Agenda Item #: 5 C

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date:	December 17, 2013	[] Consent [] Ordinance	[X] Regular [] Public Hearing
Department:	Facilities Developmen	t & Operations	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) adopt a Resolution authorizing the conveyance of the County's interest in three (3) properties totaling 0.57 acres of surplus property to Habitat for Humanity of Palm Beach County, Inc., without charge and with reservation of mineral and petroleum rights, but without rights of entry and exploration; and
- B) approve three (3) County Deeds in favor of Habitat for Humanity of Palm Beach County, Inc.

Summary: Habitat for Humanity of Palm Beach County, Inc. has requested the conveyance of three (3) County-owned vacant surplus properties totaling 0.57 acres with a combined assessed value of \$68,598. The properties are located in unincorporated Lake Worth and Jupiter, and were acquired via Tax Deeds. The properties have been declared surplus as they serve no present or future County purpose. Habitat for Humanity proposes to utilize the properties for construction of affordable housing for homebuyers earning between 50% - 120% of the area median income. Florida Statutes, Section 125.38 allows the County to convey property to not-for-profit organizations without utilizing a bid process. The County Deeds contain restrictions limiting the use to affordable housing and contain reverters. The Department of Economic Sustainability supports this conveyance to Habitat. Ordinance, an appraisal is not required since none of the properties being conveyed has an assessed value greater than \$25,000. This conveyance will relieve the County of potential liability for occurrences on these properties and also the cost of continued maintenance. The County will retain mineral and petroleum rights in accordance with Florida Statutes, Section 270.11, without rights of Pursuant to the PREM Ordinance, this item must be approved by a entry and exploration. supermajority vote (5 Commissioners). (PREM) Districts 1 & 3 (HJF)

Background and Policy Issues: The Lake Worth parcel is a 0.23 acre vacant lot, located at 1103 Penn Grove Street on the south side of Melaleuca Lane, one block east of Military Trail. The property was acquired via tax deed on June 4, 2012, and has an assessed value of \$24,906. In September of 2012, a For Sale sign was installed on the property and to date has received very little response.

(continued on page 3)

Attachments:

- 1. Location Maps
- 2. Resolution
- 3. (3) County Deeds
- 4. Letter of Request from Habitat
- 5. Disclosure of Beneficial Interest

Recommended By:	Anny Wonf Department Director	11/20/13 Date
Approved By:	County Administrator	(2/6/17 Date

II. FISCAL IMPACT ANALYSIS

A.	Five Year Summary of	Fiscal Impac	t:			
Fisc	al Years	2014	2015	2016	2017	2018
Ope Exte Prog	ital Expenditures crating Costs ernal Revenues gram Income (County) Kind Match (County					Accordance of the Accordance
NET	T FISCAL IMPACT	≯ <u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
	ODITIONAL FTE SITIONS (Cumulative)					
Is It	em Included in Current I	Budget: Yes		No		
Budg	get Account No: Fund	Program De	pt	Unit	Object	
В.	Recommended Sources	s of Funds/Sun	nmary of Fisc	al Impact:		
	Conveyance of this prope *Approx \$1,044 in clearing	g and grounds			over the past 2	
C.	Departmental Fiscal Ro	-				
		III. <u>KEV</u>	IEW COMM	<u>enis</u>		
A.	OFMB Fiscal and/or Co	ontract Develo	Du	velopment and	Control	12/4/13
В.	Legal Sufficiency: Assistant County Attorned	<u>/12/5/</u> 13 ey				
C.	Other Department Revi	iew:				
	Department Director					
	This summary is not to	be used as a b	asis for paym	ent.		

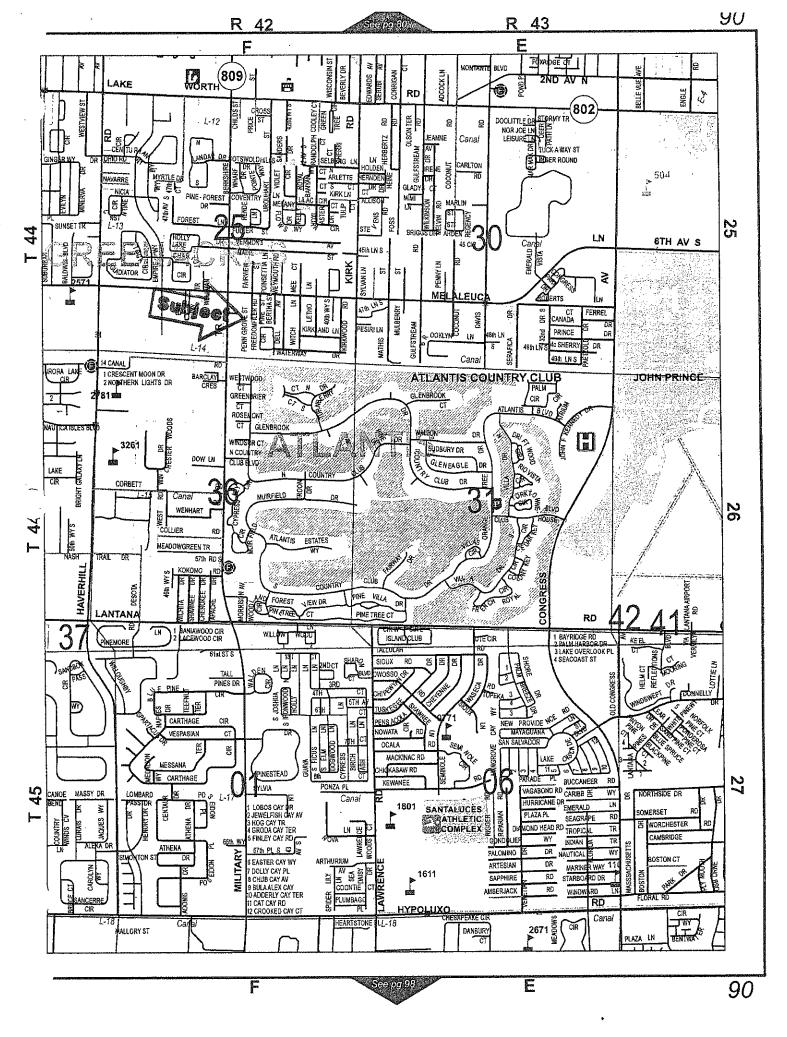
 $G:\label{lem:condition} G:\label{lem:condition} G:\label{lem:condition} AGENDA\2013\12-17\\\label{lem:condition} Habitat\ Dispo\ 2Jupiter-1LW\ rcb.docx$

Background and Justification cont.: The Jupiter parcels are located north of Indiantown Road and east of I-95 in unincorporated Jupiter. One parcel is located on the south side of Palm Garden Street and the other parcel is located at 6830 Mitchell Street. The Jupiter parcels were acquired by tax deed in 1971. Each parcel contains 0.17 acres and has an assessed value of \$21,846. In August of 2012, For Sale signs were installed and to date have received very little response.

Staff did not obtain an appraisal of these three (3) properties as each is valued below the \$25,000 threshold. Since the value of the three (3) properties is less than \$250,000, a review by the Property Review Committee is not required.

On November 1, 2013, Habitat for Humanity of Palm Beach County, Inc. requested the properties be conveyed to them for use as affordable housing. The County Deeds include restrictions limiting use of these properties to affordable housing, and include reverters in the event the properties are used for any other purpose.

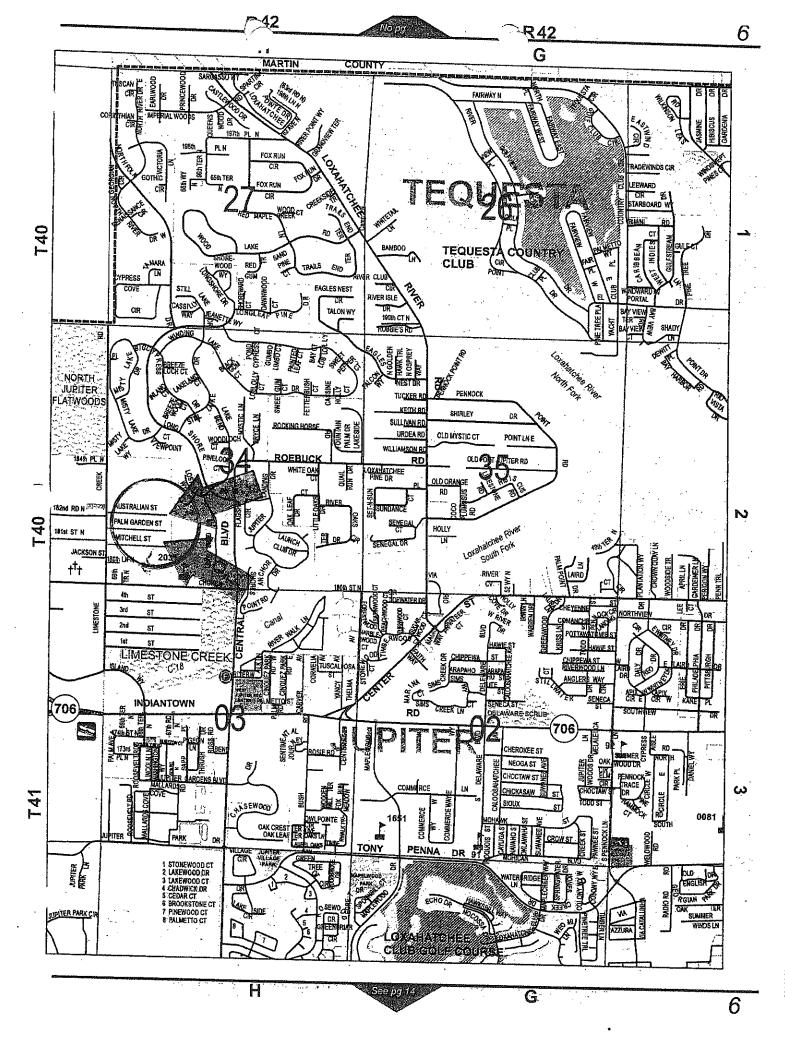
Habitat for Humanity of Palm Beach County, Inc., a Florida not-for-profit corporation 501(c)(3), provided a Beneficial Interest Affidavit identifying it as a non-profit where no individual person or entity is considered to have a beneficial interest in Habitat for Humanity of Palm Beach County, Inc.



Lake Worth - Penn Grove Street

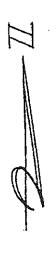
LOCATION MAP





Jupiter - Palm Garden Street and Mitchell Street.

LOCATION MAP



RESOLUTION NO. 20___

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., PURSUANT TO FLORIDA STATUTE SECTION 125.38, WITHOUT CHARGE AND WITH MINERAL AND PETROLEUM RIGHTS RESERVATION WITHOUT RIGHTS OF ENTRY AND EXPLORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Habitat for Humanity of Palm Beach County, Inc., a Florida not-for-profit corporation ("Habitat"), has made application to the Board of County Commissioners of Palm Beach County requesting that Palm Beach County convey three parcels of surplus real property, one parcel consisting of 0.23 acres and two parcels consisting of 0.17 acres each, to Habitat for use by Habitat for construction of affordable housing; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby finds that Habitat, a non-profit organization, is organized for the purpose of promoting community interest and welfare, the aforementioned use constitutes a use for the community interest and welfare, such real property is required for such use and such real property is not needed for County purposes; and

WHEREAS, pursuant to Florida Statute Section 270.11, Habitat has requested that such property be conveyed without reservation of and to release the rights of entry and exploration relating to mineral and petroleum rights; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby agrees to convey such property reserving phosphate, mineral, metals and petroleum rights but releasing any and all rights of entry and exploration relating to such rights.

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

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Authorization to Convey Real Property Section 2.

The Board of County Commissioners of Palm Beach County shall convey to Habitat without charge and by the three County Deeds attached hereto and incorporated herein by reference, the real property legally described in such Deed, subject to a restrictive covenant limiting the use of such real property to affordable housing.

Conflict with Federal or State Law or County Charter Section 3.

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date.

The provisions of this Resolution shall be effective immediately upon adoption hereof. The foregoing Resolution was offered by Commissioner who moved its adoption. The Motion was seconded by Commissioner _____, upon being put to a vote, the vote was as follows: Commissioner Priscilla A. Taylor, Mayor Commissioner Paulette Burdick, Vice Mayor Commissioner Steven L. Abrams Commissioner Hal R. Valeche Commissioner Shelley Vana Commissioner Mary Lou Berger Commissioner Jess R. Santamaria The Mayor thereupon declared the Resolution duly passed and adopted this ____day

PALM BEACH COUNTY, a political

subdivision of the State of Florida BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK CLERK & COMPTROLLER

Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

G:\PREM\PM\Dispositions\Habitat for Humanity 2013\Resolution.001 hf app 11-14-2013.docx

PREPARED BY AND RETURN TO: RICHARD C. BOGATIN, PROPERTY SPECIALIST PALM BEACH COUNTY PROPERTY & REAL ESTATE MANAGEMENT DIVISION 2633 Vista Parkway West Palm Beach, FL 33411-5605

PCN: 00-42-40-34-02-000-2180
Closing Date:______
Purchase Price:______

COUNTY DEED

This COUNTY DEED, made ______, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, "County", and HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., a Florida non-profit corporation, whose legal mailing address is 6758 North Military Trail, West Palm Beach, Florida 33407, "Grantee".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

LOT 218
FIRST ADDITION TO PALM GARDENS SUBDIV OF NW¼ OF SW¼, NE¼ OF SW¼ OF SW¼, SW¼ OF SW¼ OF SW¼ & NW¼ OF SW¼ OF SW¼ UNRECORDED PLAT AS ON ASSESSOR'S MAP 16, SEC. 34, TWP. 40, RGE. 42.

subject to the following:

- 1. The Property may only be used for affordable housing, which shall mean homebuyers earning between 50%-120% of Area Median Income which shall be adjusted annually by the United States Department of Housing and Urban Development. In the event the Property is conveyed by Grantee or subsequent owners, such grantors shall impose said deed restriction in the deed conveying the Property, which deed shall be recorded in the public records of Palm Beach County, Florida.
- 2. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to

all or any portion of the Property. In the event the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to all or any portion of the Property, does not use the Property for affordable housing or violates the terms described herein, the Property conveyed herein shall revert to the County.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (¾) interest in, and title in and to an undivided three-fourths (¾) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half (½) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK CLERK & COMPTROLLER	PALM BEACH COUNTY, a political subdivision of the State of Florida
By: Deputy Clerk	By: Priscilla A. Taylor, Mayor
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	(OFFICIAL SEAL)
By:Assistant County Attorney	

G:\PREM\PM\Dispositions\Habitat for Humanity 2013\Deed.Palm Garden Street.001 hf app 11-12-2013.docx

PREPARED BY AND RETURN TO: RICHARD C, BOGATIN, PROPERTY SPECIALIST PALM BEACH COUNTY PROPERTY & REAL ESTATE MANAGEMENT DIVISION 2633 Vista Parkway West Palm Beach, FL 33411-5605

PCN: 00-42-40-34-02-000-2660
Closing Date:
Purchase Price:

COUNTY DEED

This COUNTY DEED, made _______, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, "County", and HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., a Florida non-profit corporation, whose legal mailing address is 6758 North Military Trail, West Palm Beach, Florida 33407, "Grantee".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

LOT 266
FIRST ADDITION TO PALM GARDENS SUBDIV OF NW¼ OF SW¼, NE¼ OF SW¼ OF SW¼, SW¼ OF SW¼ OF SW¼ & NW¼ OF SW¼ OF SW¼ UNRECORDED PLAT AS ON ASSESSOR'S MAP NO 16, SEC. 34, TWP. 40, RGE. 42.

subject to the following:

- 1. The Property may only be used for affordable housing, which shall mean homebuyers earning between 50%-120% of Area Median Income which shall be adjusted annually by the United States Department of Housing and Urban Development. In the event the Property is conveyed by Grantee or subsequent owners, such grantors shall impose said deed restriction in the deed conveying the Property, which deed shall be recorded in the public records of Palm Beach County, Florida.
- 2. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to

all or any portion of the Property. In the event the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to all or any portion of the Property, does not use the Property for affordable housing or violates the terms described herein, the Property conveyed herein shall revert to the County.

Reserving, however, unto County, its successors and assigns, an undivided threefourths (¾) interest in, and title in and to an undivided three-fourths (¾) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half $(\frac{1}{2})$ interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

SHARONR ROCK

ATTEST:

PALM BEACH COUNTY, a political

CLERK & COMPTROLLER	subdivision of the State of Florida	
By:	By: Priscilla A. Taylor, Mayor	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	(OFFICIAL SEAL)	
By:Assistant County Attorney		

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PREPARED BY AND RETURN TO: RICHARD C. BOGATIN, PROPERTY SPECIALIST PALM BEACH COUNTY PROPERTY & REAL ESTATE MANAGEMENT DIVISION 2633 Vista Parkway West Palm Beach, FL 33411-5605

COUNTY DEED

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WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

PENN-GROVE LT 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 214 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 4717 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 25241, PAGE 792, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

subject to the following:

1. The Property may only be used for affordable housing, which shall mean homebuyers earning between 50%-120% of Area Median Income which shall be adjusted annually by the United States Department of Housing and Urban Development. In the event the Property is conveyed by Grantee or subsequent owners, such grantors shall impose said deed restriction in the deed conveying the Property, which deed shall be recorded in the public records of Palm Beach County, Florida.

2. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to all or any portion of the Property. In the event the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to all or any portion of the Property, does not use the Property for affordable housing or violates the terms described herein, the Property conveyed herein shall revert to the County.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK CLERK & COMPTROLLER	PALM BEACH COUNTY, a political subdivision of the State of Florida
By: Deputy Clerk	By:Priscilla A. Taylor, Mayor
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	(OFFICIAL SEAL)
By:Assistant County Attorney	

G:\PREM\PM\Dispositions\Habitat for Humanity 2013\Deed.Penn Grove Street.001 hf app 11-12-2013.docx

PREPARED BY AND RETURN TO: RICHARD C. BOGATIN, PROPERTY SPECIALIST PALM BEACH COUNTY PROPERTY & REAL ESTATE MANAGEMENT DIVISION 2633 Vista Parkway West Palm Beach, FL 33411-5605

PCN: 00-42-40-34-02-000-2180 Closing Date: Purchase Price:

COUNTY DEED

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WITNESSETH:

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LOT 218

FIRST ADDITION TO PALM GARDENS SUBDIV OF NW¼ OF SW¼, NE¼ OF SW¼ UNRECORDED PLAT AS ON ASSESSOR'S MAP 16, SEC. 34, TWP. 40, RGE. 42.

subject to the following:

- 1. The Property may only be used for affordable housing, which shall mean homebuyers earning between 50%-120% of Area Median Income which shall be adjusted annually by the United States Department of Housing and Urban Development. In the event the Property is conveyed by Grantee or subsequent owners, such grantors shall impose said deed restriction in the deed conveying the Property, which deed shall be recorded in the public records of Palm Beach County, Florida.
- 2. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to

all or any portion of the Property. In the event the Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to all or any portion of the Property, does not use the Property for affordable housing or violates the terms described herein, the Property conveyed herein shall revert to the County.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include and County hereby expressly releases any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

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ATTEST:

SHARON R. BOCK CLERK & COMPTROLLER	PALM BEACH COUNTY, a political subdivision of the State of Florida
By:	By: Priscilla A. Taylor, Mayor
Deputy Clerk APPROVED AS TO FORM AND LEGAL SUFFICIENCY	rnsema A. Taylor, Mayor
By: Assistant County Attorney	(OFFICIAL SEAL)

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November 1, 2013

Mr. Ross C. Hering, Director Property and Real Estate Management Division Facilities Development & Operations Department 2633 Vista Parkway West Palm Beach, FL 33411-5605

Subject: Conveyance of two (2) County-owned tax deed properties located in unincorporated Jupiter for no charge.

Dear Mr. Hering:

In reference to your letter dated October 3, 2013, subject as above, Habitat for Humanity of Palm Beach County, Inc., agrees to accept the two properties identified as follows:

Parcel 1 – Palm Garden Street, Property Control Number 00-42-40-34-02-000-2180

Parcel 2 – 6830 Mitchell Street, Property Control Number 00-42-40-34-02-000-2660

Habitat for Humanity of Palm Beach County, Inc., also agrees to accept a third parcel which was verbally offered to it and is identified as follows:

Parcel 3 – 1103 Penn Grove Street, Property Control Number 00-42-44-25-15-000-0070

The name/entity to appear on the County Deeds for each parcel is as follows:

Habitat for Humanity of Palm Beach County, Inc.

On behalf of Habitat for Humanity of Palm Beach County, Inc., I wish to express our sincere appreciation for this very generous donation of land which will be developed for very low- and low-income affordable housing.

Any questions you may have can be directed to the undersigned at (561) 253-2080.

Very Respectfully,

Bernard J. Godek/Executive Director

Habitat for Humanity of Palm Beach County, Inc.

RECEIVED

NOV 1 2 2013

BY:

DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, <u>Bernard J. Godek of Habitat for Humanity of PBC, Inc.</u>, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the Executive Director(position i.e. president) of HABITAT FOR HUMANITY OF PALM BEACH COUNTY INC a Florida not-for-profit corporation, (the "Donee") which entity is the Donee of the real property legally described on the attached Exhibit "A" (the "Property").
- 2. Affiant's address is: 6758 North Military Trail, Suite 301, West Palm Beach Fl 33407
- 3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Donee and the percentage interest of each such person or entity.
- 4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
- 5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its sale of the property.

FURTHER AFFIANT SAYETH NAUGHT

Bernard J. Godek , Affiant Jernaud Jodek
(Print Affiant Name)

The foregoing instrument was sworn to, subscribed and acknowledged before me this ______14 day of November, 2013___, by Bernard J. Godek ______ [X] who is personally known to me or [] who has produced ______ as identification and who did take an oath.

Notary Public

MICHAEL R. WALSON (Print Notary Name)

NOTARY PUBLIC State of Florida at Large

My Commission Expires: 12/11/5

MICHAEL WILSON
MY COMMISSION # EE 152205
EXPIRES: December 11, 2015
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

PROPERTY

LOT 266 (Mitchell Street)

FIRST ADDITION TO PALM GARDENS SUBDIV OF NW'4 OF SW'4, NE'4 OF SW'4 OF SW'4, SW'4 OF SW'4 OF SW'4 & NW'4 OF SW'4 OF SW'4 UNRECORDED PLAT AS ON ASSESSOR'S MAP NO 16, SEC. 34, TWP. 40, RGE. 42.

And:

LOT 218 (Palm Garden Street)

FIRST ADDITION TO PALM GARDENS SUBDIV OF NW¼ OF SW¼, NE¼ OF SW¼ OF SW¼, SW¼ OF SW¼ OF SW¼ & NW¼ OF SW¼ OF SW¼ UNRECORDED PLAT AS ON ASSESSOR'S MAP 16, SEC. 34, TWP. 40, RGE. 42.

And:

PENN-GROVE LT 7. (Penn Grove Street)

THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 4717 IN THE TAX DEED RECORDED IN OFFICIAL RECORD BOOK 25241, PAGE 792, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS IN DONEE

Donee is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Donee must identify individual owners. If, by way of example, Donee is wholly or partially owned by another entity, such as a corporation, Donee must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME	ADDRESS	PERCENTAGE
HABITAT FOR HU	JMANITY OF PALM BEACH C	OF INTEREST OUNTY, INC., is a 501(c)(3)
organization. There a	are no individual entities that ha	ve a beneficial interest in its
assets.		