

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: September 10, 2013 Consent [X] Regular []
Public Hearing []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: executed Agreements received during the months of May, June and July 2013.

- A) First Amendment to Standard Potable Water and Wastewater Development Agreement with Boynton Beach Associates XXII, LLLP, # 05-01091-000 (District 5) (R2007-0660);
- B) First Amendment to Standard Potable Water and Wastewater Development Agreement with Boynton Beach Associates XXII, LLLP, #05-01080-000 (District 5) (R2006-0091);
- C) Indemnity Agreement with Harvest Home Fund, LLC (District 2); and
- D) Standard Potable Water and Wastewater Development Agreement with AMKBJ Partners, Ltd, LLLP; SDA #01-01225-000 (District 6)

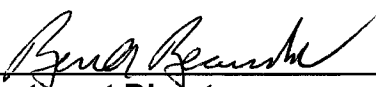
Summary: In accordance with County PPM CW-0-051, all delegated contracts/agreements/grants/procurement items must be submitted by the initiating Department as a receive and file agenda item. The attached documents have been fully executed on behalf of the Board of County Commissioners (Board) by the County Administrator/Director/Deputy Director of the Water Utilities Department in accordance with Resolutions R93-1619, R96-0228, and R2003-0539 and are now being submitted to the Board to receive and file. Districts 2, 5 and 6 (MJ) **Original documents can be viewed in Minutes.**


Background and Justification: Water Utilities Department's Uniform Policies and Procedures require Standard Development Agreements to obtain concurrency for water and/or wastewater service. The terms and conditions for Standard Development Agreements are outlined in the Water Utilities Department's Uniform Policies and Procedures Manual. The Board delegated the authority to execute various types of Standard Development Agreements, and related documents including Standard Indemnity Agreements to the Department Director including Potable Water and Wastewater Agreements (R93-1619); Reclaimed Water Agreements (R96-0228); and additional conditions for Potable Water, Wastewater, and Reclaimed Water Agreements (R2003-0539).

The Agreements attached have been executed on behalf of the Board by the County Administrator/Director/Deputy Director of the Water Utilities Department in accordance with the authority delegated by the Board, and are now being submitted to the Board to receive and file.

Attachments:

- A. Two (2) Original First Amendment to Standard Potable Water and Wastewater Development Agreement with Boynton Beach Associates XXII, LLLP, #05-01091-000
- B. Two (2) Original First Amendment to Standard Potable Water and Wastewater Development Agreement with Boynton Beach Associates XXII, LLLP, 05-01080-000
- C. Two (2) Original Indemnity Agreement with Harvest Home Fund, LLLC
- D. Two (2) Original Standard Potable Water and Wastewater Development Agreement with AMKBJ Partners, ltd, LLLP; SDA #01-01225-000

Recommended By:  8/14/13
 Department Director Date

Approved By:  8/26/2013
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>(\$9,101.76)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>(\$9,101.76)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept. _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes _____ No X

Reporting Category N/A

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

MAP has been paid in full and service installation fees will be collected at the time of connection.

C. Department Fiscal Review: Debra M. West

III. REVIEW COMMENTS

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

Debra M. West 8/19/2013
OFMB 8/16/13

Dr. J. [Signature] 8/22/13
Contract Development and Control
8-22-13 B. [Signature]

B. Legal Sufficiency:

[Signature] 8/23/13
Assistant County Attorney

C. Other Department Review:

Department Director

Name:

Address:



CFN 20130331291
OR BK 26205 PG 0585
RECORDED 07/25/2013 10:35:45
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0585 - 588; (4pgs)

CHARGE #1023 RETURN VIA WILL CALL # 215
ATTN: CRAIG WILLIAMS, CONTRACT MANAGEMENT,
PBC WATER UTILITIES DEPT,
8100 FOREST HILL BLVD, WPB, FL 33413



CFN 20130254841
OR BK 26078 PG 1111
RECORDED 06/07/2013 14:14:19
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER

FIRST AMENDMENT TO STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT Pgs 1111 - 1114; (4pgs)

THIS FIRST AMENDMENT, made and entered into this 7th day of June, 2013, by and between **PALM BEACH COUNTY**, a subdivision of the State of Florida, hereinafter referred to as "Utility," and **BOYNTON BEACH ASSOCIATES XXII, LLLP**, a Florida limited liability limited partnership, hereinafter referred to as "Property Owner."

WITNESSETH

WHEREAS, Utility and Property Owner entered into a Standard Potable Water and Wastewater Development Agreement ("Agreement") on March 12, 2007(SDA # 05-01091-000), as recorded in Official Records Book 21544/Page 986 of the Official Records of Palm Beach County; and

WHEREAS, Utility and Property Owner wish to amend the Agreement in order to revise the legal description of the property subject to the Agreement.

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

1. The foregoing statements are true and correct and are incorporated herein by specific reference.
2. **Exhibit "A"** to the Agreement is hereby replaced in its entirety by the **Revised Exhibit "A"** attached hereto and incorporated herein.
3. All other provisions of the Agreement, dated March 12, 2007, are hereby confirmed and, except as provided herein, are not otherwise altered or amended and shall remain in full force and effect.
4. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421-2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Property Owner(s), its officers, agents, employees, and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud.

[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK]

Rerecorded for Corrected Signature Page

IN WITNESS WHEREOF, Property Owner and Utility have executed or have caused this First Amendment to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this First Amendment.

WITNESSES:

Anna M Daniels
Signature
Anna M Daniels
Typed or Printed Name
Judy P. Provence
Signature
Judy P. Provence
Typed or Printed Name

PALM BEACH COUNTY

By: [Signature]
County Administrator or Designee

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
[Signature]
COUNTY ATTORNEY

WITNESSES:

Grays DiGirolamo
GLADES D. DIROLAMO
Type or Print Name
W. Glenn Ryals
Type or Print Name

PROPERTY OWNER:

BOYNTON BEACH ASSOCIATES XXII, LLLP*
By: [Signature]
Signature
VICE PRESIDENT
Title
KEVIN RATTERREE
Typed or Printed Name
* BY: BOYNTON BEACH XXII CORPORATION,
[Corporate Seal] GENERAL PARTNER

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of June, 2013 by KEVIN RATTERREE, VICE PRESIDENT of BOYNTON BEACH XXII CORPORATION a FLORIDA corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

[Signature]
Signature of Notary

TERRY LILLIAN
Typed, Printed, or Stamped Name of Notary

Notary Public

Serial Number



REVISED EXHIBIT "A"

BEING ALL OF TRACTS 46 THROUGH 57, TRACTS 60 THROUGH 66, TRACTS 79 THROUGH 85 AND TRACTS 88 THROUGH 94, AND A PORTION OF TRACTS 31 THROUGH 43, TRACTS 58 AND 59, TRACTS 86 AND 87 AND TRACTS 105 THROUGH 112, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTH LINE OF A 160.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 480, PAGE 6 OF SAID PUBLIC RECORDS; THENCE NORTH 89°03'05" EAST, ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO DESCRIBED COURSES, A DISTANCE OF 679.01 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 4,590.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR DESCRIBED COURSES, SOUTH 00°57'00" EAST, A DISTANCE OF 3275.49 FEET; THENCE SOUTH 11°27'27" WEST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 00°57'00" EAST, A DISTANCE OF 280.88 FEET; THENCE SOUTH 44°02'44" WEST, A DISTANCE OF 56.40 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 16189, PAGE 1405, SAID PUBLIC RECORDS FOR THE FOLLOWING THREE COURSES, SOUTH 89°02'44" WEST, A DISTANCE OF 425.65 FEET; THENCE SOUTH 87°08'11" WEST, A DISTANCE OF 345.20 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 394.80 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 23005, PAGE 674, SAID PUBLIC RECORDS FOR THE FOLLOWING THREE COURSES; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°57'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°02'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 16189, PAGE 1405, SAID PUBLIC RECORDS, A DISTANCE OF 432.72 FEET; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 680.76 FEET; THENCE SOUTH 49°02'44" WEST, A DISTANCE OF 18.69 FEET;

THENCE SOUTH 89°02'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 16189, PAGE 1405, SAID PUBLIC RECORDS, A DISTANCE OF 222.24 FEET; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY OF BOYNTON BEACH BOULEVARD, NORTH 00°57'00" WEST, ALONG THE EAST LINE OF TRACTS 95 AND 104, SAID BLOCK 51, A DISTANCE OF 1,229.21 FEET; THENCE NORTH 89°02'58" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 95, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°57'00" WEST ALONG THE WEST LINE OF THE EAST 15.00 FEET OF SAID ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH (ALSO BEING A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE SAID TRACTS 66 AND 79), A DISTANCE OF 1,380.06 FEET; THENCE SOUTH 89°03'00" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 46 THROUGH 50 AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,994.99 FEET; THENCE NORTH 00°57'00" WEST, ALONG THE WEST LINE OF SAID TRACTS 43 AND 46, A DISTANCE OF 1,048.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 266.06 ACRES, MORE OR LESS.

BEARINGS BASED ON THE STATE PLANE GRID FLORIDA EAST ZONE, THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS SHOWN HEREON HAVING A BEARING OF SOUTH 89°02'44" EAST, ALL OTHER BEARING BEING RELATIVE THERETO.

OK!
HML/WVD
6/4/13

Name:

Address:



CFN 20130331290
OR BK 26205 PG 0581
RECORDED 07/25/2013 10:35:45
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0581 - 584; (4pgs)

CHARGE #1023 RETURN VIA WILL CALL #215
ATTN: CRAIG WILLIAMS, CONTRACT MANAGEMENT,
PBC WATER UTILITIES DEPT,
8100 FOREST HILL BLVD, WPB, FL 33413



FIRST AMENDMENT TO STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT, made and entered into this 30th day of May, 2013, by and between **PALM BEACH COUNTY**, a subdivision of the State of Florida, hereinafter referred to as "Utility," and **BOYNTON BEACH ASSOCIATES XXII, LLLP**, a Florida limited liability limited partnership, hereinafter referred to as "Property Owner."

WITNESSETH

WHEREAS, Utility and Property Owner entered into a Standard Potable Water and Wastewater Development Agreement ("Agreement") on November 10, 2005 (SDA # 05-01080-000), as recorded in Official Records Book 19545/Page 636, and rerecorded in Official Records Book 19969/Page 259 of the Official Records of Palm Beach County; and

WHEREAS, Utility and Property Owner wish to amend the Agreement in order to revise the legal description of the property subject to the Agreement.

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

1. The foregoing statements are true and correct and are incorporated herein by specific reference.
2. **Exhibit "A"** to the Agreement is hereby replaced in its entirety by the **Revised Exhibit "A"** attached hereto and incorporated herein.
3. All other provisions of the Agreement, dated November 10, 2005, are hereby confirmed and, except as provided herein, are not otherwise altered or amended and shall remain in full force and effect.
4. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421-2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Property Owner(s), its officers, agents, employees, and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud.

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FILE NUM 20130240838 OR BOOK PAGE 260550467 DATE: 05/31/2013 09:49:47 Pgs 0467 - 470 (4pgs)
SHARON R. BOCK, CLERK & COMPTROLLER

IN WITNESS WHEREOF, Property Owner and Utility have executed or have caused this First Amendment to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this First Amendment.

WITNESSES:

Judy D. Provence
Signature

Judy D. Provence
Typed or Printed Name

Sandra L. Smith
Signature

Sandra L. Smith
Typed or Printed Name

PALM BEACH COUNTY

By: [Signature]
County Administrator or Designee

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
COUNTY ATTORNEY

WITNESSES:

[Signature]

Brandy Granacki
Type or Print Name

[Signature]

Clayton Ratterree
Type or Print Name

PROPERTY OWNER:

BOYNTON BEACH ASSOCIATES XXII, LLLP *

By: [Signature]
Signature

VICE PRESIDENT
Title

KEVIN RATTERREE
Typed or Printed Name

* BY: BOYNTON BEACH XXII CORPORATION,
GENERAL PARTNER

Corporate Seal

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY ~~PALM BEACH~~ BROWARD

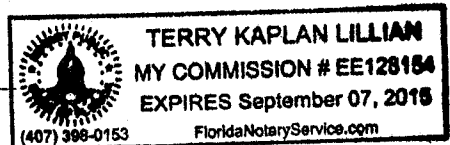
The foregoing instrument was acknowledged before me this 24th day of MAY, 2013 by KEVIN RATTERREE, VICE PRESIDENT, of BOYNTON BEACH XXII CORPORATION a FLORIDA corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary

TERRY LILLIAN
Typed, Printed, or Stamped Name of Notary

Notary Public

Serial Number



REVISED EXHIBIT "A"

BEING ALL OF TRACTS 46 THROUGH 57, TRACTS 60 THROUGH 66, TRACTS 79 THROUGH 85 AND TRACTS 88 THROUGH 94, AND A PORTION OF TRACTS 31 THROUGH 43, TRACTS 58 AND 59, TRACTS 86 AND 87 AND TRACTS 105 THROUGH 112, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DISTANCE OF 15.00 FEET; THENCE NORTH 00°57'00" WEST ALONG THE WEST LINE OF THE EAST 15.00 FEET OF SAID ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH (ALSO BEING A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE SAID TRACTS 66 AND 79), A DISTANCE OF 1,380.06 FEET; THENCE SOUTH 89°03'00" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 46 THROUGH 50 AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,994.99 FEET; THENCE NORTH 00°57'00" WEST, ALONG THE WEST LINE OF SAID TRACTS 43 AND 46, A DISTANCE OF 1,048.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 266.06 ACRES, MORE OR LESS.

BEARINGS BASED ON THE STATE PLANE GRID FLORIDA EAST ZONE, THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS SHOWN HEREON HAVING A BEARING OF SOUTH 89°02'44" EAST, ALL OTHER BEARING BEING RELATIVE THERETO.

OK
HULLWOOD
5/30/13

CHARGE #1023	RETURN VIA WILL CALL #215
ATTN: CONTRACT MANAGEMENT,	
PBC WATER UTILITIES DEPT,	
8100 FOREST HILL BLVD, WPB, FL 33413	

CFN 20130289428
 OR BK 26137 PG 1710
 RECORDED 06/27/2013 10:41:42
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1710 - 1714; (5pgs)

CFN 20130331293
 OR BK 26205 PG 0597
 RECORDED 07/25/2013 10:35:45 INDEMNITY AGREEMENT
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0597 - 600; (4pgs)

THIS INDEMNITY AGREEMENT made and entered into this 26th day of June, 2013, by and between HARVEST HOME FUND, LLC. (hereinafter referred to as "Indemnitor") whose address is 1450 S. Dixie highway, Boca Raton, FL 33432, and Palm Beach County, (hereinafter referred to as "County"), whose address is c/o Palm Beach County Water Utilities Department, P. O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

WHEREAS, Indemnitor holds title to a certain parcel of real property more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(hereinafter referred to as the "Property"); and

WHEREAS, a Potable Water & Wastewater Development Agreement for the Property was entered into on December 21, 2007 (SDA #02-01118-000) (Resolution number R2008 0391), (hereinafter referred to as "Agreement"); and

WHEREAS, Indemnitor has not been assigned the Agreement nor any of the water or wastewater ERC capacity associated with the Agreement; and

WHEREAS, all or portions of the potable water and wastewater ERC capacity provided for in the Agreement have not been used on the Property; and

WHEREAS, Indemnitor wishes to use the unused ERCs provided in the Agreement; and

WHEREAS, Indemnitor wishes to indemnify the County in as set forth herein.

NOW THEREFORE, for and in consideration of the covenants set forth herein, Indemnitor hereby agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Indemnitor may use 21 potable water ERCs and 21 wastewater ERCs which were reserved in the Agreement and have not been used on the Property, in accordance with the terms and conditions of the Agreement.
3. Indemnitor, its successor, heirs and/or assigns, hereby agrees to indemnify, release and hold County harmless from and against any and all liabilities, damages, penalties, claims, costs, and expenses whatsoever, including attorney's fees at all levels, which may be imposed upon or asserted against County as a result of or in any way connected to County approving and accepting Indemnitor to use the unused ERCs from the Agreement.
4. This Indemnification Agreement shall not extend the term of the Agreement, and this Indemnification Agreement shall survive the termination of the Agreement.
5. This Indemnity Agreement shall be binding upon Indemnitor, its heirs, successors, legal representatives and assigns. This Agreement will run with the land and shall be recorded in the Public Records of Palm Beach County, Florida.

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Document being Re-Recorded due to missing Signature

6. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the activities of anyone contracting with the County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and detect corruption and fraud.

(The remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties have caused this Indemnification Agreement to be executed on the day and year first written above.

WITNESSES:

Judy D. Provence
Witness Signature

Judy D. Provence
Typed or Printed Name

Anna M Daniels
Witness Signature

Anna M Daniels
Typed or Printed Name

PALM BEACH COUNTY

By: [Signature]
County Administrator or Designee

WITNESSES:

Shasta Beyer
Witness Signature

Shasta Beyer
Typed or Printed Name

[Signature]
Witness Signature

Jennifer C. Grugan
Typed or Printed Name

INDEMNITOR:

By: [Signature]
Signature

Mayor
Title

John R EVASIOS
Typed or Printed Name

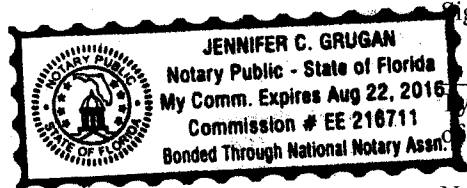
{ Corporate }
Seal

NOTARY CERTIFICATE

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10 day of June, 2013 by John EVASIOS. He/she is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary



Jennifer C. Grugan
Typed, Printed, or Stamped Name

Notary Public
EE 216711
Serial Number

WATER UTILITIES DEPARTMENT APPROVAL

By: [Signature]
Director of Finance and Administration
PBC Water Utilities Department

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]
County Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

**THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42
EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40 FEET THEREOF.**

**SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 214,234 SQUARE FEET / 4.91 ACRES, MORE OR LESS.**

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

*OK
12/18/07 G*

**LIMITED LIABILITY COMPANY RESOLUTION
(SDA)**

I HEREBY CERTIFY that at a meeting of the Members of Harvest Home Fund LLC, a limited liability company existing under the laws of the State of FLORIDA, held on 6/10, 2013, the following resolution was duly passed and adopted and is still in full force and effect:

"RESOLVED, that John F. Eustios, as MANAGER of the Limited Liability Company, be and is hereby authorized, empowered and directed to execute the Standard Development Agreement(s) and all necessary related document(s), easement(s), assignment(s), transfer(s), amendment(s), or indemnity agreement(s) thereto pertaining to potable water, wastewater and/or reclaimed water between this Limited Liability Company and the PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS."

I further certify that said resolution is in conformity with the Limited Liability Company Agreement and there are no provisions in said Limited Liability Company Agreement which limit the power of the Members to enact the foregoing resolution or grant the authority expressed therein.

I further certify that this Limited Liability Company is in good standing with all license fees and income and franchise taxes paid, and no proceeding for the dissolution of this Limited Liability Company is in effect.

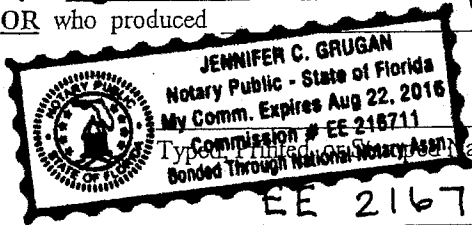
IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of June, 2013.

By: [Signature]
Signature
Mgr
Title
Jonathan D. Ginsberg
Typed or Printed Name

NOTARY CERTIFICATE

SWORN TO AND SUBSCRIBED before me this 10 day of June, 2013, by the mgr. of the aforesaid entity, who is personally known to me OR who produced identification and who did take an oath

[Signature]
Signature of Notary
My Commission Expires: Aug 22, 2016



EE 216711
Notary Public Serial Number

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(SDA)**

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easement(s), assignment(s), transfer(s), amendment(s), or indemnity agreement(s) thereto
pertaining to potable water, wastewater and/or reclaimed water between this Limited
Liability Company and the PALM BEACH COUNTY BOARD OF COUNTY
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the power of the Members to enact the foregoing resolution or grant the authority expressed therein.

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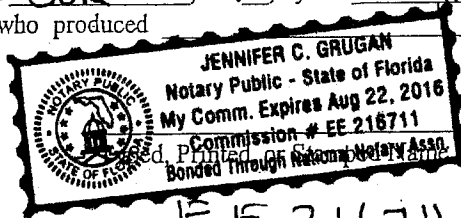
By: [Signature]
Signature
Mgr
Title
Jonathan D. Ginsberg
Typed or Printed Name

NOTARY CERTIFICATE

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the aforesaid entity, who is personally known to me OR who produced
identification and who did take an oath.

[Signature]
Signature of Notary

My Commission Expires: Aug 22, 2016



EE 216711
Notary Public Serial Number



POTABLE WATER AND WASTEWATER

CFN 20130331292
OR BK 26205 PG 0589
RECORDED 07/25/2013 10:35:45
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0589 - 596; (8pgs)

CHARGE #1023 RETURN VIA WILL CALL #215
ATTN: CRAIG WILLIAMS, CONTRACT MANAGEMENT,
PBC WATER UTILITIES DEPT,
8100 FOREST HILL BLVD, WPB, FL 33413

STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT
(SDA)

THIS AGREEMENT made and entered into this 24th day of July, 2013,
by and between PALM BEACH COUNTY, a subdivision of the State of Florida, hereinafter
referred to as "Utility", and AMKBJ PARTNERS, LTD. LLLP, hereinafter referred to as
"Property Owner."

WITNESSETH

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

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

WHEREAS, upon the conditions set forth herein, Utility desires to accept ownership of the
completed potable water and wastewater facilities for operation and maintenance purposes; and

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

WHEREAS, in the interest of public health and to encourage the use of central water and
wastewater facilities, Utility desires to enter into this Agreement.

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

1. The foregoing statements are true and correct.
2. The following definitions and references are given for the purpose of interpreting the terms as
used in this Agreement and apply unless the context indicates a different meaning:
 - (a) "UPAP" - the Uniform Policies and Procedures Manual of the Palm Beach County Water
Utilities Department as may be amended from time to time, which is incorporated herein by
reference;
 - (b) "Service" - the readiness and ability on the part of Utility to furnish potable water to and to
collect wastewater from the property;
 - (c) "Point of Service" - generally, the point where the pipes or meters of Utility are connected
with pipes of Property Owner as further defined in Chapter 1 of the UPAP;
 - (d) "Equivalent Residential Connection (ERC)" - a system capacity equivalency unit which
corresponds to the peak demand of the 5/8" x 3/4" meter sub-category of the single-family
residential category of Customer usage. This system capacity equivalency unit is utilized to
establish the system demand for various sized connections for the purpose of assessing fees;
 - (e) "Mandatory Agreement Payment (MAP)" - twelve months of Guaranteed Revenue Fees
plus applicable Franchise Fees payable to Utility upon submission of an SDA or renewal
agreement for each ERC (or ERIC) represented in the Agreement;

SDA #01-01225-000

Attachment # 4

POTABLE WATER AND WASTEWATER

- (f) "Service Initiation" - the date a potable water meter or wastewater connection is requested;
 - (g) "Guaranteed Revenue Fee" - the fee designed to recover the carrying costs of system capacity which has been or is being constructed in anticipation of future service requests. Carrying costs include fixed operating and renewal and replacement expenses necessary to maintain excess system capacity for future use. Guaranteed Revenue does not recover variable operating expenses;
 - (h) "Total Accrued Amount (TAA)" - At the time of Service Initiation for each ERC, a TAA equal to sixty months of Guaranteed Revenue Fees plus applicable Franchise Fees at the then current rate minus the MAP paid per each ERC shall be due and payable for such ERC. The TAA for each ERC will be determined at the time of Service Initiation;
 - (i) "Standard Development Renewal Agreement (SDRA)" - an agreement between Utility and Property Owner extending the capacity reservation for unused ERCs/ERICs in a Standard Development Agreement for an additional five (5) years; and
 - (j) "Franchise Fee" - A percentage surcharge applied to all of the Utility's fees for Customers within portions of the Utility's Service Area with said fees collected by Utility and distributed to another governmental entity.
3. Property Owner hereby grants and gives to Utility the exclusive right and privilege to construct, own, maintain, operate and expand the potable water and wastewater facilities in, under, upon, over and across the present and future streets, roads, easements, reserved utility sites and public places as provided and dedicated to public use in the record plats, or as provided for in agreement, dedications or grants made otherwise and independent of said record plats. Utility covenants that it will use due diligence in ascertaining all easement locations; however, should Utility install any of its facilities outside a dedicated easement area, Property Owner covenants and agrees that Utility will not be required to move or relocate any facilities lying outside a dedicated easement area as long as the facilities do not interfere with the then or proposed use of the area in which the facilities have been installed. Property Owner hereby further agrees that the foregoing grants include the necessary rights of ingress and egress to any part of the Property which Utility requests for the maintenance, operation or expansion of the potable water and wastewater facilities; that in the event Utility is required or desires to install any of its potable water and wastewater facilities in lands within the Property lying outside the streets and easement areas described above, then Property Owner shall grant to Utility, without cost or expense to Utility, the necessary easement or easements for such installation; provided, all such installations by Utility shall be made in such a manner as not to interfere with the then primary use of such Property. Property Owner shall obtain written approval from Utility prior to installing any structure or object, including, but not limited to, fences, gates, signs, trees or poles, within an easement area. In consideration of Utility's consent to an encroachment, Property Owner shall agree to indemnify and hold Utility harmless from and against all liabilities, damages, penalties, claims costs and expenses, including attorney's fees at all levels, which may be imposed upon or asserted against Utility as a result of or in any way connected to an encroachment approved by Utility. In the event Utility determines that it is necessary to construct, maintain, repair, remove, or replace any of its facilities located under, over or upon an easement, Property Owner shall immediately remove the encroachment from the easement upon the request of Utility at Property Owner's sole cost and expense. If Property Owner fails to remove the encroachment, Utility shall have the right to remove the encroachment from the easement. Property Owner shall pay all costs related to removing the encroachment from the easement incurred by Utility.

Property Owner, as further consideration of this Agreement, and in order to effectuate the foregoing grants to Utility, hereby places the following covenant, as a covenant running with the land, upon the Property and thereby subjecting it to a reservation, condition, limitation or restriction in favor of Utility, as follows:

Utility, or its successors, has the sole and exclusive right to provide all potable water and wastewater facilities and services to the Property described in **Exhibit "A"** and in addition to any property to which potable water and wastewater service is actually rendered by Utility. All occupants of any residence or non-residential improvement erected or located on the Property and all subsequent or future owners or purchasers of the Property, or any portion thereof, shall exclusively receive their potable water and wastewater service from the aforesaid Utility and shall pay for the

POTABLE WATER AND WASTEWATER

same and shall abide by the terms and intent of this Agreement, and the UPAP, for as long as the aforesaid Utility provides such services to the property. Further, all occupants of any residence or non-residential improvement erected or located on the Property and all subsequent or future owners or purchasers of the property, or any portion thereof, agree, by occupying any premises on the Property or by recording any deed of conveyance with respect to the Property, that they will not construct or otherwise make available or use potable water and wastewater service from any source other than that provided by Utility.

Any water well or water source used solely for the purpose of supplying irrigation for the Property is excluded from this restriction unless the Property is required to utilize reclaimed water in accordance with the Palm Beach County Reclaimed Water Ordinance.

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

4. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by Property Owner, Utility covenants and agrees that it will allow the connection of the potable water distribution and wastewater collection facilities installed by Property Owner to the potable water and wastewater facilities of Utility in accordance with the terms and intent of this Agreement. Such connection shall be in accordance with rules, and regulations of the Health Department, the UPAP, and other governmental agencies having jurisdiction over the water supply and wastewater collection and disposal operation of Utility.
5. Property Owner is required to pay Guaranteed Revenue Fees plus applicable Franchise Fees in order to support investment in plant facilities, as well as the fixed costs of maintaining such facilities and the unused capacity it represents. Therefore, Property Owner agrees to pay in accordance with the UPAP:

(a) a MAP per each ERC for the requested capacity upon submission of this Agreement; and

(b) a TAA per each ERC for the requested capacity upon Service Initiation.

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

The MAP required upon submission of this Potable Water and Wastewater Agreement is:

Potable Water:	\$199.32 per ERC x	19.00	ERCs =	\$3,787.08
Wastewater:	\$279.72 per ERC x	19.00	ERCs =	\$5,314.68
			Franchise Fee	\$0.00
			TOTAL	\$9,101.76

Upon receipt of the MAP, Utility agrees to reserve 19.00 ERCs of Potable Water and Wastewater system capacity for Property Owner until **JULY 31, 2018** which term may be extended in accordance with the UPAP, as may be amended from time to time, and upon payment of applicable fees. Property Owner acknowledges and agrees Utility shall not refund or reimburse the MAP upon expiration.

Property Owner acknowledges that it is the sole responsibility of Property Owner to provide payment of a new MAP at the then current fees thirty (30) days before the expiration of the original five-year term. Should multiple assignments exist for this Agreement, each assignee must submit the appropriate MAP for any unconnected ERCs related to the assignee's ERCs. Should Property Owner or assignee fail to submit a new MAP payment for their respective unconnected ERCs, Property Owner acknowledges and agrees that Utility may unilaterally

POTABLE WATER AND WASTEWATER

unconnected ERCs, Property Owner acknowledges and agrees that Utility may unilaterally execute a document evidencing termination and partial release of this Agreement except for the rights, duties, or obligations as set forth in Paragraphs 3, 4, 8, 9, 10, 13, and 14 of this Agreement and record the document in the public records of Palm Beach County, Florida.

At the time of Service Initiation, the applicable ERCs will be deducted from said reservation. Upon approval of Utility, the total number of ERCs may be increased up to 10% of the original reservation or by ten (10) ERCs, whichever is greater, by an amendment to this Agreement. The MAP required for the amendment shall be paid at the rate applicable to the original Agreement. Any amendments to the SDA shall be binding upon both Utility and Property Owner and subject to all applicable rules and regulations of Utility; however, any amendments will not extend the original five (5) year term of the Agreement. Any adjustment which is greater than that specified herein requires a new Agreement to be signed. Upon written notice to Utility, said ERCs may be adjusted downward however, no refund or credit will be given by Utility to Property Owner for said downward adjustment.

6. Property Owner hereby agrees to construct and to transfer ownership and control up to the Point of Service to Utility, at no cost, the on-site and off-site potable water distribution, and wastewater collection systems referred to herein. Upon acceptance of said facilities, Utility hereby agrees to accept ownership of the potable water and wastewater facilities for operation and maintenance purposes. Property Owner shall cause to be prepared engineering plans and specifications prepared by and sealed by a professional engineer registered in the State of Florida, showing the on-site and off-site potable water distribution and wastewater collection systems for the Property. Utility will advise Property Owner's engineer of any sizing requirements as mandated by the UPAP. Such detailed plans may be limited to a phase of the Property, and subsequent phases may be furnished from time to time. However, each such phase shall conform to a master plan for the development of the Property and such master plan shall be submitted to Utility concurrent with or prior to submission of plans for the first phase. All such plans and specifications, including hard copy and electronic media, submitted to Utility's engineer shall be subject to the approval of Utility and shall conform to Utility's standards as set forth in the UPAP, and no construction shall commence until Utility has approved such plans and specifications in writing. After approval, Property Owner shall cause to be constructed, at Property Owner's expense, the potable water distribution, and wastewater collection systems as shown on the plans and specifications. Fees, as set forth in the UPAP, shall be levied by Utility to cover the cost of plan review and inspection. Property Owner shall also be required to pay Guaranteed Revenue Fees, Connection Fees, Installation Fees, and other fees as set forth in the UPAP.

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

Property Owner hereby agrees to transfer to Utility title to all potable water distribution and wastewater collection systems installed by Property Owner's contractor pursuant to the provisions of this Agreement. Such conveyance is to take effect without further action upon the acceptance by Utility of the said installation. As further evidence of said transfer of title, upon the completion of the installation and prior to the rendering of service by Utility, Property Owner shall convey to Utility by Bill of Sale in a form supplied by Utility the complete on-site and off-site potable water distribution and wastewater collection system as constructed by Property Owner and approved by Utility, along with the required Cost Documentation and Property Owner's No Lien Affidavit. Subsequent to construction of the facilities and prior to receiving a meter(s) from Utility, Property Owner shall convey to Utility all easements and/or rights-of-way covering areas in which potable water and wastewater lines are installed by a recordable document in a form supplied by Utility. All conveyance of easements or rights-of-way shall be accompanied by a paid title policy for the benefit of Utility in a minimum amount of:

POTABLE WATER AND WASTEWATER

- \$50.00 per linear foot of any granted utility easement (based on the centerline of the easement); and
- \$150,000 for a Utility-owned wastewater lift station (if not constructed within an existing utility easement).

Said title policy shall confirm the Grantor's rights to convey such easements or rights-of-way, and further, evidencing Utility's right to the continuous enjoyment of such easements or rights-of-way for those purposes set forth in this Agreement. The use of easement(s) granted by Property Owner may be used by other utilities as long as such is approved by Utility. Utility's acceptance of the potable water distribution and wastewater collection system installed by Property Owner shall be in accordance with the provisions as set forth in the UPAP. All installations by Property Owner or its contractor shall be warranted for one year (or five years in the case of lift station pumps and motor assemblies) from date of Final DEP Certification. Mortgagees holding liens on such properties shall be required to release such liens, subordinate their position, or join in the granting of the easements or rights-of-way. All potable water distribution and wastewater collection facilities shall be located within an easement if not located within platted or dedicated rights-of-way.

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

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

7. Upon submission of this Agreement, Property Owner, at his expense, agrees to furnish Utility with a copy of the recorded Warranty Deed for the purpose of establishing ownership of the Property. Any mortgagee or lien holder having an interest in the Property shall be required to execute a Consent and Joinder of Mortgagee/Lienholder as supplied by Utility. Property Owner must submit either a title policy or a letter from an attorney licensed to do business in Florida confirming that there is no mortgage or lien on the Property. The title policy or letter must be issued within thirty (30) days of submittal of the SDA.
8. Property Owner agrees with Utility that all potable water and wastewater facilities conveyed to Utility for use in connection with providing potable water and wastewater service to the Property, shall at all times remain in the complete and exclusive ownership of Utility, and any entity owning any part of the Property or any residence or building constructed or located thereon, shall not have the right, title, claim or interest in and to such facilities, or any part of them, for any purpose. In addition, Utility shall have the exclusive right and privilege to provide potable water and wastewater services to the Property and to the occupants of each residence or building constructed thereon.
9. Notwithstanding any provision in this Agreement, Utility may establish, revise, modify, and enforce rules, regulations, and fees covering the provision of potable water and wastewater service to the Property. Such rules, regulations, and fees are subject to the approval of the Palm Beach County Board of County Commissioners. Such rules, regulations, and fees shall be reasonable and subject to regulation as may be provided by law or contract. Fees charged to Property Owner or Customers located upon the Property shall be identical to fees charged for the same classification of service in the particular service area. All rules, regulations and fees as set forth in the UPAP, shall be binding upon Property Owner, upon any other entity holding by, through or under Property Owner, and upon any Customer of the potable water and wastewater service provided to the Property by Utility. Said rules and regulations include, but are not limited to, Service Initiation, oversizing of facilities, use of previously oversized facilities or extension of facilities. Any fee or rate delinquent more than 120 days will automatically void this Standard Development Agreement.

POTABLE WATER AND WASTEWATER

10. Property Owner or his assignee shall not have the right to and shall not connect to the potable water and wastewater facilities of Utility until approval for such connection has been granted by Utility. The parties hereto further agree that the expense of construction, operation, and maintenance of all improvements beyond the Point of Service shall be the sole cost and expense of Property Owner or other than Utility.
11. Property Owner acknowledges and agrees that the transfer or assignment of this Agreement upon the sale, conveyance, transfer or assignment of the Property, or any portion thereof, as described in Exhibit "A" of this Agreement by Property Owner shall only be performed in accordance with the provisions of UPAP. Property Owner further acknowledges and agrees that documenting the transfer or assignment of this Agreement in a form acceptable to Utility is the sole responsibility of Property Owner. Failure to provide documentation to Utility of an assignment or transfer within thirty (30) days after the sale, conveyance, transfer, or assignment of the Property, or any portion thereof, may result in the cancellation of the capacity reserved and/or loss of the Mandatory Agreement Payment identified herein.
12. All notices provided for herein shall be in writing and transmitted by mail or by courier and, if to Property Owner shall be mailed or delivered to Property Owner at:

**7457 Park Lane
lake Worth, FL 33449-6702;**

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

13. The rights, privileges, obligations, and covenants of Property Owner and Utility shall survive the completion of the work of Property Owner with respect to completing the potable water and wastewater facilities and services to any phased area and to the Property as a whole.
14. Unless Property Owner is requesting additional capacity for the property described in **Exhibit "A"**, this Agreement shall supersede, null and void, all previous agreements or representations, either verbal or written, heretofore in effect between Property Owner and Utility, made with respect to the matter herein contained, and when duly executed, constitutes the entire agreement between Property Owner and Utility. No additions, alterations, or variations of terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waiver are expressed in writing and duly signed by the parties hereto. This Agreement shall be governed by the laws of the State of Florida and shall become effective upon execution by the parties hereto. The venue for actions arising out of this Agreement is in Palm Beach County, Florida.
15. Additional Conditions:
16. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421-2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Property Owner(s), its officers, agents, employees, and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud.

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POTABLE WATER AND WASTEWATER

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

WITNESSES:

Sandra Smith
Signature
Sandra Smith
Typed or Printed Name

Judy D. Provence
Signature
Judy D. Provence
Typed or Printed Name

PALM BEACH COUNTY

By: [Signature]
County Administrator or Designee

WITNESSES:

[Signature]
Signature
Brian Turtbe
Typed or Printed Name

[Signature]
Signature
FERNANDO FERREIRA
Typed or Printed Name

PROPERTY OWNER:

By: [Signature]
Signature
Brian J Lufts
Typed or Printed Name
Managing Partner
Title

AMKBJ Partners LTD LLLP
{ Corporate Seal }

NOTARY CERTIFICATE

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27th day of June, 2013
by Brian J. Lufts. He/she is personally known to me or has produced
_____ as identification.

My Commission Expires: _____

Carol A. Marrero
Signature of Notary

Typed, Printed, or Stamped Name of Notary
CAROL A. MARRERO
MY COMMISSION # EE 043219
EXPIRES: December 8, 2014
Bonded Thru Budget Notary Services
Notary Public
Serial Number _____

WATER UTILITIES DEPARTMENT APPROVAL

By: [Signature]
Director of Finance and Administration 8/0
PBC Water Utilities Department 07/17/13

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]
County Attorney

POTABLE WATER AND WASTEWATER

**EXHIBIT "A"
LEGAL DESCRIPTION**

TRACT 14, IN BLOCK 11, OF PALM BEACH FARMS CO., PLAT NO. 3, LESS THE SOUTH 18.00 FEET FOR PIONEER ROAD RIGHT-OF-WAY; ALSO THE WEST 20.00 FEET OF TRACT 15, BLOCK 11, OF SAID PLAT, LESS THE SOUTH 18.00 FEET FOR SAID RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 435,298 SQUARE FEET OR 9.99 ACRES MORE OR LESS

OK
07/02/13
G

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)