

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 16, 2013☒ **Consent**☐ **Regular**☐ **Ordinance**☐ **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the purchase of various easements from United States Sugar Corporation (U.S. Sugar) for a total amount of \$20,500 for construction and operation of water supply wells to serve the Lake Region Water Treatment Plant:

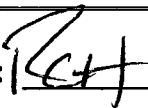
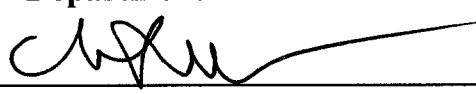
- A) a Well Site and Utility Easement;
- B) an Access and Utility Easement;
- C) a Buffer Easement; and
- D) a Temporary Construction Easement

Summary: The County operates the Lake Region Water Treatment Plant, east of State Road 715 on Hooker Highway, in Belle Glade. Two additional wells are required to handle the raw water demand for the LRWTP. The Well Site and Utility Easement includes two well sites; each site is approximately 100'x60' and in total comprise approximately 12,000 square feet (0.28 acres). The Access and Utility Easement is approximately 30'x 2,784.68', containing approximately 83,542.65 square feet (1.92 acres). The Buffer Easement encompasses semi-circular parcels surrounding each well site and square feet in total comprise approximately 23,416 square feet (.54 acres) The Buffer easement prohibits uses that may cause sanitary hazards to the well sites. The Temporary Construction Easement adjoining each well site is irregular in shape and in total comprise approximately 28,000 square feet (.64 acres). M.R. Ford & Associates, Inc. provided an appraisal in March 2012, for the well site parcels and the easement areas with a total value of \$25,000. U.S. Sugar agreed to sell the easements for a total cost of \$20,500. The County will be responsible for recording fees, doc stamps, title insurance and premium expenses, estimated to be \$1,471.18. Payment and acceptance of executed easements is anticipated to occur before June 1, 2013. (PREM) District 6 (HJF)

Background and Justification: The LRWTP services the Cities of Pahokee, Belle Glade and South Bay. The Floridian Aquifer production wells provide raw water to the LRWTP. The wells will provide raw water to the LRWTP. Staff has worked with U.S. Sugar on title related issues for the past 10 months. An environmental audit will be reviewed and approved prior to closing.

Attachments:

1. Location Map
2. Well Site and Utility Easement
3. Access and Utility Easement
4. Buffer Easement
5. Temporary Construction Easement
6. Budget Availability Statements

Recommended By:	 Department Director	4/3/13 Date
Approved By:	 County Administrator	4/16/13 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures					
Operating Costs	\$21,971.18				
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$21,971.18				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes X No

Budget Account No: Fund 4011 Dept 721 Unit W026 Object 6541
Program _____

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

Associated expenses are estimated to be an additional \$1,471.18. Funding is from non-advalorem WUD user fees.

(Easement purchase: \$20,500 + recording fees, title insurance, doc stamps and miscellaneous expenses: \$1,471.18 = \$21,971.18)

C. Departmental Fiscal Review: W

III. REVIEW COMMENTS

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

OFMB

Contract Development and Control

B. Legal Sufficiency:

Assistant County Attorney

Easements not signed at time of CAO review

C. Other Department Review:

Department Director

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

T43

T43

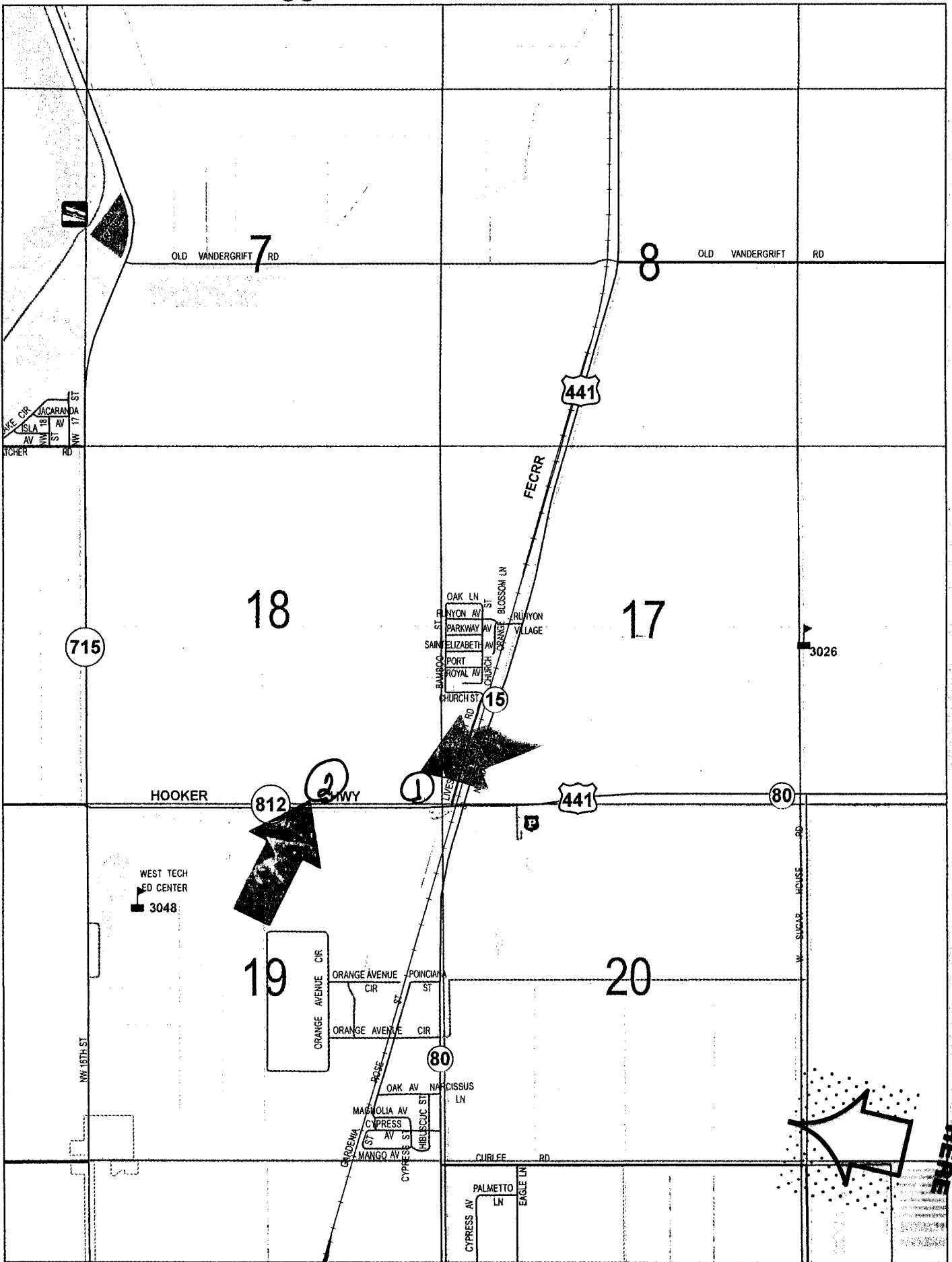
T43

16

17

18

140



LOCATION MAP



Prepared by and Return to:
Margaret Jackson, Real Estate Specialist
Palm Beach County
Facilities Development & Operations
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: Portion of 00-37-43-18-00-000-1000

WELL SITE AND UTILITY EASEMENT

THIS EASEMENT is made, granted, and entered into this ____ day of _____, 20__, by **UNITED STATES SUGAR CORPORATION**, a Delaware corporation, authorized to do business in the State of Florida (hereinafter referred to as "Grantor"), whose address is 111 Ponce de Leon Avenue, Clewiston, Florida 33440, in favor of **PALM BEACH COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413-3336.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns, a perpetual exclusive easement for water wells, communication equipment, utilities and access (the "Easement") under, on, over and across the following described lands lying, situate and being in Palm Beach County, Florida (the "Easement Premises"):

See attached legal description labeled Exhibit "A" (the "Easement Premises")

to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect water wells, pumps, potable water lines and appurtenant equipment, utilities, fencing, and facilities to support Grantee's use of the Easement Premises together with the right of ingress and egress thereto over the Easement Premises (the "Purpose").

This Easement, and the obligations contained herein, shall run with the land and bind and burden Grantor, Grantee and their successors and assigns.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances.

Grantor agrees to grant other utility easements within the Easement Premises and upon terms and conditions similar to those herein to utility providers, if so requested by Grantee, if those utilities are required for the operation of Grantee's use of the Easement Premises.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS EASEMENT IS GRANTED SOLELY FOR THE PURPOSE. GRANTEE SHALL NOT TRANSFER OR ASSIGN ITS RIGHTS HEREUNDER, AND GRANTEE SHALL NOT LICENSE, PERMIT, OR OTHERWISE ALLOW THE EASEMENT PREMISES OR ANY PART OF THE EASEMENT PREMISES TO BE USED OR OCCUPIED BY ANY OTHER PARTY WHETHER VOLUNTARILY, INVOLUNTARILY, OR BY OPERATION OF LAW WITHOUT THE WRITTEN CONSENT OF GRANTOR, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD SHOULD GRANTEE WISH TO ASSIGN ITS RIGHTS HEREUNDER TO ANOTHER GOVERNMENTAL ENTITY.

This Easement is granted with the express understanding that Grantor, its heirs and assigns assume no liability or responsibility to Grantee or its heirs, assigns, employees, or contractors regarding access to or use of the Easement Premises.

By use of the Easement Premises and this Easement, Grantee agrees that Grantee and its agents and employees will exercise due care so as to not disturb Grantor's use of its property and Grantee agrees to utilize the Easement and Easement Premises with due regard to Grantor's rights with respect to the Easement Premises and with due regard to Grantor's rights to use and enjoy Grantor's other property adjacent or contiguous to the Easement Premises. In the event Grantee's use of the Easement or Easement Premises unreasonably interferes with Grantor's use of its property, Grantee agrees to cooperate with Grantor and to use Grantee's best efforts to abate such interference.

Except as otherwise provided herein, this Easement is granted with the express condition that Grantor is conveying such rights and privileges without any warranties, representations, or guarantees, either express or implied, or arising by operation of law.

This Easement shall continue in force through, and terminate on, the date upon which the Easement Premises and Easement ceases to be used by Grantee for the Purpose for five (5) consecutive calendar years.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTOR:

UNITED STATES SUGAR CORPORATION,
a Delaware corporation authorized to do
business in the State of Florida

Witness Signature

By: _____
Robert H. Buker, Jr.

Print Name

Print Name

Witness Signature

President
Print Title

(SEAL)

Print Name

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ the _____ of UNITED
STATES SUGAR CORPORATION, a Delaware corporation authorized to do business in the
State of Florida, on behalf of the corporation. He/she () is personally known to me OR () has
produced _____ as identification, and who () did () did not
take an oath.

(Notary Seal)

Signature of Notary

Typed, Printed or Stamped Name of Notary

Commission Number: _____
My Commission Expires: _____

EXHIBIT 'A'

Page 1 of 4

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 1869.31 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°02'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°57'41" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

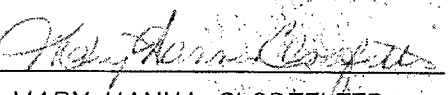
CONTAINING 6,000 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2



NOTES:

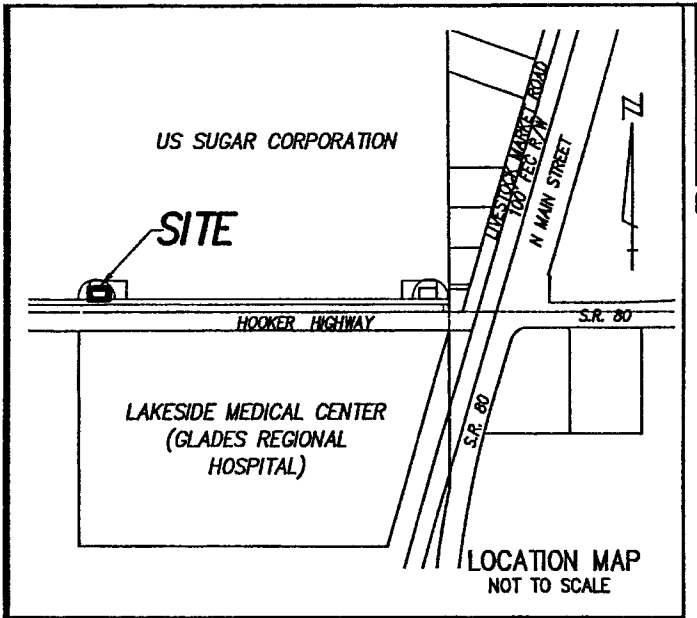
1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

POINT	NORTHING	EASTING
SE CORNER 18-T43S-R37E	869649.2102	764564.5869
S 1/4 CORNER 18-T43S-R37E	869647.4297	761927.7728


MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

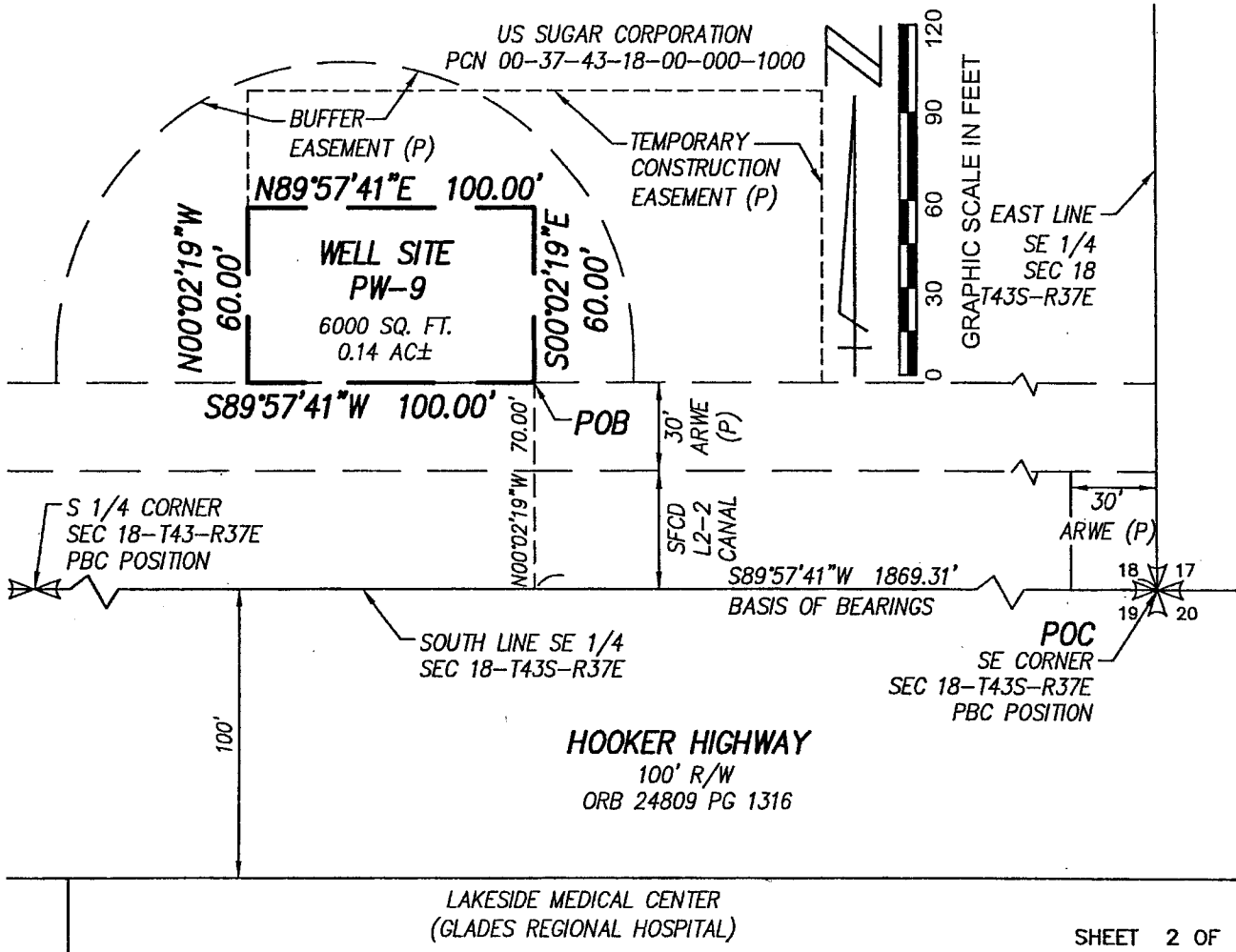
SHEET 1 OF 2
SEC. 18, TWP. 43S., RGE. 37 E.

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	WELL SITE PW-9	SCALE: N/A
FIELD: -	 MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	US SUGAR CORPORATION	DATE: 10/07/11
DRAWN: MAG			PALM BEACH COUNTY, FL	P.A. NO. A7035.74
APPR: MHC 				DR. NO. A-4612



LEGEND

Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	POC	POINT OF COMMENCEMENT
ARWE	ACCESS & RAW WATERMAIN EASEMENT	R	RADIUS
FEC	FLORIDA EAST COAST	R/W	RIGHT-OF-WAY
L	LENGTH	SEC	SECTION
ORB	OFFICIAL RECORDS BOOK	SFCD	SOUTH FLORIDA CONSERVANCY DISTRICT
(P)	PROPOSED	SR	STATE ROAD
PG	PAGE	SQ. FT.	SQUARE FEET
PBC	PALM BEACH COUNTY		
PCN	PARCEL CONTROL NUMBER		



PLOT DATE: Sep 17, 2012 - 1:56pm

DWG: S:\pbcu\pbcu\ufaw\ufawsk02.dwg
XREFS: ufawm01.dwg
IMAGES:

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	WELL SITE PW-9	SCALE: 1"=60'
FIELD: —	MOCK ROOS ENGINEERS SURVEYORS PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	US SUGAR CORPORATION	PALM BEACH COUNTY, FL	DATE: 10/07/11
DRAWN: MAG				P.A. NO. A7035.74
APPR: MHC				DR. NO. A-4612

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 166.95 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°57'41" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

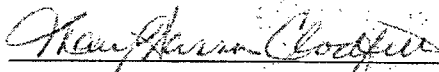
CONTAINING 6,000 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2

NOTES:

- 1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
- 2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
- 4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

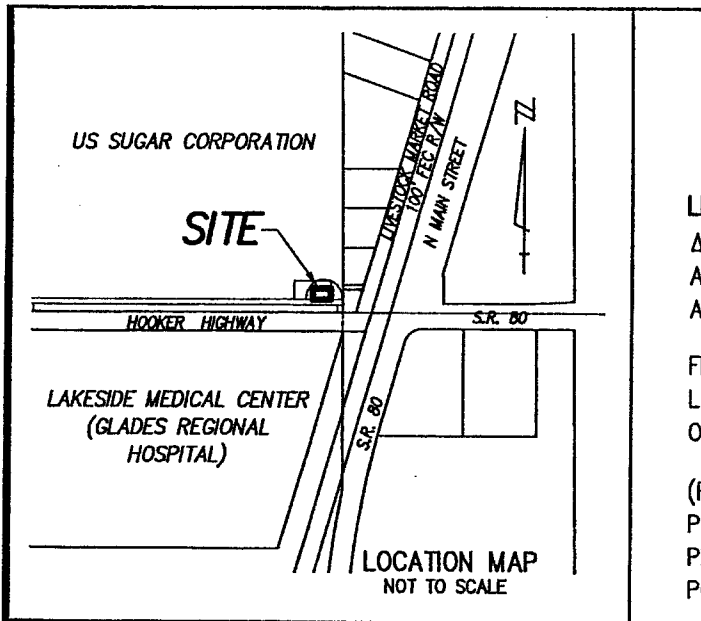
POINT	NORTHING	EASTING
SE CORNER 18-T43S-R37E	869649.2102	764564.5869
S 1/4 CORNER 18-T43S-R37E	869647.4297	761927.7728


MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

SHEET 1 OF 2
SEC. 18, TWP. 43S., RGE. 37 E

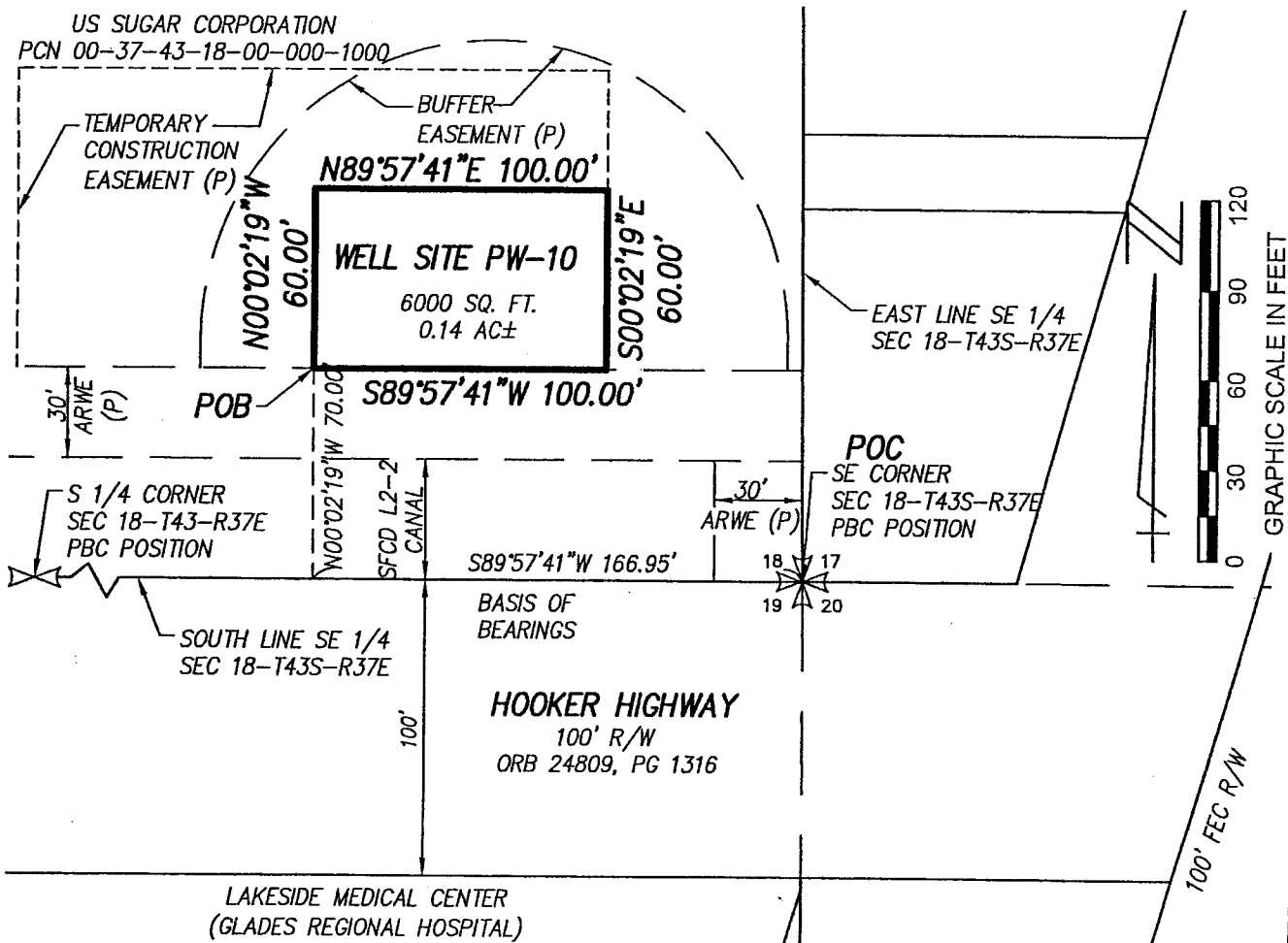
REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	WELL SITE PW-10	SCALE: N/A
FIELD: --	 ENGINEERS • SURVEYORS • PLANNERS		US SUGAR CORPORATION	DATE: 10/07/11
DRAWN: MAG			P.A.NO. A7035.74	
APPR: MHC			PALM BEACH COUNTY, FL	DR. NO. A- 4611
5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248				

EXHIBIT 'A'
Page 4 of 4



LEGEND

Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	POC	POINT OF COMMENCEMENT
ARWE	ACCESS & RAW WATERMAIN EASEMENT	R	RADIUS
FEC	FLORIDA EAST COAST	R/W	RIGHT-OF-WAY
L	LENGTH	SEC	SECTION
ORB	OFFICIAL RECORDS BOOK	SFCD	SOUTH FLORIDA CONSERVANCY DISTRICT
(P)	PROPOSED	SR	STATE ROAD
PG	PAGE	SQ. FT.	SQUARE FEET
PBC	PALM BEACH COUNTY		
PCN	PARCEL CONTROL NUMBER		



PLOT DATE: Sep 17, 2012 - 1:56pm

DWG: S:\pbcu\pbaufaw\dwg\ufawak01.dwg
XREFS: ufawak01.dwg
IMAGES:

SHEET 2 OF 2
SEC. 18, TWP. 43S., RGE. 37 E.

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	WELL SITE PW-10	SCALE: 1"=60'
FIELD: -			US SUGAR CORPORATION	DATE: 10/07/11
DRAWN:MAG				P.A.NO. A7035.74
APPR:MHCO	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		PALM BEACH COUNTY, FL	DR. NO. A- 4611

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS

Prepared by and Return to:
Margaret Jackson, Real Estate Specialist
Palm Beach County
Facilities Development & Operations
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: Portion of 00-37-43-18-00-000-1000

ACCESS AND UTILITY EASEMENT

THIS EASEMENT is made, granted, and entered into this _____ day of _____, 20__, by **UNITED STATES SUGAR CORPORATION**, a Delaware corporation, authorized to do business in the State of Florida (hereinafter referred to as "Grantor"), whose address is 111 Ponce de Leon Avenue, Clewiston, Florida 33440, in favor of **PALM BEACH COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413-3336.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns, a perpetual easement for underground utilities and access (the "Easement") under, on, over and across the following described lands lying, situate and being in Palm Beach County, Florida (the "Easement Premises"):

See attached legal description labeled Exhibit "A" (the "Easement Premises")

to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water lines and appurtenant utilities, equipment, and facilities to support Grantee's adjacent well sites and underground utilities together with the right of ingress and egress thereto over the Easement Premises (the "Purpose").

This Easement, and the obligations contained herein, shall run with the land and bind and burden Grantor, Grantee and their successors and assigns.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances.

Grantor agrees to grant other underground utility easements within the Easement Premises and upon terms and conditions similar to those herein to utility providers, if so requested by Grantee, if those utilities are required for the operation of Grantee's adjacent well sites.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS EASEMENT IS GRANTED SOLELY FOR THE PURPOSE. GRANTEE SHALL NOT TRANSFER OR ASSIGN ITS RIGHTS HEREUNDER, AND GRANTEE SHALL NOT LICENSE, PERMIT, OR OTHERWISE ALLOW THE EASEMENT PREMISES OR ANY PART OF THE EASEMENT PREMISES TO BE USED OR OCCUPIED BY ANY OTHER PARTY WHETHER VOLUNTARILY, INVOLUNTARILY, OR BY OPERATION OF LAW WITHOUT THE WRITTEN CONSENT OF GRANTOR, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD SHOULD GRANTEE WISH TO ASSIGN ITS RIGHTS HEREUNDER TO ANOTHER GOVERNMENTAL ENTITY.

This Easement is granted with the express understanding that Grantor, its heirs and assigns assume no liability or responsibility to Grantee or its heirs, assigns, employees, or contractors regarding access to or use of the Easement Premises.

By use of the Easement Premises and this Easement, Grantee agrees that Grantee and its agents and employees will exercise due care so as to not disturb Grantor's use of its property and Grantee agrees to utilize the Easement and Easement Premises with due regard to Grantor's rights with respect to the Easement Premises and with due regard to Grantor's rights to use and enjoy Grantor's other property adjacent or contiguous to the Easement Premises. In the event Grantee's use of the Easement or Easement Premises unreasonably interferes with Grantor's use of its property, Grantee agrees to cooperate with Grantor and to use Grantee's best efforts to abate such interference.

Except as otherwise provided herein, this Easement is granted with the express condition that Grantor is conveying such rights and privileges without any warranties, representations, or guarantees, either express or implied, or arising by operation of law.

This Easement shall continue in force through, and terminate on, the date upon which the Easement Premises and Easement ceases to be used by Grantee for the Purpose for five (5) consecutive calendar years.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:
Signed, sealed and delivered
in the presence of:

GRANTOR:
UNITED STATES SUGAR CORPORATION,
a Delaware corporation authorized to do
business in the State of Florida

Witness Signature

By: _____
Robert H. Buker, Jr.

Print Name

Print Name

Witness Signature

President
Print Title

Print Name

(SEAL)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ the _____ of UNITED
STATES SUGAR CORPORATION, a Delaware corporation authorized to do business in the
State of Florida, on behalf of the corporation. He/she () is personally known to me OR () has
produced _____ as identification, and who () did () did not
take an oath.

(Notary Seal)

Signature of Notary

Typed, Printed or Stamped Name of Notary

Commission Number: _____
My Commission Expires: _____

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING AN EASEMENT 30.00 FEET IN WIDTH LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°17'50" WEST PARALLEL TO THE EAST LINE OF SECTION 18, A DISTANCE OF 55.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 2674.76 FEET; THENCE SOUTH 00°02'05" EAST, A DISTANCE OF 54.92 FEET TO THE POINT OF TERMINUS.

THE SIDES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 30.00 FEET IN WIDTH AND TO INTERSECT THE SOUTH AND EAST LINES OF SAID SECTION 18.

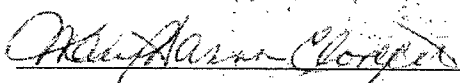
CONTAINING 83,542.65 SQUARE FEET OR 1.92 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEETS 2 & 3 OF 3

NOTES:

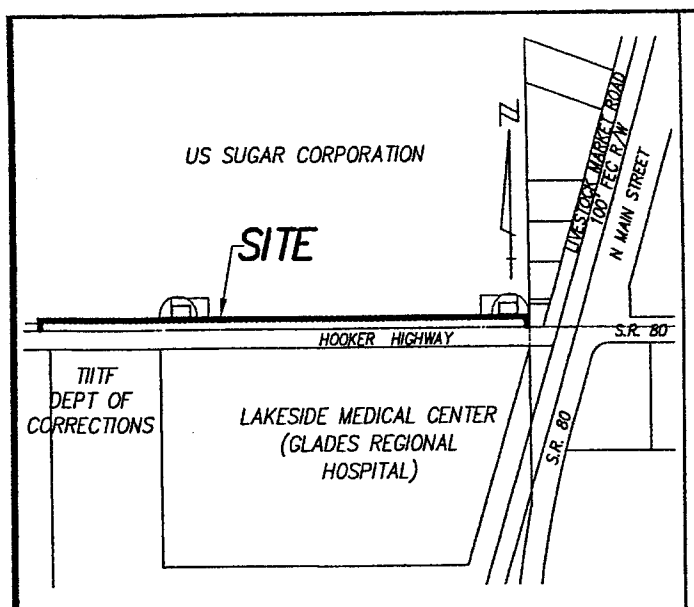
- 1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
- 2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
- 4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

POINT	NORTHING	EASTING
SE CORNER 18-T43S-R37E	869649.2102	764564.5869
S 1/4 CORNER 18-T43S-R37E	869647.4297	761927.7728


MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

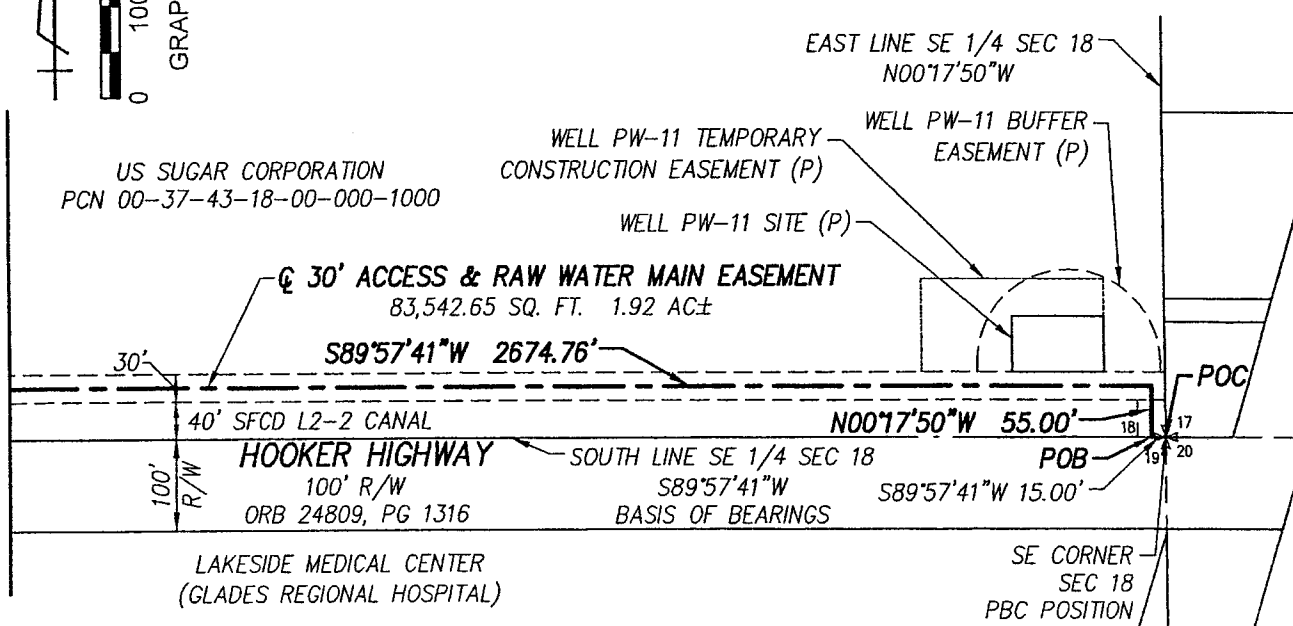
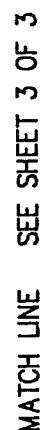
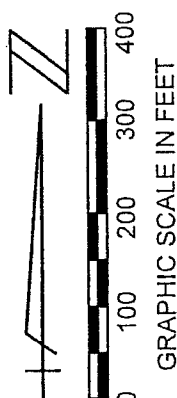
SHEET 1 OF 3
SEC. 18, TWP. 43 S., RGE. 37 E

REV:12/05/11	FL. E.B. NO. 48	FL. L.B. NO. 48	30' ACCESS AND RAW WATERMAIN EASEMENT	SCALE: N/A
FIELD: -	 ENGINEERS, SURVEYORS, PLANNERS		US SUGAR CORPORATION PALM BEACH COUNTY, FL	DATE: 10/12/11
DRAWN:MAG				P.A.NO. A7035.74
APPR:MHC	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			DR. NO. A-4613



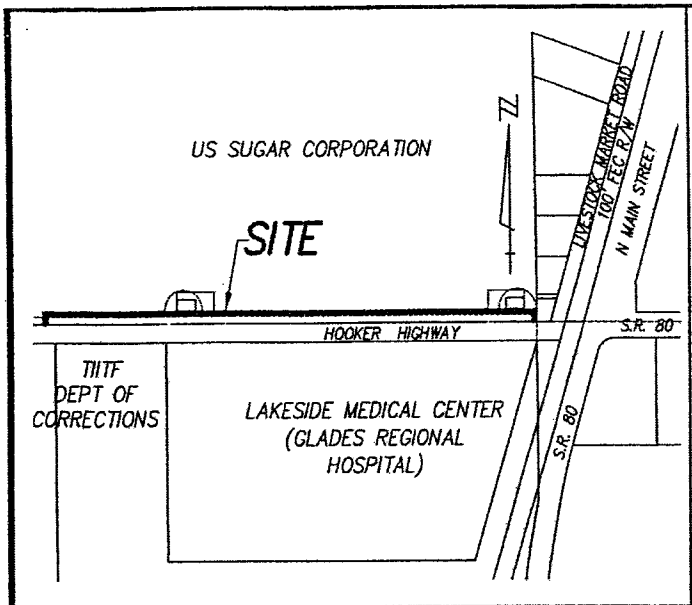
LEGEND

- | | |
|---------|--|
| Δ | CENTRAL ANGLE |
| AC | ACRES |
| ARWE | ACCESS & RAW WATERMAIN EASEMENT |
| FEC | FLORIDA EAST COAST |
| L | LENGTH |
| ORB | OFFICIAL RECORDS BOOK |
| (P) | PROPOSED |
| PG | PAGE |
| PBC | PALM BEACH COUNTY |
| PCN | PARCEL CONTROL NUMBER |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| POT | POINT OF TERMINUS |
| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| SEC | SECTION |
| SFCD | SOUTH FLORIDA CONSERVANCY DISTRICT |
| SR | STATE ROAD |
| SQ. FT. | SQUARE FEET |
| TIITF | TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND |

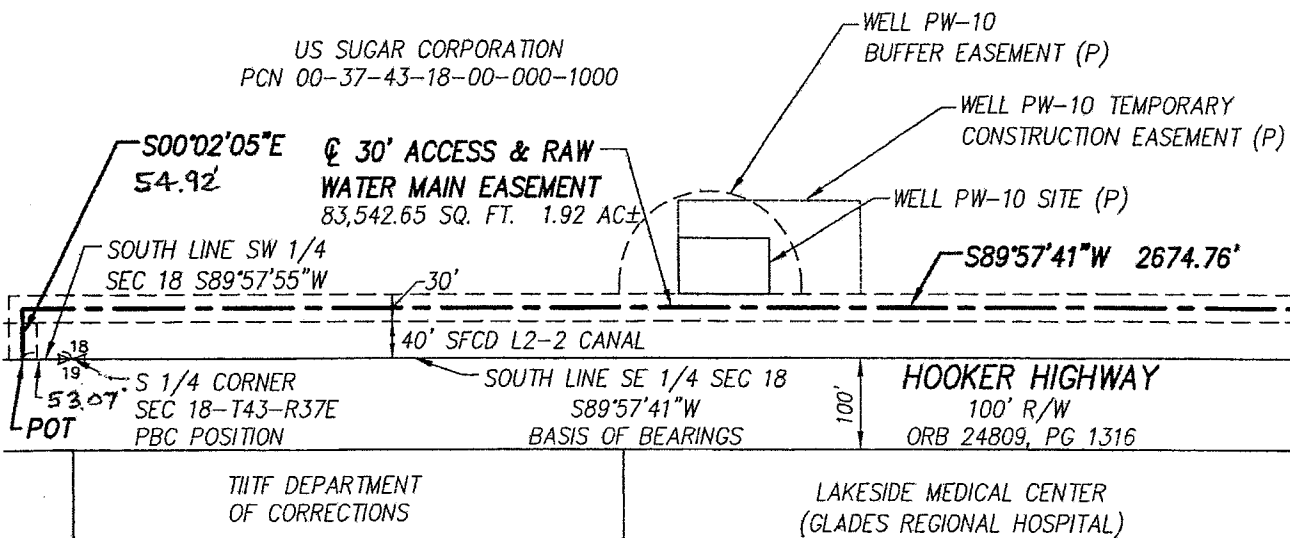
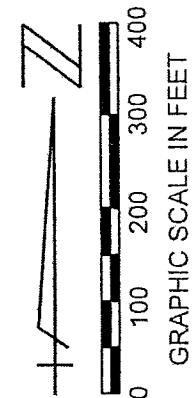


SHEET 2 OF 3
SEC. 18, TWP. 43 S., RGE. 37 E.

REV:12/05/11	FL. E.B. NO. 48	FL. L.B. NO. 48	30' ACCESS AND RAW WATERMAIN EASEMENT	SCALE: 1"=200'
FIELD: —	 MOCK • ROOS ENGINEERS, SURVEYORS & PLANNERS			DATE: 10/12/11
DRAWN:MAG				P.A.NO. A7035.74
APPR:MHC	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		US SUGAR CORPORATION PALM BEACH COUNTY, FL	DR. NO. A-4613



- LEGEND**
- Δ CENTRAL ANGLE
 - AC ACRES
 - ARWE ACCESS & RAW WATERMAIN EASEMENT
 - FEC FLORIDA EAST COAST
 - L LENGTH
 - ORB OFFICIAL RECORDS BOOK
 - (P) PROPOSED
 - PG PAGE
 - PBC PALM BEACH COUNTY
 - PCN PARCEL CONTROL NUMBER
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - POT POINT OF TERMINUS
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - SEC SECTION
 - SFCD SOUTH FLORIDA CONSERVANCY DISTRICT
 - SR STATE ROAD
 - SQ. FT. SQUARE FEET
 - TIITF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND



MATCH LINE SEE SHEET 2 OF 3

SHEET 3 OF 3
SEC. 18, TWP. 43S., RGE. 37 E.

REV:12/05/11	FL. E.B. NO. 48	FL. L.B. NO. 48	30' ACCESS AND RAW WATERMAIN EASEMENT	SCALE: 1"=200'
FIELD: -	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		US SUGAR CORPORATION	DATE: 10/12/11
DRAWN:MAG			PALM BEACH COUNTY, FL	P.A.NO. A7035.74
APPR:MHC				DR. NO. A-4613

Prepared by and Return to:
Margaret Jackson, Real Estate Specialist
Palm Beach County
Facilities Development & Operations
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: Portion of 00-37-43-18-00-000-1000

BUFFER EASEMENT

THIS EASEMENT is made, granted, and entered into this ____ day of _____, 20____, by **UNITED STATES SUGAR CORPORATION**, a Delaware corporation, authorized to do business in the State of Florida (hereinafter referred to as "Grantor"), whose address is 111 Ponce de Leon Avenue, Clewiston, Florida 33440, in favor of **PALM BEACH COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413-3336.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns, a perpetual buffer easement (the "Easement") on, over and across the following described lands lying, situate and being in Palm Beach County, Florida (the "Easement Premises"):

See attached legal description labeled Exhibit "A", consisting of two (2) parcels identified as "Parcel 1" and "Parcel 2" (collectively the "Easement Premises")

Grantor hereby agrees that the following activities which may cause sanitary hazards to Grantee's adjacent well sites shall be prohibited at all times within the Easement Premises: mining; airport or railroad fueling or maintenance; animal feeding operations; concentrated aquatic animal production facilities; on-site sewage treatment and disposal systems; domestic wastewater collection, transmission, storage or treatment facilities; drainage or injection wells; oil or gas production wells; fertilizer storage; pesticide, herbicide, or industrial waste storage; industrial waste treatment or land application; pasture or grazing with more than 5 animals per acre; junkyards, salvage or scrap yards; petroleum pipelines; non-regulated underground or above ground storage tanks; and storm water or retention basins.

This Easement, and the restrictions contained herein, shall run with the land and bind and burden Grantor, Grantee and their successors and assigns.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTOR:

UNITED STATES SUGAR CORPORATION,
a Delaware corporation authorized to do
business in the State of Florida

Witness Signature

Print Name

Witness Signature

Print Name

By: _____
Robert H. Buker, Jr.

Print Name

President
Print Title

(SEAL)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ the _____ of UNITED STATES SUGAR CORPORATION, a Delaware corporation authorized to do business in the State of Florida, on behalf of the corporation. He/she () is personally known to me OR () has produced _____ as identification, and who () did () did not take an oath.

(Notary Seal)

Signature of Notary

Typed, Printed or Stamped Name of Notary

Commission Number: _____

My Commission Expires: _____

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 2034.80 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'19" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 314.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'19" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 34.51 FEET; THENCE NORTH 00°02'19" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°02'19" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 65.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,707.96 SQUARE FEET OR 0.27 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2

NOTES:

- 1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
- 2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
- 4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

POINT	NORTHING	EASTING
SE CORNER 18-T43S-R37E	869649.2102	764564.5869
S 1/4 CORNER 18-T43S-R37E	869647.4297	761927.7728

Mary Hanna Clodfelter

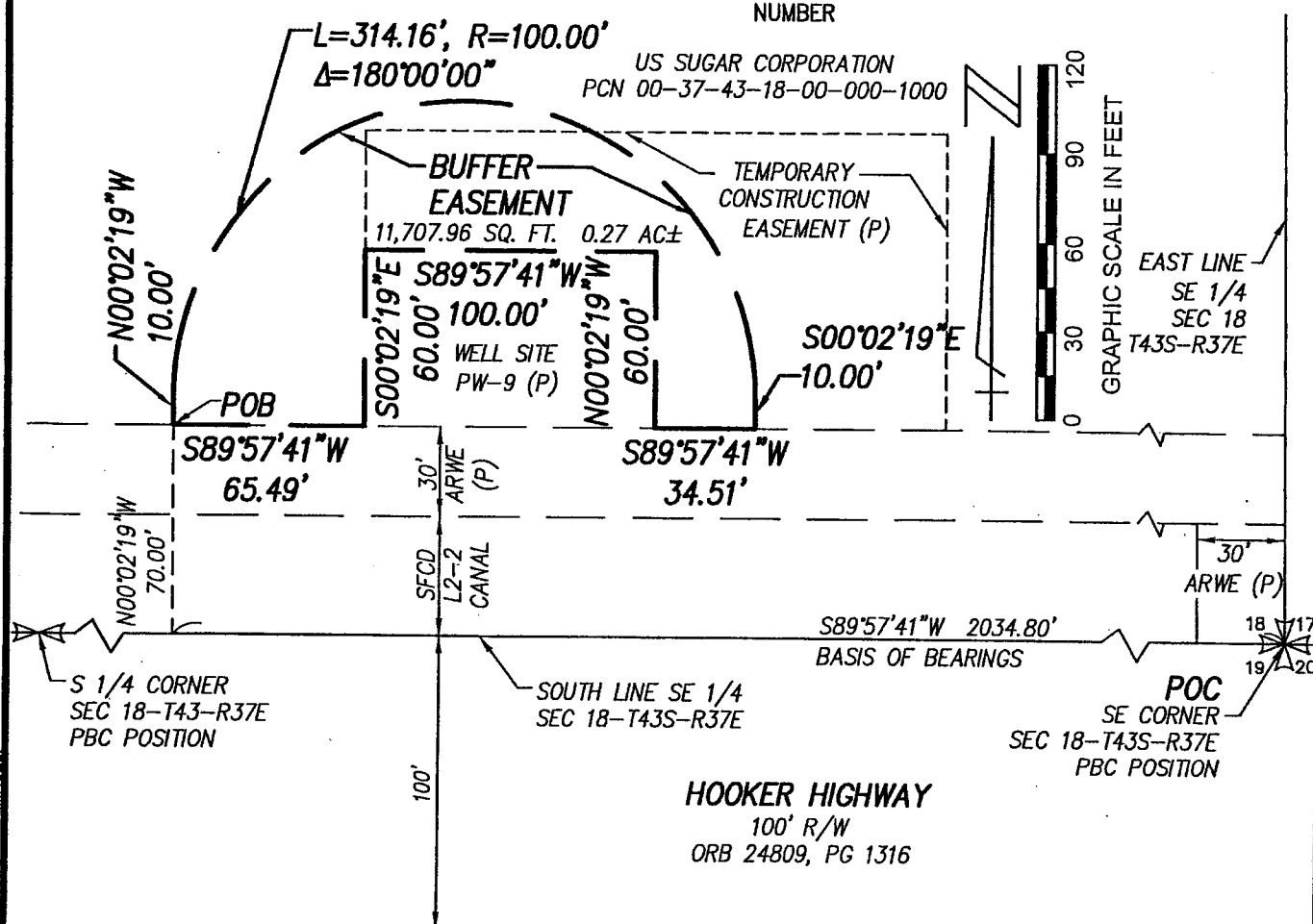
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

SHEET 1 OF 2
SEC. 18, TWP. 43S., RGE. 37 E.

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	BUFFER EASEMENT	SCALE: N/A
FIELD: -	 ENGINEERS SURVEYORS PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		WELL SITE PW-9	DATE: 10/07/11
DRAWN:MAG			US SUGAR CORPORATION	P.A.NO. A7035.74
APPR:MHC			PALM BEACH COUNTY, FL	DR. NO. A-4617




Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	POC	POINT OF
ARWE	ACCESS & RAW		COMMENCEMENT
	WATERMAIN EASEMENT	R	RADIUS
FEC	FLORIDA EAST COAST	R/W	RIGHT-OF-WAY
L	LENGTH	SEC	SECTION
ORB	OFFICIAL RECORDS	SFCD	SOUTH FLORIDA
	BOOK		CONSERVANCY
(P)	PROPOSED		DISTRICT
PG	PAGE	SR	STATE ROAD
PBC	PALM BEACH COUNTY	SQ. FT.	SQUARE FEET
PCN	PARCEL CONTROL		
	NUMBER		



LAKESIDE MEDICAL CENTER
(GLADES REGIONAL HOSPITAL)

SHEET 2 OF 2
SEC. 18, TWP. 43 S., RGE. 37 E.

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	SEC. 18, TWP. 43S., RGE. 37 E.
FIELD: -			SCALE: 1"=60'
DRAWN: MAG	ENGINEERS SURVEYORS PLANNERS		DATE: 10/07/11
APPR: MHG 	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		P.A.NO. A7035.74
	BUFFER EASEMENT WELL SITE PW-9 US SUGAR CORPORATION PALM BEACH COUNTY, FL		DR. NO. A-4617

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 205.34 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'19" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 314.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'19" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 61.61 FEET; THENCE NORTH 00°02'19" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°02'19" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 38.39 FEET TO THE POINT OF BEGINNING.

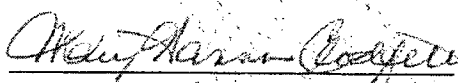
CONTAINING 11,707.96 SQUARE FEET OR 0.27 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2

NOTES:

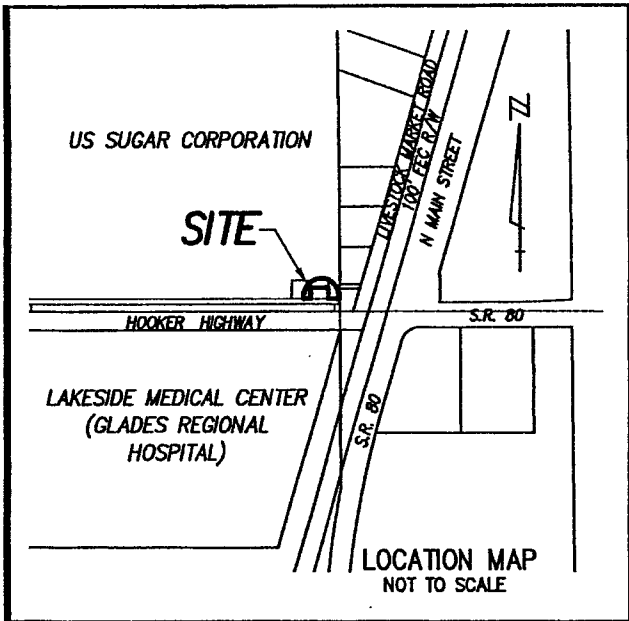
- 1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
- 2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
- 4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

POINT	NORTHING	EASTING
SE CORNER 18-T43S-R37E	869649.2102	764564.5869
S 1/4 CORNER 18-T43S-R37E	869647.4297	761927.7728


MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

SHEET 1 OF 2
SEC. 18, TWP. 43 S., RGE. 37 E.

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	BUFFER EASEMENT	SCALE: N/A
FIELD: --	 ENGINEERS • SURVEYORS • PLANNERS		WELL SITE PW-10	DATE: 10/07/11
DRAWN: MAG			US SUGAR CORPORATION	P.A.NO. A7035.74
APPR: MHC	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		PALM BEACH COUNTY, FL	DR. NO. A-4616

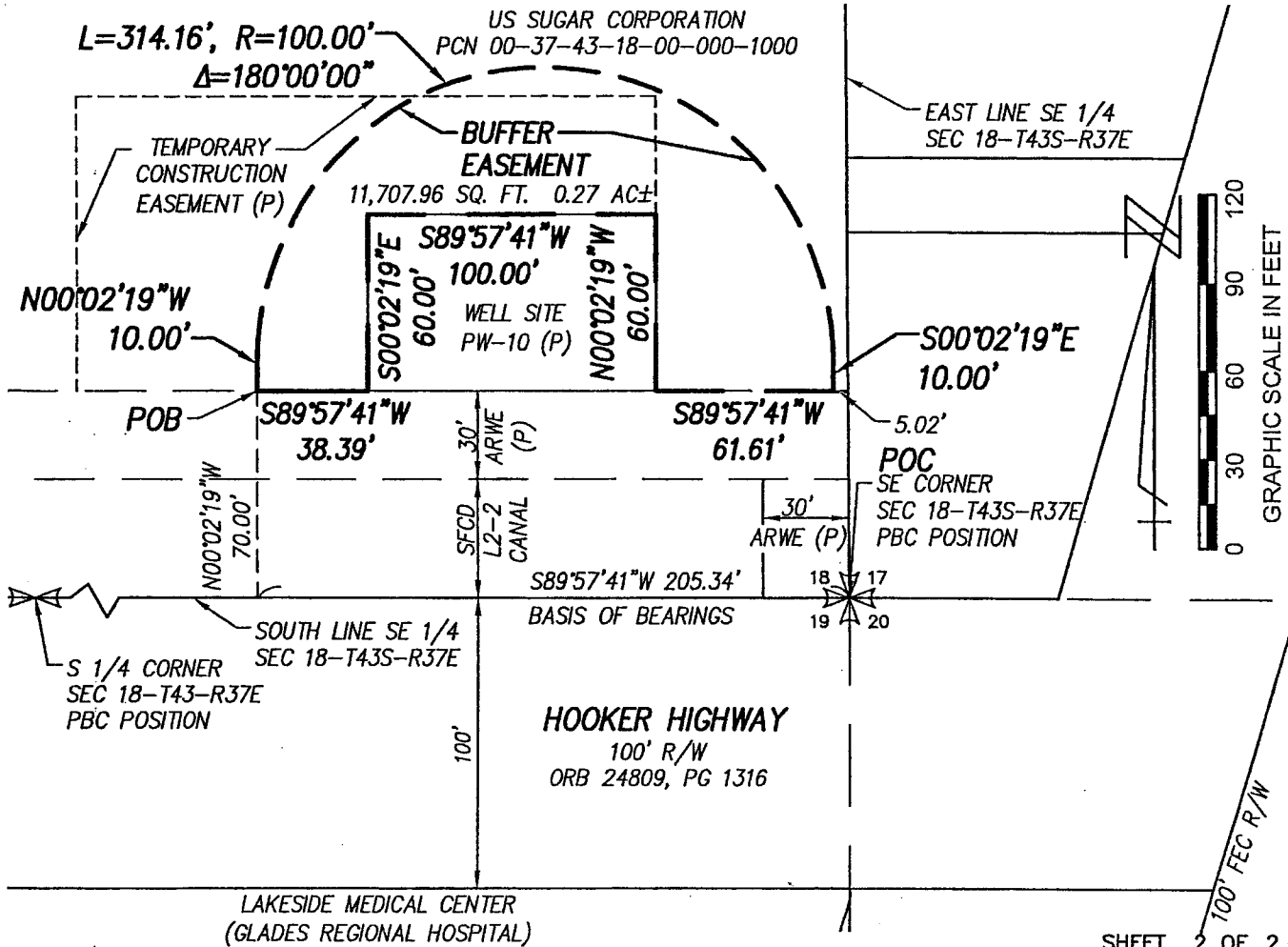


LEGEND

Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	POC	POINT OF COMMENCEMENT
ARWE	ACCESS & RAW WATERMAIN EASEMENT	R	RADIUS
FEC	FLORIDA EAST COAST BOOK	R/W	RIGHT-OF-WAY
L	LENGTH	SEC	SECTION
ORB	OFFICIAL RECORDS	SFCD	SOUTH FLORIDA CONSERVANCY DISTRICT
(P)	PROPOSED	SR	STATE ROAD
PG	PAGE	SQ. FT.	SQUARE FEET
PBC	PALM BEACH COUNTY		
PCN	PARCEL CONTROL NUMBER		

PLOT DATE: Sep 17, 2012 - 1:56pm

DWG: S:\pbcu\pbcu\paw\dwg\ufawak05.dwg
XREFS: ufawm01.dwg IMAGES:



SHEET 2 OF 2
SEC. 18, TWP. 43S., RGE. 37 E

REV: 09/17/12

FL. E.B. NO. 48

FL. L.B. NO. 48

BUFFER EASEMENT

SCALE: 1"=60'

FIELD: --

DRAWN:MAG

APPR:MHC

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

WELL SITE PW-10

US SUGAR CORPORATION
PALM BEACH COUNTY, FL

DATE: 10/07/11

P.A.NO. A7035.74

DR. NO. A-4616

Prepared by and Return to:
Margaret Jackson, Real Estate Specialist
Palm Beach County
Facilities Development & Operations
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: a portion of 00-37-43-18-00-000-1000

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT, granted this ____ day of _____, 20____ by **UNITED STATES SUGAR CORPORATION**, a Delaware corporation, authorized to do business in the State of Florida, and having its principal place of business at 111 Ponce De Leon Avenue, Clewiston, Florida 33440, ("Grantor"), and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose address is Governmental Center, 301 N. Olive Avenue, West Palm Beach, Florida 33401 ("County").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant(s) unto County, its successors and assigns, a **TEMPORARY CONSTRUCTION EASEMENT**, over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit:

See attached legal description labeled Exhibit "A" consisting of two (2) parcels identified as "Parcel 1" and "Parcel 2" (collectively the "Easement Premises").

The rights granted pursuant to the Easement shall be limited to the right to utilize the Easement Premises for construction-related activities, including, but not limited to, staging, deposit of spoil or fill, digging of ditches, and storage of construction materials and equipment, to support the construction and development of two (2) wells on two (2) sites located adjacent to the Easement Premises. This Easement shall commence _____ and shall be for a duration of one year or until the construction of the wells is completed, whichever first occurs, and includes the right to ingress and egress over and through the described Easement Premises.

TO HAVE AND TO HOLD THE SAME unto the County, its successors and assigns.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:
Signed, sealed and delivered
in the presence of:

GRANTOR:
UNITED STATES SUGAR CORPORATION,
a Delaware corporation authorized to do
business in the State of Florida

Witness Signature

By: _____
Robert H. Buker, Jr.

Print Name

Print Name

Witness Signature

President
Print Title

Print Name

(SEAL)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ the _____ of UNITED STATES SUGAR CORPORATION, a Delaware corporation authorized to do business in the State of Florida, on behalf of the corporation. He/she () is personally known to me OR () has produced _____ as identification, and who () did () did not take an oath.

(Notary Seal)

Signature of Notary

Typed, Printed or Stamped Name of Notary

Commission Number: _____
My Commission Expires: _____

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 1869.31 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'19" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°02'19" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°57'41" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°57'41" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,000 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2


NOTES:

1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

POINT	NORTHING	EASTING
SE CORNER 18-T43S-R37E	869649.2102	764564.5869
S 1/4 CORNER 18-T43S-R37E	869647.4297	761927.7728

MARY HANNA CLODFEETER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

SHEET 1 OF 2
SEC. 18, TWP. 43 S., RGE. 37 E

REV: 09/17/12	FL. E.B. NO. 48	FL. L.B. NO. 48	TEMPORARY CONSTRUCTION EASEMENT	SCALE: N/A
FIELD: -			WELL SITE PW-9	DATE: 10/07/11
DRAWN: MAG	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		US SUGAR CORPORATION PALM BEACH COUNTY, FL	P.A.NO. A7035.74
APPR: MHC				DR. NO. A-4615

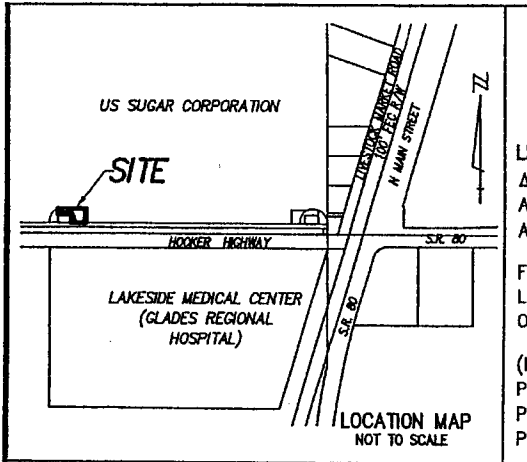
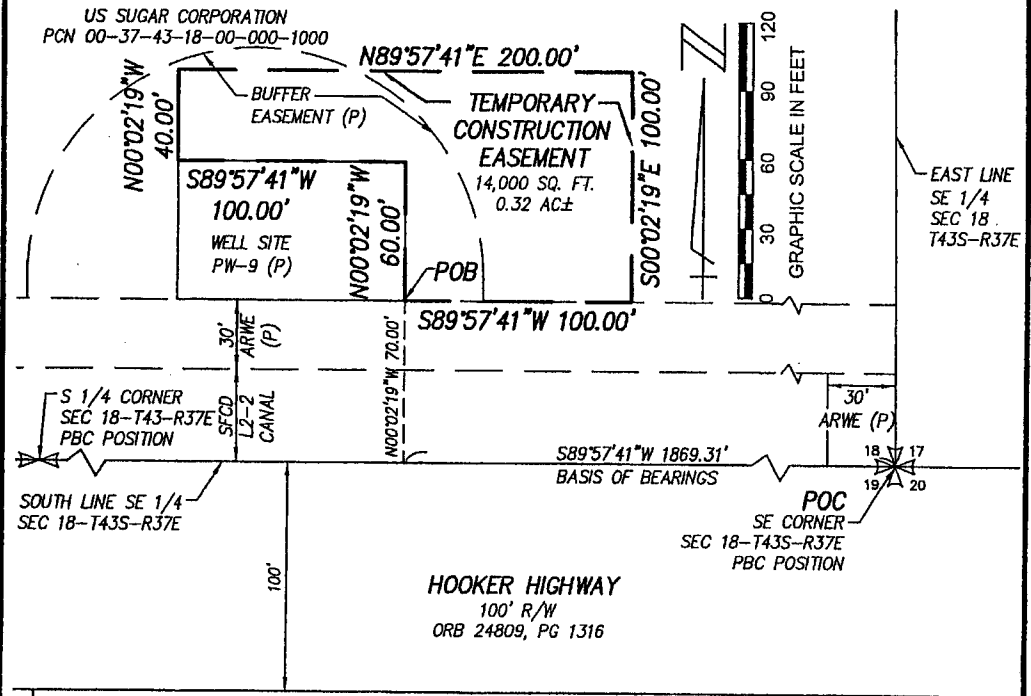


EXHIBIT 'A'
Page 2 of 4

LEGEND			
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	POC	POINT OF COMMENCEMENT
ARWE	ACCESS & RAW WATERMAIN EASEMENT	R	RADIUS
FEC	FLORIDA EAST COAST	R/W	RIGHT-OF-WAY
L	LENGTH	SEC	SECTION
ORB	OFFICIAL RECORDS BOOK	SFCD	SOUTH FLORIDA CONSERVANCY DISTRICT
(P)	PROPOSED	SR	STATE ROAD
PG	PAGE	SQ. FT.	SQUARE FEET
PBC	PALM BEACH COUNTY		
PCN	PARCEL CONTROL NUMBER		

DWG: S:\pbeu\pbeu\new\dwg\ufwms04.dwg
XREFS: H:\pbeu\pbeu\new\dwg\ufwms04.dwg
PLOT DATE: Sep 17, 2012 - 1:56pm



REV: 09/17/12		FL E.B. NO. 48		FL L.B. NO. 48		SHEET 2 OF 2	
FIELD: -		DRAWN: MAG		APPR: MHC		SCALE: 1"=60'	
MOCK ROOS		ENGINEERS & SURVEYORS		TEMPORARY CONSTRUCTION EASEMENT		DATE: 10/07/11	
5720 Corporate Way, West Palm Beach, Florida 33407		(561) 683-3113, fax 478-7248		WELL SITE PW-9		P.A.N.O. A7035.74	
				US SUGAR CORPORATION		DR. NO. A-4615	
				PALM BEACH COUNTY, FL			

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°57'41" WEST, A DISTANCE OF 266.95 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'19" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'19" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°57'41" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°02'19" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°02'19" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,000 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.


NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2

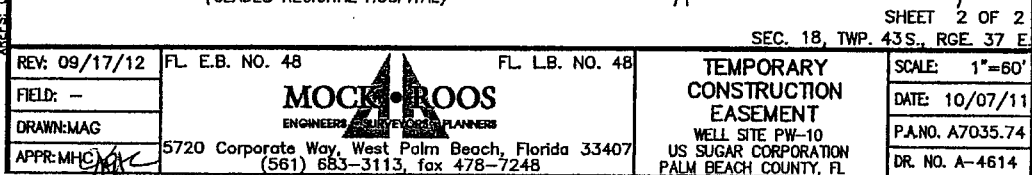
NOTES:

1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION LB-048.
4. BEARINGS SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90). HORIZONTAL CONTROL AND BEARINGS ARE BASED ON A BEARING OF SOUTH 89°57'41" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 37 EAST PER THE FOLLOWING MONUMENTED PALM BEACH COUNTY SECTION CORNERS, AS FOUND AND USED IN 2007 BY PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS BOUNDARY AND TOPOGRAPHIC SURVEY OF GLADES REGIONAL HOSPITAL, PROJECT NO. 2006049-01, DWG NO. S-3-06-2525:

MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763.

SHEET 1 OF 2
43 S., RGE. 37 E

REV: 09/17/12	FL E.B. NO. 48	FL L.B. NO. 48	SEC. 10, TWP. 43S., RGE. 37 E.
FIELD: --	 <p>MOCK & ROOS ENGINEERS, SURVEYORS & PLANNERS</p>	<p>TEMPORARY CONSTRUCTION EASEMENT</p> <p>WELL SITE PW-10 US SUGAR CORPORATION PALM BEACH COUNTY, FL</p>	SCALE: N/A
DRAWN: MAG			DATE: 10/07/11
APPR: MHC <i>MHC</i>			P.A.NO. A7035.74
5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		DR. NO. A-4614	



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: March 11, 2013 REQUESTED BY: Margaret Jackson

PHONE: 233-0212
FAX: 233-0210

PROJECT TITLE: Lake Region Water Treatment Plant Well Sites

PROJECT NO.: WUD 11-101

ORIGINAL CONTRACT AMOUNT:

BCC RESOLUTION#:

REQUESTED AMOUNT: \$20,500.00

DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR: United States Sugar Corporation

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: Payment for the Buffer Easement, Access and Utility Easement, Well Site and Utility Easement and Temporary Construction Easement located in Belle Glade.

CONSTRUCTION	
VENDOR SERVICES	
STAFF COSTS**	
EQUIP. / SUPPLIES	
CONTINGENCY	
TOTAL	\$20,500.00

**** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.**

BUDGET ACCOUNT NUMBER:

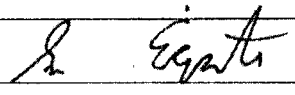
FUND: 4011	DEPT: 721	UNIT: W026	OBJ: 6541
			SUB OBJ:

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check all that apply)

Ad Valorem (source/type: _____)	
<input checked="" type="checkbox"/> Non-Ad Valorem (source/type: <u>WUD USER FEES</u>)	
Grant (source/type: _____)	
Park Improvement Fund (source/type: _____)	
General Fund	Operating Budget
	Federal/Davis Bacon

SUBJECT TO IG FEE? YES X NO

Department: WATER UTILITIES

BAS APPROVED BY: GUY EGGERTSSON  DATE 3/13/13

ENCUMBRANCE NUMBER: _____

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 3-15-2013

REQUESTED BY: Margaret Jackson

PHONE: 233-0212

FAX: 233-0210

PROJECT TITLE: Lake Region Water Treatment Plant – Belle Glade Well Sites

PROJECT NO.: WUD 11-101

ORIGINAL CONTRACT AMOUNT:

BCC RESOLUTION#:

REQUESTED AMOUNT: \$1,471.18

DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR: Southeast Guaranty & Title

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: Provide a title policy and associated closing services for the well sites and easement areas (\$339.88). Recording fees is approximately \$987.80, doc stamps is approximately \$143.50.

CONSTRUCTION	
VENDOR SERVICES	\$1,471.18
STAFF COSTS**	
EQUIP. / SUPPLIES	
CONTINGENCY	
TOTAL	\$1,471.18

** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

BUDGET ACCOUNT NUMBER

FUND: 4011

DEPT: 721

UNIT: W026

OBJ: 6541

SUB OBJ:

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check all that apply)

Ad Valorem (source/type: _____)

Non-Ad Valorem (source/type: _____)

Grant (source/type: _____)

Park Improvement Fund (source/type: _____)

General Fund

Operating Budget

Federal/Davis Bacon

SUBJECT TO IG FEE?

YES

NO

Department: WATER UTILITIES department

BAS APPROVED BY: Debra M West DATE: 3/20/13

ENCUMBRANCE NUMBER: