

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$5,000)	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	(\$5,000)	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No X

Budget Account No: Fund 0001 Dept 410 Unit 4240 Object 6422
Program _____

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

Fixed Asset Number: M06052 *Advised 6/10/14*
6.5.14

C. Departmental Fiscal Review: _____ *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] *6/9/2014*
OFMB *[Signature]*

[Signature] *6/12/14*
Contract Development and Control *[Signature]*

B. Legal Sufficiency:

[Signature] *6/13/14*
Assistant County Attorney

C. Other Department Review:

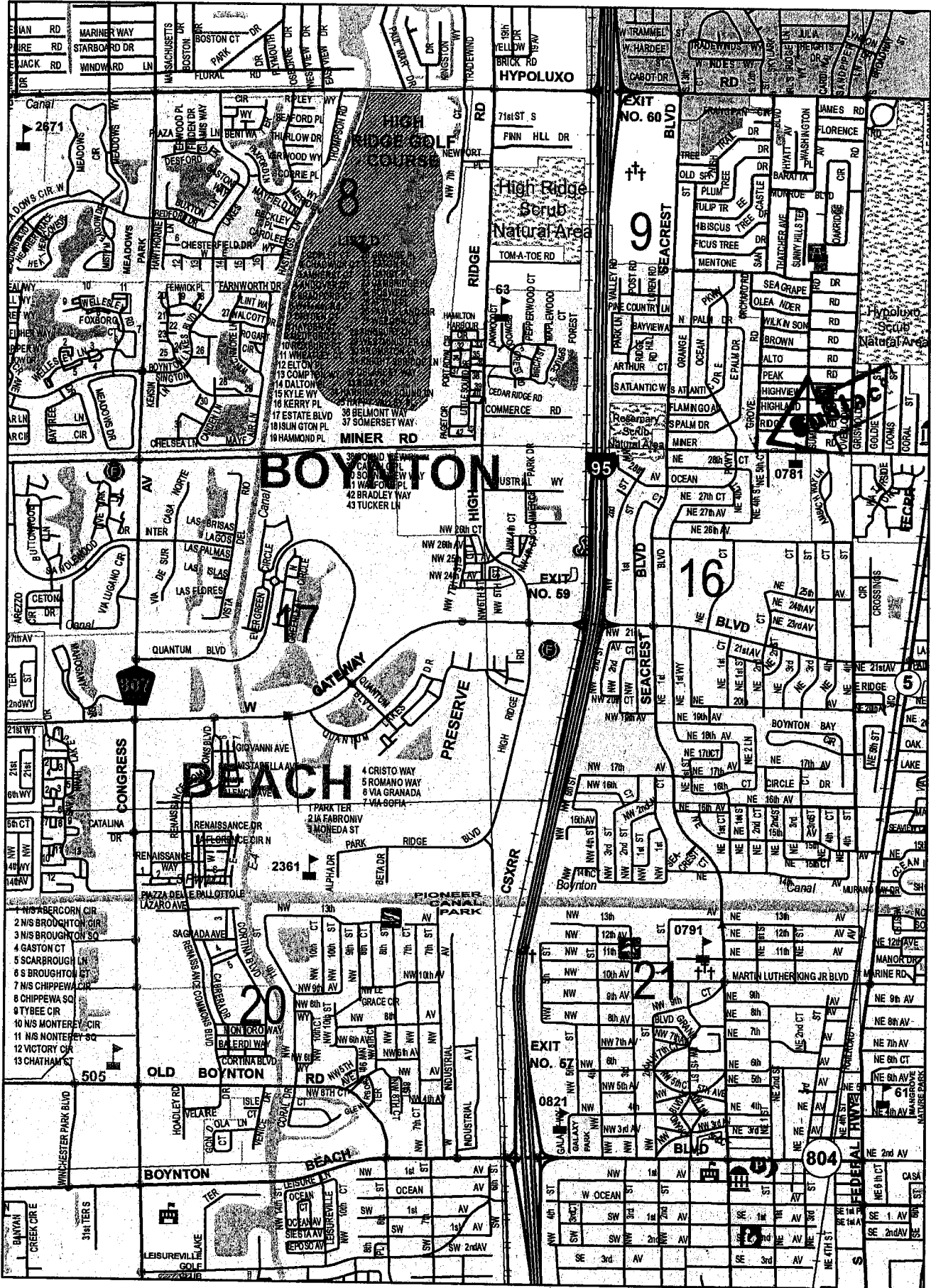
Department Director

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

Background and Policy Issues Continued: GJARS will pay documentary stamps and recording costs, any outstanding assessments and accept the property in "AS IS" condition. The Closing will occur shortly after Board approval. Pursuant to the PREM Ordinance, as the parcel's value is less than \$25,000 an appraisal is not required. Further, as the parcel's value is less than \$250,000, this transaction does not require review by the Property Review Committee.

The Roadway Production Division, Right-of-Way Section, requested a .025 acre portion of the property be retained for future road expansion in accordance with the 80 feet of right-of-way for Miner Road as identified on the Palm Beach County Thoroughfare Right-of-Way Identification Map. This area is provided for in Exhibit "B" of the Resolution designating County owned property as right-of-way.

Staff attempts to dispose of surplus properties by the most efficient and cost effective manner possible. In many instances the properties are of a nature that have little, if any, value to anyone other than the adjacent property owners. It is our experience that in order to induce the adjacent property owner to accept the property, a price below the assessed value is often required. In this case, the sales price is \$5,000, which is \$1,930 less than the assessed value of \$6,930. GJARS provided the Disclosure of Beneficial Interests listed as Attachment #6. The Disclosure identifies Adam Seligman as holding a 30.58% and Guy Seligman holding a 69.42% beneficial interest in GJARS Properties, LLC.



TWP 45

28

TWP 45

29

TWP 45

30

LOCATION MAP



RESOLUTION NO. R-2014-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING COUNTY OWNED PROPERTY AS RIGHT-OF-WAY, AS NEEDED FOR THE INTERSECTION OF GROVE ROAD AND MINER ROAD IN SECTION 9, TOWNSHIP 45, RANGE 43; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palm Beach County ("County") is the owner of certain property, identified in Exhibit "A", attached hereto and incorporated by reference, which is located at the northeast corner of the intersection of Miner Road and Grove Road; and

WHEREAS, County has deemed the property as surplus and desires to sell such property, but requires right-of-way for future road expansion in accordance with the right-of-way for Miner Road as shown on the Palm Beach County Thoroughfare Right-of-Way Identification Map; and

WHEREAS, the County's Property and Real Estate Management Division has agreed to voluntarily designate the parcel of land described in Exhibit "B", attached hereto and incorporated by reference, as right-of-way; and

WHEREAS, it is appropriate to designate the parcel in Exhibit "B" as right-of-way.

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

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The Mayor or Vice Mayor of the Board and the Clerk are hereby authorized to designate the County-owned property, identified in Exhibit "B" as right-of-way.
3. The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The Motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Priscilla A. Taylor, Mayor
Commissioner Paulette Burdick, Vice Mayor
Commissioner Hal R. Valeche
Commissioner Shelley Vana
Commissioner Steven L. Abrams
Commissioner Mary Lou Berger
Commissioner Jess R. Santamaria

The Mayor thereupon declared the resolution duly passed and adopted this ____ day
of _____, 2014.

PALM BEACH COUNTY, a political
subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: 
Department Director

G:\PREM\PMDispositions\Miner&Grove\Resolution R-O-W.001 app 5-30-2014.doc

EXHIBIT "A"
COUNTY PROPERTY

A PARCEL OF SURPLUS LAND, BEING ALL OF LOT 155, OF THE PLAT OF RIDGE GROVE AS SAID PLAT IS RECORDED IN PLAT BOOK 22, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST.

EXHIBIT "B"

**LEGAL DESCRIPTION
ROAD RIGHT-WAY PARCEL**

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES, BEING A PORTION OF LOT 155, OF THE PLAT OF RIDGE GROVE AS SAID PLAT IS RECORDED IN PLAT BOOK 22, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89°28'58" EAST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 76.57 FEET; THENCE NORTH 00°32'34" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 155, A DISTANCE OF 25.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MINER ROAD AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING:

THENCE NORTH 89°28'58" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 155 AND THE EAST RIGHT-OF-WAY LINE OF GROVE ROAD; THENCE NORTH 02°39'42" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 40.96 FEET; THENCE SOUTH 43°24'38" EAST DEPARTING SAID LINES, A DISTANCE OF 36.01 FEET TO A POINT ON A LINE 40 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE PREVIOUSLY DESCRIBED SOUTH LINE OF SECTION 9; THENCE SOUTH 89°28'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 24.13 FEET TO A POINT ON SAID EAST LINE OF LOT 155; THENCE SOUTH 02°32'34" WEST ALONG SAID EAST LINE OF LOT 155, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,092 SQUARE FEET OR 0.025 ACRES, MORE OR LESS,

SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 PROJECT SCALE FACTOR = 1.00004865
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
3. THIS IS NOT A BOUNDARY SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9 HAVING A GRID BEARING OF SOUTH 89°28'58" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE PALM BEACH COUNTY PUBLISHED VALUES FOR THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 9.

PROJECT NO. 19933901	SHEET 1 OF 3	PROJECT: MINER ROAD AND GROVE ROAD ROAD RIGHT-OF- WAY PARCEL	SCALE AS SHOWN DATE 11/11/04 BY N/A	REVISION NO. DATE	 <p> PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2500 NORTH JOG ROAD WEST PALM BEACH, FL 33411 </p>
DRAWING FILE NAME S-1-14-3494.DGN		DRAWING NO. S-1-14-3494			

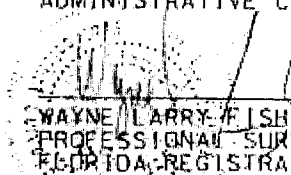
SURVEYOR'S NOTES (CONTINUED)

7. THE SOUTHWEST CORNER OF THE PLAT OF RIDGE GROVE (PLAT BOOK 22, PAGE 81) PURPORTS TO REPRESENT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9. USUALLY SAID CORNER IS REPRESENTATIVE OF AN EVEN SPLIT BETWEEN THE APPROPRIATE SECTION CORNER AND 1/4 CORNER, IN THIS CASE THE PLATTED CORNER LIES IN EXCESS OF 43 FEET WEST OF THE APPROPRIATE SPLIT. SURVEYOR'S PLATTING TO THE WEST OF RIDGE GROVE AND NORTH OF SAID SOUTH LINE OF SECTION 9 ACCEPTED THE POSITION AS ESTABLISHED BY THE RIDGE GROVE SURVEYOR (CHESTER F. WRIGHT IN 1948). THE PLATTING SURVEYOR'S TO THE WEST ACKNOWLEDGED THIS APPARENT ERROR AND NOTED SUCH ON THEIR PLATS BUT HELD THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AS PLATTED ON RIDGE GROVE.
8. 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.
9. THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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

SURVEYOR'S CERTIFICATION

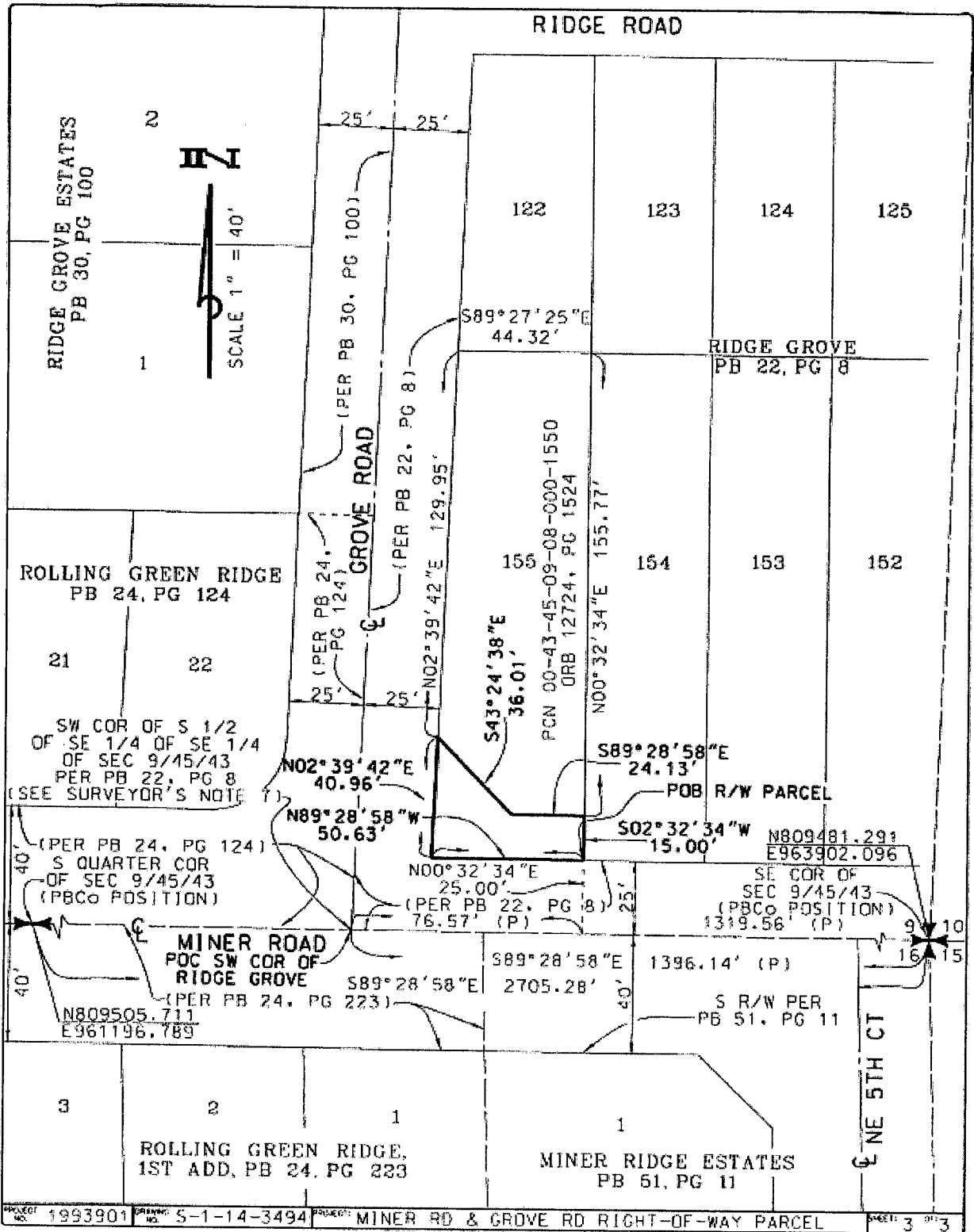
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


WAYNE LARRY FISH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3238

3/17/14
DATE

LEGEND

- C = CENTERLINE
- TYP = TYPICAL
- (P) = PLAT
- ORB = OFFICIAL RECORD BOOK
- PDC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PB = PLAT BOOK
- PC = PAGE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- EASE = EASEMENT
- TR = TRACT
- COR = CORNER
- SEC = SECTION
- 9/43/43 = SEC 9, TOWNSHIP 45S, RANGE 43E
- PBCO = PALM BEACH COUNTY
- ADD = ADDITION
- R/W = RIGHT-OF-WAY



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

PCN: 00-43-45-09-08-000-1550
Closing Date: _____
Purchase Price: _____

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, "County", and GJARS Properties, LLC, a Florida limited liability company, whose legal mailing address is 4420 Beacon Circle, West Palm Beach, Florida 33407, "Grantee".

WITNESSETH:

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

See Exhibit "A" attached hereto and made a part hereof.

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

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

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Priscilla A. Taylor, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

EXHIBIT "A"

**LEGAL DESCRIPTION
OF SURPLUS PROPERTY**

A PARCEL OF SURPLUS LAND, BEING A PORTION OF LOT 155, OF THE PLAT OF RIDGE GROVE AS SAID PLAT IS RECORDED IN PLAT BOOK 22, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID LOT 155 LESS THE FOLLOWING DESCRIBED PARCEL:


COMMENCE AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89°28'58" EAST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 76.57 FEET; THENCE NORTH 00°32'34" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 155, A DISTANCE OF 25.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MINER ROAD AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING:

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CONTAINING 7.016 SQUARE FEET OR 0.161 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
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5. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE PALM BEACH COUNTY PUBLISHED VALUES FOR THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 9.

106286 3 1	MINER ROAD AND GROVE ROAD SURPLUS PROPERTY	REVISION DATE BY N/A	DATE BY N/A	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2500 NORTH JOG ROAD WEST PALM BEACH, FL 33411
DRAWING NO. S-1-14-3493.DGN				

SURVEYOR'S NOTES (CONTINUED)

7. THE SOUTHWEST CORNER OF THE PLAT OF RIDGE GROVE (PLAT BOOK 22, PAGE 8) PURPORTS TO REPRESENT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9. USUALLY SAID CORNER IS REPRESENTATIVE OF AN EVEN SPLIT BETWEEN THE APPROPRIATE SECTION CORNER AND 1/4 CORNER. IN THIS CASE THE PLATTED CORNER LIES IN EXCESS OF 43 FEET WEST OF THE APPROPRIATE SPLIT. SURVEYOR'S PLATTING TO THE WEST OF RIDGE GROVE AND NORTH OF SAID SOUTH LINE OF SECTION 9 ACCEPTED THE POSITION AS ESTABLISHED BY THE RIDGE GROVE SURVEYOR (CHESTER F. WRIGHT IN 1948). THE PLATTING SURVEYOR'S TO THE WEST ACKNOWLEDGED THIS APPARENT ERROR AND NOTED SUCH ON THEIR PLATS BUT HELD THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AS PLATTED ON RIDGE GROVE.
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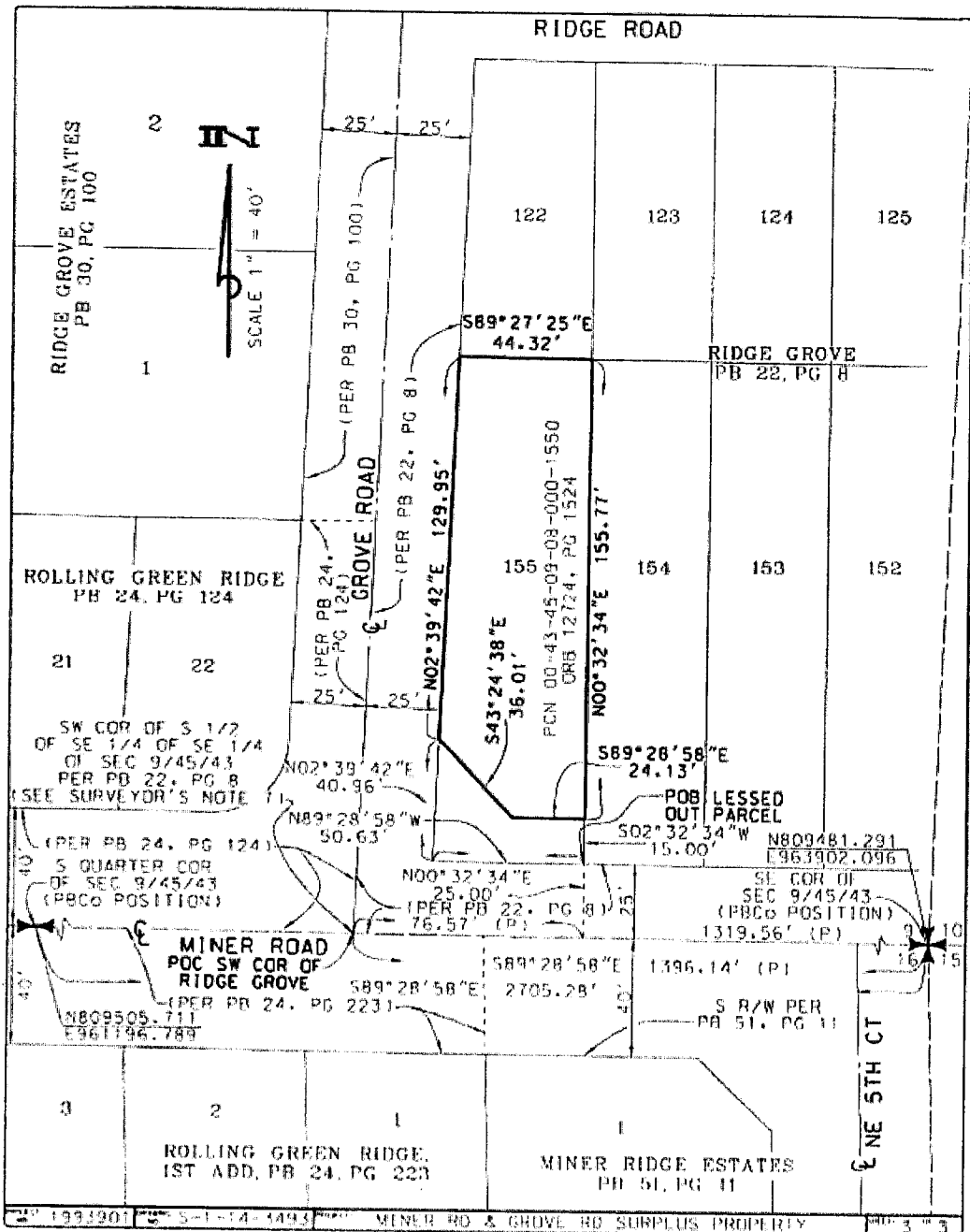


WAYNE LARRY FISH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3238

3/17/16
DATE

LEGEND

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

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Priscilla A. Taylor, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
OF SURPLUS PROPERTY

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SURVEYOR'S NOTES

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PROJECT NO. 1333901	SHEET NO. 3	MINER ROAD AND GROVE ROAD SURPLUS PROPERTY	DRAWING NO. S-1-14-3493	DATE N/A	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
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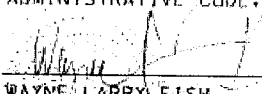
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9. THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



WAYNE LARRY FISH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3238

3/17/16

DATE

LEGEND

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PROJECT NO. 1993901 DRAWING NO. S-1-14-3493 PROJECT: MINER RD & GROVE RD SURPLUS PROPERTY

SHEET 2 OF 3

“AS IS” ACKNOWLEDGMENT

THIS ACKNOWLEDGMENT is made this 13th day of May, 2014, by GJARS PROPERTIES, LLC, a Florida limited liability company (“Buyer”) to PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida (“Seller”).

WITNESSETH:

WHEREAS, Seller agreed to sell and Buyer agreed to buy, for the sum of Five Thousand Dollars (\$ 5,000.00), 0.161 acre(s) of surplus land in Lantana, Florida, located in Section 09, Township 45, Range 43, Palm Beach County (“Property”), and more particularly described as follows:

SEE ATTACHED EXHIBIT “A” - LEGAL DESCRIPTION

WHEREAS, Buyer has agreed to purchase the Property and any improvements in an “AS IS CONDITION”, without warranties and/or representations and shall acknowledge the foregoing at the closing of the transaction.

NOW THEREFORE, in consideration of the conveyance of the Property, Buyer hereby acknowledges to Seller as follows:

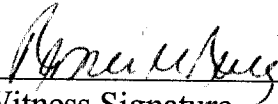
1. The facts as set forth above are true and correct and incorporated herein.
2. The Buyer acknowledges that it has inspected the Property and hereby accepts the Property in “AS IS CONDITION”. Buyer further acknowledges that the Seller has made no warranties or representations of any nature whatsoever regarding the Property including, without limitation, any relating to its value, Seller’s title to the Property, the environmental condition of the Property, the physical condition of the Property, its zoning, any improvements located thereon, or the suitability of the Property or any improvements for Buyer’s intended use of the Property.
3. Without in any way limiting the generality of the preceding paragraph, Buyer specifically acknowledges and agrees that upon Seller’s conveyance of the Property to Buyer, Buyer waives, releases and discharges any claim it has, might have had or may have against the Seller with respect to this transaction or the Property.
4. This Acknowledgment will survive delivery and recording of the County Deed and possession of the Property by the Buyer.

IN WITNESS WHEREOF, Buyer has caused this Acknowledgment to be executed

on the day and year first aforesaid.

Signed, sealed and delivered
in the presence of:

GJARS, LLC, a Florida Limited Liability Company



Witness Signature

By: 

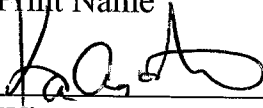
Buyer *Adam Seligman*

Renee M Ruiz

Print Name

Adam Seligman / Manager

Print Name/Title



Witness Signature

SEAL

Kathrine Agosto

Print Name

G:\Prem\Pm\Dispositions\Miner&Grove\As-Is Acknowledgment.Maher 4-8-2014.Doc

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION OF SURPLUS PROPERTY

A PARCEL OF SURPLUS LAND, BEING A PORTION OF LOT 155, OF THE PLAT OF RIDGE GROVE AS SAID PLAT IS RECORDED IN PLAT BOOK 22, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID LOT 155 LESS THE FOLLOWING DESCRIBED PARCEL:


COMMENCE AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89°28'58" EAST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 76.57 FEET; THENCE NORTH 00°32'34" EAST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 155, A DISTANCE OF 25.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MINER ROAD AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING;

THENCE NORTH 89°28'58" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 155 AND THE EAST RIGHT-OF-WAY LINE OF GROVE ROAD; THENCE NORTH 02°39'42" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 40.96 FEET; THENCE SOUTH 43°24'38" EAST DEPARTING SAID LINES, A DISTANCE OF 36.01 FEET TO A POINT ON A LINE 40 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE PREVIOUSLY DESCRIBED SOUTH LINE OF SECTION 9; THENCE SOUTH 89°28'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 24.13 FEET TO A POINT ON SAID EAST LINE OF LOT 155; THENCE SOUTH 02°32'34" WEST ALONG SAID EAST LINE OF LOT 155, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,016 SQUARE FEET OR 0.161 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 PROJECT SCALE FACTOR = 1.00004865
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
3. THIS IS NOT A BOUNDARY SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9 HAVING A GRID BEARING OF SOUTH 89°28'58" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE PALM BEACH COUNTY PUBLISHED VALUES FOR THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 9.

PROJECT NO. 10666 393901	MINER ROAD AND GROVE ROAD SURPLUS PROPERTY	DATE: 1-28-01 DRAWN: M.L.F. CHECKED: C.W.M. REVISION: 03/10/01	NO.	REVISION	BY	DATE
	DESIGN FILE NAME: 5-1-14-3493.DGN DRAWING NO.: 5-1-14-3493					
 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411						

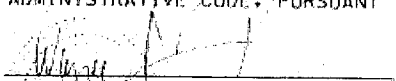
SURVEYOR'S NOTES (CONTINUED)

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SURVEYOR'S CERTIFICATION

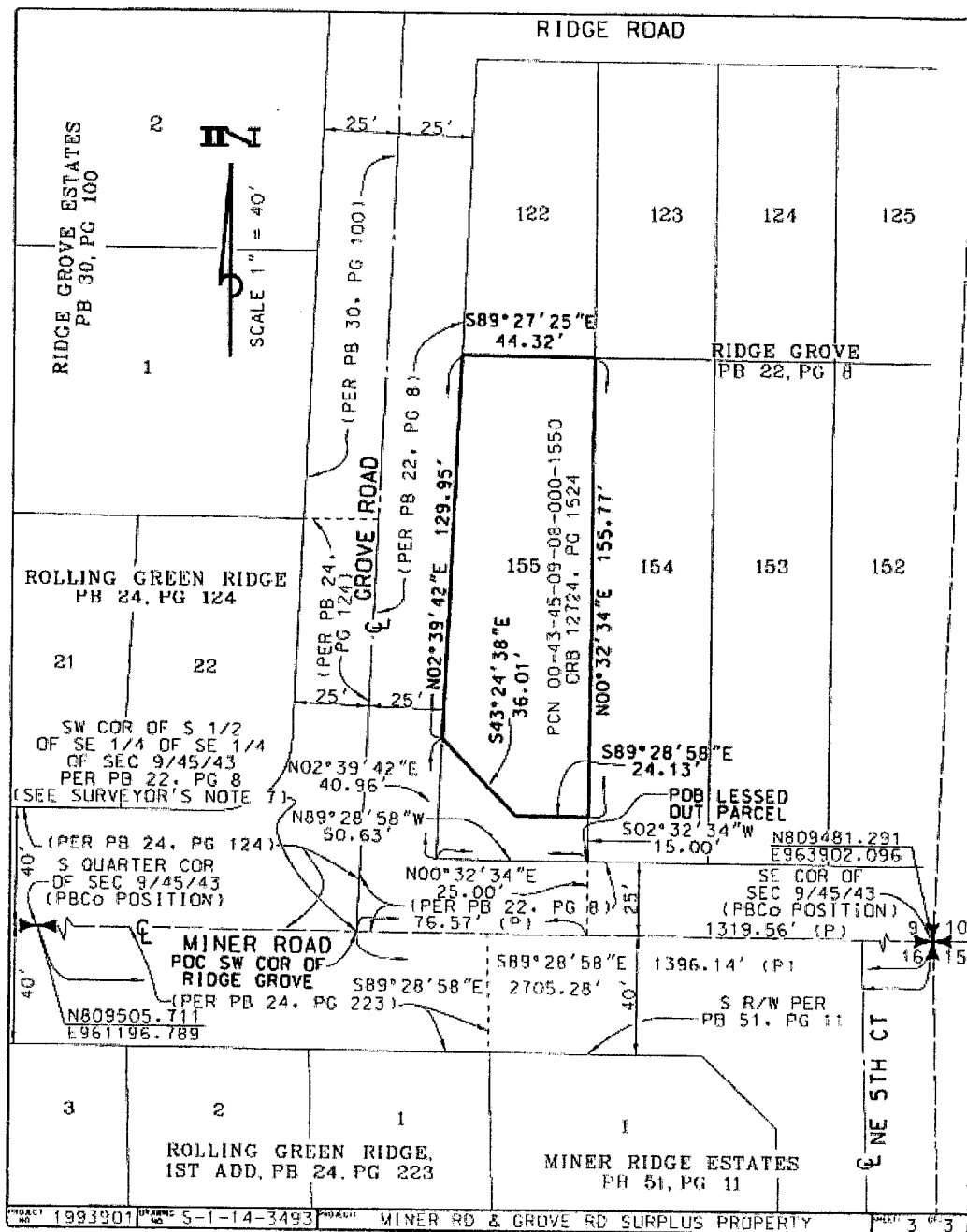
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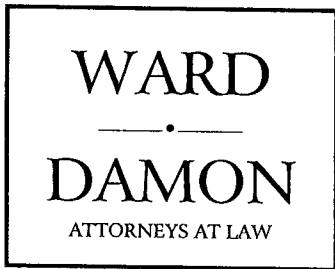

WAYNE LARRY FISH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3238

3/17/14
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4420 BEACON CIRCLE
WEST PALM BEACH, FL 33407
Tel: (561) 842-3000
Fax: (561) 842-3626
www.warddamon.com

Adam R. Seligman, Esquire
aseligman@warddamon.com

MAY 14, 2014

Via U.S. and Email

Mr. Richard Bogatin
Palm Beach County
Property & Real Estate Mgt. Div.
2633 Vista Parkway
West Palm Beach, FL 33411

**Re: N. Miner Road Surplus Property 0.19 Acre Sliver ("Property")
PCN: 00434509080001550**

Mr. Bogatin:

We are in receipt your letter dated April 17, 2014. Thank you for the correspondence. This letter shall confirm our interest in purchasing the Property described above for \$5,000.00. Please also find enclosed (i) a cashier's check in the amount of \$5,000.00, (ii) an executed As-Is Acknowledgement form and (iii) an executed Disclosure of Beneficial Interests form.

If you need any additional information, please do not hesitate to contact me. Thank you for your assistance in this matter.

Yours truly,

A handwritten signature in black ink, appearing to be "ASeligman", written over a horizontal line.

ADAM R. SELIGMAN
MANAGER FOR
GJARS PROPERTIES LLC

BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS

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

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

1. Affiant is the Manager (position - i.e. president, partner, trustee) of GTAS Properties LLC (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Buyer") which entity is the Buyer of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 107 Via Escobar Place
Palm Beach Gardens, FL 33418

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 Buyer and the percentage interest of each such person or entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its sale of the property.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature], Affiant
Print Affiant Name: Adam Seligman

The foregoing instrument was sworn to, subscribed and acknowledged before me this 3th day of May, 2014, by Adam Seligman [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public

RENÉE M. RUIZ
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: _____

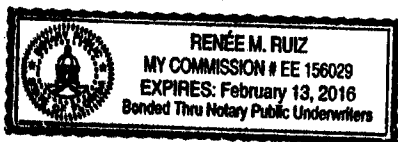


EXHIBIT "A"

PROPERTY

EXHIBIT "A"

LEGAL DESCRIPTION OF SURPLUS PROPERTY

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ALL OF SAID LOT 155 LESS THE FOLLOWING DESCRIBED PARCEL:


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PROJECT: MINER ROAD AND GROVE ROAD SURPLUS PROPERTY	REGION FILE NO: S-1-14-3493.DGN	DRAWING NO: S-1-14-3493	DATE: 03/10/04	REVISION 1 N/A	BY DATE	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	PROJECT NO: 1583901		SHEET NO: 3		TOTAL SHEETS: 1	

SURVEYOR'S NOTES (CONTINUED)

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WAYNE LARRY FISH
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