

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: June 3, 2014 Consent [X] Regular [ ]  
Public Hearing [ ]

Department: Water Utilities Department

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to receive and file: executed Agreement received during the month of March 2014:

- A) Standard Potable Water and Wastewater Development Agreement with Planet Kids VI, Inc., Discovery Quest, Inc., 4740 Weymouth, LLC, J.M.E., LLC, Alan Wayne Eads and Elizabeth A. Eads; SDA # 02-01137-000 (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. This document has 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 is now being submitted to the Board to receive and file. District 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 of County Commissioners 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 Agreement attached has 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) Standard Potable Water and Wastewater Development Agreement with Planet Kids VI, Inc., Discovery Quest, Inc., 4740 Weymouth, LLC, J.M.E., LLC, Alan Wayne Eads and Elizabeth A. Eads; SDA # 02-01137-000 (2 originals)

Recommended By:  5/14/14  
Department Director Date

Approved By:  6/2/14  
Assistant County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>(\$37,544.)</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>
<b>NET FISCAL IMPACT</b>	<b><u>(\$37,544.)</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>

**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:**

[Signature] 5/19/2014  
OFMB

[Signature] 5/27/14  
Contract Development and Control  
5-27-14 BCO/rocker

**B. Legal Sufficiency:**

[Signature] 6/2/14  
Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
Department Director

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



POTABLE WATER AND WASTEWATER

CFN 20140136707  
OR BK 26731 PG 0865  
RECORDED 04/16/2014 10:52:21  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0865 - 880; (16pgs)

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

SDA # 02-01137-000

STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT  
(SDA)

THIS AGREEMENT made and entered into this 31<sup>st</sup> day of March, 2014, by and between PALM BEACH COUNTY, a subdivision of the State of Florida, hereinafter referred to as "Utility", and PLANET KIDS VI, INC., a Florida corporation, DISCOVERY QUEST, INC. a Florida corporation, 4740 WEYMOUTH, LLC, a Florida limited liability company, J.M.E., LLC, a Florida limited liability company, and ALAN WAYNE EADS AND ELIZABETH A. EADS hereinafter referred to as "Property Owners."

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;

## 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:	\$206.88	per ERC x	75.50	ERCs =	15,619.44
Wastewater:	\$290.40	per ERC x	75.50	ERCs =	\$21,925.20
			Franchise Fee		\$0.00
			<b>TOTAL</b>		<b>\$37,544.64</b>

Upon receipt of the MAP, Utility agrees to reserve 75.50 ERCs of Potable Water and Wastewater system capacity for Property Owner until **March 31, 2019**, 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 its expense, agrees to furnish Utility with a copy of the recorded Warranty Deed for the purpose of establishing ownership of the Property. Property Owner, at its expense, shall also submit either: (a) 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 (said title policy or letter must be issued no earlier than thirty (30) days prior to submittal of the SDA); or (b) a Consent ad Joinder of Mortgage/Lienholder (supplied by the Utility) executed by any mortgagee or lienholder holding an interest in the Property.
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:

**3775 Lyons Road  
Lake Worth, FL 33467**

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: None
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.
17. No provision of this Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a third party to this Agreement, including, but not limited to, any citizen or employees of Palm Beach County and/or Planet Kids VI, Inc., Discovery Quest, Inc., 4740 Weymouth, LLC, J.M.E., LLC, Alan Wayne Eads and Elizabeth A. Eads

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**



**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:**

Anna M Daniels  
Signature  
Anna M. Daniels  
Typed or Printed Name

Sandra L. Smith  
Signature  
Sandra L. Smith  
Typed or Printed Name

**PALM BEACH COUNTY**

By: [Signature]  
County Administrator or Designee

**WITNESSES:**

[Signature]  
Signature  
Mike Lynch  
Typed or Printed Name

[Signature]  
Signature  
T. M. Dai  
Typed or Printed Name

**PROPERTY OWNER:**

By: [Signature]  
Signature  
Manuel Sarrica  
Typed or Printed Name  
President  
Title



**NOTARY CERTIFICATE**

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2014 by Manuel Sarrica, president of Planet Kids VI, Inc. (He/she is personally known to me or has produced Planet Kids VI, Inc. as identification.

My Commission 10/26/15  
Expires: # EE 141647



YESENIA C. DELGADO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE141647  
Expires 10/26/2015

[Signature]  
Signature of Notary  
Yesenia Delgado  
Typed, Printed, or Stamped Name of Notary

Notary Public  
Serial Number EE 141647

**WATER UTILITIES DEPARTMENT APPROVAL**

By: Debra M West  
Director of Finance and Administration  
PBC Water Utilities Department

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

By: [Signature]  
County Attorney

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

WITNESSES:

PALM BEACH COUNTY

Anna M Daniels  
Signature  
Anna M. Daniels  
Typed or Printed Name

By: [Signature]  
County Administrator or Designee

Sandra L. Smith  
Signature  
Sandra L. Smith  
Typed or Printed Name

WITNESSES:

PROPERTY OWNER:

[Signature]  
Signature  
Mike Lynch  
Typed or Printed Name

By: [Signature]  
Signature  
Manuel Sarria  
Typed or Printed Name  
President  
Title

[Signature]  
Signature  
[Signature]  
Typed or Printed Name



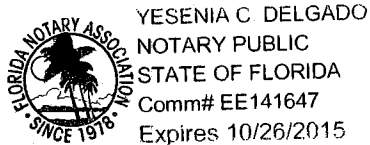
NOTARY CERTIFICATE

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2014  
by Manuel Sarria, president of Discovery Quest, Inc. (H) / she is personally known to me or has produced [Signature] as identification.

My Commission Expires: 10/26/2015

[Signature]  
Signature of Notary  
Yesenia Delgado  
Typed, Printed, or Stamped Name of Notary



Notary Public  
Serial Number EE 141647

WATER UTILITIES DEPARTMENT APPROVAL

By: Selma M West  
Director of Finance and Administration  
PBC Water Utilities Department

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

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

WITNESSES:

PALM BEACH COUNTY

Anna M Daniels  
Signature  
Anna M Daniels  
Typed or Printed Name

By: [Signature]  
County Administrator or Designee

Sandra L. Smith  
Signature  
Sandra L. Smith  
Typed or Printed Name

WITNESSES:

PROPERTY OWNER:

[Signature]  
Signature  
Mike Lynch  
Typed or Printed Name

By: [Signature]  
Signature  
MGR Manuel Surria  
Typed or Printed Name  
MGRM  
Title

[Signature]  
Signature  
Tom Dai  
Typed or Printed Name



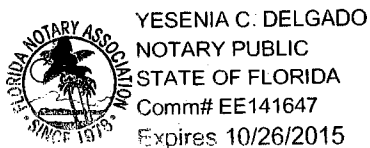
NOTARY CERTIFICATE

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2014  
by Manuel Surria, name of 4740 Waymouth LLC (He/she is personally known to me or has produced as identification).

My Commission Expires: 10/26/2015

[Signature]  
Signature of Notary  
Yesenia Delgado  
Typed, Printed, or Stamped Name of Notary



Notary Public  
Serial Number EE 141647

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

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

WITNESSES:

Anna M Daniels  
Signature  
Anna M. Daniels  
Typed or Printed Name

Sandra L. Smith  
Signature  
Sandra L. Smith  
Typed or Printed Name

PALM BEACH COUNTY

By: [Signature]  
County Administrator or Designee

WITNESSES:

[Signature]  
Signature  
Jeff Aitchner  
Typed or Printed Name

[Signature]  
Signature  
Jean M. Ohme  
Typed or Printed Name

PROPERTY OWNER:

By: Jason Ebersold  
Signature  
Jason Ebersold  
Typed or Printed Name  
President  
Title J.M.E.

{Corporate Seal}

NOTARY CERTIFICATE

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13 day of January, 20 14 by Jason Ebersold. He/she is personally known to me or has produced FL E162-433 161-170-0 as identification.

My Commission Expires: 7/17/15

[Signature]  
Signature of Notary

Typed, Printed, or Stamped Name of Notary

NOTARY PUBLIC-STATE OF FLORIDA  
Yamilet Triana  
Commission # EE112752  
Expires: JULY 17, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public  
Serial Number \_\_\_\_\_

WATER UTILITIES DEPARTMENT APPROVAL

By: Debra M. Veit  
Director of Finance and Administration  
PBC Water Utilities Department

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

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:

PALM BEACH COUNTY

Anna M. Daniels  
Signature

By: [Signature]  
County Administrator or Designee

Anna M. Daniels  
Typed or Printed Name

[Signature]  
Signature

Jandra K. Smith  
Typed or Printed Name

WITNESSES:

PROPERTY OWNER:

[Signature]  
Signature

By: [Signature]  
Signature

Dwight Drows  
Typed or Printed Name

Elizabeth A. Eads  
Typed or Printed Name

[Signature]  
Signature

Brittany Wilk  
Typed or Printed Name

Title

{ Corporate Seal }

NOTARY CERTIFICATE

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2014 by Alan Wayne Eads he she is personally known to me or has produced Drivers License as identification.

My Commission Expires: 10/26/2015

[Signature]  
Signature of Notary



YESENIA C. DELGADO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE141647  
Expires 10/26/2015

Yesenia Delgado  
Typed, Printed, or Stamped Name of Notary

Notary Public Serial Number EE 141647

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

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

WITNESSES:

Anna M Daniels  
Signature  
Anna M Daniels  
Typed or Printed Name

Sandra L. Smith  
Signature  
Sandra L. Smith  
Typed or Printed Name

PALM BEACH COUNTY

By: [Signature]  
County Administrator or Designee

WITNESSES:

[Signature]  
Signature  
[Signature]  
Typed or Printed Name  
[Signature]  
Signature  
Darvini Daves  
Typed or Printed Name

PROPERTY OWNER:

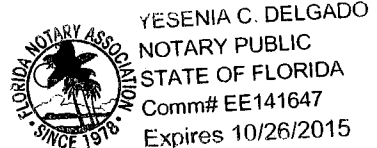
By: [Signature]  
Signature  
Elizabeth A. Eads  
Typed or Printed Name  
Title  
{ Corporate }  
Seal }

NOTARY CERTIFICATE

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2014 by Elizabeth A. Eads. He/she is personally known to me or has produced Drivers License as identification.

My Commission Expires: 10/26/2015



[Signature]  
Signature of Notary  
Yesenia Delgado  
Typed, Printed, or Stamped Name of Notary  
Notary Public  
Serial Number EE 141647

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

**POTABLE WATER AND WASTEWATER**

**LEGAL DESCRIPTION:**

TRACT 44, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

**LESS AND EXCEPT THE FOLLOWING:**

COMMENCING AT THE NORTHEAST CORNER OF TRACT 55, BLOCK 25, PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUNNING THENCE ALONG THE NORTHERLY LINE OF TRACT 55, BLOCK 25, SOUTH 89°04'24" WEST, 195.00' TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE SOUTH 89°04'24" WEST 170.00'; RUNNING THENCE NORTH 00°55'36" WEST, 85.00'; RUNNING THENCE NORTH 89°04'24" EAST, 170.00'; RUNNING THENCE SOUTH 00°55'36" EAST, 85.00' TO THE POINT AND PLACE OF BEGINNING.

**AND FURTHER LESS AND EXCEPT:**

A PORTION OF TRACT 44, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 44; THENCE S 89°29'19"W ALONG THE SOUTH LINE OF SAID TRACT 44, 194.75 FEET; THENCE N00°05'23"W, 85.00 FEET; THENCE N89°29'19"E, ALONG A LINE PARALLEL AND 85.00 FEET NORTH OF THE SAID SOUTH LINE OF TRACT 44, 195.00 FEET; THENCE S00°04'43"E, ALONG THE EAST LINE OF SAID TRACT 44, 85.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PORTION OF THE SOUTH 15' OF ABANDONED ROAD LYING NORTH AND ADJACENT TO TRACT 44, BLOCK 25, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584.

**PARCEL 2:**

THE EAST ½ OF TRACT 45, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE SOUTH 15' OF ABANDONED ROAD LYING NORTH AND ADJACENT TO THE EAST ½ OF TRACT 45, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOK 2, PAGES 45 THROUGH 54, AS DESCRIBED IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584.

**PARCEL 3:**

TRACT 43, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, LESS AND EXCEPT THAT PORTION OF RIGHT-OF-WAY DEEDED TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 5876, PAGE 127, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**POTABLE WATER AND WASTEWATER**

TOGETHER WITH THAT PORTION OF THE SOUTH 15' OF ABANDONED ROAD LYING NORTH AND ADJACENT TO TRACT 43, BLOCK 25, And THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AS DESCRIBED IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584.

PARCEL 4:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 55, BLOCK 25, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE; THEN EASTERLY ALONG THE SOUTH LINE OF SAID TRACT 55 A DISTANCE OF 220.05 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 55' THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT OF WAY FOR LAKE WORTH WEST ROAD (STATE ROAD NO. 802).

PARCEL 5:

LEGAL DESCRIPTION FOR PORTION OF TRACT 55, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3 TRACT 55, LESS THE EAST ONE-THIRD (1/3) AND LESS THE WEST ONE-THIRD (1/3), BLOCK 24 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54 EXCEPTING THEREFROM FOR ROAD PURPOSES THAT PART OF THE ABOVE DESCRIPTION CONTAINED IN THE FOLLOWING DESCRIBED TRACT:

STARTING AT THE SOUTHWEST CORNER OF TRACT 55, RUN NORTH ALONG WEST LINE 56.48 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 29 SECONDS EAST TO THE EAST LINE OF TRACT; THENCE SOUTH ALONG EAST LINE OF TRACT 56.67 FEET TO THE SOUTHEAST CORNER OF TRACT 55; THENCE SOUTH 89°27'29"W ALONG SOUTH LINE OF TRACT TO POINT OF BEGINNING. AND

LESS AND NOT INCLUDING THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1042, PAGE 535, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 55, BLOCK 25, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT 55 A DISTANCE OF 220.05 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 55; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.



**POTABLE WATER AND WASTEWATER**

LESS THE RIGHT OF WAY FOR LAKE WORTH WEST ROAD (STATE ROAD NO. 802)

AND FURTHER LESS AND EXCEPT:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 55, BLOCK 25, PLAT BOOK 2, AND PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RUNNING THENCE ALONG THE NORTHERLY LINE OF TRACT 55, BLOCK 25, SOUTH 89°04'24" WEST, 330' TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE SOUTH 00°55'36" EAST 270.00'; RUNNING THENCE SOUTH 89°04'24" WEST, 35.00'; RUNNING THENCE NORTH 00°55'36" WEST, 270.00' TO THE NORTH LINE OF TRACT 55, BLOCK 25 MENTIONED ABOVE; RUNNING THENCE NORTH 89°04'24" EAST, 35.00' TO THE POINT AND PLACE OF BEGINNING.

PARCEL 6:

THE WEST ONE-THIRD (1/3) OF TRACT 55, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD 802.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 28.67 ACRES (1,248,897 SQUARE FEET) MORE OR LESS.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

OK  
03/14/14 G