

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

Meeting Date:	April 15, 2014	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: Facilities Development & Operations
Submitted For: Environmental Resources Management

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to accept: a Statutory Warranty Deed from The Gardens at Highland Beach, Limited, a Florida Limited Partnership, (The Gardens) donating approximately 9.9 acres of environmentally sensitive lands located along the eastern shore of the Intracoastal Waterway, south of East Linton Boulevard in the Town of Highland Beach.

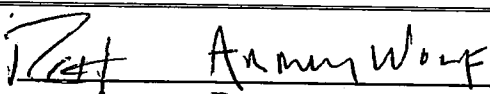
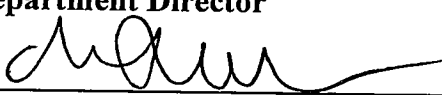
Summary: The Gardens is donating 9.9 acres of environmentally sensitive land containing mangrove habitat to the County to ensure that this land will be properly managed and maintained. This land is located in a residential community known as Ocean Cove. In addition to donating the property, The Gardens is paying \$14,850 to the County to fund the County's long term cost of managing and maintaining the property. Maintenance will cost less than \$1,000/yr and will be paid from County land management funds. The Department of Environmental Resources Management will be responsible for maintenance. The Gardens is also paying the cost of recording the deed, documentary stamps, survey expenses and a portion of the title insurance. **(PREM) District 4** (HJF)

Background and Justification: On December 13, 2001, South Florida Water Management District (District) issued an Environmental Resource Permit to The Gardens setting forth the conditions for mitigating wetland impacts at Ocean Cove, including preservation, restoration and creation of mangrove areas; protection of submerged habitats and water quality through improved erosion and pollution control; and additional shoreline protection. The permit required The Gardens to grant a Deed of Conservation Easement to the District which encumbers the donated land. The Conservation Easement was granted, the project was completed and the District permit was satisfied and closed in August 2004. The proposed donation meets the criteria for acceptance of donated conservation lands in furtherance of the goals of the Department of Environmental Resources Management and the County's Natural Area Program. The Gardens is paying \$14,850 to the County to offset the cost of management and maintenance of the donated land into perpetuity. Maintenance will cost less than \$1,000 per year and will be paid from County land management funds. The conveyance to the County will be subject to an easement which allows the Ocean Cove at Highland Beach Homeowners' Association, Inc., the right to trim a portion of the mangroves under the supervision of a Florida Certified Professional Mangrove Trimmer.

The Gardens at Highland Beach, Limited has two general partners each having 50% interest: Benjamin Construction Company of Florida, Inc. (administratively dissolved), and Ocean Cove, Inc. (administratively dissolved). The administrative dissolution of the 2 corporate entities has no legal effect upon the ability of these corporations to convey this land. County Staff required a Disclosure of Beneficial Interests for this transaction. As such, Benjamin Construction Company of Florida, Inc. identified its ownership interests as The Estate of Alvin Benjamin c/o Denise R. Coyle, with 100% of the membership interest; and Ocean Cove, Inc. identified its ownership interests as Jeffrey H. Norman with 100% interest.

Attachments:

1. Location Map
2. Statutory Warranty Deed
3. Disclosures of Beneficial Interests

Recommended By:		3/24/14
	Department Director	Date
Approved By:		4/7/14
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

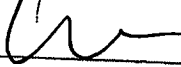
Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures					
Operating Costs	<u>742</u>	<u>1000</u>	<u>1000</u>	<u>1000</u>	<u>1000</u>
External Revenues	<u>(\$4,000)</u>				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	<u>(\$3,208)</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$1,000</u>
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes ☒ No ☐

Budget Account No: Fund 1226 Dept 380 Unit 3162 Object var
Program _____

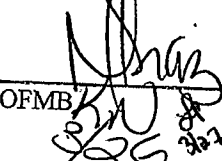
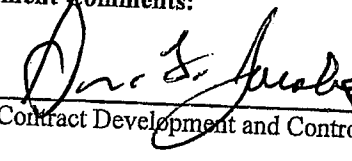
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Land management fee \$14,850— partial payment of \$11,250 has already been received which leaves a balance due from donor of \$3,600 at closing. The Gardens to pay \$400 of the \$791.25 title insurance expense, balance of \$391.25 to be paid by the County.

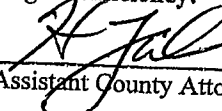
C. Departmental Fiscal Review:  324-17

III. REVIEW COMMENTS

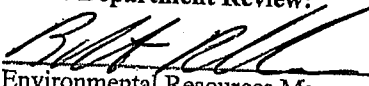
A. OFMB Fiscal and/or Contract Development Comments:

OFMB  3/27/2014  4/1/14
Contract Development and Control

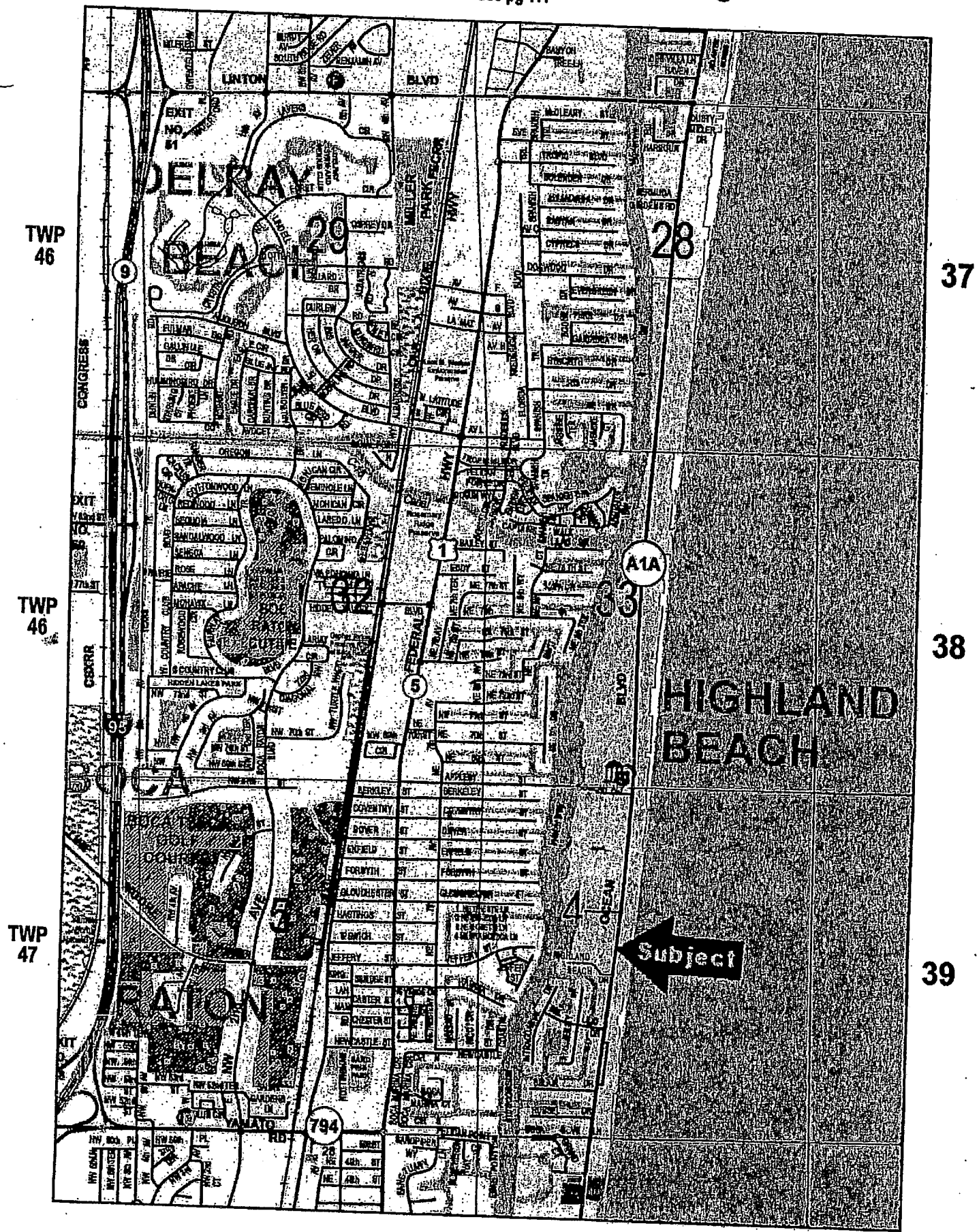
B. Legal Sufficiency:

 4/3/14
Assistant County Attorney

C. Other Department Review:


Environmental Resources Management

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



RNG 33

See pg 124

RNG 34

LOCATION MAP



PREPARED BY AND RETURN TO:
Christine Steiner, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411-5605

PCN: 24-43-47-04-55-001-0000

Closing Date: _____

Purchase Price: _____

STATUTORY WARRANTY DEED

(Florida Statutes 689.02)

THIS INDENTURE, made this 18th day of December, 2013,
between **THE GARDENS AT HIGHLAND BEACH LIMITED**, a Florida limited
partnership, whose address is 8000 N. Federal Highway, Suite 220, Boca Raton, FL
33487 ("Grantor") and **PALM BEACH COUNTY**, a political subdivision of the State of
Florida, whose post office address is 301 North Olive Avenue, West Palm Beach, Florida
33401-4791 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and 00/100's (\$10.00)
Dollars to it in hand paid by Grantee, and other good and valuable consideration, the
receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and
sold to Grantee, its successors and assigns forever, all that certain land situate in Palm
Beach County, State of Florida, to wit:

**SEE EXHIBIT "A-1" ATTACHED HERETO AND
MADE A PART HEREOF AND LESS AND
EXCEPTING FROM EXHIBIT "A-1," THAT PORTION
AS LEGALLY DESCRIBED IN EXHIBIT "A-2."**

SUBJECT TO a Deed of Conservation Easement dated June 4, 2003, recorded in
Palm Beach County, Florida, Official Records Book 15323, Page 1815.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

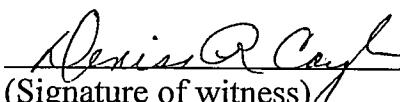
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day
and year first above written.

Signed, sealed and delivered in the presence of:

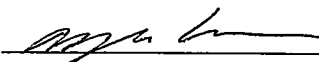
Signed in the presence of:

GRANTOR:

**THE GARDENS AT HIGHLAND
BEACH, LIMITED**, a Florida limited
partnership, by its partners



(Signature of witness)
Denise R Coyle

(Print name of witness)


(Signature of witness)

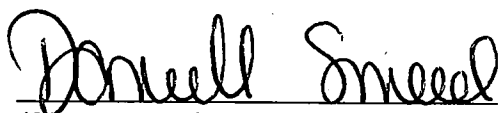
Maya Danaher
(Print name of witness)

By: BENJAMIN CONSTRUCTION
COMPANY OF FLORIDA, INC., a
Florida corporation,
Its General Partner

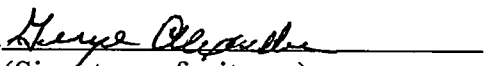
By: 

Deborah Benjamin, Vice President
Print Name and Title

(SEAL)



(Signature of witness)

Danielle Sneed
(Print name of witness)


(Signature of witness)

GEORGE ALEXANDER
(Print name of witness)

By: OCEAN COVE, INC., a Florida
corporation,
Its General Partner

By:  (V. PRES.)
Jeffrey H. Norman, Vice President

(SEAL)

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF ~~DADE~~ PALM BEACH NASSAU

The foregoing instrument was acknowledged before me this 18th day of December, 2013, by Deborah Benjamin, as Vice President of Benjamin Construction Company of Florida, Inc., a Florida corporation, a general partner of The Gardens of Highland Beach, Limited, a Florida limited partnership, who executed same on behalf of the limited partnership and ☒ who is personally known to me OR ☐ who produced _____ as identification.

(SEAL)

Joseph A. Lafferty
Notary Public
Joseph A. Lafferty
Print Notary Name
NOTARY PUBLIC, State of ~~Florida~~ New York at Large
Commission Number: _____
My Commission Expires: _____

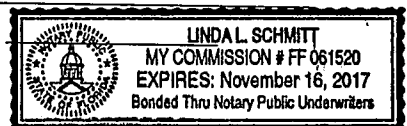
JOSEPH A. LAFFERTY
Notary Public, State of New York
No. 02LAG147498
Qualified in Nassau County
Commission Expires June 5, 2014

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of November, 2013, by Jeffrey H. Norman, as Vice President of Ocean Cove, Inc., a Florida corporation, a general partner of The Gardens of Highland Beach, Limited, a Florida limited partnership, who executed same on behalf of the limited partnership and who ☒ is personally known to me OR ☐ who produced _____ as identification.

(SEAL)

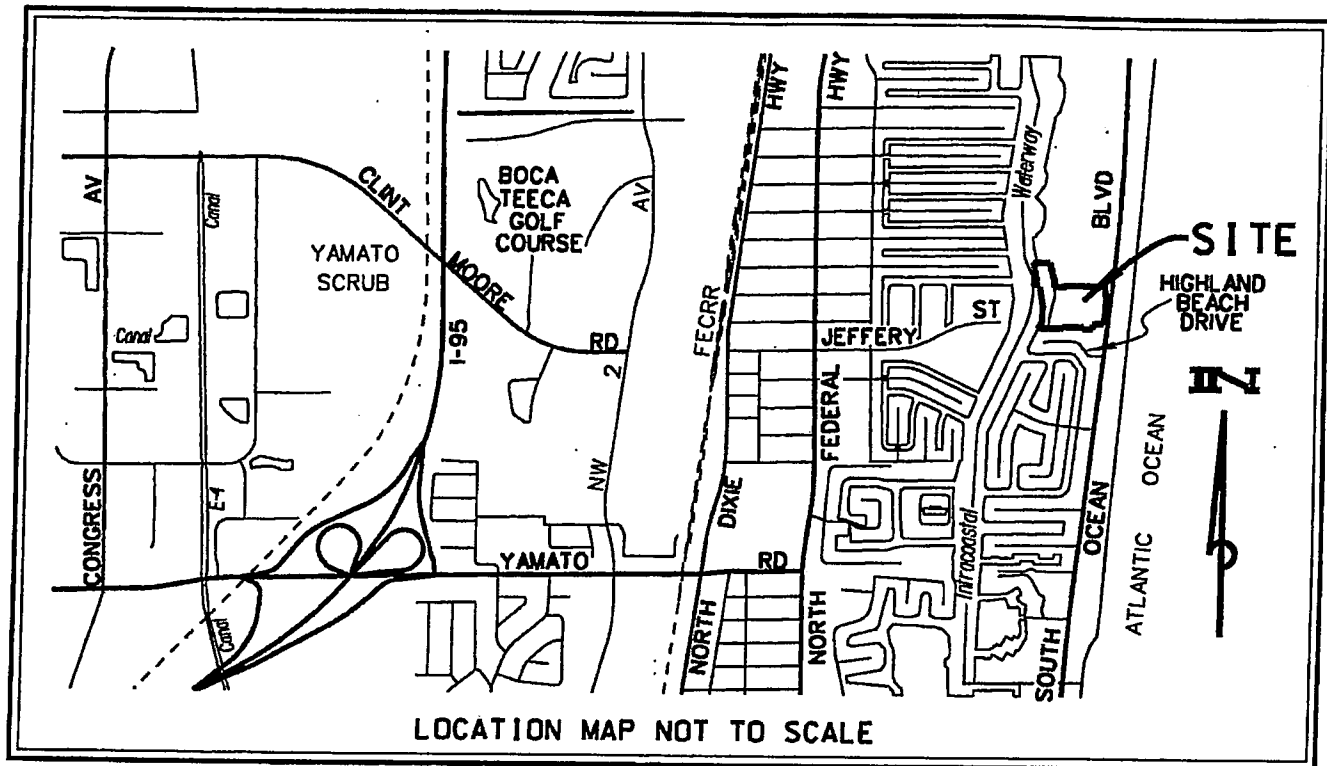
Linda L. Schmitt
Notary Public
Linda L. Schmitt
Print Notary Name
NOTARY PUBLIC, State of Florida at Large
Commission Number: _____
My Commission Expires: _____



Approved by the Palm Beach County
Board of County Commissioners
on _____

County Attorney or Designee

EXHIBIT "A-1"



LEGAL DESCRIPTION FOR OCEAN COVE AREA

A PARCEL OF LAND SITUATED IN THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING BOUNDED ON THE EAST BY WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (S.R. 140), AS PER ROAD BOOK 1, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 20 OF SAID PUBLIC RECORDS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1392.21 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE SOUTH 07°58'14" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1307.03 FEET; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 564.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 OF SAID SECTION 4; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 303.93 FEET; THENCE NORTH 80°00'56" EAST, A DISTANCE OF 34.88 FEET; THENCE SOUTH 09°48'54" EAST, A DISTANCE OF 250.18 FEET; THENCE SOUTH 05°10'49" WEST, A DISTANCE OF 134.80 FEET TO A POINT LYING ON SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 7.59 FEET; THENCE SOUTH 25°05'40" WEST

PROJECT NO. 2010012-17	SHEET 1	PROJECT OCEAN COVE AREA	DESIGN FILE NAME S-1-10-3164.DGN	DRAWING NO. S-1-10-3164	DATE 9/10/13	APPROVED C.R.B. E.A.O. CHECKED W.L.F.	SCALE 1"=200'	NO.	REVISION	BY	DATE
								1	PREM COMMENTS	G.H.	11/13
								PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411			

ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.76 FEET; THENCE SOUTH 05°10'49" WEST, A DISTANCE OF 33.36 FEET; THENCE SOUTH 25°07'52" WEST, A DISTANCE OF 30.36 FEET; THENCE NORTH 64°51'58" WEST, A DISTANCE OF 11.34 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 25°05'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 47.66 FEET TO A POINT LYING ON A LINE 12.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 300.29 FEET; THENCE NORTH 00°29'05" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 24.00 FEET NORTH OF, AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89°30'55" EAST ALONG SAID A PARALLEL LINE, A DISTANCE OF 230.00 FEET; THENCE SOUTH 00°29'05" EAST, A DISTANCE OF 24.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE NORTH 89°30'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 119.93 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST AND NORTH LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23104, PAGE 1814 OF SAID PUBLIC RECORDS; (1) NORTH 06°25'25" EAST, A DISTANCE OF 50.00 FEET; (2) NORTH 89°30'55" EAST, A DISTANCE OF 25.00 FEET; (3) NORTH 06°25'25" EAST, A DISTANCE OF 10.07 FEET; (4) NORTH 89°30'55" EAST, A DISTANCE OF 100.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (S.R. 140); THENCE NORTH 06°25'25" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 307.17 FEET; THENCE NORTH 12°20'39" WEST, A DISTANCE OF 158.65 FEET, TO A POINT ON THE SOUTH LINE OF LOT 22 OCEAN COVE, A CONDOMINIUM AS PER DECLARATION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 16850, PAGE 380 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°30'54" WEST ALONG THE SOUTH LINE OF LOTS 22 THROUGH 15 OF SAID OCEAN COVE, A DISTANCE OF 456.10 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID OCEAN COVE; THENCE SOUTH 71°07'10" WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE 31.87 FEET; THENCE SOUTH 89°35'09" WEST ALONG THE SOUTH LINE OF SAID LOT 14 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 116.25 FEET TO POINT ON A LINE 5.00 FEET WEST OF, AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 AND LOT 13 OF SAID OCEAN COVE; THENCE NORTH 04°49'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 75.37 FEET TO A POINT ON A LINE LYING 5.00 FEET WEST OF, AND PARALLEL WITH THE WEST LINE OF LOTS 13-10 OF SAID OCEAN COVE; THENCE NORTH 15°39'15" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 221.25 FEET TO POINT ON A LINE 1.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.75 FEET; THENCE SOUTH 00°29'05" EAST, A DISTANCE OF 3.50 FEET TO A POINT ON LINE LYING 5.00 SOUTH OF, AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.40 FEET; THENCE NORTH 00°29'05" WEST, A DISTANCE OF 3.50 FEET TO A POINT ON A LINE LYING 1.50 FEET SOUTH OF, AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 120.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 434,700 SQUARE FEET/9.979 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
3. THIS INSTRUMENT PREPARED BY CHARLIE R. BRECKEN, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.
4. BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF NORTH 00°27'05" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

6. THIS OFFICE HAS REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NUMBER 201011003, FILE NUMBER 201011003, WITH AN EFFECTIVE DATE OF 10/31/2010 @ 8:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. AND ALL RELATED ENCUMBRANCES IN THE TITLE COMMITMENT'S SCHEDULE B - SECTION II ARE SHOWN OR NOTED ON THE SURVEY AS FOLLOWS:

ITEM 5. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF FERNCLIFF ESTATES RECORDED IN PLAT BOOK 9, PAGE 7.

ITEM 6. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 851, PAGE 33, AS MODIFIED IN OFFICIAL RECORDS BOOK 1015, PAGE 369 AND OFFICIAL RECORDS BOOK 13891, PAGE 1439 AS ASSIGNED IN OFFICIAL RECORDS BOOK 20182, PAGE 811 AND OFFICIAL RECORDS BOOK 23104, PAGE 1816 - BEACH ACCESS - NOT PLOTTED

ITEM 7. EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 14824, PAGE 1587. - OFF SITE

ITEM 8. CONSERVATION EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 15323, PAGE 1815. - COVERS A PORTION OF SITE

ITEM 9. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16850, PAGE 380, AS AMENDED IN OFFICIAL RECORDS BOOK 16967, PAGE 1321, OFFICIAL RECORDS BOOK 17461, PAGE 223, OFFICIAL RECORDS BOOK 18613, PAGE 1779 AND OFFICIAL RECORDS BOOK 21320, PAGE 1194. - PERTAINS TO OCEAN COVE DEVELOPMENT

ITEM 10. INTERESTS CONVEYED IN OFFICIAL RECORDS BOOK 23005, PAGE 513. - CONSERVATION EASEMENT - SUBJECT TO OFFICIAL RECORDS BOOK 15323, PAGE 845

STATE PLANE COORDINATES

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = U.S. SURVEY FEET

COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

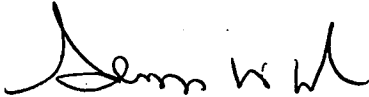
ALL DISTANCES ARE GROUND

PROJECT SCALE FACTOR = 1.000046946

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE # 5304

2/25/14
DATE

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

N.755770.935
E.959864.174

2522.16 R/W MAP DOT SEC 93060-1001

N89°30'55"E, 1392.21'
S07°58'14"W, 1307.03'

POINT OF COMMENCEMENT
NW COR SEC 4,
TWP 47 S, RGE 43 E

FERNCLIFF ESTATES

S09°48'54"E, 564.65' PB 9, P 7

E R/W
LINE OF
INTRACOASTAL
WATERWAY
(PB 17, P 20)

S09°48'54"E, 1.52'
S89°30'55"W, 120.58'
N00°29'05"W, 3.50'
S89°30'55"W, 49.40'
S00°29'05"E, 3.50'
S89°30'55"W, 25.75'

N LINE OF S 800'
OF N 2650' OF
SEC. 4, TWP
47 S, RGE 43 E

S89°52'48"W, 931.32'

POINT OF
BEGINNING

WATERWAY
PAGE 20

SEE
DETAIL
SHEET
5 OF 5

S09°48'54"E
303.93'

CONSERVATION
EASEMENT
(ORB 15323, P 1815)

OCEAN COVE CONDOMINIUM
PROPERTY (ORB16850, P 380)

N04°49'58"E, 75.37'
S89°35'09"W, 116.25'
S71°07'10"W, 31.87'

S89°30'54"W, 456.10'

W LINE
LOTS 19-14
OCEAN COVE
CONDOMINIUM

S LINE LOTS 22-15
OCEAN COVE CONDOMINIUM
OCEAN COVE AREA
PORTION OF
FERNCLIFF ESTATES
PB 9, P 7

N80°00'56"E
34.88'
S09°48'54"E
250.18'

S05°10'49"W
134.80'
S05°10'49"W
33.36'
S25°07'52"W
30.36'
N64°51'58"W
11.34'
S25°05'40"W
47.66'

S09°48'54"E
7.59'
S25°05'40"W
5.76'

N89°30'55"E
100.00'
N06°25'25"E
10.07'
N89°30'55"E
25.00'

N89°30'55"E
300.29'
N89°30'55"E
230.00'

N06°25'25"E
307.17'

INTRACOASTAL
PLAT BOOK 17

S LINE OF SAID
S 800' OF N 2650'
OF SEC 4, TWP
47 S, RGE 43 E

BEL LIDO
PB 25, P 97

N.752873.661
E.959886.999

WEST ONE QUARTER CORNER
SECTION 4, TOWNSHIP 47
SOUTH, RANGE 43 EAST

SECTION 4,
TOWNSHIP 47 SOUTH,
RANGE 43 EAST

THIS IS NOT A SURVEY

W R/W LINE OF
S.R. A-1-A
(S.R. 140)

NORTH & WEST
LINES OF
ORB 23104,
P 1814

IN

SCALE: 1" = 200'

ATLANTIC OCEAN

MEANDER
CORNER
R/W MAP
DOT SEC
93060-1001

SOUTH OCEAN BOULEVARD

(S.R. 140) DOT SECTION 93060-1001

2897.22' - BEARING BASIS

N00°27'05"W (GRID)

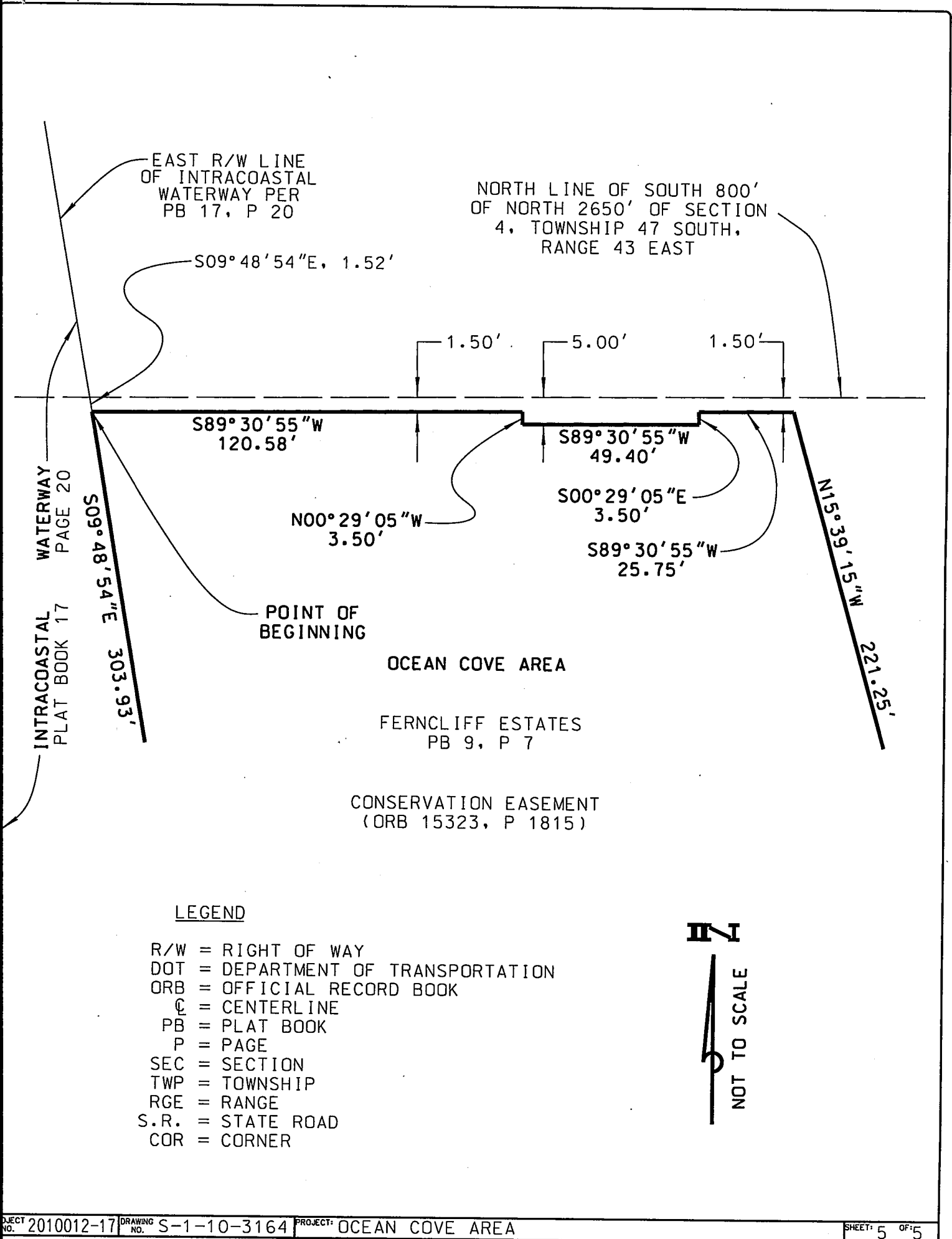
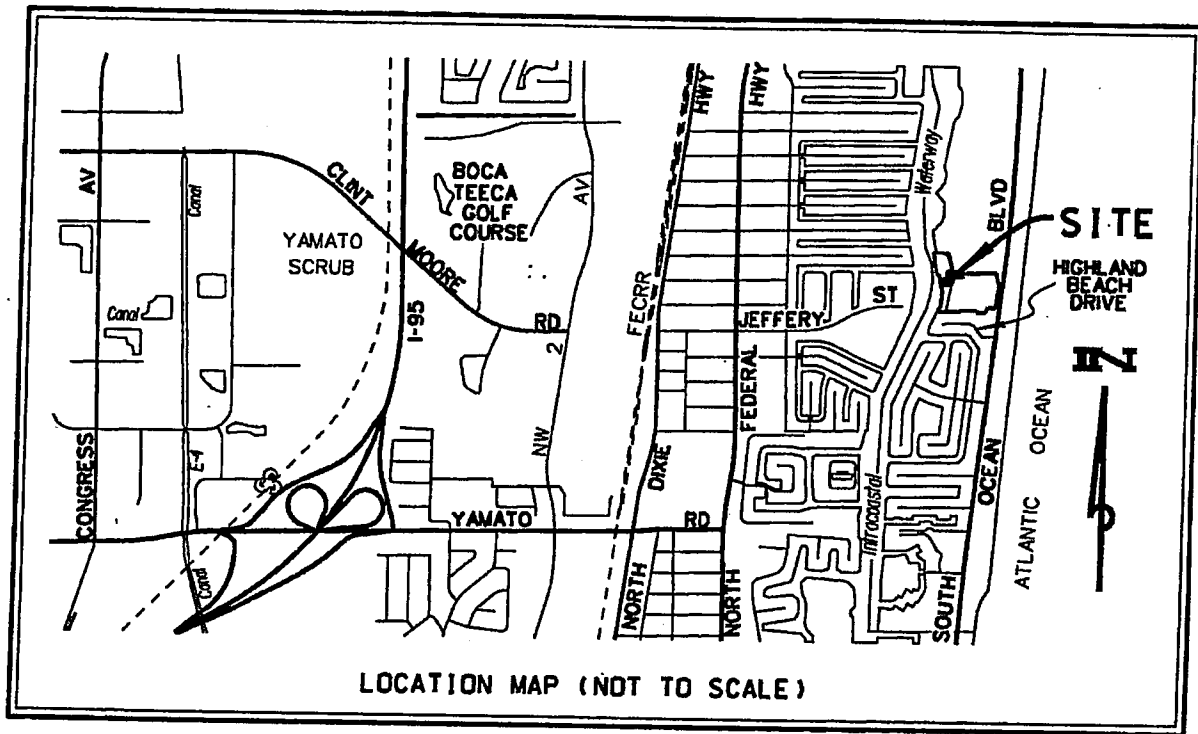


EXHIBIT "A-2"



LEGAL DESCRIPTION FOR OCEAN COVE WALKWAY

A PARCEL OF LAND FOR WALKWAY PURPOSES SITUATED IN THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING OF VARYING WIDTH LYING ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1392.21 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 07°58'14" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1307.03 FEET; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 564.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 OF SAID SECTION 4; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 305.45 FEET; THENCE NORTH 80°00'56" EAST, A DISTANCE OF 34.88 FEET; THENCE SOUTH 09°48'54" EAST, A DISTANCE OF 112.13 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; SIDELINES ARE TO BE 5.00 FEET ON EACH SIDE OF THE SAID EASEMENT CENTERLINE; THENCE NORTH 80°13'19" EAST, A DISTANCE OF 30.94 FEET; THENCE NORTH 89°15'02" EAST, A DISTANCE OF 74.44 FEET; THENCE NORTH 21°41'27" EAST A DISTANCE OF 58.93 FEET; THENCE NORTH 00°43'17" WEST, A DISTANCE OF 51.31 FEET; SIDELINES WILL BE 3.00 NORTH OF, AND 5.00 SOUTH OF THE FOLLOWING TWO COURSES; THENCE NORTH 89°14'03" EAST, A DISTANCE OF 130.93 FEET; THENCE NORTH 73°08'39" EAST, A DISTANCE OF 34.92 FEET TO THE POINT OF TERMINUS.

CONTAINING 3475 SQUARE FEET/0.080 ACRES MORE OR LESS.

PROJECT NO. 2010012-17	SHEET 1 OF 3	PROJECT:		NO.		REVISION		BY	DATE
		OCEAN COVE WALKWAY		1		PREM COMMENTS			10/1/13
DESIGN FILE NAME S-1-11-3177.DGN		DRAWING NO. S-1-11-3177		SCALE: 1" = 100'		APPROVED: C.R.B.			
				DRAWN: E.A.O.		CHECKED: W.L.F.			
				DATE: 8/10/13		FIELD BOOK NO.		N/A	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS</p> <p>ENGINEERING SERVICES</p> <p>2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411</p> </div> <div> </div> </div>									

LEGEND

(PLAT) = INTRACOASTAL WATERWAY
PLAT BOOK 17, PAGE 20
P.I. = POINT OF INTERSECTION
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT OF WAY
C = CENTERLINE
TWP = TOWNSHIP
RGE = RANGE
PB = PLAT BOOK
P = PAGE

SURVEYOR'S NOTES

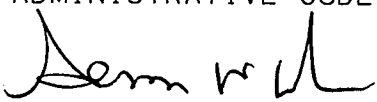
1. THIS IS NOT A BOUNDARY SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
3. THIS INSTRUMENT PREPARED BY CHARLIE R. BRECKEN, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.
4. BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF NORTH $00^{\circ}27'05''$ WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
6. THE EXISTING WALKWAY AND DOCK WERE FIELD LOCATED AND THE DESCRIPTION DERIVED FROM THAT INFORMATION.

STATE PLANE COORDINATES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.000046946
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYOR'S CERTIFICATION

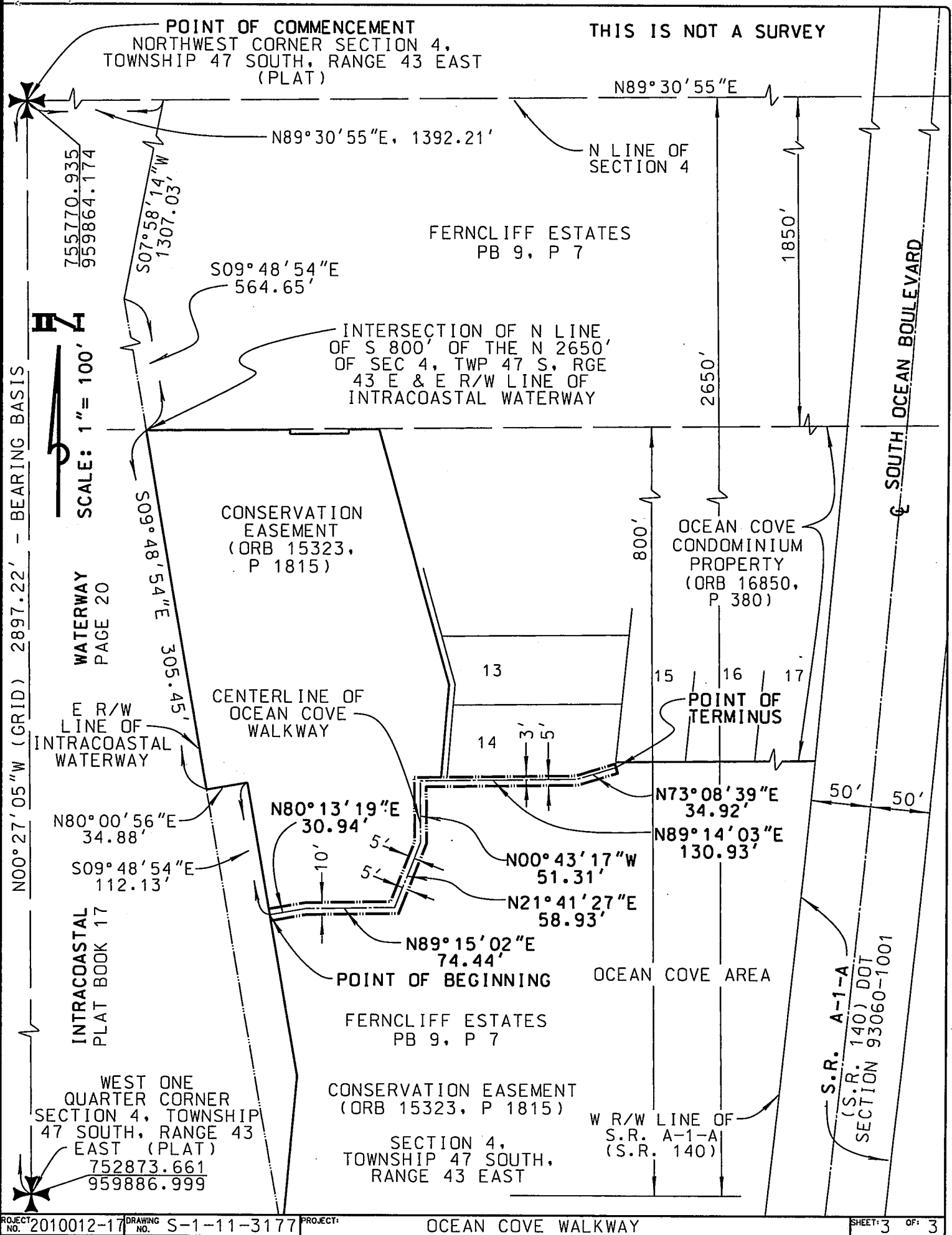
I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE #5304

2/25/14
DATE

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



SELLER'S DISCLOSURE OF BENEFICIAL INTERESTS
(Required by Florida Statutes 286.23)

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 Jeffrey H. Norman, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of Ocean Cove, Inc., a Florida corporation (administratively dissolved) (the "Owner") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is 8000 N Federal Highway, Suite 220, Boca Raton, Florida 33487.

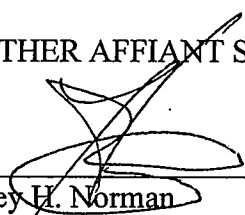
3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Owner and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its acceptance of the Property as a donation.

5. 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.

6. 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.

FURTHER AFFIANT SAYETH NAUGHT.


_____, Affiant
Jeffrey H. Norman

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me this
13 day of JANUARY, 2014, by Jeffrey H. Norman, the President of Ocean Cove,
Inc., a Florida Corporation, { ✓ } who is personally known to me or { } who has produced
_____ as identification and who did take an oath.

Betsy K Stevens
Notary Public Signature

BETSY K STEVENS
Print Notary Public Name

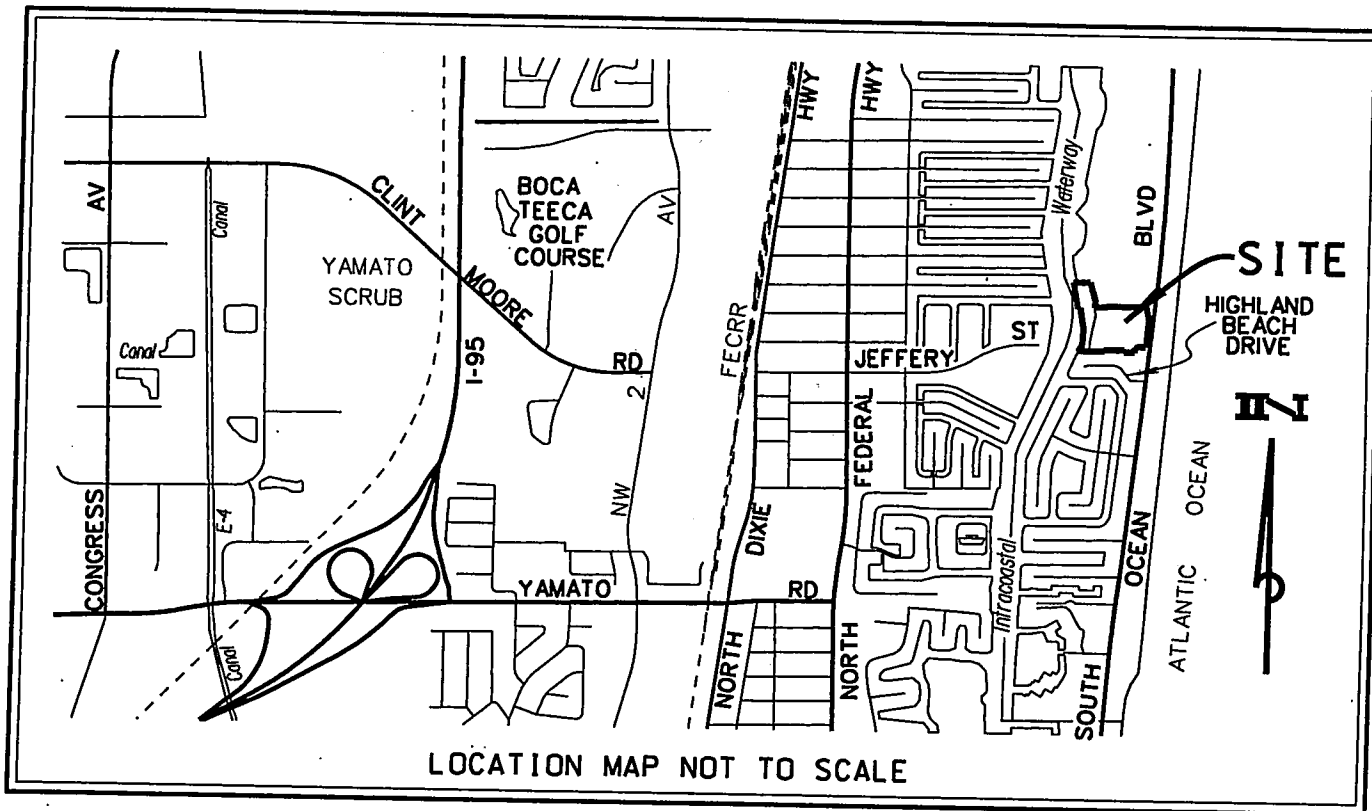
NOTARY PUBLIC
State of Florida at Large



BETSY K. STEVENS
MY COMMISSION # EE 839617
EXPIRES: October 10, 2016
Bonded Thru Budget Notary Services

My Commission Expires: _____

EXHIBIT "A"



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION FOR OCEAN COVE AREA

A PARCEL OF LAND SITUATED IN THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING BOUNDED ON THE EAST BY WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (S.R. 140), AS PER ROAD BOOK 1, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 20 OF SAID PUBLIC RECORDS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1392.21 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE SOUTH 07°58'14" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1307.03 FEET; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 564.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 OF SAID SECTION 4; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 303.93 FEET; THENCE NORTH 80°00'56" EAST, A DISTANCE OF 34.88 FEET; THENCE SOUTH 09°48'54" EAST, A DISTANCE OF 250.18 FEET; THENCE SOUTH 05°10'49" WEST, A DISTANCE OF 134.80 FEET TO A POINT LYING ON SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 7.59 FEET; THENCE SOUTH 25°05'40" WEST

PROJECT NO. 01 SHEET 1 5	PROJECT: OCEAN COVE AREA		SCALE: 1"=200' APPROVED: C.R.B. DRAWN: E.A.O. CHECKED: W.L.F. DATE: 9/10/13	NO. 1	REVISION	BY	DATE	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	DESIGN FILE NAME S-1-10-3164.DGN	DRAWING NO. S-1-10-3164			PREM COMMENTS	6	10	

ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.76 FEET; THENCE SOUTH 05°10'49" WEST, A DISTANCE OF 33.36 FEET; THENCE SOUTH 25°07'52" WEST, A DISTANCE OF 30.36 FEET; THENCE NORTH 64°51'58" WEST, A DISTANCE OF 11.34 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 25°05'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 47.66 FEET TO A POINT LYING ON A LINE 12.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 300.29 FEET; THENCE NORTH 00°29'05" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 24.00 FEET NORTH OF, AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89°30'55" EAST ALONG SAID A PARALLEL LINE, A DISTANCE OF 230.00 FEET; THENCE SOUTH 00°29'05" EAST, A DISTANCE OF 24.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE NORTH 89°30'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 119.93 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST AND NORTH LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23104, PAGE 1814 OF SAID PUBLIC RECORDS; (1) NORTH 06°25'25" EAST, A DISTANCE OF 50.00 FEET; (2) NORTH 89°30'55" EAST, A DISTANCE OF 25.00 FEET; (3) NORTH 06°25'25" EAST, A DISTANCE OF 10.07 FEET; (4) NORTH 89°30'55" EAST, A DISTANCE OF 100.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (S.R. 140); THENCE NORTH 06°25'25" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 307.17 FEET; THENCE NORTH 12°20'39" WEST, A DISTANCE OF 158.65 FEET, TO A POINT ON THE SOUTH LINE OF LOT 22 OCEAN COVE, A CONDOMINIUM AS PER DECLARATION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 16850, PAGE 380 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°30'54" WEST ALONG THE SOUTH LINE OF LOTS 22 THROUGH 15 OF SAID OCEAN COVE, A DISTANCE OF 456.10 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID OCEAN COVE; THENCE SOUTH 71°07'10" WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE 31.87 FEET; THENCE SOUTH 89°35'09" WEST ALONG THE SOUTH LINE OF SAID LOT 14 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 116.25 FEET TO POINT ON A LINE 5.00 FEET WEST OF, AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 AND LOT 13 OF SAID OCEAN COVE; THENCE NORTH 04°49'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 75.37 FEET TO A POINT ON A LINE LYING 5.00 FEET WEST OF, AND PARALLEL WITH THE WEST LINE OF LOTS 13-10 OF SAID OCEAN COVE; THENCE NORTH 15°39'15" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 221.25 FEET TO POINT ON A LINE 1.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.75 FEET; THENCE SOUTH 00°29'05" EAST, A DISTANCE OF 3.50 FEET TO A POINT ON LINE LYING 5.00 SOUTH OF, AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.40 FEET; THENCE NORTH 00°29'05" WEST, A DISTANCE OF 3.50 FEET TO A POINT ON A LINE LYING 1.50 FEET SOUTH OF, AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 120.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 434,700 SQUARE FEET/9.979 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
3. THIS INSTRUMENT PREPARED BY CHARLIE R. BRECKEN, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.
4. BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF NORTH 00°27'05" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

6. THIS OFFICE HAS REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NUMBER 201011003, FILE NUMBER 201011003, WITH AN EFFECTIVE DATE OF 10/31/2010 @ 8:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. AND ALL RELATED ENCUMBRANCES IN THE TITLE COMMITMENT'S SCHEDULE B - SECTION II ARE SHOWN OR NOTED ON THE SURVEY AS FOLLOWS:

ITEM 5. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF FERNCLIFF ESTATES RECORDED IN PLAT BOOK 9, PAGE 7.

ITEM 6. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 851, PAGE 33, AS MODIFIED IN OFFICIAL RECORDS BOOK 1015, PAGE 369 AND OFFICIAL RECORDS BOOK 13891, PAGE 1439 AS ASSIGNED IN OFFICIAL RECORDS BOOK 20182, PAGE 811 AND OFFICIAL RECORDS BOOK 23104, PAGE 1816 - BEACH ACCESS - NOT PLOTTED

ITEM 7. EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 14824, PAGE 1587. - OFF SITE

ITEM 8. CONSERVATION EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 15323, PAGE 1815. - COVERS A PORTION OF SITE

ITEM 9. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16850, PAGE 380, AS AMENDED IN OFFICIAL RECORDS BOOK 16967, PAGE 1321, OFFICIAL RECORDS BOOK 17461, PAGE 223, OFFICIAL RECORDS BOOK 18613, PAGE 1779 AND OFFICIAL RECORDS BOOK 21320, PAGE 1194. - PERTAINS TO OCEAN COVE DEVELOPMENT

ITEM 10. INTERESTS CONVEYED IN OFFICIAL RECORDS BOOK 23005, PAGE 513. - CONSERVATION EASEMENT - SUBJECT TO OFFICIAL RECORDS BOOK 15323, PAGE 845

STATE PLANE COORDINATES

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = U.S. SURVEY FEET

COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

PROJECT SCALE FACTOR = 1.000046946

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

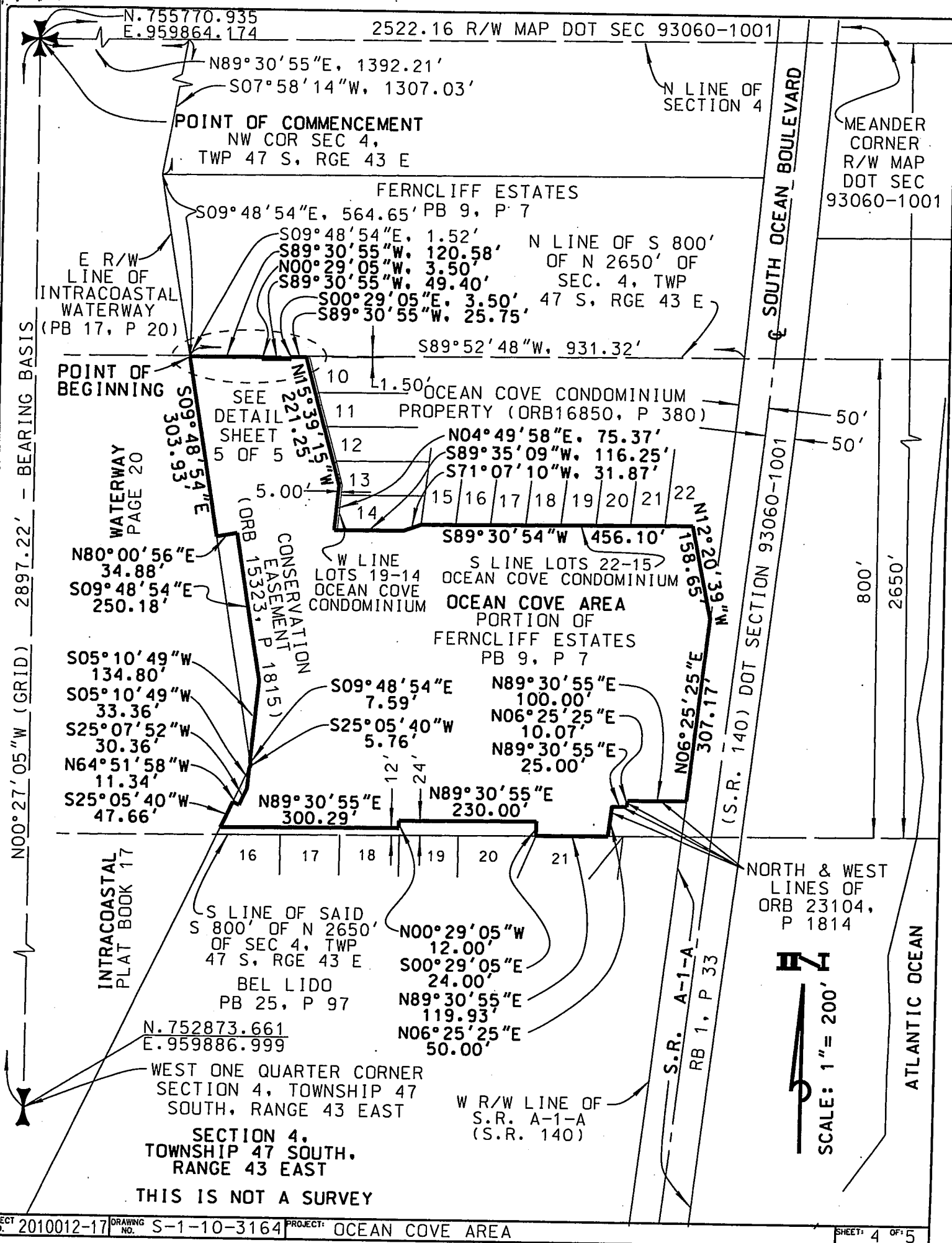
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE # 5304

2/25/14
DATE

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



N00°27'05"W (GRID) 2897.22' - BEARING BASIS

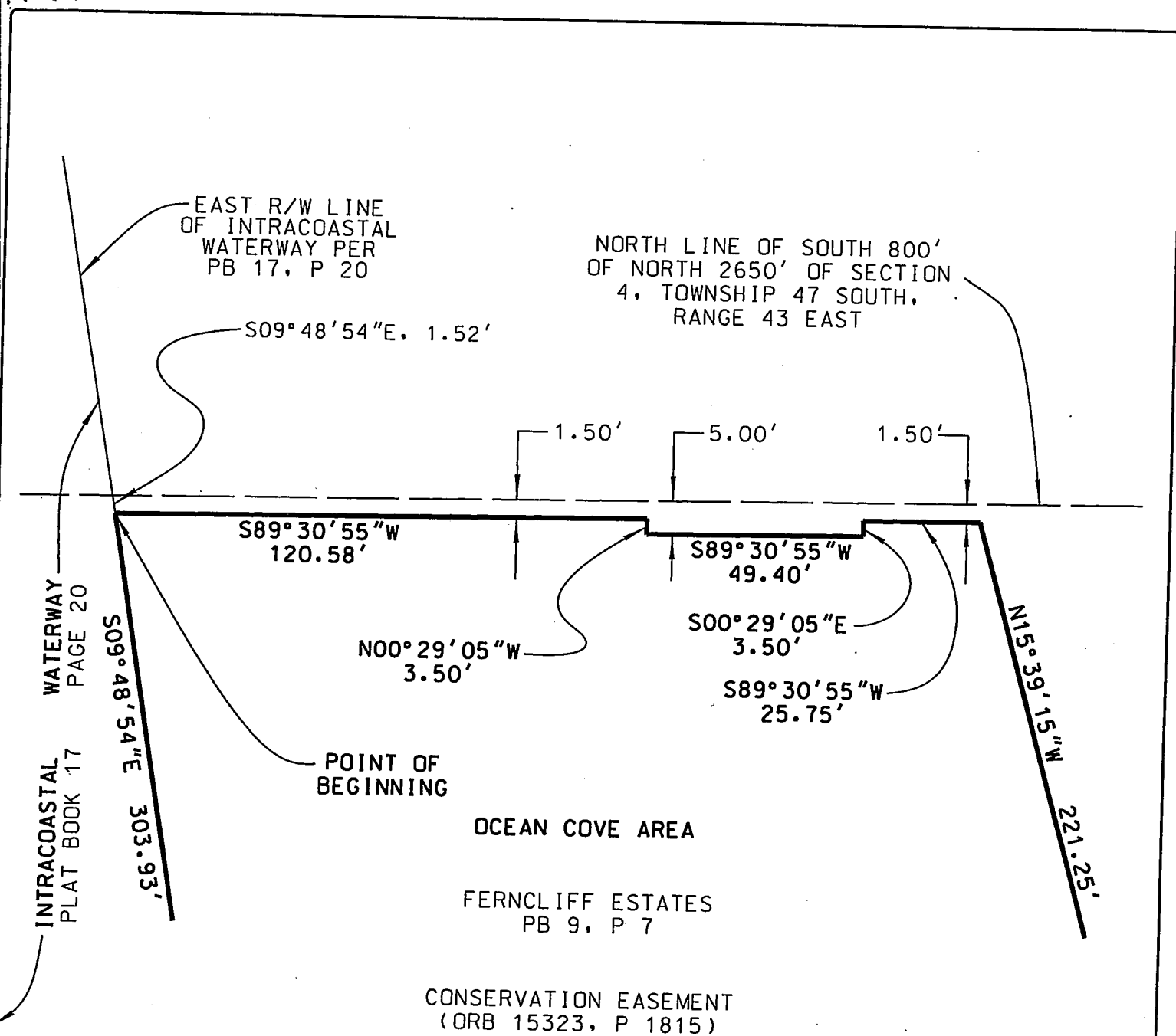
INTRACOASTAL
PLAT BOOK 17

2010012-17

DRAWING NO. S-1-10-3164

PROJECT: OCEAN COVE AREA

SHEET: 4 OF 5



LEGEND

R/W = RIGHT OF WAY
 DOT = DEPARTMENT OF TRANSPORTATION
 ORB = OFFICIAL RECORD BOOK
 C = CENTERLINE
 PB = PLAT BOOK
 P = PAGE
 SEC = SECTION
 TWP = TOWNSHIP
 RGE = RANGE
 S.R. = STATE ROAD
 COR = CORNER

NOT TO SCALE

NOT TO SCALE

SCHEDULE TO BENEFICIAL INTERESTS IN PROPERTY

NAME _____

PERCENTAGE
OF INTEREST

[Handwritten signature]

SELLER'S DISCLOSURE OF BENEFICIAL INTERESTS
(Required by Florida Statutes 286.23)

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

STATE OF NEW YORK
COUNTY OF NASSAU

BEFORE ME, the undersigned authority, this day personally appeared Deborah Benjamin, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of Benjamin Construction Company of Florida, Inc., a Florida corporation (administratively dissolved), the General Partner of The Gardens at Highland Beach, Limited, a Florida limited partnership (administratively dissolved) (the "Owner") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is 377 Oak St., Suite 110, Garden City, New York 11530-6543.

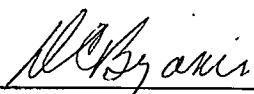
3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Owner and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its acceptance of the Property as a donation.

5. 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.

6. 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.

FURTHER AFFIANT SAYETH NAUGHT.

 _____, Affiant
Deborah Benjamin

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was sworn to, subscribed and acknowledged before me this 14 day of JANUARY, 2014, by Deborah Benjamin, the Vice President of Benjamin Construction Company of Florida, Inc., a Florida Corporation, the General Partner of The Gardens at Highland Beach, Limited, a Florida limited partnership { ☒ } who is personally known to me or { } who has produced _____ as identification and who did take an oath.

SUSAN NUNLEY
Notary Public, State of New York
No. 01NU6221410
Qualified in Nassau County
Commission Expires May 03, 2014

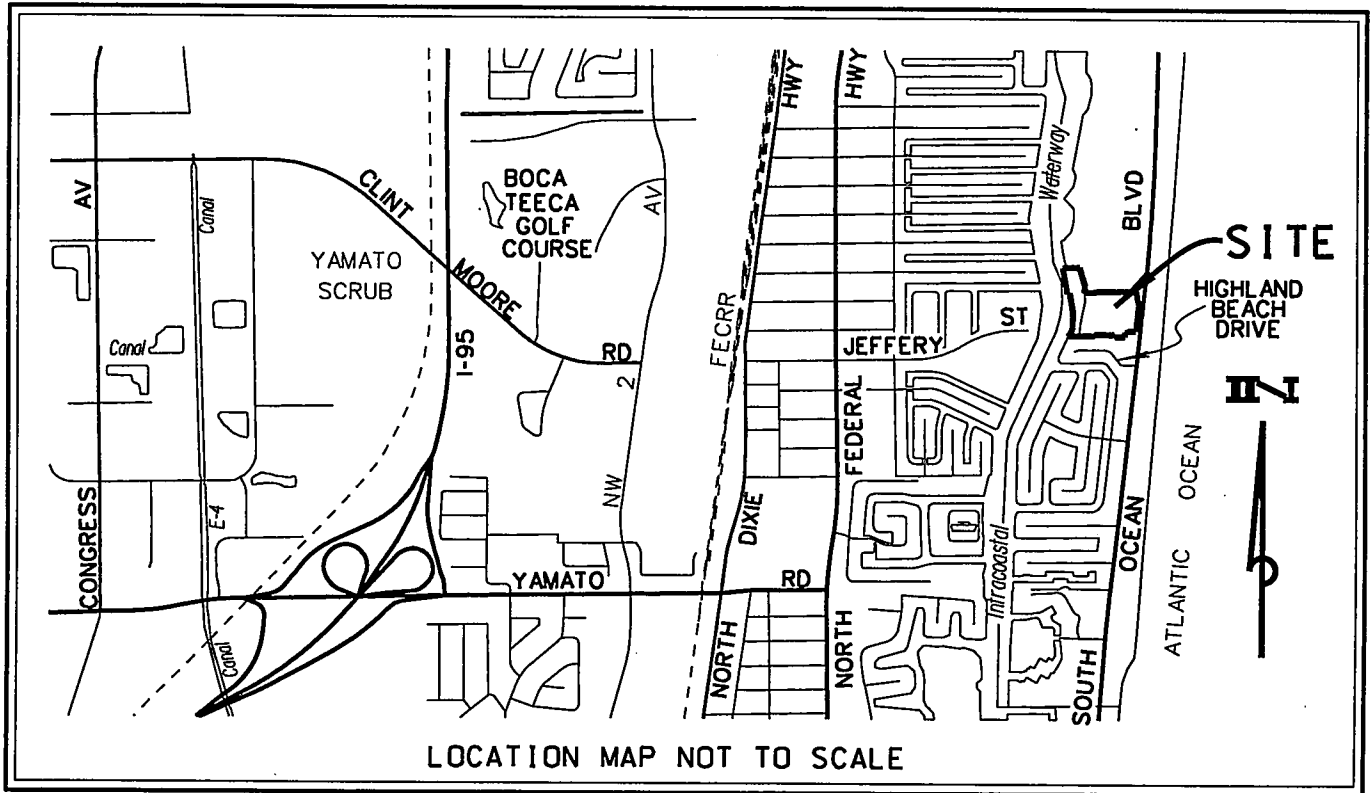
Susan Nunley
Notary Public Signature

SUSAN NUNLEY
Print Notary Public Name

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: _____


EXHIBIT "A"



LEGAL DESCRIPTION FOR OCEAN COVE AREA

A PARCEL OF LAND SITUATED IN THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING BOUNDED ON THE EAST BY WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (S.R. 140), AS PER ROAD BOOK 1, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ; BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 20 OF SAID PUBLIC RECORDS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1392.21 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE SOUTH 07°58'14" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1307.03 FEET; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 564.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 OF SAID SECTION 4; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 303.93 FEET; THENCE NORTH 80°00'56" EAST, A DISTANCE OF 34.88 FEET; THENCE SOUTH 09°48'54" EAST, A DISTANCE OF 250.18 FEET; THENCE SOUTH 05°10'49" WEST, A DISTANCE OF 134.80 FEET TO A POINT LYING ON SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 09°48'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 7.59 FEET; THENCE SOUTH 25°05'40" WEST

PROJECT NO. 2010012-17	SHEET OF 1 5	PROJECT: OCEAN COVE AREA	DESIGN FILE NAME S-1-10-3164.DGN	DRAWING NO. S-1-10-3164	SCALE: 1"=200' APPROVED: C.R.B. DRAWN: E.A.O. CHECKED: W.L.F. DATE: 9/10/13 FIELD BOOK NO. N/A	NO.	REVISION	BY	DATE
						1	PREM COMMENTS	G.W.	10/11/13
PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES					 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411				

ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.76 FEET; THENCE SOUTH 05°10'49" WEST, A DISTANCE OF 33.36 FEET; THENCE SOUTH 25°07'52" WEST, A DISTANCE OF 30.36 FEET; THENCE NORTH 64°51'58" WEST, A DISTANCE OF 11.34 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 25°05'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 47.66 FEET TO A POINT LYING ON A LINE 12.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE NORTH 89°30'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 300.29 FEET; THENCE NORTH 00°29'05" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 24.00 FEET NORTH OF, AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89°30'55" EAST ALONG SAID A PARALLEL LINE, A DISTANCE OF 230.00 FEET; THENCE SOUTH 00°29'05" EAST, A DISTANCE OF 24.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE NORTH 89°30'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 119.93 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST AND NORTH LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23104, PAGE 1814 OF SAID PUBLIC RECORDS; (1) NORTH 06°25'25" EAST, A DISTANCE OF 50.00 FEET; (2) NORTH 89°30'55" EAST, A DISTANCE OF 25.00 FEET; (3) NORTH 06°25'25" EAST, A DISTANCE OF 10.07 FEET; (4) NORTH 89°30'55" EAST, A DISTANCE OF 100.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (S.R. 140); THENCE NORTH 06°25'25" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 307.17 FEET; THENCE NORTH 12°20'39" WEST, A DISTANCE OF 158.65 FEET, TO A POINT ON THE SOUTH LINE OF LOT 22 OCEAN COVE, A CONDOMINIUM AS PER DECLARATION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 16850, PAGE 380 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°30'54" WEST ALONG THE SOUTH LINE OF LOTS 22 THROUGH 15 OF SAID OCEAN COVE, A DISTANCE OF 456.10 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID OCEAN COVE; THENCE SOUTH 71°07'10" WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE 31.87 FEET; THENCE SOUTH 89°35'09" WEST ALONG THE SOUTH LINE OF SAID LOT 14 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 116.25 FEET TO POINT ON A LINE 5.00 FEET WEST OF, AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 AND LOT 13 OF SAID OCEAN COVE; THENCE NORTH 04°49'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 75.37 FEET TO A POINT ON A LINE LYING 5.00 FEET WEST OF, AND PARALLEL WITH THE WEST LINE OF LOTS 13-10 OF SAID OCEAN COVE; THENCE NORTH 15°39'15" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 221.25 FEET TO POINT ON A LINE 1.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.75 FEET; THENCE SOUTH 00°29'05" EAST, A DISTANCE OF 3.50 FEET TO A POINT ON LINE LYING 5.00 SOUTH OF, AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 49.40 FEET; THENCE NORTH 00°29'05" WEST, A DISTANCE OF 3.50 FEET TO A POINT ON A LINE LYING 1.50 FEET SOUTH OF, AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH 2650.00 FEET OF SAID SECTION 4; THENCE SOUTH 89°30'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 120.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 434,700 SQUARE FEET/9.979 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
3. THIS INSTRUMENT PREPARED BY CHARLIE R. BRECKEN, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.
4. BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF NORTH 00°27'05" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

6. THIS OFFICE HAS REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NUMBER 201011003, FILE NUMBER 201011003, WITH AN EFFECTIVE DATE OF 10/31/2010 @ 8:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. AND ALL RELATED ENCUMBRANCES IN THE TITLE COMMITMENT'S SCHEDULE B - SECTION II ARE SHOWN OR NOTED ON THE SURVEY AS FOLLOWS:

ITEM 5. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF FERNCLIFF ESTATES RECORDED IN PLAT BOOK 9, PAGE 7.

ITEM 6. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 851, PAGE 33, AS MODIFIED IN OFFICIAL RECORDS BOOK 1015, PAGE 369 AND OFFICIAL RECORDS BOOK 13891, PAGE 1439 AS ASSIGNED IN OFFICIAL RECORDS BOOK 20182, PAGE 811 AND OFFICIAL RECORDS BOOK 23104, PAGE 1816 - BEACH ACCESS - NOT PLOTTED

ITEM 7. EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT RECORDED IN OFFICIAL RECORDS BOOK 14824, PAGE 1587. - OFF SITE

ITEM 8. CONSERVATION EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 15323, PAGE 1815. - COVERS A PORTION OF SITE

ITEM 9. DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16850, PAGE 380, AS AMENDED IN OFFICIAL RECORDS BOOK 16967, PAGE 1321, OFFICIAL RECORDS BOOK 17461, PAGE 223, OFFICIAL RECORDS BOOK 18613, PAGE 1779 AND OFFICIAL RECORDS BOOK 21320, PAGE 1194. - PERTAINS TO OCEAN COVE DEVELOPMENT

ITEM 10. INTERESTS CONVEYED IN OFFICIAL RECORDS BOOK 23005, PAGE 513. - CONSERVATION EASEMENT - SUBJECT TO OFFICIAL RECORDS BOOK 15323, PAGE 845

STATE PLANE COORDINATES

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = U.S. SURVEY FEET

COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

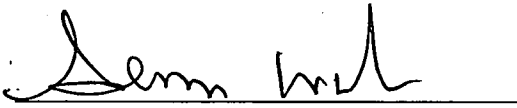
ALL DISTANCES ARE GROUND

PROJECT SCALE FACTOR = 1.000046946

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE # 5304

2/25/14
DATE

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

N. 755770.935
E. 959864.174

2522.16 R/W MAP DOT SEC 93060-1001

N89°30'55"E, 1392.21'
S07°58'14"W, 1307.03'

POINT OF COMMENCEMENT
NW COR SEC 4,
TWP 47 S, RGE 43 E

FERNCLIFF ESTATES

S09°48'54"E, 564.65' PB 9, P 7

S09°48'54"E, 1.52'
S89°30'55"W, 120.58'
N00°29'05"W, 3.50'
S89°30'55"W, 49.40'
S00°29'05"E, 3.50'
S89°30'55"W, 25.75'

N LINE OF S 800'
OF N 2650' OF
SEC. 4, TWP
47 S, RGE 43 E

E R/W
LINE OF
INTRACOASTAL
WATERWAY
(PB 17, P 20)

POINT OF
BEGINNING

WATERWAY
PAGE 20

S09°48'54"E
303.93'

SEE
DETAIL
SHEET
5 OF 5

CONSERVATION
EASEMENT
(ORB 15323, P 1815)

N80°00'56"E
34.88'
S09°48'54"E
250.18'

S05°10'49"W
134.80'
S05°10'49"W
33.36'
S25°07'52"W
30.36'
N64°51'58"W
11.34'
S25°05'40"W
47.66'

INTRACOASTAL
PLAT BOOK 17

N. 752873.661
E. 959886.999

WEST ONE QUARTER CORNER
SECTION 4, TOWNSHIP 47
SOUTH, RANGE 43 EAST

SECTION 4,
TOWNSHIP 47 SOUTH,
RANGE 43 EAST

THIS IS NOT A SURVEY

OCEAN COVE CONDOMINIUM
PROPERTY (ORB16850, P 380)

N04°49'58"E, 75.37'
S89°35'09"W, 116.25'
S71°07'10"W, 31.87'

S89°30'54"W 456.10'

W LINE
LOTS 19-14
OCEAN COVE
CONDOMINIUM

S LINE LOTS 22-15
OCEAN COVE CONDOMINIUM
OCEAN COVE AREA
PORTION OF
FERNCLIFF ESTATES
PB 9, P 7

S09°48'54"E
7.59'
S25°05'40"W
5.76'

N89°30'55"E
100.00'
N06°25'25"E
10.07'
N89°30'55"E
25.00'

N89°30'55"E
300.29'
N89°30'55"E
230.00'

S LINE OF SAID
S 800' OF N 2650'
OF SEC 4, TWP
47 S, RGE 43 E

BEL LIDO
PB 25, P 97

N00°29'05"W
12.00'
S00°29'05"E
24.00'
N89°30'55"E
119.93'
N06°25'25"E
50.00'

W R/W LINE OF
S.R. A-1-A
(S.R. 140)

N LINE OF
SECTION 4

SOUTH OCEAN BOULEVARD

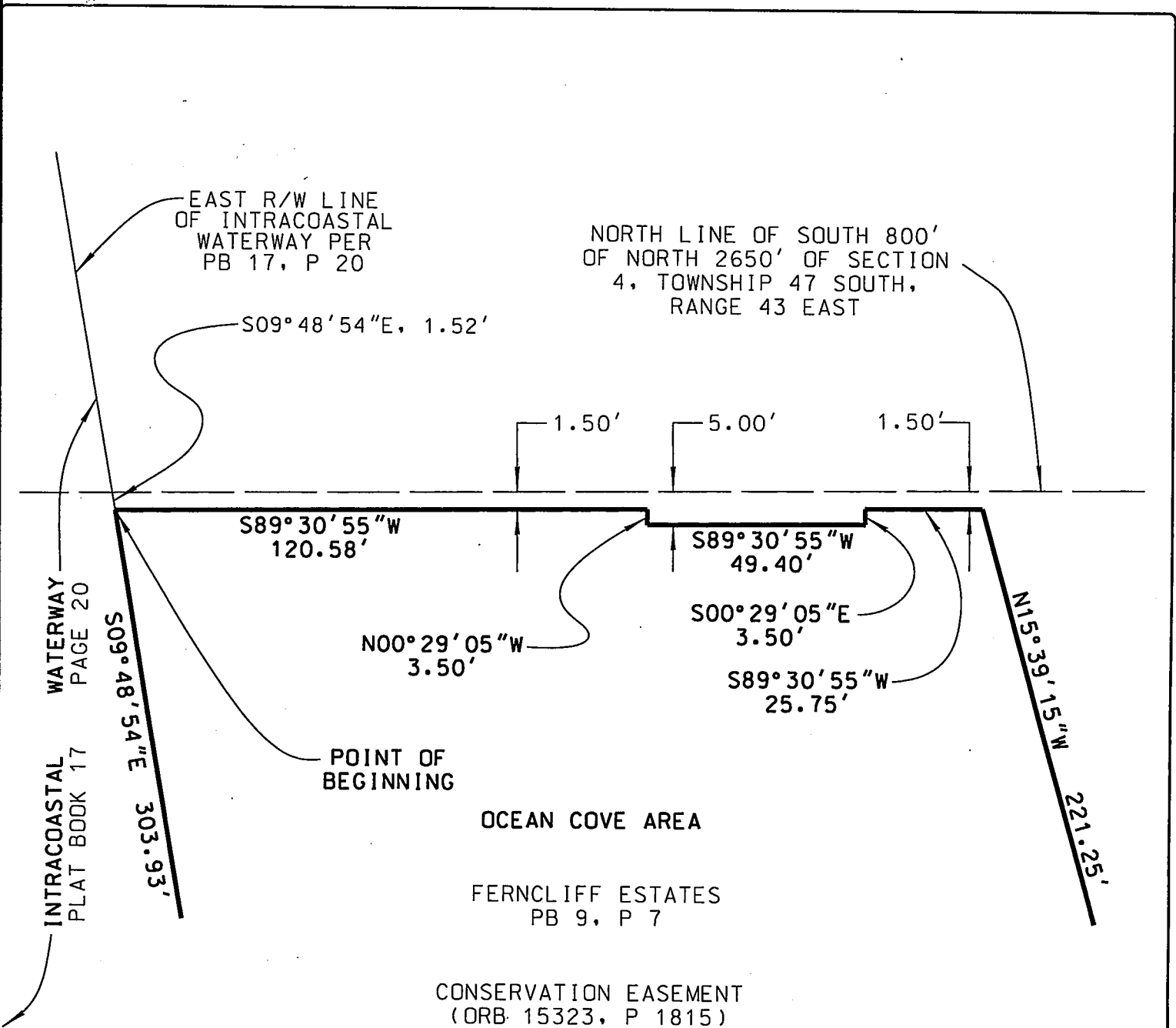
MEANDER
CORNER
R/W MAP
DOT SEC
93060-1001

(S.R. 140) DOT SECTION 93060-1001

NORTH & WEST
LINES OF
ORB 23104,
P 1814

1" = 200'

ATLANTIC OCEAN



LEGEND

R/W = RIGHT OF WAY
 DOT = DEPARTMENT OF TRANSPORTATION
 ORB = OFFICIAL RECORD BOOK
 C = CENTERLINE
 PB = PLAT BOOK
 P = PAGE
 SEC = SECTION
 TWP = TOWNSHIP
 RGE = RANGE
 S.R. = STATE ROAD
 COR = CORNER



NOT TO SCALE

SCHEDULE TO BENEFICIAL INTERESTS IN PROPERTY

[illegible]