

LOCATION MAP



Prepared By/Return To:
Howard J. Falcon III, Sr. Assistant County Attorney
County Attorney's Office
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401

MEMORANDUM OF AGREEMENT

This is a MEMORANDUM OF AN AGREEMENT FOR SALE AND PURCHASE (the "Agreement"), dated _____, (Resolution No. R-2013-1514), by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, with an address of 301 North Olive Avenue, Administration, 11th Floor, West Palm Beach, Florida 33401, ("County"), and South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406 and whose mailing address is Post Office Box 24680, West Palm Beach, Florida 33416-4680, ("SFWMD").

W I T N E S S E T H:

WHEREAS, County and SFWMD entered into the Agreement pursuant to which County sold to SFWMD the Real Property located in Palm Beach County legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, the Agreement: 1) provides County the right, at its option, to repurchase from SFWMD right of way for a future alignment of Seminole Pratt Whitney Road; 2) provides for County's continued access to County's existing water plant; 3) requires SFWMD to maintain existing levels of drainage and water elevations of the County water plant property; and 4) requires SFWMD and any proposed transferee to comply with County bond limitations; and

WHEREAS, the parties have executed this Memorandum of Agreement for the purpose of giving public notice of the existence of the above referenced provisions of the Agreement which survive closing.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby acknowledge, and give notice of, the above referenced provisions of the Agreement.

Provisions of this Memorandum shall not be used to interpret the provisions of the Agreement, and, in the event of a conflict between this Memorandum and the Agreement, the Agreement shall control.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Agreement to be executed as of the date first-above written.

COUNTY:

ATTEST:

SHARON R BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA, a
political subdivision of the state of Florida, by its
Board of County Commissioners

By: _____
Deputy Clerk

By: _____
Priscilla A. Taylor, Mayor

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____
County Attorney

By:  _____
Department Director

STATE OF FLORIDA
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by Priscilla A. Taylor, as Mayor of the Board of County Commissioners of Palm Beach County, who is personally known to me.

(Seal)

Notary Public, State of Florida
Print Notary Name: _____
My Commission expires: _____

WITNESSES:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a government entity created by Chapter 373, Florida Statutes

Print name: _____

Print name: _____

By: _____
Daniel Thayer
Bureau Chief, Land Resources

(Corporate Seal)

ATTEST:

Jacki McGorty, Secretary

Legal Form Approved:

South Florida Water Management District
Office of Counsel

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by Daniel Thayer as the Land Resources Bureau Chief of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

EXHIBIT "A"
TRACT NO. 23116-034

A tract of land located in Sections 5, 6, 7 and 8, Township 42 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows:

All of Tract "A" of Plat of Palm Beach County Biotechnology Research Park as recorded in Plat Book 103, Page 108 of the Public Records of Palm Beach County, Florida.

Less and except the Water Plant Tract;

Being a parcel of land located in the West One-half (W½) of Section 8, Township 42 South, Range 41 East, Palm Beach County, Florida. Said West One-half (W½) of Section 8 being a portion of Tract "A" of the Plat of Palm Beach County Biotechnology Research Park as recorded in Plat Book 103, Pages 108 - 110 of the Public Records of Palm Beach County, Florida said parcel being more particularly described as follows:

Begin at the South Quarter Corner of said Section 8, Township 42 South, Range 41 East also being the Southeast corner of Tract "A" of said Plat of Palm Beach County Biotechnology Park;

Thence, South 85° 34' 42" West along the South line of said Section 8, a distance of 858.16 feet to the West line of the Water Plant Property;

Thence, North 01° 28' 53" East along said West line, a distance of 1160.34 feet to the North line of said Water Plant Property;

Thence, North 85° 34' 42" East along said North line, a distance of 858.16 feet to the East line of the West One-Half of said Section 8 also being the East line of said Water Plant Property;

Thence, South 01° 28' 53" West along said East line, a distance of 1160.34 feet to the said South Quarter Corner of Section 8 and the **Point of Beginning**.

Subject to Easements of Record.

Containing 1896.49 acres more or less.

This Description is not valid unless accompanied by a Description Sketch.

Note:

1. The Water Plant Tract described herewith was taken from a description prepared by Glenn W. Mark, Office of the Palm Beach County Engineer.
2. Bearings shown hereon are based on the South line of the West One-half (W½) of said Section 8, having an assumed bearing of South 85°34'42" West.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU - SURVEY & MAPPING SECTION
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

TRACT NUMBER: 23116-034

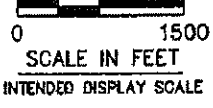
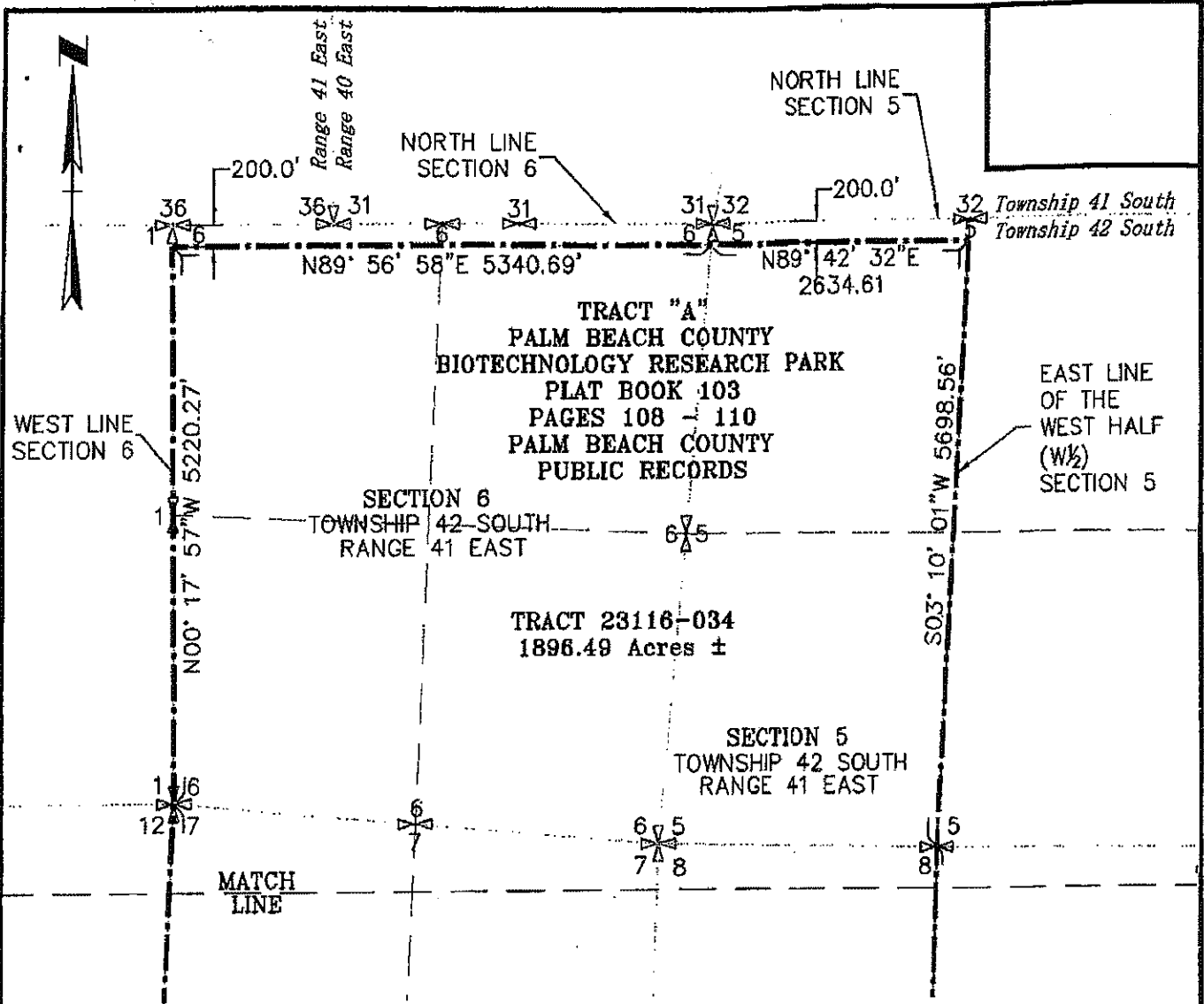
PALM BEACH COUNTY

ORB Pg.

Folio: PROJ\Owner

| DRAWN | CHECKED | DATE | SCALE | DRAWING NUMBER | SHEET |
|-------|---------|---------|----------|----------------|--------|
| ARA | REB | 08OCT13 | AS SHOWN | 1 | 1 OF 3 |

| DRAWN | CHECKED | DATE | REVISIONS |
|-------|---------|------|-----------|
| | | | |



LEGEND:

- = CALCULATED SECTION CORNER
- = CALCULATED QUARTER SECTION CORNER
- = TRACT 23116-034 BOUNDARY

THIS IS NOT A SURVEY

SECTION 5, 6, 7 & 8
TOWNSHIP 42 SOUTH
RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU - SURVEY & MAPPING SECTION
 3301 GUN CLUB ROAD
 WEST PALM BEACH, FLORIDA 33416-4680

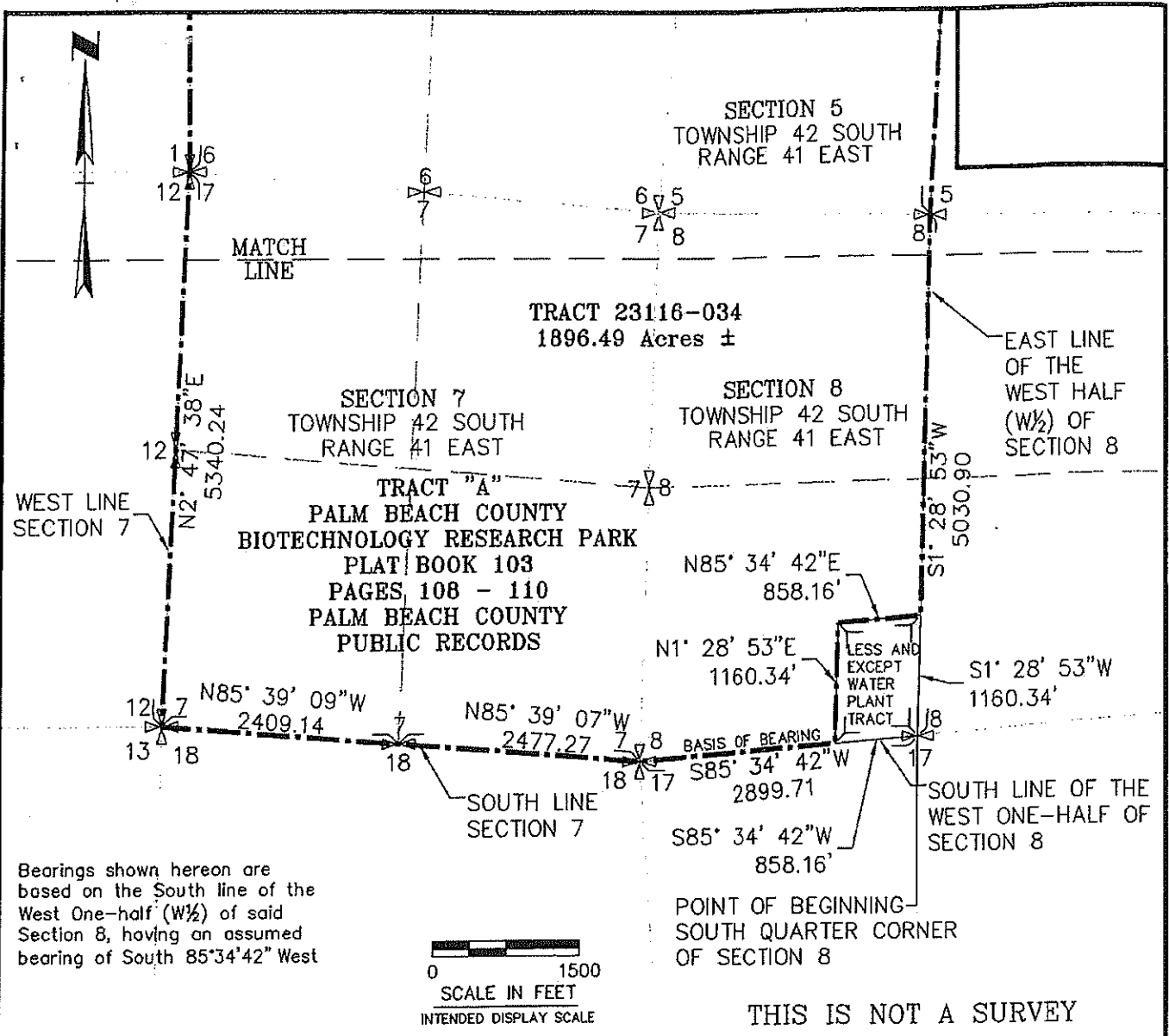
TRACT NUMBER: 23116-034

ORB , Pg.

Folio: PROJ\Owner

| DRAWN | CHECKED | DATE | SCALE | DRAWING NUMBER | SHEET |
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| ARA | REB | 08OCT13 | AS SHOWN | 1 | 2 of 3 |

| DRAWN | CHECKED | DATE | REVISIONS |
|-------|---------|------|-----------|
| | | | |



Bearings shown hereon are based on the South line of the West One-half (W½) of said Section 8, having an assumed bearing of South 85°34'42" West

THIS IS NOT A SURVEY

CERTIFICATION

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE

DATE OF SIGNATURE 10/9/13
[Signature]

RICHARD E. BARNES, JR
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6173

LEGEND:

- = CALCULATED SECTION CORNER
- = CALCULATED QUARTER SECTION CORNER
- = TRACT 23116-034 BOUNDARY

SECTION 5, 6, 7 & 8
 TOWNSHIP 42 SOUTH
 RANGE 41 EAST
 PALM BEACH COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 INFRASTRUCTURE MANAGEMENT BUREAU - SURVEY & MAPPING SECTION
 3301 GUN CLUB ROAD
 WEST PALM BEACH, FLORIDA 33416-4680

TRACT NUMBER: 23116-034

ORB , Pg.

| | | | | | |
|--------|---------|------------|----------|----------------|--------|
| Folio: | | PROJ/Owner | | | |
| DRAWN | CHECKED | DATE | SCALE | DRAWING NUMBER | SHEET |
| ARA | REB | 08OCT13 | AS SHOWN | 1 | 3 OF 3 |

| | | | |
|-------|---------|------|-----------|
| DRAWN | CHECKED | DATE | REVISIONS |
| | | | |