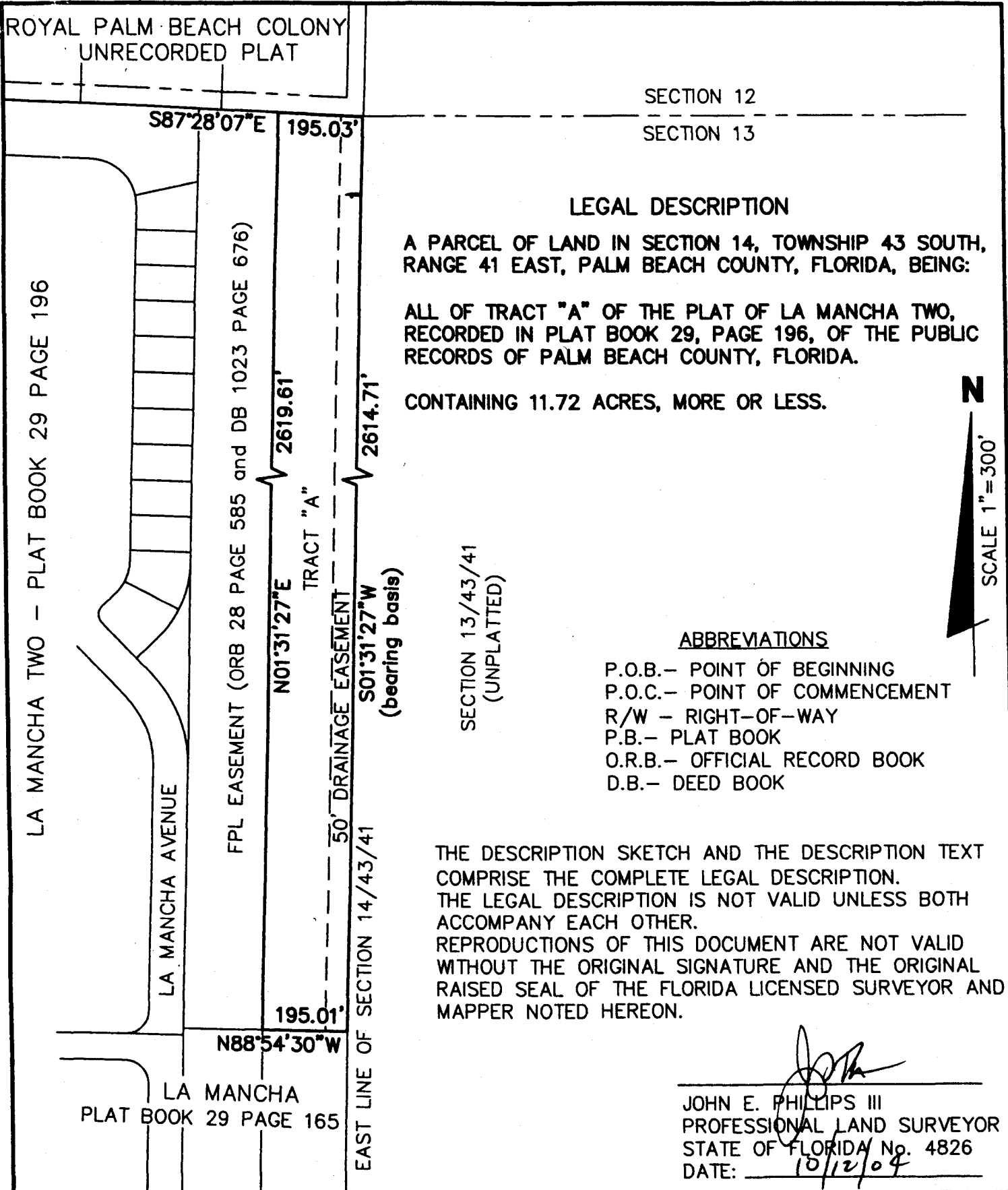


EXHIBIT "A"
2 of 4

PARCEL 4

BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION AND SKETCH

THIS SKETCH IS NOT A SURVEY

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"=300'
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04
	SHEET 1 OF 1

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION THE PLATS OF LA MANCHA, AND LA MANCHA TWO, RECORDED IN PLAT BOOK 29, AT PAGES 165 AND 196, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SAID PLAT OF LA MANCHA TWO,
 BOUNDED ON THE EAST BY THE WEST LINE OF TRACT "A" OF SAID PLAT;
 BOUNDED ON THE WEST BY A LINE LYING 15.00 FEET WEST OF, AND PARALLEL WITH, THE SAID WEST LINE OF TRACT "A";
 BOUNDED ON THE NORTH BY THE NORTH BOUNDARY OF SAID PLAT;
 AND BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID PLAT;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID PLAT OF LA MANCHA:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF SAID PLAT;
 THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "C" FOR THE FOLLOWING COURSES:

THENCE S01°15'55"W FOR 1445.66 FEET TO AN FPL EASEMENT RECORDED IN OFFICIAL RECORD BOOK 678, PAGE 94, AS SHOWN ON SAID PLAT;
 THENCE S88°44'05"E FOR 35.00 FEET;
 THENCE S01°15'55"W FOR 35.00 FEET;
 THENCE N88°44'05"W FOR 35.00 FEET;
 THENCE S01°15'55"W FOR 79.25 FEET;

THENCE DEPARTING SAID BOUNDARY, N88°44'05"W FOR 15.00 FEET;
 THENCE N01°15'55"E FOR 1559.86 FEET TO THE NORTH BOUNDARY OF SAID PLAT;
 THENCE ALONG SAID NORTH BOUNDARY, S88°54'30"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

ABBREVIATIONS

- P.O.B.— POINT OF BEGINNING
- P.O.C.— POINT OF COMMENCEMENT
- R/W — RIGHT-OF-WAY
- P.B.— PLAT BOOK
- O.R.B.— OFFICIAL RECORD BOOK
- D.B.— DEED BOOK



 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/12/04



EXHIBIT "A"
 3 OF 4

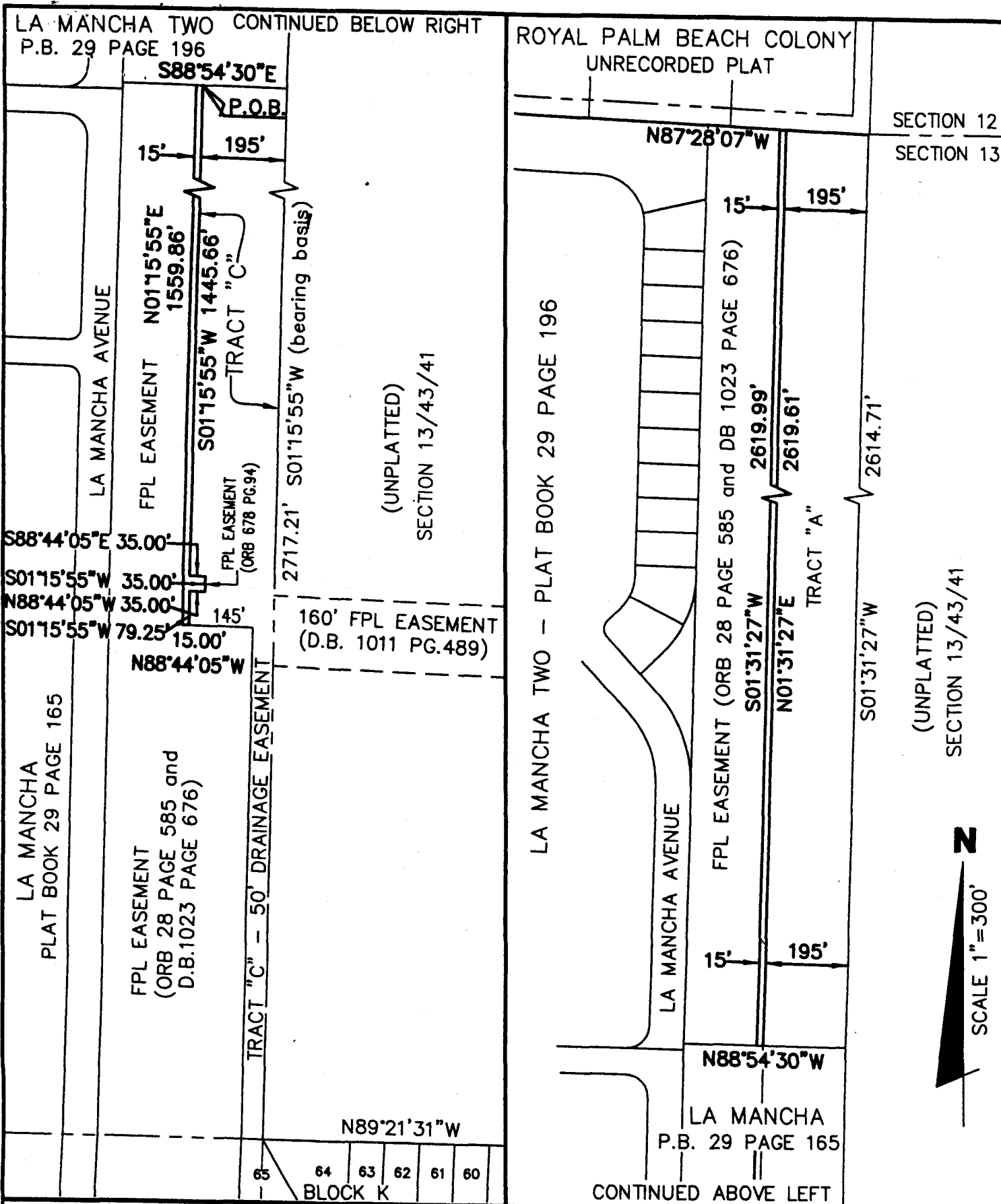
PARCEL 10

BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B. ,FLORIDA 33417
 (561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No. 01-054
CHECKED:	JEP	SCALE:
PERSIMMON BLVD. EXTENSION	DATE:	9/22/04
	SHEET	1 OF 2



B *EXHIBIT "A"*
4 of 4

BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473

3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417

(561) 615-3988, (561) 615-3986 FAX

PARCEL 10

LEGAL DESCRIPTION
SKETCH TO ACCOMPANY
THIS SKETCH IS NOT A SURVEY

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"= 300'
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04
	SHEET 2 OF 2

EXHIBIT "A"

15 of 28

A PARCEL OF LAND IN SECTIONS 12 AND 13, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 12;
 THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, S88°59'44"E FOR 380.00 FEET TO A LINE LYING 380.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 12;
 THENCE ALONG SAID PARALLEL LINE, S01°00'15"W FOR 2649.54 FEET TO A LINE LYING 380.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
 THENCE ALONG SAID PARALLEL LINE, S01°43'58"W FOR 2526.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2158.00 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'30" FOR 706.52 FEET TO A POINT OF TANGENCY;
 THENCE S20°29'28"W FOR 402.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2008.00 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°55'31" FOR 663.26 FEET;
 THENCE RADIAL TO SAID CURVE, N88°26'02"W FOR 5.00 FEET TO THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13;
 THENCE ALONG SAID WEST LINE, N01°33'57"E FOR 1435.85 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;
 THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, N01°43'58"E FOR 2815.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, N01°00'15"E FOR 2647.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.08 ACRES, MORE OR LESS.

ABBREVIATIONS

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- P.B. - PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- D.B. - DEED BOOK
- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

John E. Phillips III
 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/12/04



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473
 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (561) 615-3988, (561) 615-3988 FAX

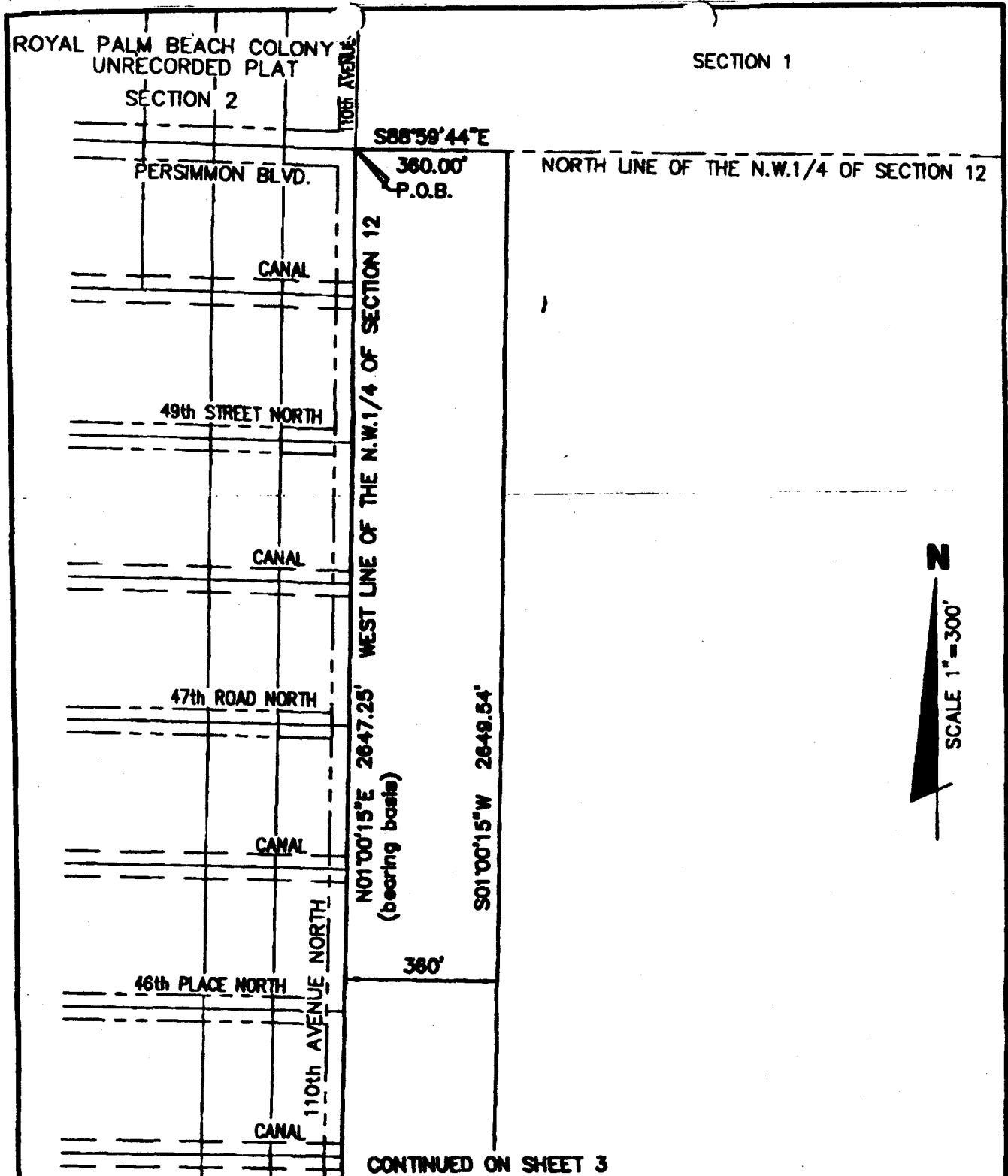
PARCEL 5

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: NONE
PERSIMMON BLVD. EXTENSION	DATE: 8/4/04
	SHEET 1 OF 4

EXHIBIT "A"

16 of 28



CONTINUED ON SHEET 3



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473
 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (561) 615-3988, (561) 615-3986 FAX

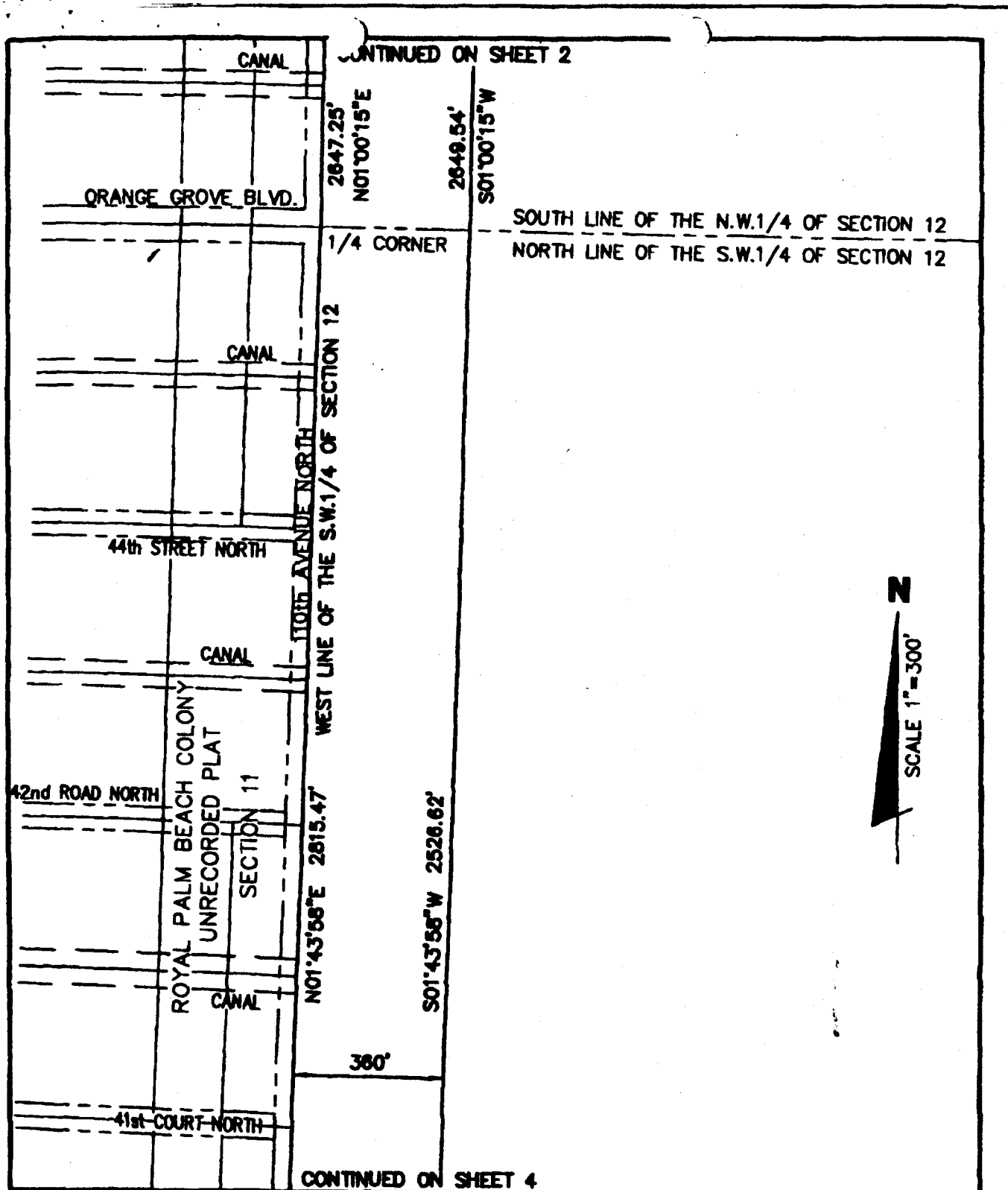
PARCEL 5

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"=300'
PERSIMMON BLVD. EXTENSION	DATE: 8/4/04
	SHEET 2 OF 4

EXHIBIT "A"
17 of 28



CONTINUED ON SHEET 2

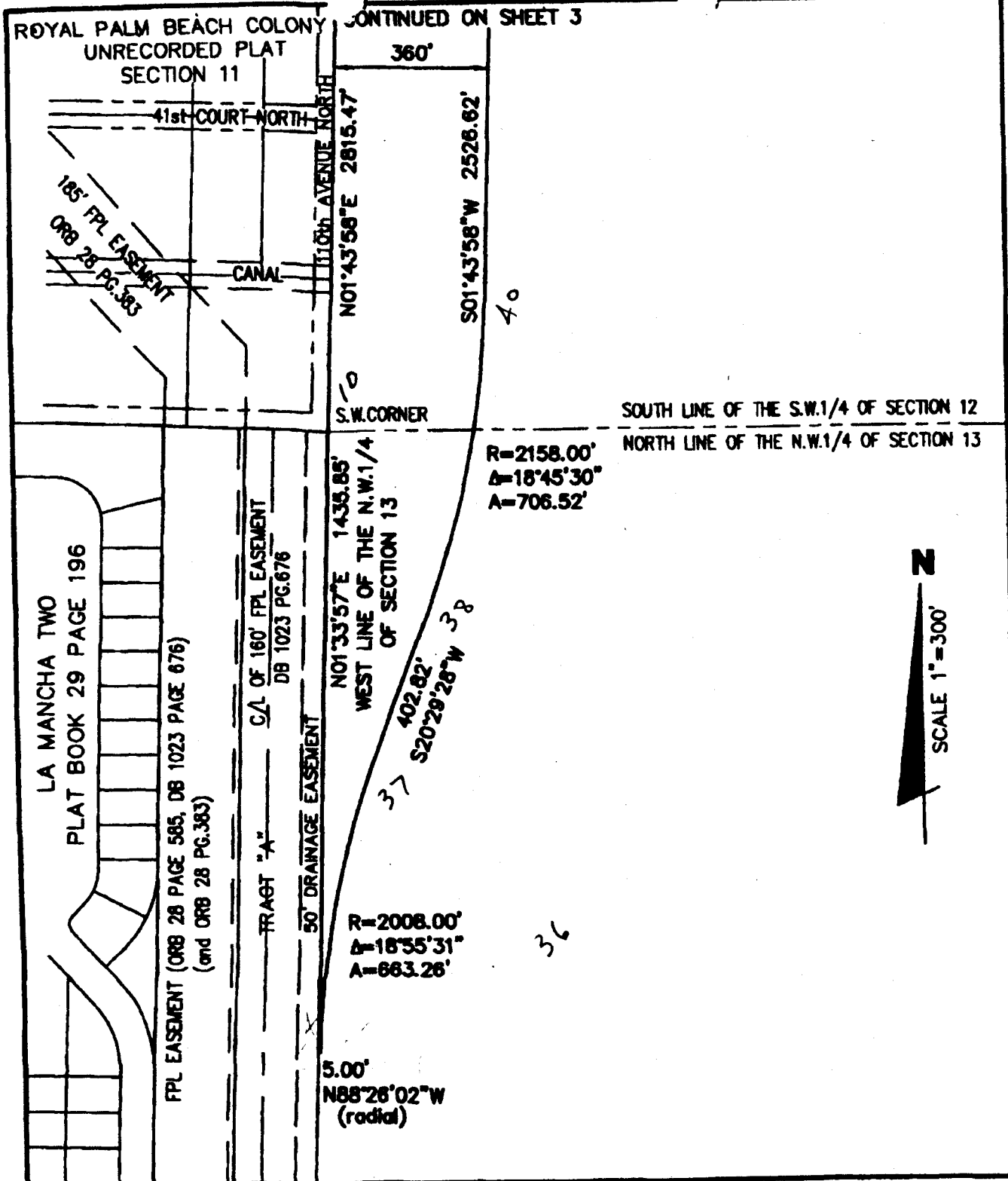
CONTINUED ON SHEET 4

B
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
(561) 615-3988, (561) 615-3986 FAX

PARCEL 5

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

DRAWN: MOB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"=300'
PERSIMMON BLVD. EXTENSION	DATE: 8/4/04
	SHEET 3 OF 4



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473
 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (561) 615-3988, (561) 615-3986 FAX

PARCEL 5

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 THIS SKETCH IS NOT A SURVEY

DRAWN: MGB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"=300'
PERSIMMON BLVD. EXTENSION	DATE: 8/4/04
	SHEET 4 OF 4

EXHIBIT "A"

19 0 5 2 8



CFN 20060491759
OR BK 20767 PG 1452
RECORDED 08/23/2006 13:59:16
Palm Beach County, Florida
AMT \$, 860, 000.00
Doc Stamp 62, 020.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1452 - 1458; (7pgs)

PREPARED BY AND RETURN TO:
TRIPP D. CIOCI, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
3208 BELVEDERE ROAD, BUILDING 1169
WEST PALM BEACH, FLORIDA 33406-1544

A portion of PCN: 00-41-43-01-00-000-1010

SPECIAL WARRANTY DEED

294

THIS SPECIAL WARRANTY DEED executed as of the 22 day of August, 2006 by MINTO COMMUNITIES, LLC, a Florida limited liability company, ("Grantor") whose mailing address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073, to PALM BEACH COUNTY, a political subdivision of the State of Florida, ("Grantee") whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee those certain lands situate, lying and being in Palm Beach County, State of Florida, described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

And Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that the lands conveyed hereby are free from all encumbrances except those set forth on Exhibit "B" attached hereto and made a part hereof; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other.

69

EXHIBIT "A"

20 09 28

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]
(Witness Signature)

John Corbett
(Witness Name Printed)

[Signature]
(Witness Signature)

Robert Robbins
(Witness Name Printed)

Grantor: MINTO COMMUNITIES, LLC, a Florida limited liability company

By: [Signature]

Name: Craig S. Unger

Its: Sr. V.P.

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of August, 2006, by Craig S. Unger, its Sr. Vice Pres. of Minto Communities, LLC, a Florida limited liability company, on behalf of the limited liability company. He is () personally known to me OR () has produced _____ as identification and he () did () did not take an oath.

(Official Notary Seal)

Notary Public, State of Florida

HARRY BINNIE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #00188848
EXPIRES 08/28/08
BONDED THRU 1-800-NOTARY1

[Signature]
(Type, print or stamp name)

My Commission Expires: _____

Commission Number: _____

APPROVED BY THE PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

ON: November 16, 2004

RESOLUTION NO: R2004-2412

[Signature]

County Attorney or Designee

G:\TCIO\SECTION 1\SPECIAL WARRANTY DEED SECTION 1.DOC

ca

EXHIBIT "A"

21 of 28

LEGAL DESCRIPTION

EXHIBIT "A"

A ERM PARCEL BEING ALL OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS:

RIGHT OF WAY PARCEL 6 WEST

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 1;
 THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, N01°32'09"E FOR 2728.67 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, N01°33'03"E FOR 2728.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 1, S88°56'10"E FOR 2838.86 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;
 THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 1, S88°56'11"E FOR 510.63 FEET TO THE BOUNDARY OF THE AMERICAN TOWER SYSTEMS, INC. PARCEL RECORDED IN OFFICIAL RECORD BOOK 9107, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID BOUNDARY, S01°03'49"W FOR 50.00 FEET;
 THENCE CONTINUE ALONG SAID BOUNDARY, S46°27'00"W FOR 278.04 FEET;
 THENCE N87°14'22"W FOR 1988.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 619.00 FEET;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°52'35" FOR 981.79 FEET TO A POINT OF TANGENCY ON A LINE LYING 360.00 FEET EAST OF, AND PARALLEL WITH, THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;
 THENCE ALONG SAID PARALLEL LINE, S01°33'03"W FOR 1936.22 FEET TO A LINE LYING 360.00 FEET EAST OF, AND PARALLEL WITH, THE SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1;
 THENCE ALONG SAID PARALLEL LINE, S01°32'09"W FOR 2721.18 FEET TO THE SOUTH LINE OF SAID SECTION 1;
 THENCE ALONG SAID SOUTH LINE, N88°56'44"W FOR 360.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.91 ACRES, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- P.B.- PLAT BOOK
- O.R.B.- OFFICIAL RECORD BOOK
- D.B.- DEED BOOK
- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH

[Signature]
 JOHN E. PHILLIPS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4526
 DATE: AUG 08 2006

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 305, W.P.B., FLORIDA 33407
 (561) 615-3988, (561) 615-3988 FAX

ERM PARCEL

LEGAL DESCRIPTION AND SKETCH	
THIS SKETCH IS NOT A SURVEY	
DRAWN: MDS	PROJ. No. 06-058
CHECKED: JEP	SCALE: NONE
PERSIMMON BLVD. EXTENSION	DATE: 8/8/2006
	SHEET 1 OF 4

EXHIBIT "A"

22 of 28

OFFICIAL RECORD BOOK 9107, PAGE 134

A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 9107, PAGE 134
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING 20.00 ACRES, MORE OR LESS.

RIGHT OF WAY PARCEL 6 EAST

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE ALONG THE NORTH LINE OF SAID SECTION 1, N88°56'11"W FOR 186.36 FEET
TO THE POINT OF BEGINNING;
THENCE CONTINUE N88°56'11"W FOR 1639.68 FEET TO THE BOUNDARY OF
THE AMERICAN TOWER SYSTEMS, INC. PARCEL, RECORDED IN OFFICIAL RECORD
BOOK 9107, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA;
THENCE ALONG SAID BOUNDARY, S01°03'49"W FOR 211.68 FEET;
THENCE CONTINUE ALONG SAID BOUNDARY, S82°03'20"E FOR 110.17 FEET;
THENCE S87°14'22"E FOR 918.23 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 769.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 53°04'35" FOR 712.37 FEET TO THE POINT OF BEGINNING.


CONTAINING 9.28 ACRES, MORE OR LESS.

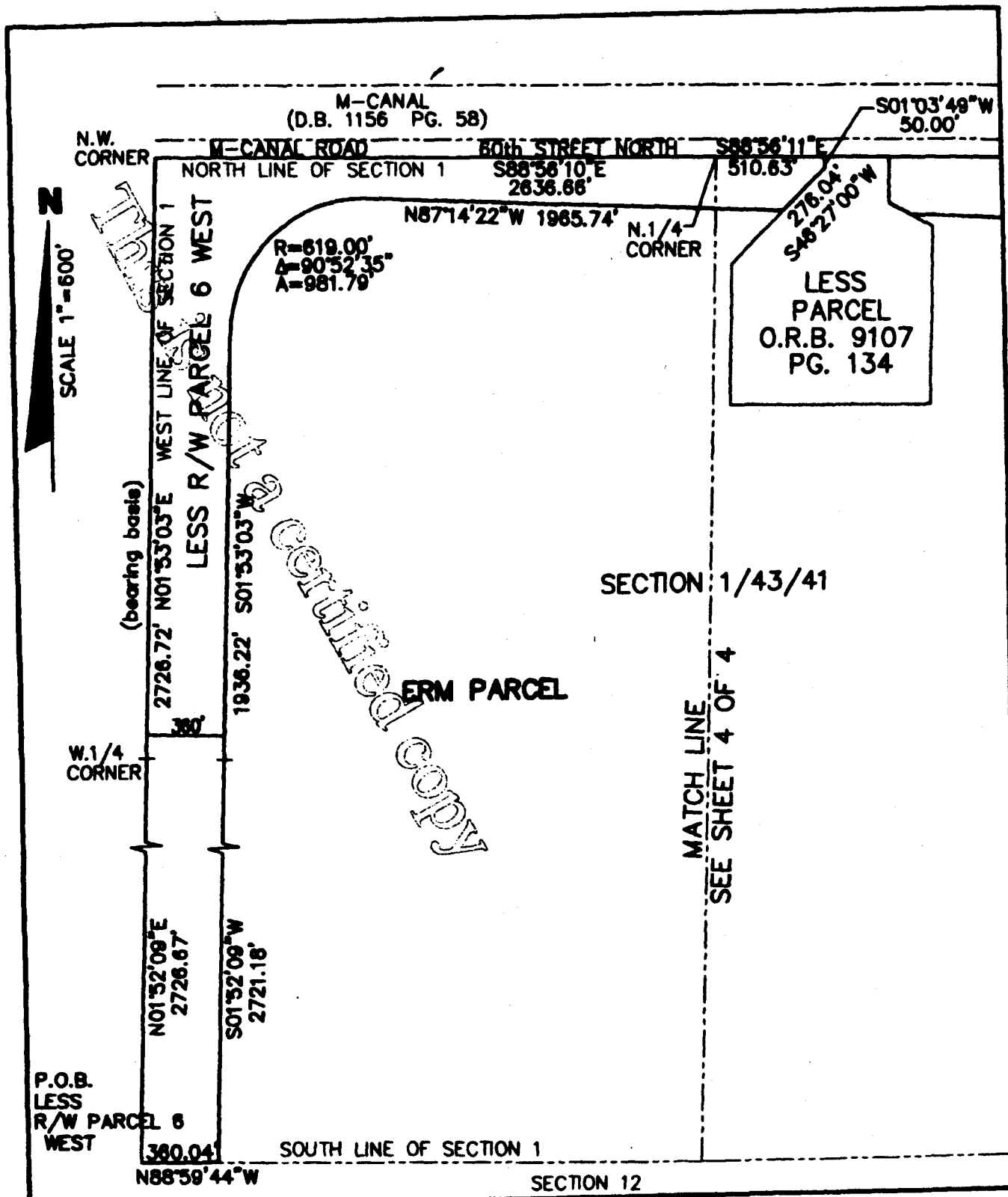
RIGHT OF WAY PARCEL 9

THE EAST 200.00 FEET OF SECTION 1, TOWNSHIP 43 SOUTH,
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 24.79 ACRES, MORE OR LESS.

SAID ERM PARCEL CONTAINING 544.33 ACRES, MORE OR LESS.

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPOINT PKWY, SUITE 305, W.P.B., FLORIDA 33407 (561) 615-3988, (561) 615-3986 FAX	ERM PARCEL		LEGAL DESCRIPTION AND SKETCH	
	THIS SKETCH IS NOT A SURVEY			
	DRAWN: MDS	PROJ. No. 06-066		
	CHECKED: JEP	SCALE: NONE		
PERSIMMON BLVD. EXTENSION		DATE: 8/8/2008	SHEET 2 OF 4	



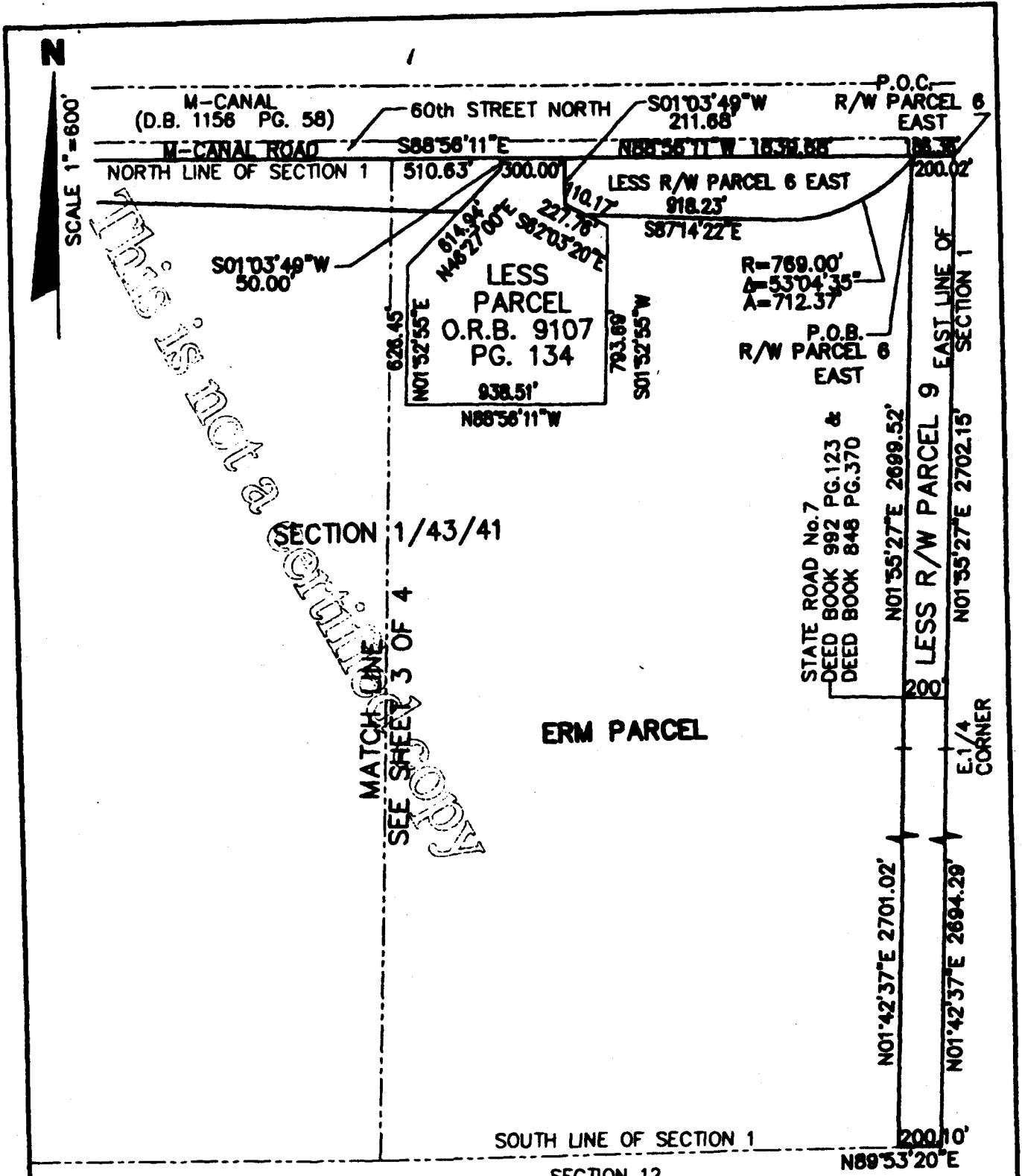
BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 305, W.P.B., FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

ERM PARCEL

LEGAL DESCRIPTION AND SKETCH		
THIS SKETCH IS NOT A SURVEY		
DRAWN: MDB	PROJ. No. 05-058	
CHECKED: JEP	SCALE: 1"= 600'	
PERSIMMON BLVD. EXTENSION	DATE: 8/8/2008	
	SHEET 3 OF 4	

EXHIBIT "A"

24 of 28



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 305, W.P.B., FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION AND SKETCH	
THIS SKETCH IS NOT A SURVEY	
DRAWN: MDB	PROJ. No. 05-036
CHECKED: JEP	SCALE: 1" = 600'
PERSIMMON BLVD. EXTENSION	DATE: 8/8/2008
	SHEET 4 OF 4

EXHIBIT "A"

25 04 28

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Zoning restrictions and prohibitions imposed by governmental authority.
2. Agreement dated August 24, 2004 by and between Palm Beach County, a political subdivision of the State of Florida and the Village of Royal Palm Beach, a municipal corporation created under the laws of the State of Florida, recorded in Official Records Book 17664, Page 583, of the Public Records of Palm Beach County, Florida.

FRW



Return to:

Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 1010

CFN 20090407899
OR BK 23557 PG 0641
RECORDED 11/20/2009 11:02:03
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0641 - 643; (3pgs)

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NO CONSIDERATION / DONATION

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 00-41-42-36-00-000-9020

SPACE ABOVE THIS LINE FOR PROCESSING DATA

ACCEPTED (Corporation)
BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2004507

ROAD NAME: 60th ST. No. 12 S.R.T EXTENSION

PARCEL NO. 101

DATE: Nov. 18, 2009

WARRANTY DEED

THIS WARRANTY DEED, made this 13th day of OCTOBER, 2009, by Indian Trail Groves, LP, a Corporation existing under the laws of FLORIDA, and having its principal place of business at 3725 So. Ocean Drive, Ste. 707; Hollywood, FL 33019-2942, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2008.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

Rebecca F. Morse
WITNESS Signature (Required)

Rebecca F. Morse
TYPED OR PRINTED NAME OF WITNESS

F. Basilio
WITNESS SIGNATURE (Required)

Fe Basilio
TYPED OR PRINTED NAME OF WITNESS

INDIAN TRAIL GROVES, LP

CORPORATION NAME - TYPED OR PRINTED

BY: James Cowan
SIGNATURE OF PRESIDENT

COWAN INDIAN TRAIL LLC
IRVING COWAN MGR.
TYPED OR PRINTED NAME OF PRESIDENT

ATTEST: [Signature]
SIGNATURE OF SECRETARY

FRIEDLAND INDIAN TRAIL LLC
JACK M. FRIEDLAND, MANAGER
TYPED OR PRINTED NAME OF SECRETARY

MAILING ADDRESS

STATE OF Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 10/13/09 by JACK FRIEDLAND of FRIEDLAND INDIAN TRAIL LLC, a FLORIDA corporation, on behalf of the corporation. He/she is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification. witness my hand and official seal this 13 day of OCTOBER, 2009.

Signed: Victoria Laughlin

Notary Public in and for
the County and State aforementioned
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
VICTORIA LAUGHLIN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires March 2, 2012



EXHIBIT "A"

27 of 28

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, WEST PALM BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH EIGHTY (80) FEET OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

LESS THE EAST 200.00 FEET FOR STATE ROAD 7 AS RECORDED IN DEED BOOK 848, PAGE 368, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTAINS 9.3161 ACRES MORE OR LESS.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

THIS INSTRUMENT WAS PREPARED BY NORMAN J. HOWARD, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, 160 AUSTRALIAN AVENUE, SUITE 405, WEST PALM BEACH, FLORIDA 33406.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

N. Howard

7-21-04

NORMAN J. HOWARD, P.S.M.
FLORIDA CERTIFICATE NO. 5776

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

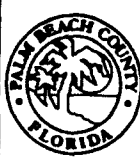
PROJECT NO. 2004507	SHEET: 1 OF: 2	PROJECT: 60th STREET, ROYAL PALM BEACH BOULEVARD-PERSIMMON EXT PARCEL 101	DATE 6/24/04	SCALE: 1"=120' DRAWN: K.A.L. CHECKED: N.J.H.	NO.	REVISION	BY	DATE
		1			LESS E. 200	N J H	7/21/04	
DESIGN FILE NAME PERSIMMON EXT		DRAWING NO. S-1-04-2228	FIELD BOOK NO.		 <p>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 160 AUSTRALIAN AVENUE WEST PALM BEACH, FL 33406</p>			

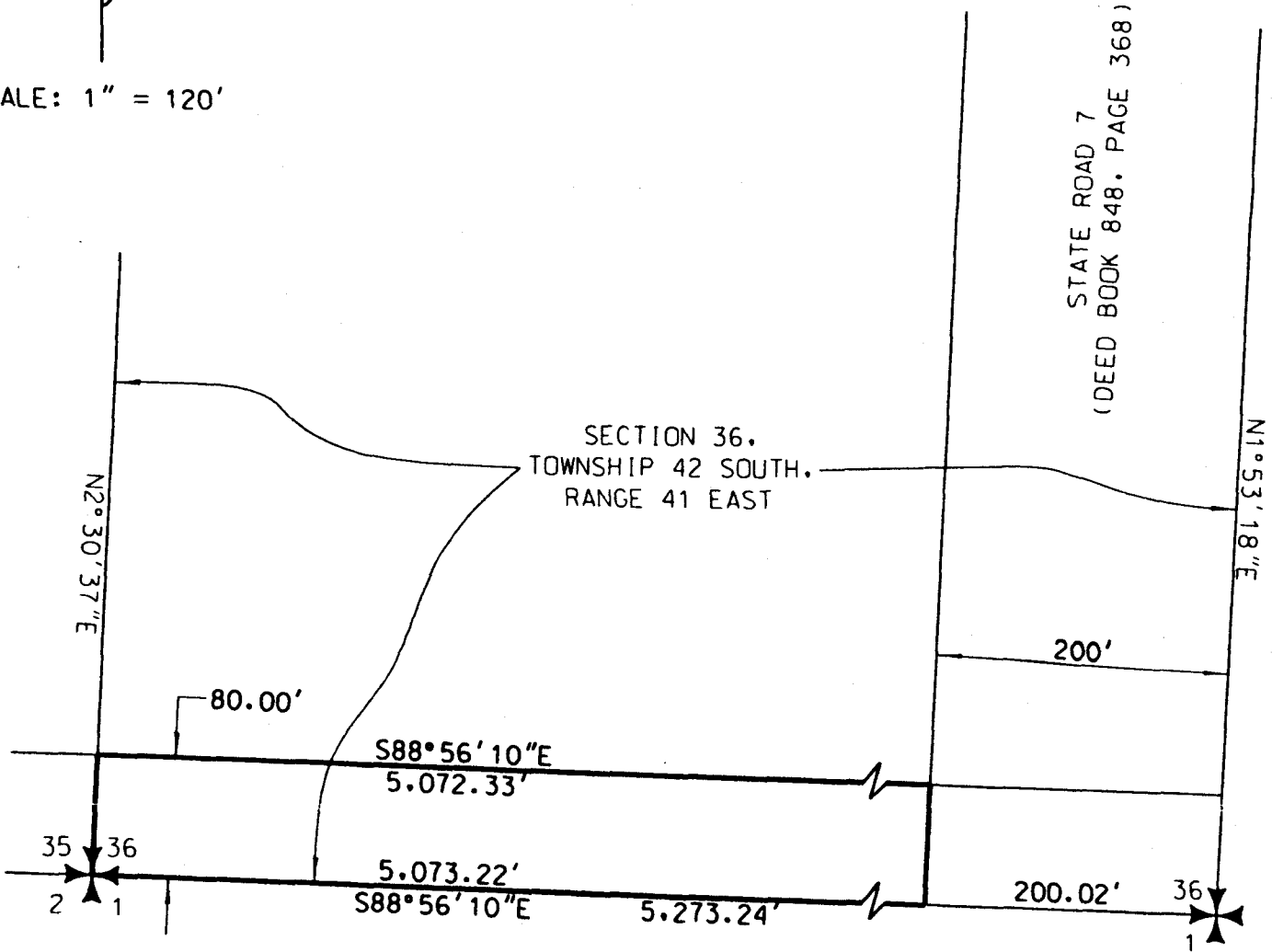
EXHIBIT "A"

28 05 28

N



SCALE: 1" = 120'



THIS IS NOT A SURVEY

PARCEL 101