



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<\$500,000>	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<=\$500,000>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

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

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

A sale to Lake Ida Tract, LLC will generate \$500,000 in unanticipated revenue. If the Board decides to transfer the property to the City of Delray Beach, Staff estimates that County would receive approximately \$100,000 in revenue.

Fixed Assets Number a portion of G07147 and a portion of G03058  
 4/3/15 a. DeWitt, FAMO, OFMB

C. Departmental Fiscal Review: \_\_\_\_\_ *W* 4.3.15

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Signature]*  
 OFMB KN JP SB  
 4/6 4/7

*[Signature]* 4/17/15  
 Contract Development and Control  
 4-7-15 B. DeWitt

**B. Legal Sufficiency:**

*[Signature]* 4/8/15  
 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:**

The Lake Ida Park property was acquired by tax deeds on May 7, 1945 and October 22, 1946. The Park property lies between I-95 and Lake Ida. Somewhere around June 1950, the LWDD constructed a canal which separated this 5 acre parcel from the rest of the Park. The only current means of obtaining access to this property is to reach an agreement with the adjacent property owner or construct a bridge across the canal to connect to the Park, which staff estimates would cost between \$250,000 - \$400,000. As a practical matter, this lack of access makes the property of use to only the adjacent property owner at this time. At some point in the future when the adjoining property owner submits an application for development approvals for its adjoining property, the City of Boynton Beach could require that dedicated legal access to this property be provided through the proposed development. However, the adjoining property owner has stated that it will never allow access, which probably means that an action by Boynton to require legal access will be subject to legal challenge. The timing of when that would occur is uncertain. The southern approximately 100' of the County property lies within the municipal boundaries of the City of Delray Beach. However, as there is no access to Lake Ida Park or other property within Delray limits, Staff has always assumed that the County property would be annexed into Boynton Beach when sold for development.

The property is currently assessed by the Property Appraiser's Office at \$8,751. This value is obviously not up to date. Staff has had the property appraised several times over the years. In 2005, an appraisal was obtained which valued the property at \$840,000 without legal access, and at \$2,400,000 assuming access could be obtained. An appraisal obtained in January of 2008, valued the property at \$1,237,000 without legal access, and at \$1,994,000 assuming legal access could be obtained. The hypothetical assumption that access could be obtained clearly results in a higher valuation. The most recent appraisal obtained in April of 2013 valued the property at \$480,000. This latest appraisal utilized an "over the fence" approach to valuation to arrive at the \$480,000 value. This essentially values the property based upon what it is worth to the adjoining owner. As demonstrated by the range in values and how they have changed over time, the state of the general economy has had a significant impact on the value of this property. While land values are increasing, values have not yet fully recovered to 2005-2006 highs. The lack of dedicated legal access to this property also has a significant impact upon valuation of this property and makes it difficult for appraisers to value. It should also be noted that the County previously had the property under contract to the previous owner of the adjoining property for \$1,600,000, and the contract was terminated in 2011 (R2011-0900). Staff believes that ultimately when the adjoining owner proceeds to develop/sell its property, this property will increase in value. However, the sale of the property now will help offset budgetary funding constraints and will return the property to the tax rolls.

The City of Boynton Beach contacted Staff in July of 2013 to explore the potential for this property to be used by/conveyed to the City for a park as part of a greenway/bikeway system. At that time, Staff informed the City that the County could expect to generate approximately \$400,000 from the sale of the property. In January of 2014, the City Commission authorized City Staff to negotiate a purchase from the County for \$100,000. Representatives of Boynton Beach met with the County's Park and Recreation Department to discuss the City's greenway/bikeway concept which included both a bridged connection from this property to Lake Ida Park and a floating bridge/walkway in the canal extending under I-95. Due to concerns regarding the viability of the City's program, including the ability to make connections to communities west of I-95 using a floating bridge under I-95, questions regarding funding the cost of a bridge from this property to Lake Ida Park and the low offer price, Parks and Recreation was not supportive of Boynton Beach's concept. On October 21, 2014 (Agenda Item 6C-2) the Board considered Staff's recommendation to accept the Bid submitted by Lake Ida Tract, LLC. as well as Boynton's request to purchase the property for \$100,000. The Board rejected Lake Ida Tract's Bid and directed Staff to prepare the documentation for a sale to Boynton Beach.

County Staff prepared a proposed deed to Boynton containing a restriction limiting use to a neighborhood Park as part of a greenway/pathway and requiring development within five (5) years. Boynton requested 10 years to develop the property. The Boynton Beach City Council considered the proposed purchase at the February 17 City Council meeting and voted against purchasing the property.

**Background and Policy Issues continued:**

Subsequently, the City of Delray Beach requested that the County not take any further action with respect to the property while Delray evaluates whether it desires to purchase the property. Delray is proposing to hold a workshop meeting on this matter in mid-April. Staff informed the Delray City Manager that we would present this item for reconsideration by the Board at the April 21 meeting.

Lake Ida Tract is an entity controlled by the same individuals who control Eden Lake, LLC, the adjoining property owner. Under Florida Statutes Section 286.23, a Disclosure of Beneficial Interests is required to be provided in connection with any purchase of property by the County. Such Disclosure is not required in connection with the sale of land by the County. However, Staff is requesting such Disclosures for all transactions with private entities. Lake Ida Tract, LLC provided the Disclosure attached as Attachment 3, which identifies the ownership interest of Lake Ida Tract, LLC. as Girish Kalra 49%, Gorav Kalra 49%, and Lakhmichand Kalra 2%.

Lake Ida Tract, LLC. will be required at closing to enter into a Restrictive Covenant Agreement and a Management Plan with the County that obligates Lake Ida Tract, LLC to create and maintain a 10' wide shoreline enhancement and littoral zone at its sole cost and expense.



ATTACHMENT 2

Deposit Receipt and Contract for Sale and Purchase (2)

48 pages inclusive with Exhibits A-1, A-2, B, C, D & E

**DEPOSIT RECEIPT AND CONTRACT FOR SALE AND PURCHASE**

THIS AGREEMENT is made \_\_\_\_\_, by and between the Seller and the Buyer as follows:

**SELLER:** Palm Beach County, a political subdivision of the State of Florida.

**ADDRESS:** Property and Real Estate Management  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

**BUYER:** Lake Ida Tract LLC  
NAME (as you want it to appear on deed)

**ADDRESS:** 3842 S Lake Dr.  
Boynton Beach, FL 33435  
46-5463175

(F.E.I.N. or SOCIAL SECURITY NO.)

(Social Security Numbers are to be provided separately and will be kept confidentially at the PREM Office)

1. **AGREEMENT TO SELL:** Seller hereby agrees to sell and Buyer agrees to purchase in accordance with this Agreement all that certain real property, together with all improvements, easements and appurtenances, hereinafter referred to as the "Property", which is more particularly described as follows:

SEE ATTACHED EXHIBITS "A-1" AND "A-2"

2. **PURCHASE PRICE:** The purchase price of the Property shall be Five Hundred Thousand Dollars (\$500,000.00) and shall be paid in the form of a cashier's check payable to Palm Beach County in the following manner:

A. **Deposit:** Buyer deposits herewith: Fifty Thousand Dollars (\$50,000.00) representing ten percent (10%) of the total purchase price as earnest money made payable to Palm Beach County.

B. **Balance:** The balance of the purchase price in the amount of Four Hundred Fifty Thousand Dollars (\$450,000.00) shall be payable at closing by locally drawn cashier's check, subject to prorations as provided herein plus closing costs and other associated costs.

The Buyer is responsible for arranging any necessary financing. The Buyer acknowledges that this Agreement is not contingent on financing.

3. **CLOSING:** This Agreement shall be closed and the deed delivered within 30 days of the Effective Date of this Agreement. The following are additional details of closing:

A. **Time and Place:** The closing will be held at the office of the Property & Real Estate Management Division located at 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, at a time to be mutually agreed upon by the Seller and the Buyer.

B. **Conveyance:** At closing, the Seller will deliver to the Buyer a fully executed County Deed substantially in accordance with Exhibit "B" conveying the Property and any improvements in its "AS IS CONDITION", without warranties or representations of any kind whatsoever. Buyer acknowledges that Seller is selling the Property without access. Buyer hereby waives any common law statutory, and any other rights regarding access over Seller property as may be granted pursuant to 704.01,

Florida Statutes, or otherwise granted by law. Seller shall be responsible for preparation of the deed which will be in accordance with Florida Statutes Section 125.411. Seller shall convey the Property with a reservation of mineral and petroleum rights pursuant to Florida Statutes Section 270.11. Buyer hereby petitions Seller to convey the Property without reservation of and to release the rights of entry and exploration relating to such mineral and petroleum rights. Seller hereby finds that conveyance without such rights of entry and exploration is appropriate and justified in light of the impact reservation of such rights of entry and exploration would have upon the marketability, value and development potential of the Property.

C. Other Closing Documents: At closing, Buyer shall execute and cause to be recorded in the public records, a Restrictive Covenant Agreement, the requirements for which are set forth in Section 7 and Exhibit "C" attached hereto and made a part hereof. In conjunction with the approval of the Restrictive Covenant Agreement, Buyer shall also have obtained approval from ERM of a Management Plan, the requirements for which are set forth in Section 7 and Exhibit "C". Buyer shall also deliver and/or execute such other instruments as are necessary or reasonably required to consummate the transactions herein contemplated including but not limited to a Closing Statement prepared in accordance with the terms hereof.

D. Expenses: The Buyer shall pay all costs of closing, and any other costs associated with this sale.

4. REAL ESTATE TAXES, EASEMENTS, RESTRICTIONS AND ENCUMBRANCES: The Seller agrees to pay all outstanding real estate taxes if any, prorated up to the day of closing. The Buyer agrees to take title to the Property subject to zoning and other governmental restrictions, plat restrictions and qualifications, public utility easements, restrictive covenants and all other easements, restrictions, conditions, limitations and other matters of record.

5. A CONDITION OF THE PROPERTY: The Buyer acknowledges that Buyer has inspected the Property, and agrees to accept the Property in its "AS IS CONDITION" and that the Seller has not made and is not making any warranties or representations whatsoever relating to the Property, including, but not limited to those relating to its value, Seller's title to the property, the environmental condition of the property, access to the Property, the physical condition of the Property, any improvements located thereon, or the suitability of the Property for any intended use or the legal ability of Buyer to use the Property for its intended use.

Without in any way limiting the generality of the preceding paragraph, Buyer specifically acknowledges and agrees that it hereby 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, including without limitation, its value, title, suitability, zoning, or its environmental or physical condition either patent or latent. Buyer agrees to execute at closing an acknowledgment in the form attached hereto as Exhibit "D" attesting to said waiver and release.

B Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

6. BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS: Buyer represents that simultaneously with Buyer's execution of this Agreement, Buyer has executed and delivered to Seller the Buyer's Disclosure of Beneficial Interests attached hereto as Exhibit "E" (the "Disclosure") disclosing the name and address of every person

or entity having a 5% or greater beneficial interest in the ownership of the Buyer. Buyer warrants that in the event there are any changes to the names and addresses of the persons or entities having a 5% or greater beneficial interest in the ownership of the Buyer after the date of execution of the Disclosure and prior to Closing, Buyer shall immediately, and in every instance, provide written notification of such change to the Seller in the manner required by Section 16 of this Agreement. Buyer shall deliver to Seller at Closing a Disclosure that accurately discloses the beneficial interests in the ownership of the Buyer at the time of Closing regardless of whether or not the information contained therein has changed from the date of execution of the original Disclosure. Individuals are not required to submit a disclosure statement.

7. SHORELINE ENHANCEMENT AREA : At closing, Buyer agrees to enter into a Restrictive Covenant Agreement and a Management Plan with the Seller obligating the fee simple owner of the Property to create and maintain, at its sole expense, the shoreline enhancement area. The Restrictive Covenant Agreement and the Management Plan shall contain the minimum requirements set forth in Exhibit "C" and shall otherwise be in form and substance acceptable to the Palm Beach County Department of Environmental Resource Management (ERM).

8. EASEMENT. Prior to the conveyance of the County Property, County may grant the Lake Worth Drainage District ("District") a 45' maintenance easement along the southern 45' of the Property to allow for the District's access and maintenance of the L-30 Canal.

9. RISK OF LOSS: Buyer assumes all risk of loss with respect to the Property from and after the date of execution of this Agreement by the Buyer.

10. DEFAULT: If the Buyer fails to perform any covenants or obligation of this Agreement, the earnest money deposit paid (the "Liquidated Sum"), or agreed to be paid, shall be retained by the Seller as agreed upon liquidated damages as consideration for the execution of this Agreement and full settlement of any claims arising from or related to this Agreement. Buyer and Seller specifically understand and agree that: i) the foregoing remedy is intended to operate as a liquidated damages clause and not as a penalty or forfeiture provision; ii) the actual damages that the Seller may suffer if Buyer defaults are impossible to ascertain precisely and, therefore, the Liquidated Sum represents the parties' reasonable estimate of such damages considering all of the circumstances existing on the date of this Agreement. If Seller fails to perform any covenants or obligation of this Agreement, the deposit, together with interest thereon at the rate of 12% per annum, shall be returned to Buyer. In either of the foregoing events, all parties shall be released from their rights and obligations under this Agreement. The foregoing shall constitute the sole and exclusive remedies of the parties hereto.

11. SUCCESSORS: Upon execution of this Agreement by the Buyer, this Agreement shall be binding upon and inure to the benefit of the Buyer, his heirs, successors or assigns. Upon approval of this Agreement by the Palm Beach County Board of County Commissioners, its successors and assigns will be similarly bound. All pronouns and variations thereof shall be construed so as to refer to the masculine, feminine, neuter, singular or plural thereof, as the identity of the person or persons or as the situation may require.

12. RECORDING: In no event shall this Agreement or any Memorandum hereof be recorded in the official or public records where the Property is located, and any such recordation or attempted recordation shall constitute a default under this Agreement by the party responsible for such recordation or attempted recordation.

13. ASSIGNMENT: This Agreement may not be assigned by the Buyer, without Seller's written consent, which may be granted or withheld by Seller in its sole and absolute discretion.

14. TIME OF THE ESSENCE: Time is of the essence in the performance of this Agreement.

15. AMENDMENTS: This Agreement contains the entire understanding and Agreement of the parties with respect to the subject matter hereof. No amendment will be effective except in writing signed by all parties.

16. SURVIVAL: The covenants of this Agreement will survive delivery and recording of the deed and possession of the property.

17. BROKERS & COMMISSIONS: Buyer shall be solely responsible to pay any real estate commissions or finder's fees contracted for by Buyer or otherwise resulting from this transaction. Buyer shall indemnify and hold the Seller harmless from any and all such claims, whether disclosed or undisclosed.

18. NOTICES: All notices, requests, demands and other communication hereunder shall be in writing, sent by U.S. certified mail, return receipt requested, postage prepaid to the addresses indicated on the first page of this Agreement or to such other addresses as shall be furnished in writing by either party to the other. All such notices shall be effective upon receipt, or the date which the postal authorities designate the notice as undeliverable as evidenced by the return receipt.

19. CHOICE OF LAW AND CONSTRUCTION: This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Agreement shall be in a state court of competent jurisdiction in Palm Beach County, Florida. This Agreement shall not be construed more strongly against any party regardless of who was responsible for its preparation or drafting.

If any provision of this Agreement as applied to either party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect, to the maximum extent permissible by law, any other provision of this Agreement, the application of any such provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this Agreement as a whole.

20. FURTHER ASSURANCES: Buyer agrees to execute and deliver to the Seller such further documents or instruments as may be reasonable and necessary to permit performance in accordance with the terms, conditions and covenants hereof.

21. NON-DISCRIMINATION: The parties agree that no person shall, on the grounds of race, color, sex, age, national origin, disability, religion, ancestry, marital status, familial status, sexual orientation, gender identity or expression, or genetic information, be excluded from the benefits of, or be subjected to any form of discrimination under any activity conducted pursuant to this Agreement.

22. NO THIRD PARTY BENEFICIARY: 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 party to this Agreement, including but not limited to any citizens of Seller or employees of Seller or Buyer.

23. HEADINGS: The paragraph headings or captions appearing in this Agreement are for convenience only and are not to be considered in interpreting this Agreement.

24. OFFICE OF THE INSPECTOR GENERAL: Palm Beach County has established the Office of the Inspector General. 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 audit, investigate, monitor, and inspect the activities of the parties or entities with which the County enters into agreements, their officers, agents, employees, and lobbyists in order to ensure compliance with contract specifications and detect corruption and fraud. All parties or entities doing business with the County or receiving County funds shall fully cooperate with the Inspector General including granting the Inspector General access to records relating to the agreement and transaction.

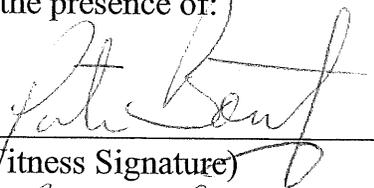
25. EFFECTIVE DATE OF AGREEMENT: The obligations of Buyer under this Agreement are contingent upon the approval hereof by the Board of County Commissioners of Palm Beach County Florida. The Effective Date of this Agreement shall be the date of execution by the Board of County Commissioners.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their respective names on the dates set forth below.

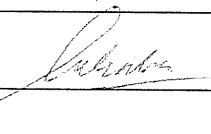
Signed, sealed and delivered in the presence of:

Date of Execution by Buyer:

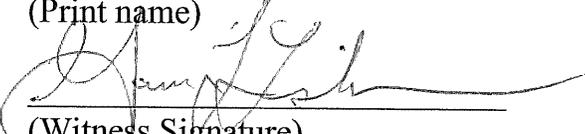
  
\_\_\_\_\_  
(Witness Signature)

4/2/15, 20\_\_

PETER BANTING  
\_\_\_\_\_  
(Print name)

By:   
\_\_\_\_\_

LAMMIE HOWARD W. KALSA  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
(Witness Signature)

MANAGER FOR LAKE EDA  
\_\_\_\_\_  
Title (if applicable) TORANT LLC

Gary L. Fishman  
\_\_\_\_\_  
(Print name)

("Buyer")

(SEAL)

**OR**

(SEAL)

(corporation not for profit)

ATTEST:

Date of Execution by Seller:

SHARON R. BOCK  
CLERK & COMPTROLLER

\_\_\_\_\_, 20\_\_

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Shelley Vana, Mayor

("Seller")

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By:   
\_\_\_\_\_  
Assistant County Attorney

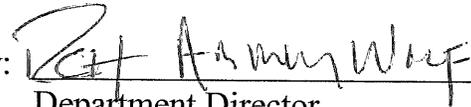
By:   
\_\_\_\_\_  
Department Director

EXHIBIT "A-1"  
(To the Deposit Receipt And Contract For Sale And Purchase)

LEGAL DESCRIPTION - PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY LAKE IDA, ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND ON THE NORTH BY A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1745.57 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 191.46 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 247.05 FEET.

THENCE  $N81^{\circ}10'03''W$  ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.21 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

THENCE  $N18^{\circ}31'15''E$  ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.3304 ACRES (145,074 SQUARE FEET) MORE OR LESS.

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT

POINT OF BEGINNING

SOUTHWEST CORNER  
OFFICIAL RECORD  
BOOK 1768, PAGE 405

EAST  
R/W LINE I-95  
(S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER OF LOT 1,  
BLOCK 1, LAKE VIEW HAVEN,  
PLAT BOOK 32, PAGE 53

NORTH LINE OF THE SOUTH  
THREE-QUARTERS (S <sup>3/4</sup>)  
OF THE SOUTH ONE-HALF (S <sup>1/2</sup>)  
OF SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

SOUTH LINE OFFICIAL  
RECORD BOOK 1768,  
PAGE 405

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

LAKE IDA

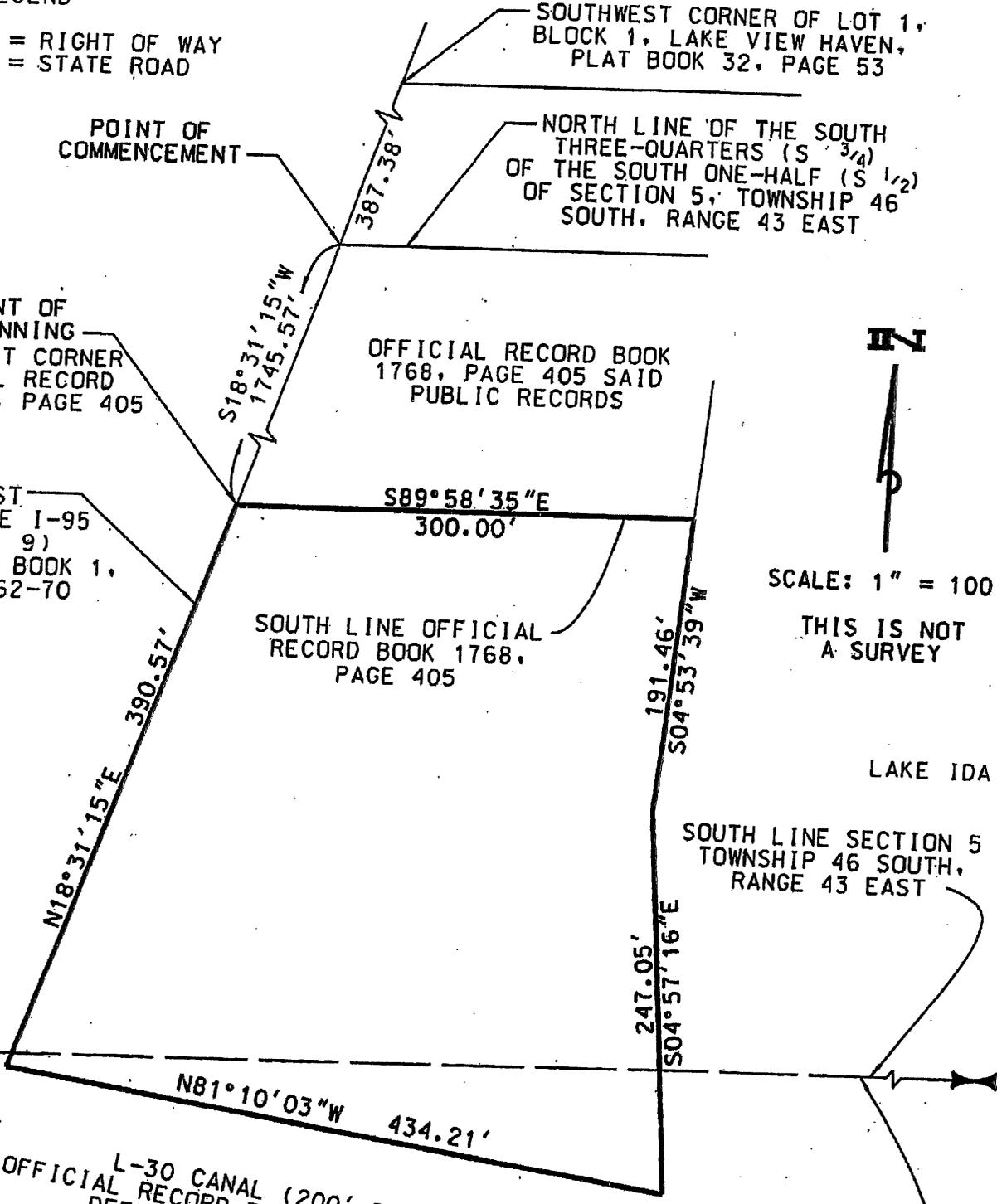


EXHIBIT "A-1" - PARCEL 2

(To the Deposit Receipt And Contract For Sale And Purchase)

10-2-14  
*David A. Bower*

DAVID A. BOWER  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. LS 5888

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS (S 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 18°31'15" WEST (AS A BASIS OF BEARINGS) ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 405 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 390.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.54 FEET; THENCE SOUTH 83°23'43" EAST, A DISTANCE OF 527.35 FEET TO A POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06; THENCE NORTH 04°57'16" WEST ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 16.99 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA"; THENCE NORTH 81°10'03" WEST ALONG THE SOUTH LINE OF SAID "LAKE IDA SHORELINE ENHANCEMENT AREA" AND THE SOUTH LINE OF SAID "LAKE IDA NORTH PARCEL A", A DISTANCE OF 516.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,947 SQUARE FEET MORE OR LESS.

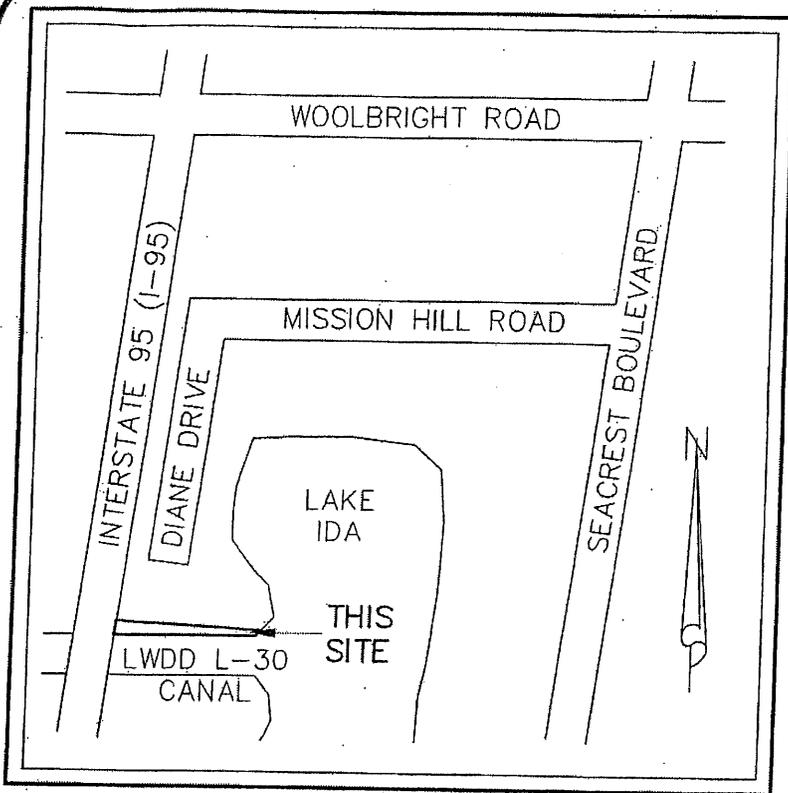
Dennis J. Leavy & Associates, Inc.  
 Land Surveyors \* Mappers  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
 For: PALM BEACH COUNTY PROPERTY  
 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 1 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the Deposit Receipt And Contract For Sale And Purchase)



LOCATION MAP  
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 18°31'15" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

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Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 2 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the Deposit Receipt And Contract For Sale And Purchase)

REFERENCE MATERIALS:

- \* 1. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- \*\* 2. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- 3. SKETCH AND DESCRIPTION ENTITLED "LWDD PARCEL FOR L-30 CANAL AT LAKE IDA" PREPARED BY THOMAS J. BARRY WITHIN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, PROJECT NO. 13-9434P.01, FILE: 9583P01-SKETCH.DWG, DATED: 08/26/2014.
- 4. BOUNDARY SURVEY OF BE AVIONICS, INC., PREPARED BY STONER & ASSOCIATES, INC., PROJECT NO. 92-2592A, SHEET NO. 1 OF 1, LATEST REVISION NO. 2 DATED: 5/19/95.

LEGEND:

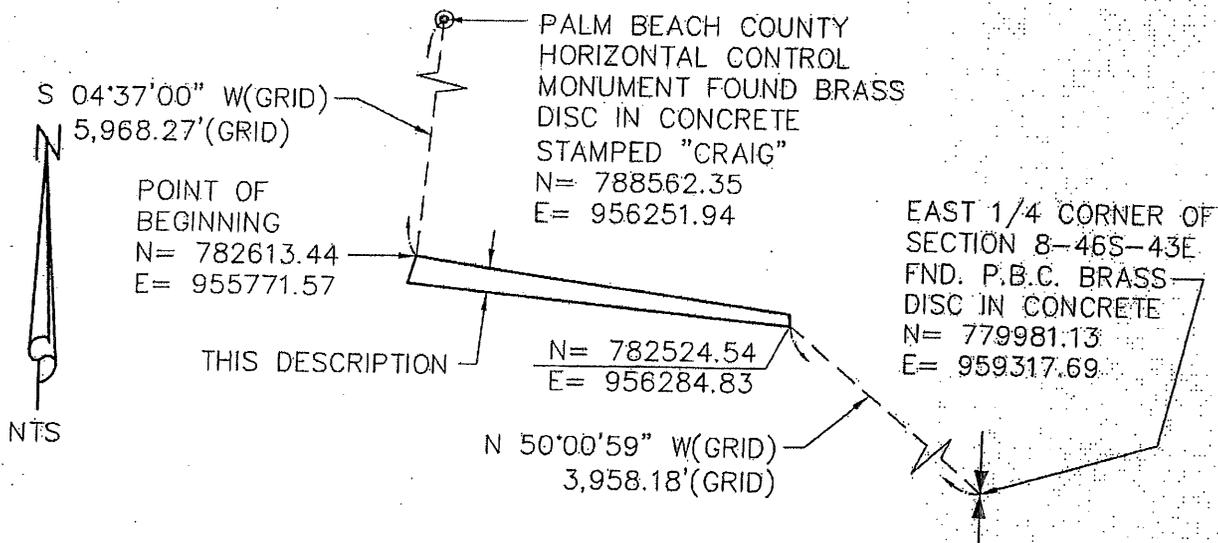
- |                                         |                                |
|-----------------------------------------|--------------------------------|
| FND. = FOUND                            | PG. = PAGE                     |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | P.O.B. = POINT OF BEGINNING    |
| NTS = NOT TO SCALE                      | P.O.C. = POINT OF COMMENCEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK          | R.P.B. = ROAD PLAT BOOK        |
| P.B. = PLAT BOOK                        | R/W = RIGHT-OF-WAY             |
| P.B.C.R. = PALM BEACH COUNTY RECORDS    | S.F. = SQUARE FEET             |
|                                         | ± = MORE OR LESS               |

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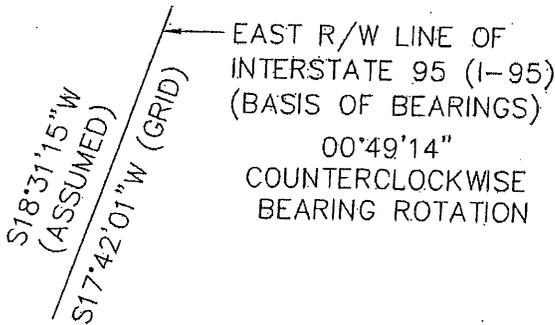
SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 3 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the Deposit Receipt And Contract For Sale And Purchase)



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 (EXCEPT AS NOTED)  
 ALL BEARINGS ARE ON ASSUMED DATUM (EXCEPT AS NOTED)  
 PROJECT SCALE FACTOR = 1.0000445  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

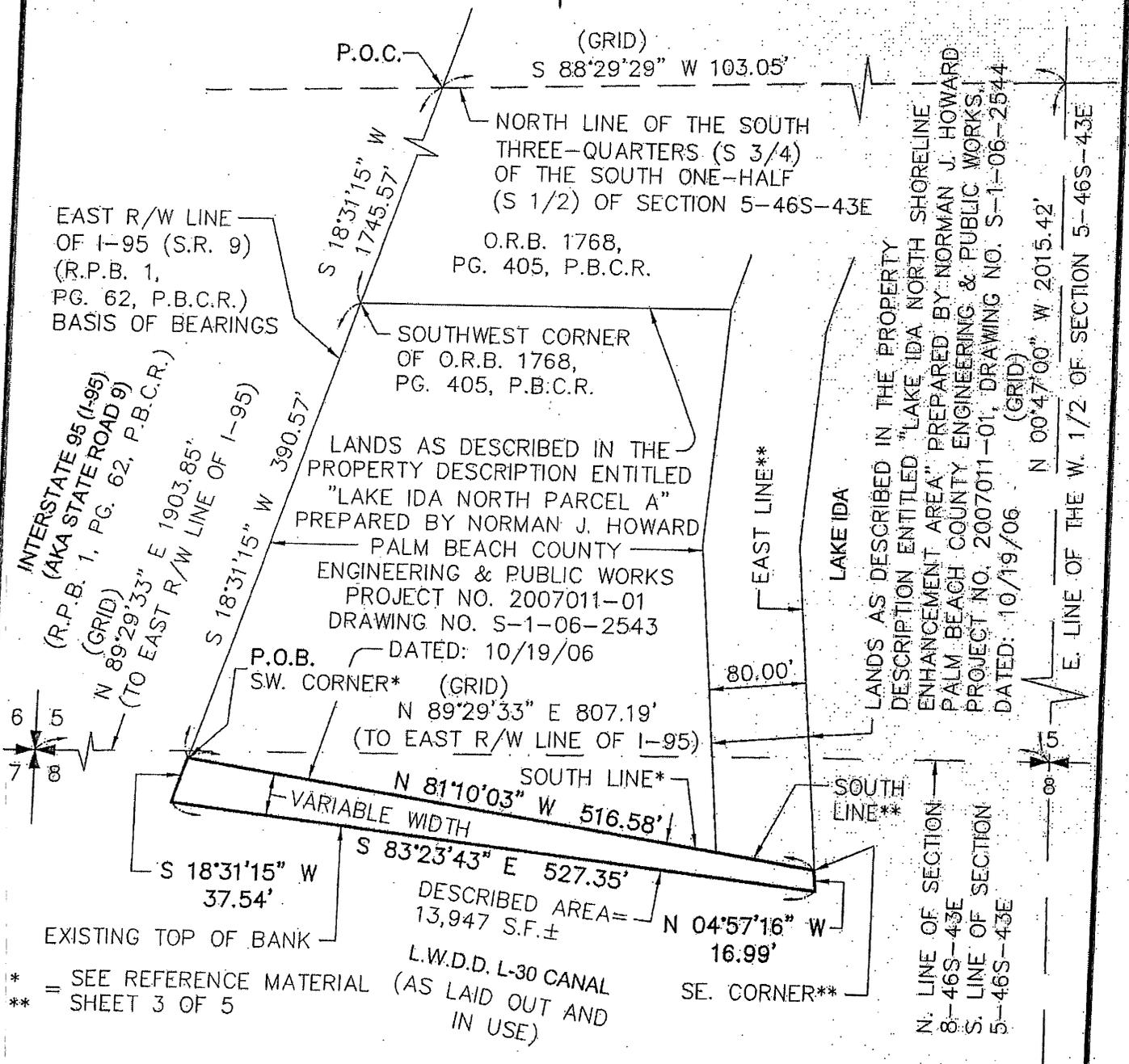
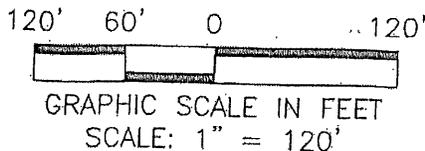


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SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: NTS	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 4 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the Deposit Receipt And Contract For Sale And Purchase)



\* = SEE REFERENCE MATERIAL  
 \*\* = SHEET 3 OF 5

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 Land Surveyors \* Mappers  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: 1"=120'	DATE: 10/02/14
CHK: RM	JOB# 14-108-SD-2	SHEET: 5 OF 5

EXHIBIT "A-2"  
(To the Deposit Receipt And Contract For Sale And Purchase)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL AND ON THE NORTH BY A LINE 48.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THENCE  $N18^{\circ}31'15''E$ , A DISTANCE OF 380.00 FEET.

THENCE  $S89^{\circ}58'35''E$ , A DISTANCE OF 84.36 FEET.

THENCE  $S18^{\circ}31'15''W$ , A DISTANCE OF 397.21 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 175.01 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 259.79 FEET.

THENCE  $N81^{\circ}10'03''W$ , A DISTANCE OF 82.37 FEET.

THENCE  $N04^{\circ}57'16''W$ , A DISTANCE OF 247.05 FEET.

THENCE  $N04^{\circ}53'39''E$ , A DISTANCE OF 191.46 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.5156 ACRES (66,020 SQUARE FEET).

EXHIBIT "A-2"  
(To the Deposit Receipt And Contract For Sale And Purchase)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

EAST R/W LINE  
I-95 (S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

SOUTHWEST CORNER  
OF LOT 1, BLOCK 1,  
LAKE VIEW HAVEN,  
PLAT BOOK 32,  
PAGE 53

NORTH LINE OF THE  
SOUTH THREE-QUARTERS  
(S <sup>3</sup>/<sub>4</sub>) OF THE SOUTH  
ONE-HALF (S <sup>1</sup>/<sub>2</sub>) OF  
SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

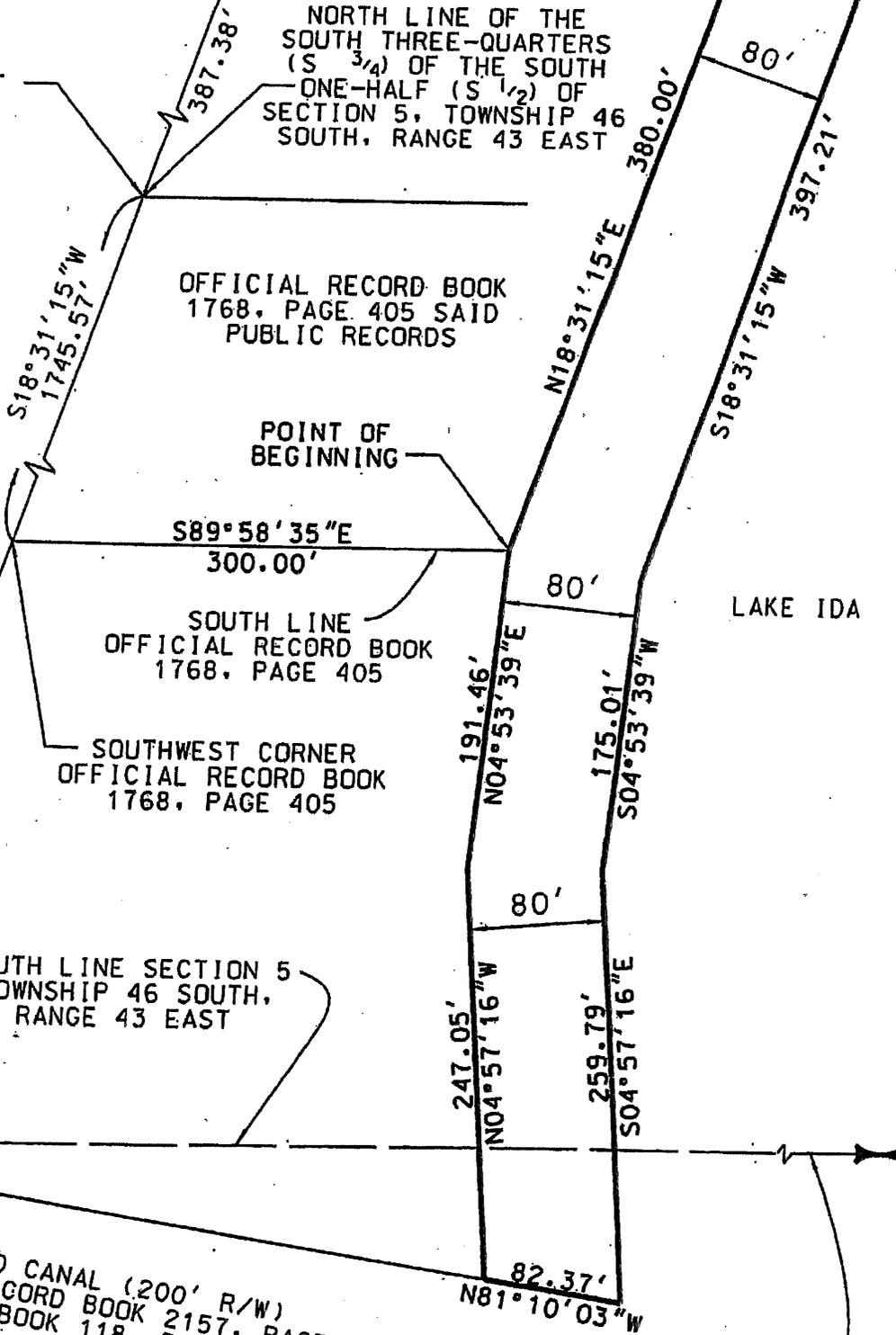
POINT OF BEGINNING

SOUTH LINE  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTHWEST CORNER  
OFFICIAL RECORD BOOK  
1768, PAGE 405

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

LAKE IDA



**EXHIBIT "B"**

**(To the Deposit Receipt And Contract For Sale And Purchase)**

PREPARED BY AND RETURN TO:  
PETER BANTING, REAL ESTATE SPECIALISTS  
PALM BEACH COUNTY  
PROPERTY & REAL ESTATE MANAGEMENT DIVISION  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

PCN: Portions of 00-43-46-05-00-000-5080 and 12-43-46-08-00-000-7070  
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 \_\_\_\_\_, whose legal mailing address is \_\_\_\_\_, "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 Exhibits "A-1" and "A-2" attached hereto and made a part hereof (collectively referred to as the "Property").

subject to the following:

1. The Property shall be subject to a Shoreline Restrictive Covenant Agreement and Management Plan executed and recorded contemporaneously herewith.
2. By acceptance of this deed, Grantee hereby waives any common law, statutory, and any other rights regarding access over property owned by County as may be granted pursuant to Chapter 7.04 Florida Statutes or as may be otherwise granted by law.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (<sup>3</sup>/<sub>4</sub>) interest in, and title in and to an undivided three-fourths (<sup>3</sup>/<sub>4</sub>) 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 (<sup>1</sup>/<sub>2</sub>) 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: \_\_\_\_\_  
Shelley Vana, Mayor

**APPROVED AS TO FORM**  
**AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: \_\_\_\_\_  
Assistant County Attorney

EXHIBIT "A-1"  
(To the County Deed)

LEGAL DESCRIPTION - PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY LAKE IDA, ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND ON THE NORTH BY A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1745.57 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 191.46 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 247.05 FEET.

THENCE  $N81^{\circ}10'03''W$  ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.21 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

THENCE  $N18^{\circ}31'15''E$  ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.3304 ACRES (145,074 SQUARE FEET) MORE OR LESS.

EXHIBIT "A-1"  
(To the County Deed)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF LOT 1,  
BLOCK 1, LAKE VIEW HAVEN,  
PLAT BOOK 32, PAGE 53

NORTH LINE OF THE SOUTH  
THREE-QUARTERS ( $S \frac{3}{4}$ )  
OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ )  
OF SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

POINT OF BEGINNING  
SOUTHWEST CORNER  
OFFICIAL RECORD  
BOOK 1768, PAGE 405

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS



EAST  
R/W LINE I-95  
(S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

S89°58'35"E  
300.00'

SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

SOUTH LINE OFFICIAL  
RECORD BOOK 1768,  
PAGE 405

LAKE IDA

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

N18°31'15"E  
390.57'

191.46'  
S04°53'39"W  
247.05'  
S04°57'16"E

N81°10'03"W  
434.21'

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

EXHIBIT "A-1" - PARCEL 2

(To the County Deed)

10-2-14  
*David A. Bower*

DAVID A. BOWER  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. LS 5888

**DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS (S 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 18°31'15" WEST (AS A BASIS OF BEARINGS) ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 405 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 390.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.54 FEET; THENCE SOUTH 83°23'43" EAST, A DISTANCE OF 527.35 FEET TO A POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06; THENCE NORTH 04°57'16" WEST ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 16.99 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA"; THENCE NORTH 81°10'03" WEST ALONG THE SOUTH LINE OF SAID "LAKE IDA SHORELINE ENHANCEMENT AREA" AND THE SOUTH LINE OF SAID "LAKE IDA NORTH PARCEL A", A DISTANCE OF 516.58 FEET TO THE POINT OF BEGINNING.

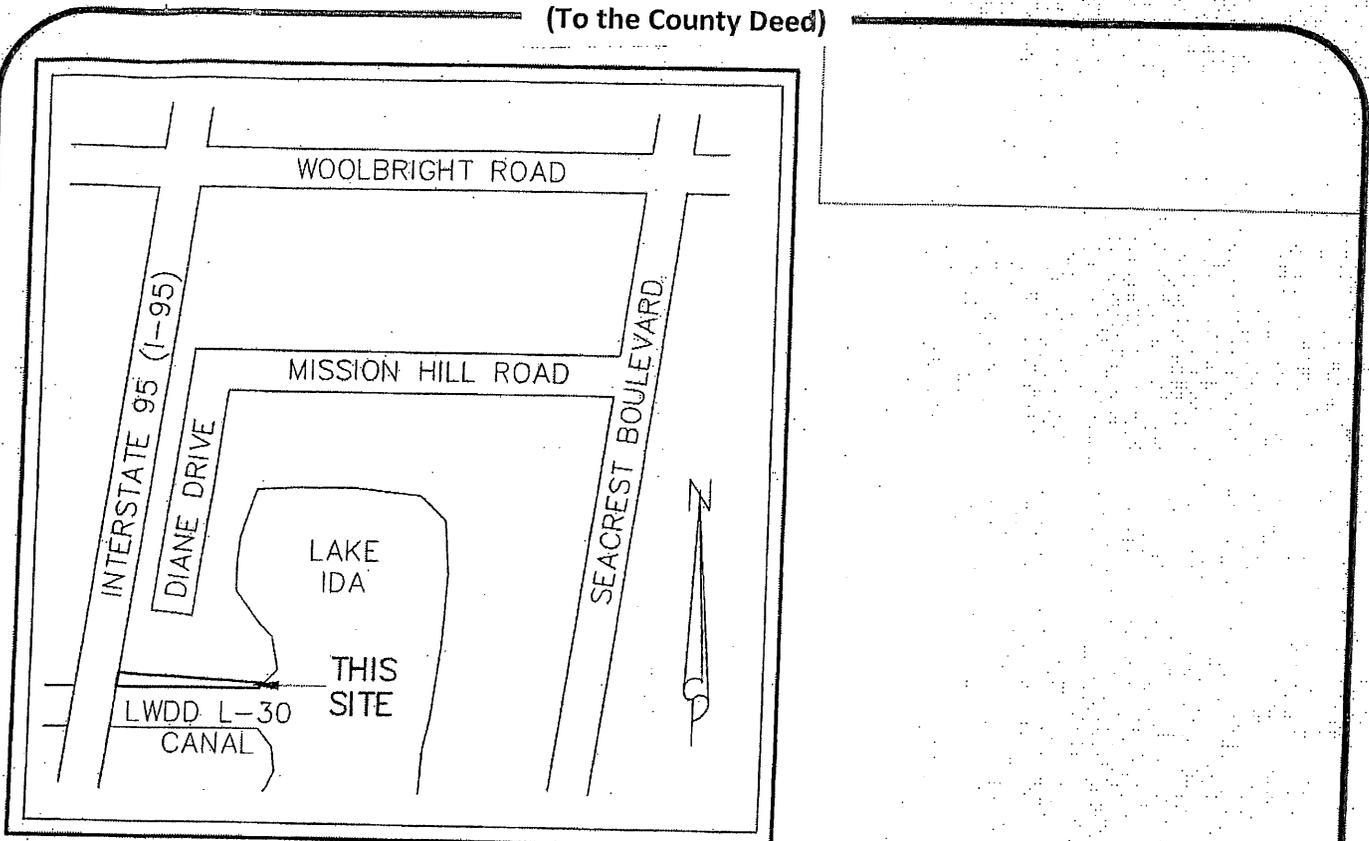
CONTAINING 13,947 SQUARE FEET MORE OR LESS.

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SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 1 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the County Deed)



LOCATION MAP  
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 18°31'15" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 2 OF 5

(To the County Deed)

REFERENCE MATERIALS:

- \* 1. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- \*\* 2. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
3. SKETCH AND DESCRIPTION ENTITLED "LWDD PARCEL FOR L-30 CANAL AT LAKE IDA" PREPARED BY THOMAS J. BARRY WITHIN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, PROJECT NO. 13-9434P.01, FILE: 9583P01-SKETCH.DWG, DATED: 08/26/2014.
4. BOUNDARY SURVEY OF BE AVIONICS, INC., PREPARED BY STONER & ASSOCIATES, INC., PROJECT NO. 92-2592A, SHEET NO. 1 OF 1, LATEST REVISION NO. 2 DATED: 5/19/95.

LEGEND:

FND.	= FOUND	PG.	= PAGE
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	P.O.B.	= POINT OF BEGINNING
NTS	= NOT TO SCALE	P.O.C.	= POINT OF COMMENCEMENT
O.R.B.	= OFFICIAL RECORDS BOOK	R.P.B.	= ROAD PLAT BOOK
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
P.B.C.R.	= PALM BEACH COUNTY RECORDS	S.F.	= SQUARE FEET
		±	= MORE OR LESS

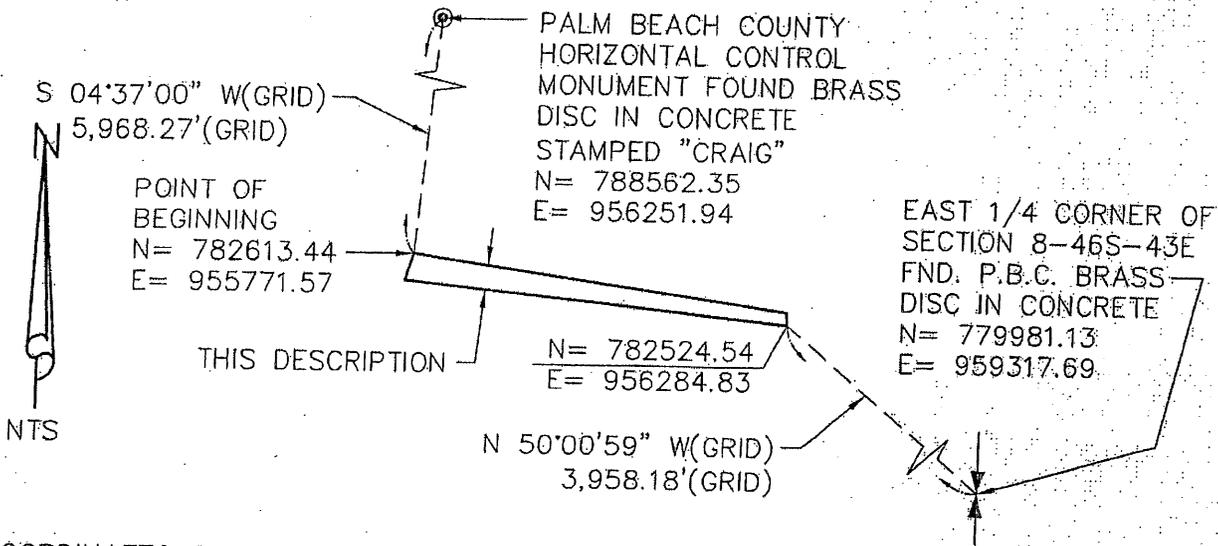
Dennis J. Leavy & Associates, Inc.  
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 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
 For: PALM BEACH COUNTY PROPERTY  
 AND REAL ESTATE MANAGEMENT DIVISION

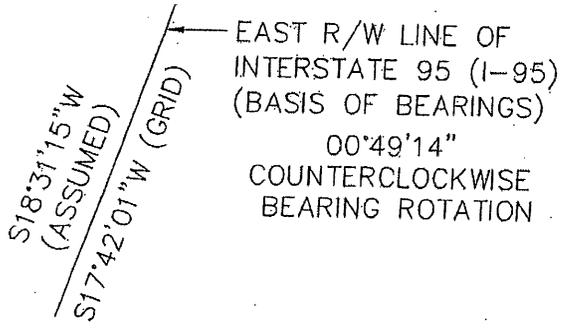
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 3 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the County Deed)



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 (EXCEPT AS NOTED)  
 ALL BEARINGS ARE ON ASSUMED DATUM (EXCEPT AS NOTED)  
 PROJECT SCALE FACTOR = 1.0000445  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

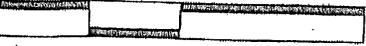


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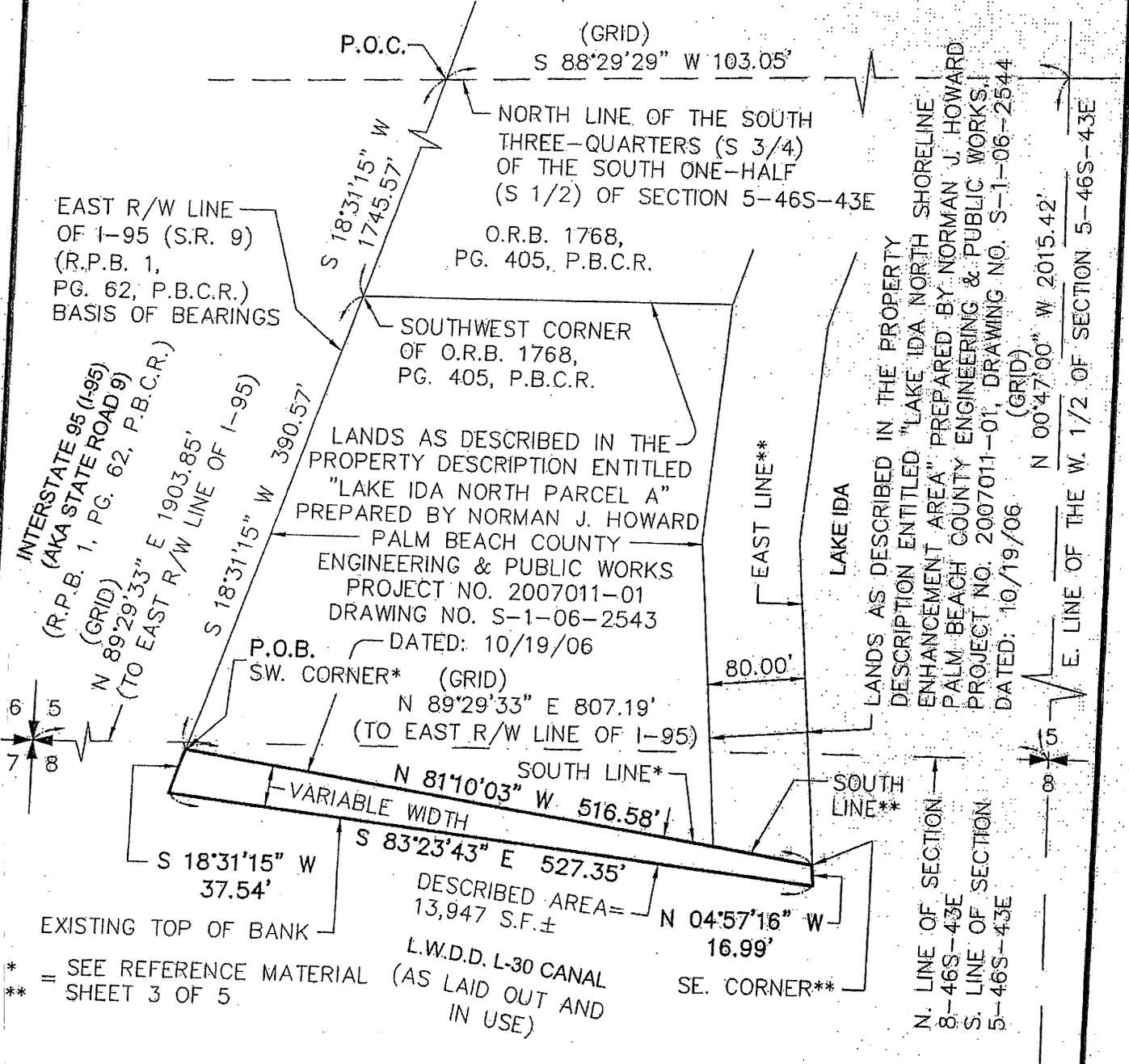
SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: NTS	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 4 OF 5

EXHIBIT "A-1" - PARCEL 2  
(To the County Deed)

120' 60' 0 120'



GRAPHIC SCALE IN FEET  
SCALE: 1" = 120'



\* = SEE REFERENCE MATERIAL  
\*\* SHEET 3 OF 5

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: 1"=120'	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 5 OF 5

EXHIBIT "A-2"  
(To the County Deed)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL AND ON THE NORTH BY A LINE 48.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THENCE  $N18^{\circ}31'15''E$ , A DISTANCE OF 380.00 FEET.

THENCE  $S89^{\circ}58'35''E$ , A DISTANCE OF 84.36 FEET.

THENCE  $S18^{\circ}31'15''W$ , A DISTANCE OF 397.21 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 175.01 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 259.79 FEET.

THENCE  $N81^{\circ}10'03''W$ , A DISTANCE OF 82.37 FEET.

THENCE  $N04^{\circ}57'16''W$ , A DISTANCE OF 247.05 FEET.

THENCE  $N04^{\circ}53'39''E$ , A DISTANCE OF 191.46 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.5156 ACRES (66,020 SQUARE FEET).

EXHIBIT "A-2"  
(To the County Deed)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

EAST R/W LINE  
I-95 (S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER  
OF LOT 1, BLOCK 1,  
LAKE VIEW HAVEN,  
PLAT BOOK 32,  
PAGE 53

NORTH LINE OF THE  
SOUTH THREE-QUARTERS  
(S <sup>3</sup>/<sub>4</sub>) OF THE SOUTH  
ONE-HALF (S <sup>1</sup>/<sub>2</sub>) OF  
SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

POINT OF BEGINNING

SOUTH LINE  
OFFICIAL RECORD BOOK  
1768, PAGE 405

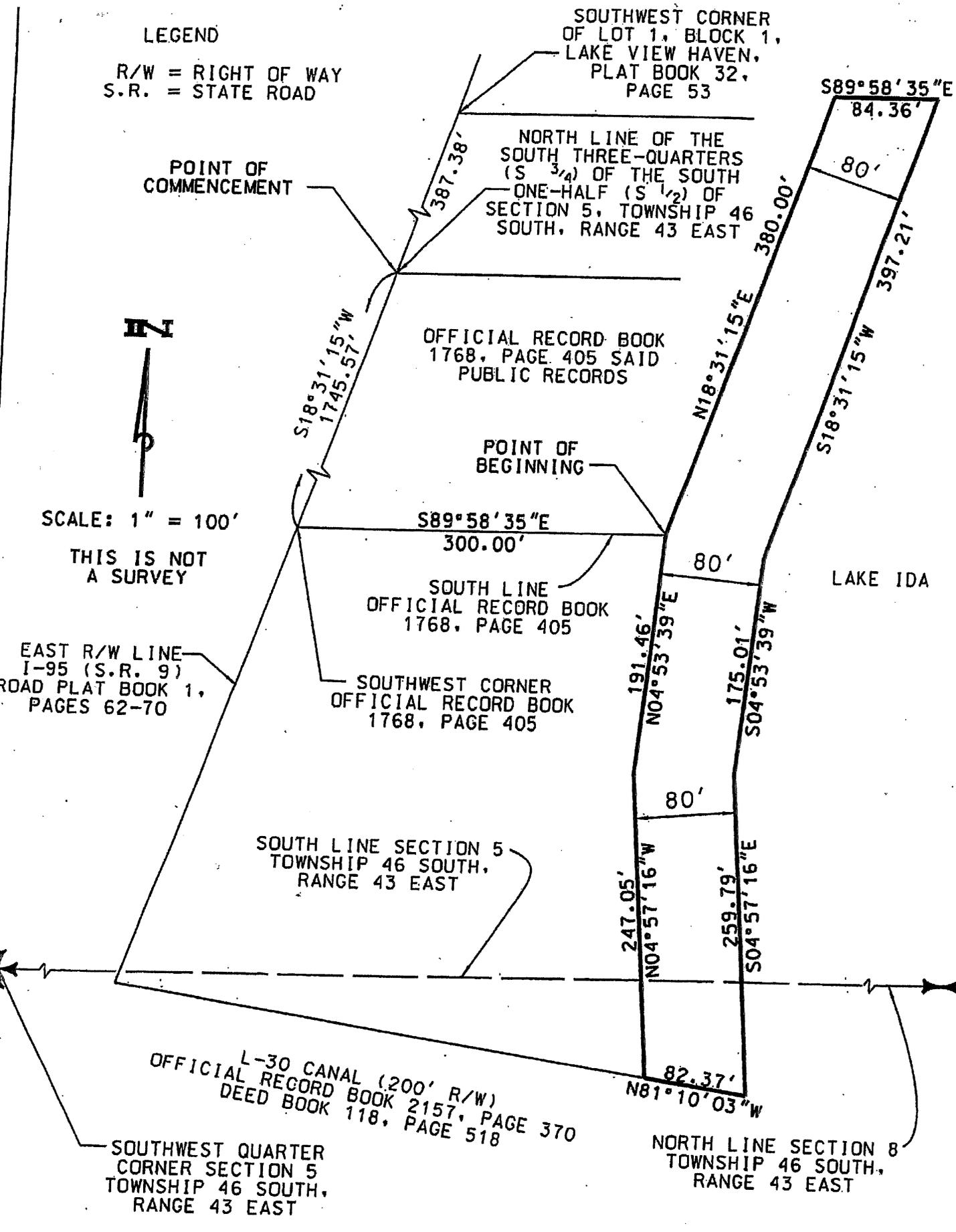
SOUTHWEST CORNER  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST



**EXHIBIT "C"**

**(To the Deposit Receipt And Contract For Sale And Purchase)**

**REQUIREMENTS FOR RESTRICTIVE COVENANT AGREEMENT AND  
MANAGEMENT PLAN**

The form and substance of the Restrictive Covenant Agreement and the Management Plan must be: (i) satisfactory to the County's Department of Environmental Resource Management ("ERM") in its sole discretion, and (ii) agreed upon prior to Closing. The Restrictive Covenant Agreement will be recorded in the public records of Palm Beach County contemporaneously with the recordation of the County Deed. At a minimum ERM will require the following:

1. The dedication of a 10 x 600 foot area for shoreline plantings, which must be planted in accordance with an ERM-approved Shoreline Planting Plan.
2. A Management Plan that includes: a) a Shoreline Planting Plan; b) the total square footage of the shoreline planting area; c) the schedule for the shoreline slope grading/construction based on an assessment of site conditions; d) the schedule for the shoreline plantings; and e) a commitment to perform regular maintenance. The Selected Bidder will be responsible for preparing the legal descriptions for the shoreline planting area.

O.K.

  
9/17/14

**EXHIBIT "D"**

**(To the Deposit Receipt And Contract For Sale And Purchase)**

**"AS IS" ACKNOWLEDGMENT**

THIS ACKNOWLEDGMENT is made this 17 day of SEPTEMBER 2014 by LAKE IDA TRACT LLC ("Buyer") to PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida ("Seller").

**WITNESSETH:**

WHEREAS, Buyer and Seller have entered into that certain Deposit Receipt and Contract for Sale and Purchase dated SEPT, 17, 2014 (Resolution No. R-                    ) (the "Agreement") whereby Seller agreed to sell and Buyer agreed to buy, for the sum of FIVE HUNDRED THOUSANDS \$ (\$500,000.00) 5 acres of surplus land in unincorporated Boynton Beach, located in Sections 5 and 8, Township 43, Range 46, Palm Beach County ("Property"), and more particularly described as follows:

SEE ATTACHED EXHIBITS "A-1" and "A-2" - LEGAL DESCRIPTION

WHEREAS, the Agreement states that Buyer shall 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, access 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. Buyer hereby waives any common law, statutory, and any other rights regarding access over County property as may be granted pursuant to Section 704.01, Florida Statutes or otherwise granted by law.

4. 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.

5. 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:

Susan Poling  
Witness Signature

Susan Poling  
Print Name

Nancy Duarte  
Witness Signature

Nancy Duarte  
Print Name

By: [Signature]  
Buyer

LAKHARICHAID N KALAN FOR  
Print Name LAKE IDA TRACT, LLC

By: \_\_\_\_\_  
Buyer

\_\_\_\_\_  
Print Name

EXHIBIT "A-1"  
(To the "AS-IS" ACKNOWLEDGEMENT)

LEGAL DESCRIPTION - PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY LAKE IDA, ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND ON THE NORTH BY A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1745.57 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 191.46 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 247.05 FEET.

THENCE  $N81^{\circ}10'03''W$  ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.21 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

THENCE  $N18^{\circ}31'15''E$  ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.3304 ACRES (145,074 SQUARE FEET) MORE OR LESS.

EXHIBIT "A-1"  
(To the "AS-IS" ACKNOWLEDGEMENT)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT

POINT OF BEGINNING  
SOUTHWEST CORNER  
OFFICIAL RECORD  
BOOK 1768, PAGE 405

EAST  
R/W LINE I-95  
(S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER OF LOT 1,  
BLOCK 1, LAKE VIEW HAVEN,  
PLAT BOOK 32, PAGE 53

NORTH LINE OF THE SOUTH  
THREE-QUARTERS ( $S \frac{3}{4}$ )  
OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ )  
OF SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

SOUTH LINE OFFICIAL  
RECORD BOOK 1768,  
PAGE 405



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

LAKE IDA

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

N81°10'03"W 434.21'

N18°31'15"E 390.57'

S89°58'35"E  
300.00'

191.46'  
S04°53'39"W  
247.05'  
S04°57'16"E

387.38'

S18°31'15"W  
1745.57'

EXHIBIT "A-1" - PARCEL 2  
(To the "AS-IS" ACKNOWLEDGEMENT)

10-2-14  
*David A. Bower*

DAVID A. BOWER  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS 5888

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS (S 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 18°31'15" WEST (AS A BASIS OF BEARINGS) ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 405 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 390.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.54 FEET; THENCE SOUTH 83°23'43" EAST, A DISTANCE OF 527.35 FEET TO A POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06; THENCE NORTH 04°57'16" WEST ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 16.99 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA"; THENCE NORTH 81°10'03" WEST ALONG THE SOUTH LINE OF SAID "LAKE IDA SHORELINE ENHANCEMENT AREA" AND THE SOUTH LINE OF SAID "LAKE IDA NORTH PARCEL A", A DISTANCE OF 516.58 FEET TO THE POINT OF BEGINNING.

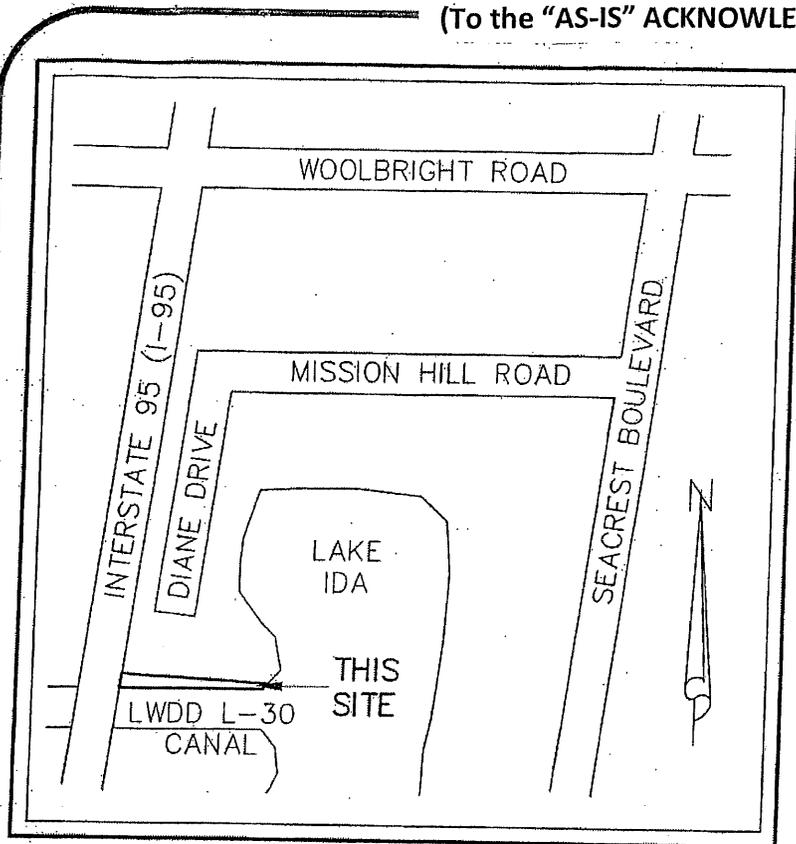
CONTAINING 13,947 SQUARE FEET MORE OR LESS.

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 1 OF 5

EXHIBIT "A-1" - PARCEL 2  
 (To the "AS-IS" ACKNOWLEDGEMENT)



LOCATION MAP  
 NOT TO SCALE

**SURVEYOR'S NOTES:**

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 18°31'15" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

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SKETCH & DESCRIPTION  
 For: PALM BEACH COUNTY PROPERTY  
 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-10B SD. 2	SHEET: 2 OF 5

**EXHIBIT "A-1" - PARCEL 2  
(To the "AS-IS" ACKNOWLEDGEMENT)**

**REFERENCE MATERIALS:**

- \* 1. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
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- 3. SKETCH AND DESCRIPTION ENTITLED "LWDD PARCEL FOR L-30 CANAL AT LAKE IDA" PREPARED BY THOMAS J. BARRY WITHIN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, PROJECT NO. 13-9434P.01, FILE: 9583P01-SKETCH.DWG, DATED: 08/26/2014.
- 4. BOUNDARY SURVEY OF BE AVIONICS, INC., PREPARED BY STONER & ASSOCIATES, INC., PROJECT NO. 92-2592A, SHEET NO. 1 OF 1, LATEST REVISION NO. 2 DATED: 5/19/95.

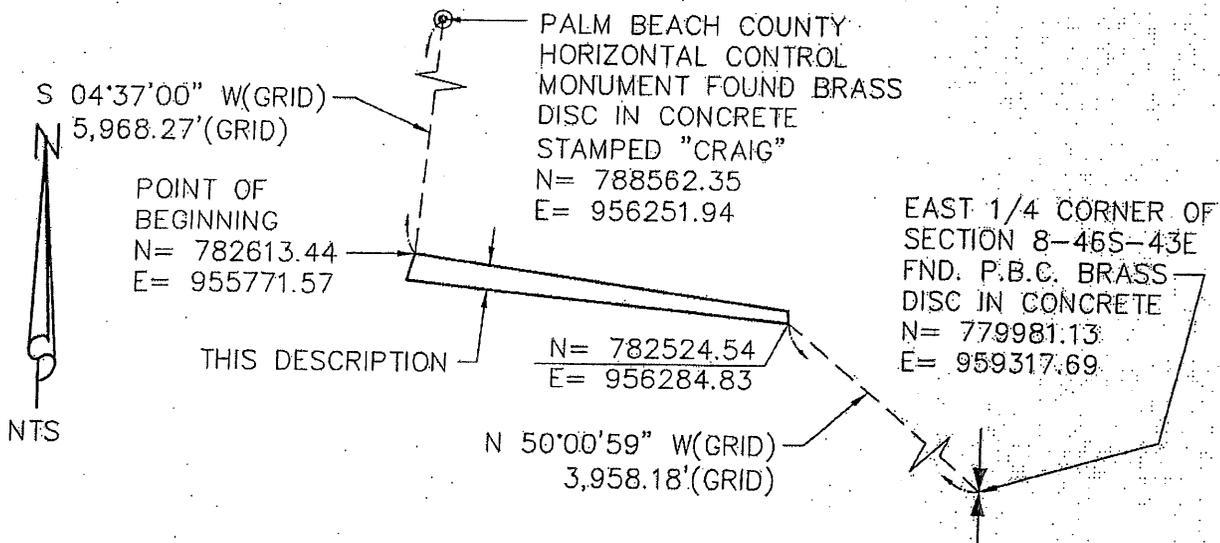
**LEGEND:**

- |                                         |                                |
|-----------------------------------------|--------------------------------|
| FND. = FOUND                            | PG. = PAGE                     |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | P.O.B. = POINT OF BEGINNING    |
| NTS = NOT TO SCALE                      | P.O.C. = POINT OF COMMENCEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK          | R.P.B. = ROAD PLAT BOOK        |
| P.B. = PLAT BOOK                        | R/W = RIGHT-OF-WAY             |
| P.B.C.R. = PALM BEACH COUNTY RECORDS    | S.F. = SQUARE FEET             |
|                                         | ± = MORE OR LESS               |

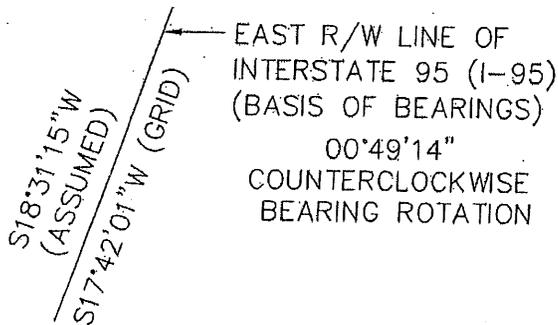
**Dennis J. Leavy & Associates, Inc.**  
**Land Surveyors \* Mappers**  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 3 OF 5

EXHIBIT "A-1" - PARCEL 2  
 (To the "AS-IS" ACKNOWLEDGEMENT)



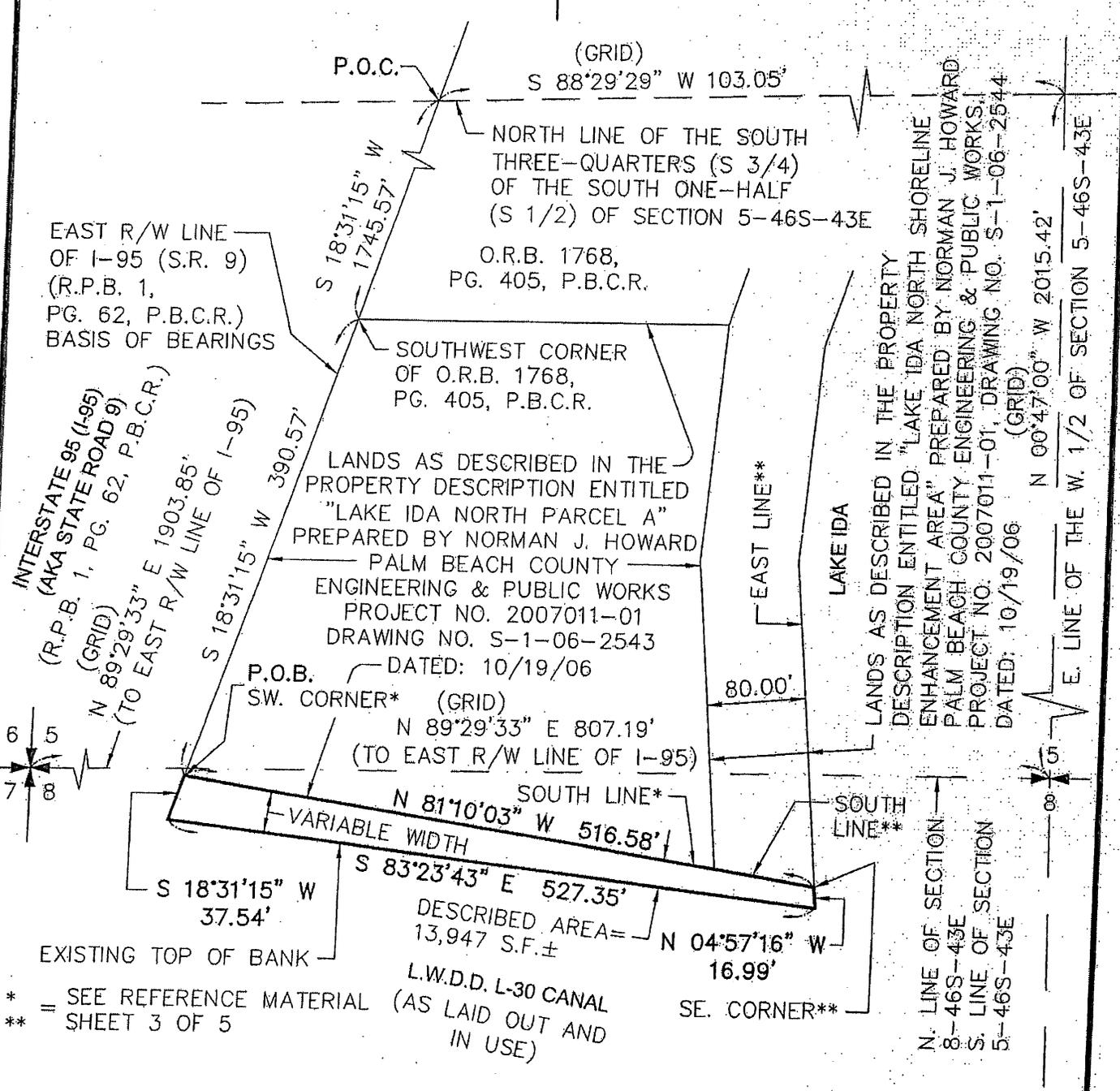
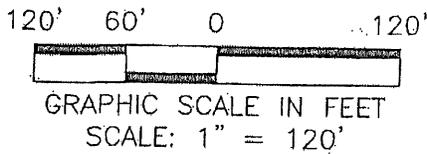
COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (EXCEPT AS NOTED)  
 ALL BEARINGS ARE ON ASSUMED DATUM (EXCEPT AS NOTED)  
 PROJECT SCALE FACTOR = 1.0000445  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



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SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: NTS	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 4 OF 5

EXHIBIT "A-1" - PARCEL 2  
(To the "AS-IS" ACKNOWLEDGEMENT)



\* = SEE REFERENCE MATERIAL  
\*\* = SHEET 3 OF 5

LANDS AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS. PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544 DATED: 10/19/06 (GRID)

LANDS AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS. PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544 DATED: 10/19/06 (GRID)

N. LINE OF SECTION 8-46S-43E  
S. LINE OF SECTION 5-46S-43E

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SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: 1"=120'	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 5 OF 5

EXHIBIT "A-2"  
(To the "AS-IS" ACKNOWLEDGEMENT)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL AND ON THE NORTH BY A LINE 48.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THENCE  $N18^{\circ}31'15''E$ , A DISTANCE OF 380.00 FEET.

THENCE  $S89^{\circ}58'35''E$ , A DISTANCE OF 84.36 FEET.

THENCE  $S18^{\circ}31'15''W$ , A DISTANCE OF 397.21 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 175.01 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 259.79 FEET.

THENCE  $N81^{\circ}10'03''W$ , A DISTANCE OF 82.37 FEET.

THENCE  $N04^{\circ}57'16''W$ , A DISTANCE OF 247.05 FEET.

THENCE  $N04^{\circ}53'39''E$ , A DISTANCE OF 191.46 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.5156 ACRES (66,020 SQUARE FEET).

EXHIBIT "A-2"  
(To the "AS-IS" ACKNOWLEDGEMENT)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

EAST R/W LINE  
I-95 (S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER  
OF LOT 1, BLOCK 1,  
LAKE VIEW HAVEN,  
PLAT BOOK 32,  
PAGE 53

NORTH LINE OF THE  
SOUTH THREE-QUARTERS  
(S <sup>3</sup>/<sub>4</sub>) OF THE SOUTH  
ONE-HALF (S <sup>1</sup>/<sub>2</sub>) OF  
SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

POINT OF BEGINNING

S89°58'35"E  
300.00'

SOUTH LINE  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTHWEST CORNER  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

S89°58'35"E

84.36'

80'

397.21'

380.00'

N18°31'15"E

S18°31'15"W

S18°31'15"W

1745.57'

387.38'

N18°31'15"E

S18°31'15"W

S89°58'35"E

300.00'

80'

LAKE IDA

SOUTH LINE  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTHWEST CORNER  
OFFICIAL RECORD BOOK  
1768, PAGE 405

191.46'

N04°53'39"E

175.01'

S04°53'39"W

80'

247.05'

N04°57'16"W

259.79'

S04°57'16"E

82.37'

N04°57'16"W

S04°57'16"E

82.37'

N81°10'03"W

EXHIBIT "E"

(To the Deposit Receipt And Contract For Sale And Purchase)

DISCLOSURE OF BENEFICIAL INTEREST

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, LAKHMICHAND KALRA, 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 LAKE IDA TRAC 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 Exhibits "A-1" and "A-2" (the "Property").

2. Affiant's address is: 3842 S. LAKE DR,  
BOYNTON BEACH, FL 33435

3. Attached hereto 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.

FURTHER AFFIANT SAYETH NAUGHT.

LAKHMICHAND KALRA Affiant

(Print Affiant Name)

Signature 9/17/14

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2014, by Lakhmichand Kalra [ ] who is personally known to me or  who has produced FL Driver License as identification and who did take an oath.

J. Richardson  
Notary Public

Jonathan Stanley Richardson  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires: 7/17/18

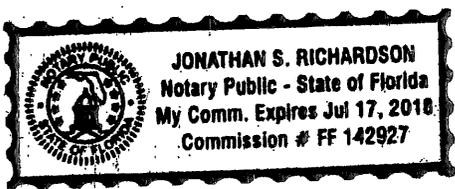


EXHIBIT "A-1"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGAL DESCRIPTION - PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY LAKE IDA, ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND ON THE NORTH BY A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1745.57 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 191.46 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 247.05 FEET.

THENCE  $N81^{\circ}10'03''W$  ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.21 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

THENCE  $N18^{\circ}31'15''E$  ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.3304 ACRES (145,074 SQUARE FEET) MORE OR LESS.

**EXHIBIT "A-1"**  
**(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)**

**LEGEND**

R/W = RIGHT OF WAY  
 S.R. = STATE ROAD

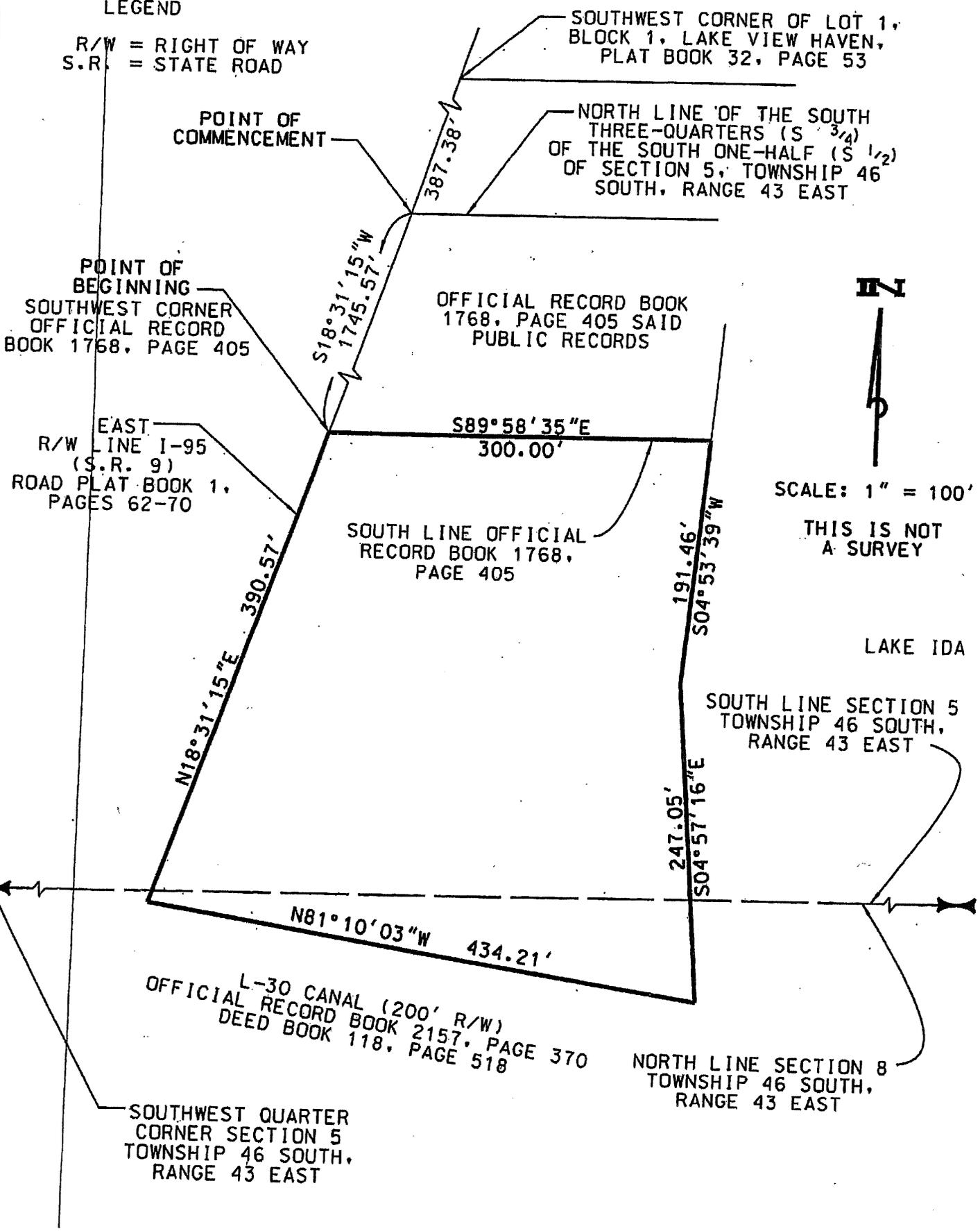


EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)

10-2-14  
*David A. Bower*

DAVID A. BOWER  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. LS 5888

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS (S 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 18°31'15" WEST (AS A BASIS OF BEARINGS) ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 405 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 390.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.54 FEET; THENCE SOUTH 83°23'43" EAST, A DISTANCE OF 527.35 FEET TO A POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06; THENCE NORTH 04°57'16" WEST ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 16.99 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA"; THENCE NORTH 81°10'03" WEST ALONG THE SOUTH LINE OF SAID "LAKE IDA SHORELINE ENHANCEMENT AREA" AND THE SOUTH LINE OF SAID "LAKE IDA NORTH PARCEL A", A DISTANCE OF 516.58 FEET TO THE POINT OF BEGINNING.

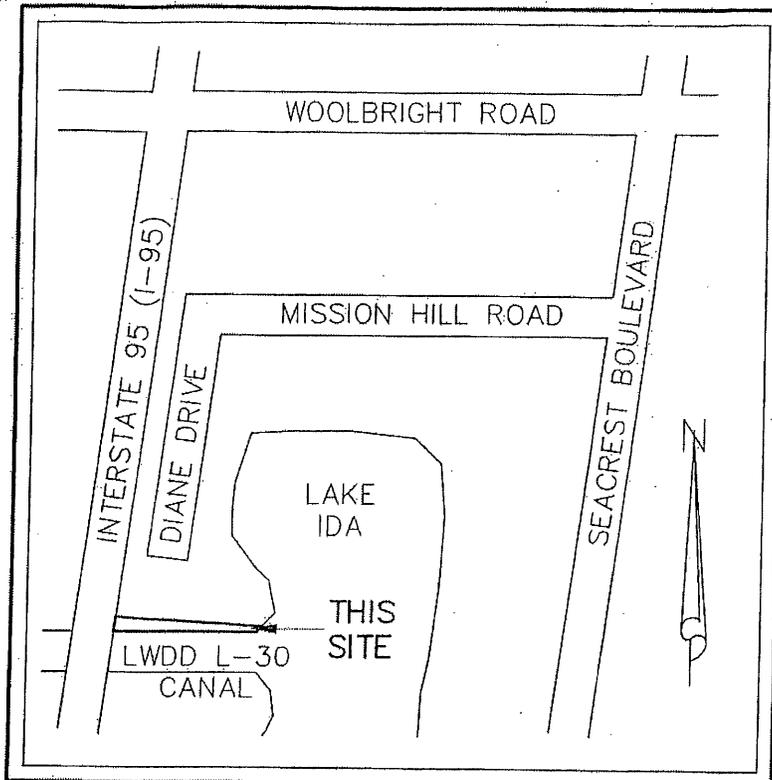
CONTAINING 13,947 SQUARE FEET MORE OR LESS.

Dennis J. Leavy & Associates, Inc.  
 Land Surveyors \* Mappers  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 1 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)



LOCATION MAP  
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 18°31'15" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

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SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 2 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)

**REFERENCE MATERIALS:**

- \* 1. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- \*\* 2. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- 3. SKETCH AND DESCRIPTION ENTITLED "LWDD PARCEL FOR L-30 CANAL AT LAKE IDA" PREPARED BY THOMAS J. BARRY WITHIN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, PROJECT NO. 13-9434P.01, FILE: 9583P01-SKETCH.DWG, DATED: 08/26/2014.
- 4. BOUNDARY SURVEY OF BE AVIONICS, INC., PREPARED BY STONER & ASSOCIATES, INC., PROJECT NO. 92-2592A, SHEET NO. 1 OF 1, LATEST REVISION NO. 2 DATED: 5/19/95.

**LEGEND:**

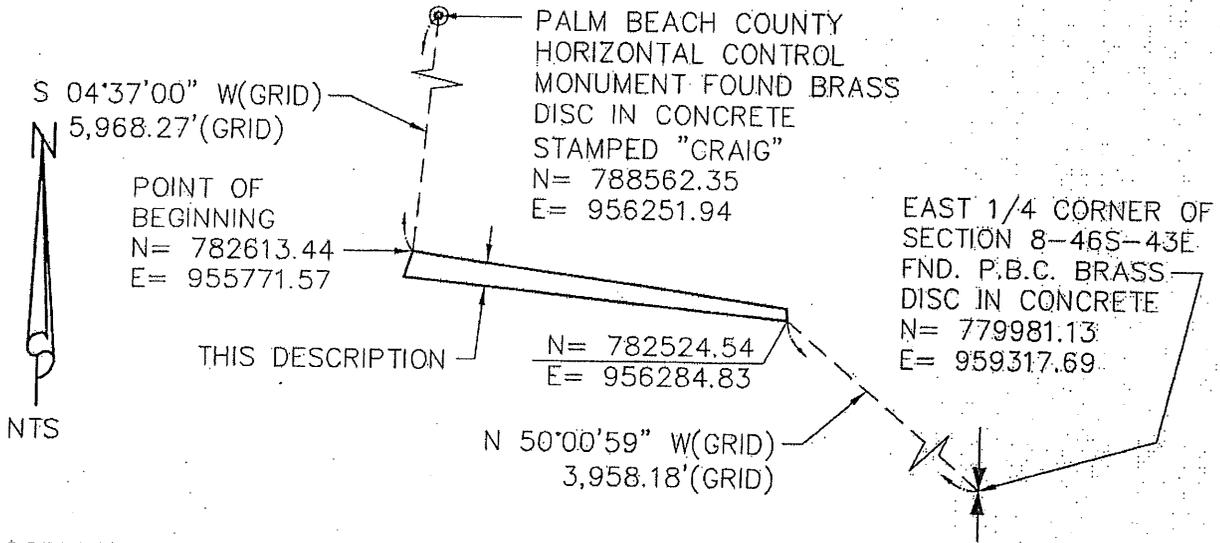
- |                                         |                                |
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| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | P.O.B. = POINT OF BEGINNING    |
| NTS = NOT TO SCALE                      | P.O.C. = POINT OF COMMENCEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK          | R.P.B. = ROAD PLAT BOOK        |
| P.B. = PLAT BOOK                        | R/W = RIGHT-OF-WAY             |
| P.B.C.R. = PALM BEACH COUNTY RECORDS    | S.F. = SQUARE FEET             |
|                                         | ± = MORE OR LESS               |

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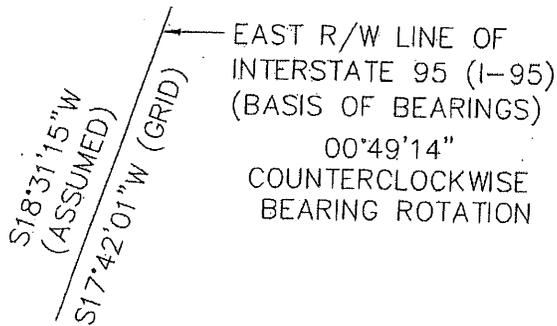
SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 3 OF 5

EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)



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 (EXCEPT AS NOTED)  
 ALL BEARINGS ARE ON ASSUMED DATUM (EXCEPT AS NOTED)  
 PROJECT SCALE FACTOR = 1.0000445  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

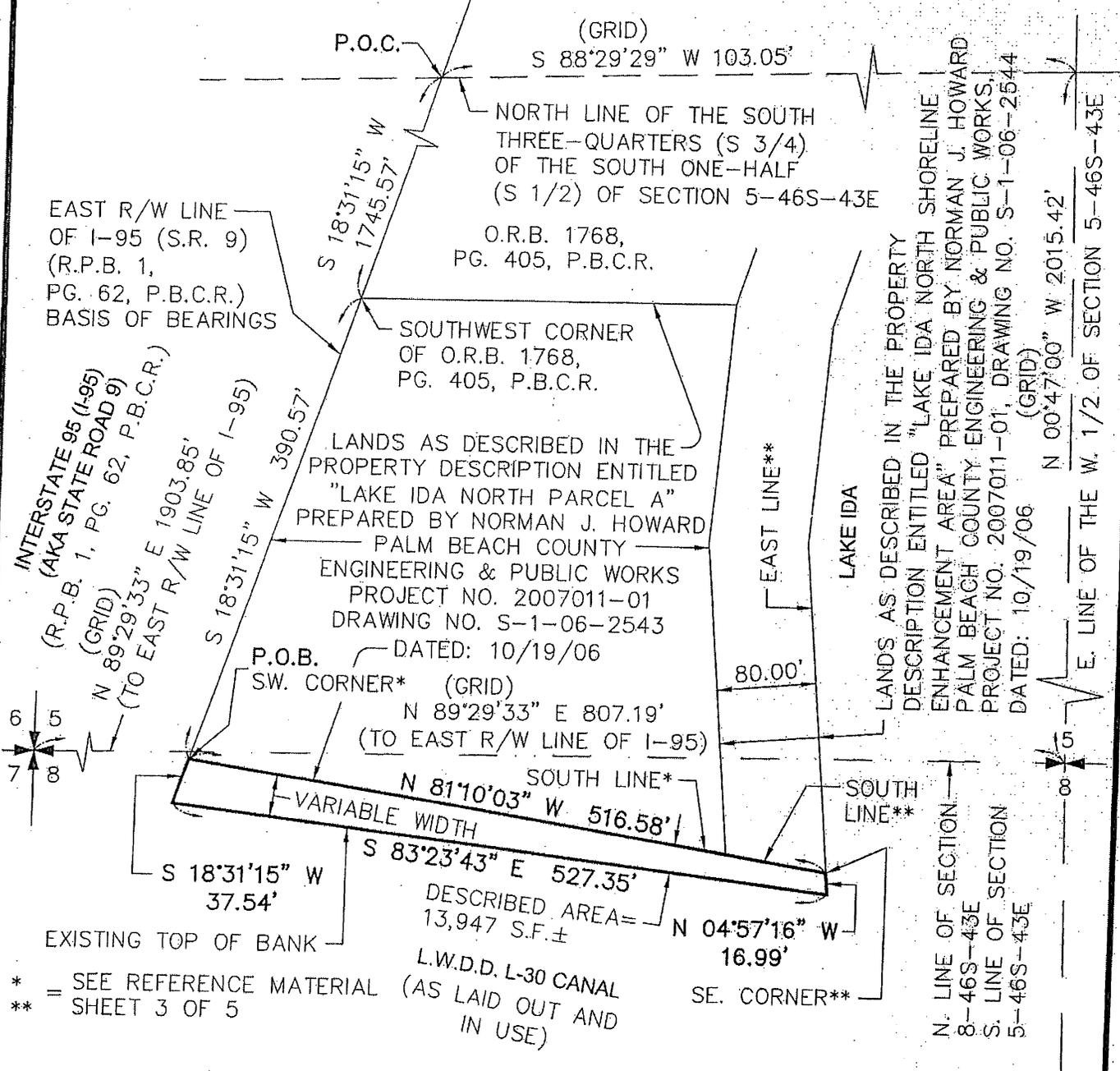
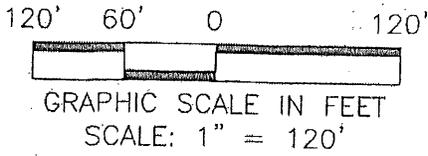


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EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)



\* = SEE REFERENCE MATERIAL  
 \*\* = SHEET 3 OF 5

L.W.D.D. L-30 CANAL  
 (AS LAID OUT AND  
 IN USE)

**Dennis J. Leavy & Associates, Inc.**  
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SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: 1"=120'	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 5 OF 5

EXHIBIT "A-2"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL AND ON THE NORTH BY A LINE 48.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THENCE  $N18^{\circ}31'15''E$ , A DISTANCE OF 380.00 FEET.

THENCE  $S89^{\circ}58'35''E$ , A DISTANCE OF 84.36 FEET.

THENCE  $S18^{\circ}31'15''W$ , A DISTANCE OF 397.21 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 175.01 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 259.79 FEET.

THENCE  $N81^{\circ}10'03''W$ , A DISTANCE OF 82.37 FEET.

THENCE  $N04^{\circ}57'16''W$ , A DISTANCE OF 247.05 FEET.

THENCE  $N04^{\circ}53'39''E$ , A DISTANCE OF 191.46 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.5156 ACRES (66,020 SQUARE FEET).

EXHIBIT "A-2"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

EAST R/W LINE  
I-95 (S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER  
OF LOT 1, BLOCK 1,  
LAKE VIEW HAVEN,  
PLAT BOOK 32,  
PAGE 53

NORTH LINE OF THE  
SOUTH THREE-QUARTERS  
(S <sup>3</sup>/<sub>4</sub>) OF THE SOUTH  
ONE-HALF (S <sup>1</sup>/<sub>2</sub>) OF  
SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

POINT OF  
BEGINNING

S89°58'35"E  
300.00'

SOUTH LINE  
OFFICIAL RECORD BOOK  
1768, PAGE 405

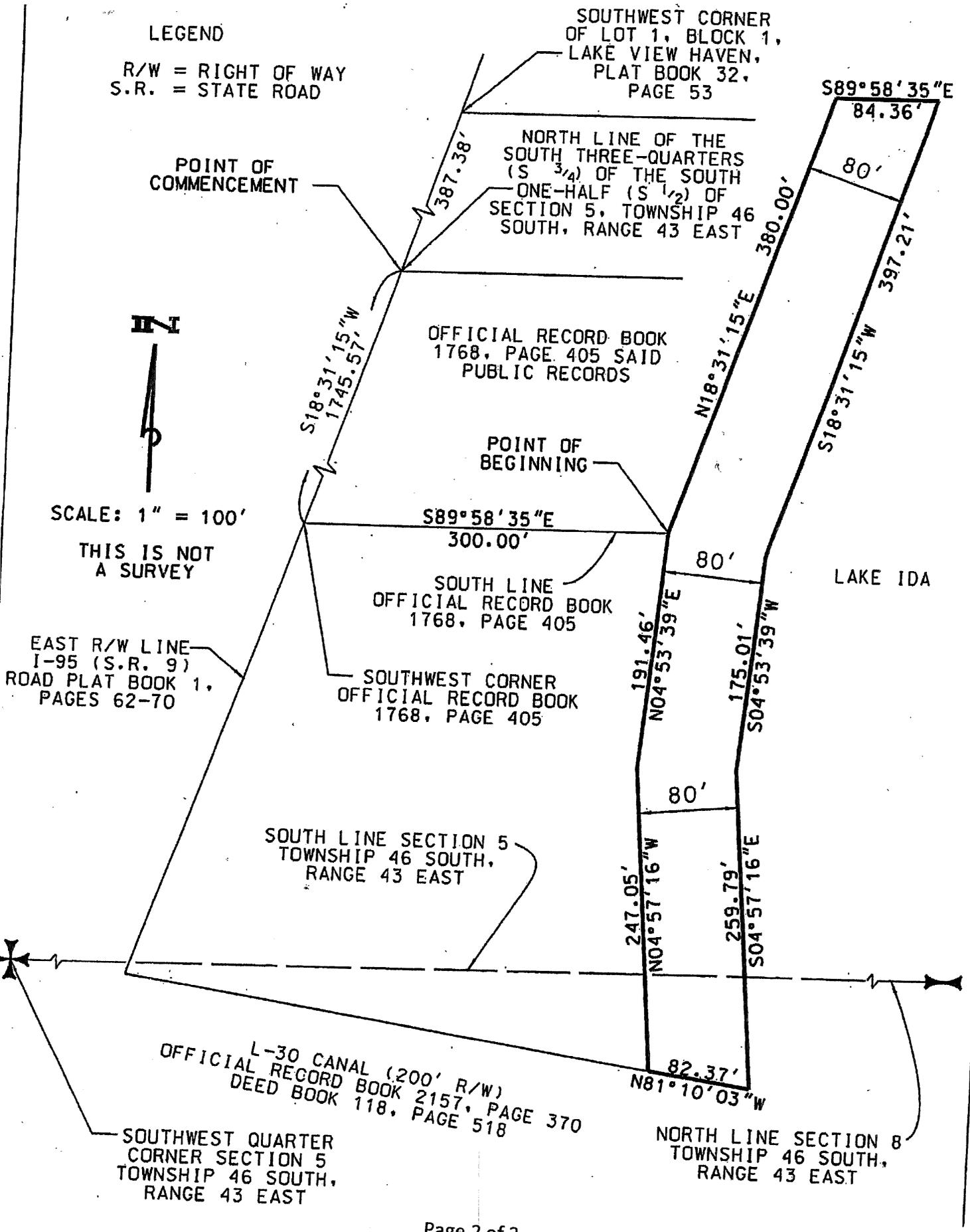
SOUTHWEST CORNER  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST





**DISCLOSURE OF BENEFICIAL INTEREST**

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, LAKHMICHAND KALRA, 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 LAKE IDA TRACT 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 Exhibits "A-1" and "A-2" (the "Property").

2. Affiant's address is: 3842 S. LAKE DR., BOYNTON BEACH, FL 33435

3. Attached hereto 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.

FURTHER AFFIANT SAYETH NAUGHT.

LAKHMICHAND KALRA Affiant

(Print Affiant Name)

9/17/14

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2014, by Lakhmichand Kalra [ ] who is personally known to me or  who has produced FL Driver License as identification and who did take an oath.

J. Richardson  
Notary Public

Jonathan Stanley Richardson  
(Print Notary Name)



NOTARY PUBLIC  
State of Florida at Large

My Commission Expires: 7/17/18

ATTACHMENT NO. 3

PAGE 1 OF 11

EXHIBIT "A-1"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGAL DESCRIPTION - PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY LAKE IDA, ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND ON THE NORTH BY A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1745.57 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 191.46 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 247.05 FEET.

THENCE  $N81^{\circ}10'03''W$  ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 434.21 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

THENCE  $N18^{\circ}31'15''E$  ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 390.57 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 3.3304 ACRES (145,074 SQUARE FEET) MORE OR LESS.

Page 1 of 2

ATTACHMENT NO. 3

PAGE 2 OF 11

EXHIBIT "A-1"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT

POINT OF BEGINNING  
SOUTHWEST CORNER  
OFFICIAL RECORD  
BOOK 1768, PAGE 405

EAST  
R/W LINE I-95  
(S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER OF LOT 1,  
BLOCK 1, LAKE VIEW HAVEN,  
PLAT BOOK 32, PAGE 53

NORTH LINE 'OF THE SOUTH  
THREE-QUARTERS ( $S \frac{3}{4}$ )  
OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ )  
OF SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

LAKE IDA

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

ATTACHMENT NO. 3

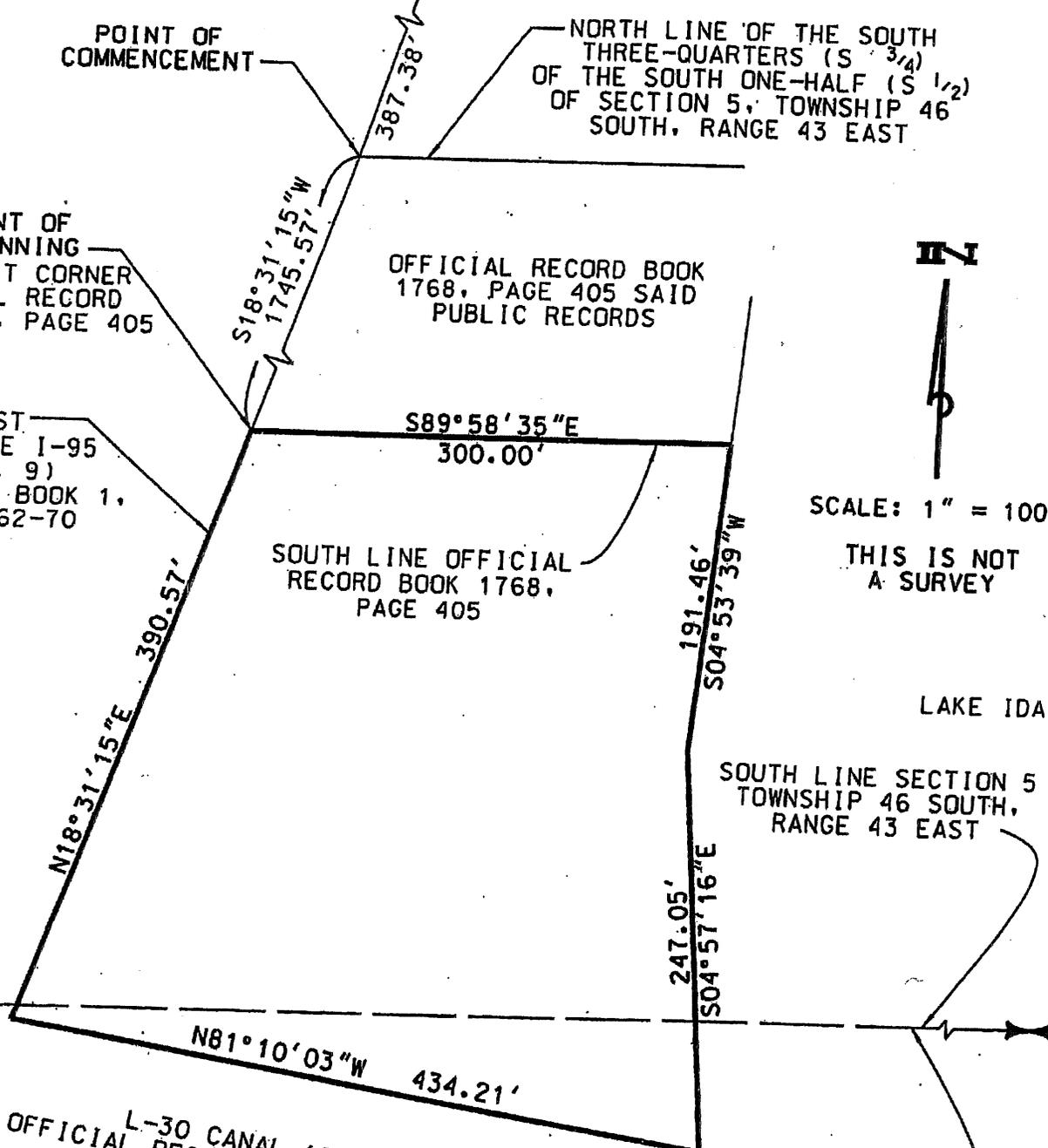


EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)

10-2-14  
*David A. Bower*

DAVID A. BOWER  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. LS 5888

**DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS (S 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 18°31'15" WEST (AS A BASIS OF BEARINGS) ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1768, PAGE 405 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 390.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°31'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 37.54 FEET; THENCE SOUTH 83°23'43" EAST, A DISTANCE OF 527.35 FEET TO A POINT BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06; THENCE NORTH 04°57'16" WEST ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 16.99 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA"; THENCE NORTH 81°10'03" WEST ALONG THE SOUTH LINE OF SAID "LAKE IDA SHORELINE ENHANCEMENT AREA" AND THE SOUTH LINE OF SAID "LAKE IDA NORTH PARCEL A", A DISTANCE OF 516.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,947 SQUARE FEET MORE OR LESS.

Dennis J. Leavy & Associates, Inc.  
 Land Surveyors \* Mappers  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

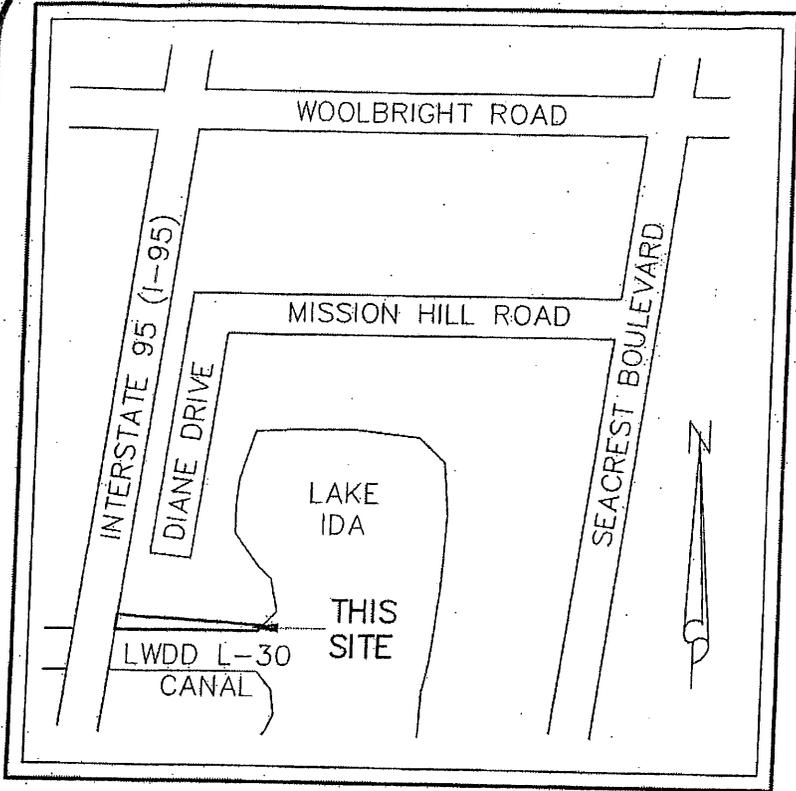
SKETCH & DESCRIPTION  
 For: PALM BEACH COUNTY PROPERTY  
 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RY	JOB# 14-108 SD 2	SHEET: 1 OF 5

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EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)



LOCATION MAP  
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING AN ASSUMED BEARING OF SOUTH 18°31'15" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 2 OF 5

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ATTACHMENT NO. 3

EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)

REFERENCE MATERIALS:

- \* 1. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH PARCEL A" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2543, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- \*\* 2. PROPERTY DESCRIPTION ENTITLED "LAKE IDA NORTH SHORELINE ENHANCEMENT AREA" PREPARED BY NORMAN J. HOWARD WITHIN THE PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPARTMENT, PROJECT NO. 2007011-01, DRAWING NO. S-1-06-2544, DATED: 10/19/06. (NOTE: A BOUNDARY SURVEY WAS NOT PERFORMED BY NORMAN J. HOWARD OR THE PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR THIS PROJECT).
- 3. SKETCH AND DESCRIPTION ENTITLED "LWDD PARCEL FOR L-30 CANAL AT LAKE IDA" PREPARED BY THOMAS J. BARRY WITHIN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, PROJECT NO. 13-9434P.01, FILE: 9583P01-SKETCH.DWG, DATED: 08/26/2014.
- 4. BOUNDARY SURVEY OF BE AVIONICS, INC., PREPARED BY STONER & ASSOCIATES, INC., PROJECT NO. 92-2592A, SHEET NO. 1 OF 1, LATEST REVISION NO. 2 DATED: 5/19/95.

LEGEND:

- |                                         |                                |
|-----------------------------------------|--------------------------------|
| FND. = FOUND                            | PG. = PAGE                     |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | P.O.B. = POINT OF BEGINNING    |
| NTS = NOT TO SCALE                      | P.O.C. = POINT OF COMMENCEMENT |
| O.R.B. = OFFICIAL RECORDS BOOK          | R.P.B. = ROAD PLAT BOOK        |
| P.B. = PLAT BOOK                        | R/W = RIGHT-OF-WAY             |
| P.B.C.R. = PALM BEACH COUNTY RECORDS    | S.F. = SQUARE FEET             |
|                                         | ± = MORE OR LESS               |

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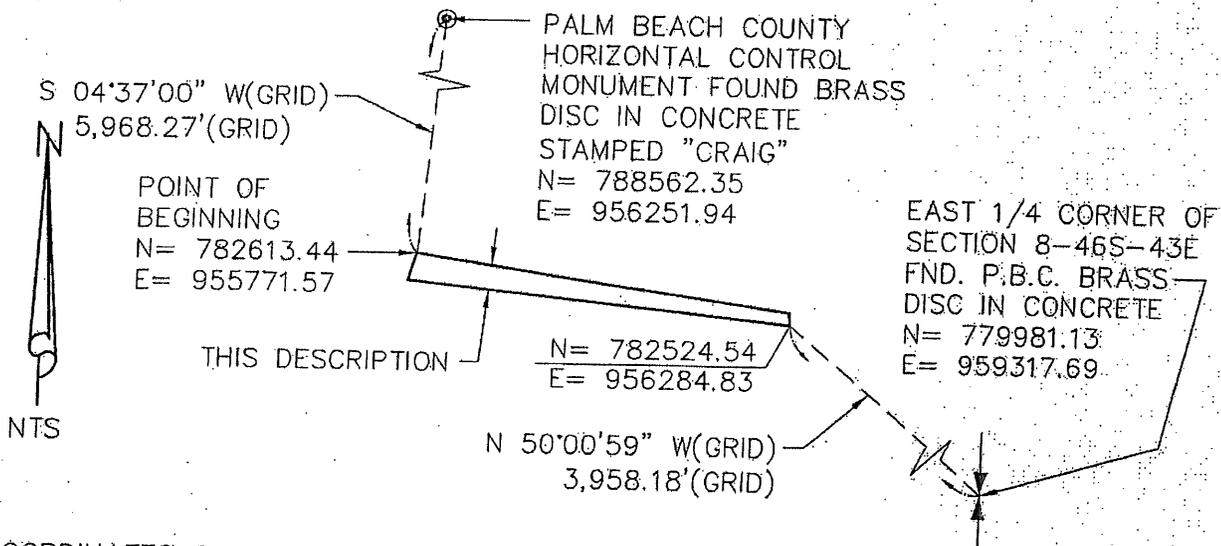
SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: N/A	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 3 OF 5

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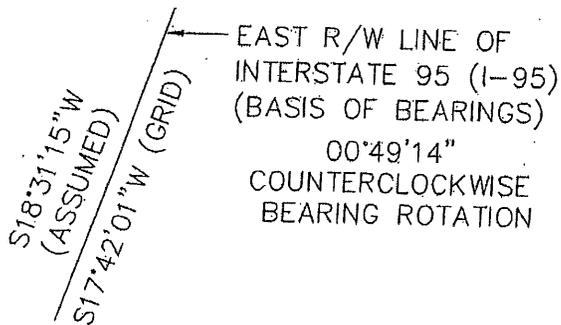
ATTACHMENT NO. 3

EXHIBIT "A-1" - PARCEL 2

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)



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 (EXCEPT AS NOTED)  
ALL BEARINGS ARE ON ASSUMED DATUM (EXCEPT AS NOTED)  
PROJECT SCALE FACTOR = 1.0000445  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



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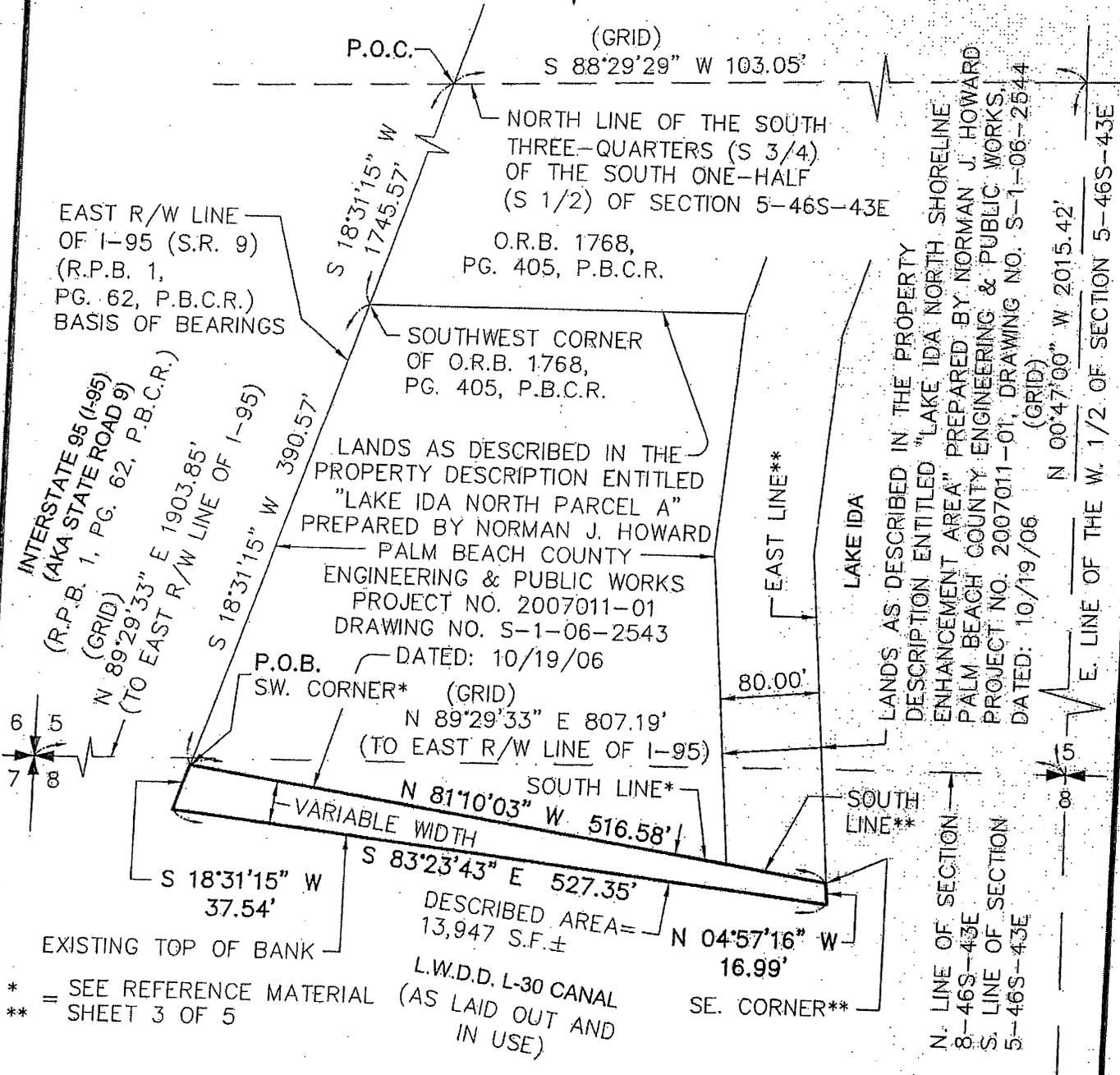
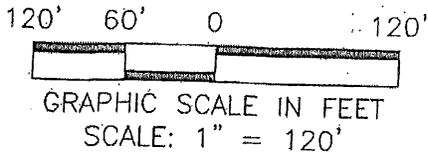
SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: NTS	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 4 OF 5

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ATTACHMENT NO. 3

**EXHIBIT "A-1" - PARCEL 2**  
 (To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)



\* = SEE REFERENCE MATERIAL  
 \*\* = SHEET 3 OF 5

**Dennis J. Leavy & Associates, Inc.**  
 Land Surveyors \* Mappers  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY PROPERTY AND REAL ESTATE MANAGEMENT DIVISION		
DRAWN: DB	SCALE: 1"=120'	DATE: 10/02/14
CHK: RM	JOB# 14-108 SD 2	SHEET: 5 OF 5

ATTACHMENT NO. 3

EXHIBIT "A-2"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE L-30 CANAL AND ON THE NORTH BY A LINE 48.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND THE NORTH LINE OF THE SOUTH THREE-QUARTERS ( $S \frac{3}{4}$ ) OF THE SOUTH ONE-HALF ( $S \frac{1}{2}$ ) OF SAID SECTION 5, SAID POINT BEING 387.38 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95) THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAKE VIEW HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE  $S18^{\circ}31'15''W$  ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1745.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405 SAID PUBLIC RECORDS.

THENCE  $S89^{\circ}58'35''E$  ALONG A LINE 312.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{4}$ , OF THE SOUTH  $\frac{1}{2}$  OF SAID SECTION 5 AND SAID SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1768, PAGE 405, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THENCE  $N18^{\circ}31'15''E$ , A DISTANCE OF 380.00 FEET.

THENCE  $S89^{\circ}58'35''E$ , A DISTANCE OF 84.36 FEET.

THENCE  $S18^{\circ}31'15''W$ , A DISTANCE OF 397.21 FEET.

THENCE  $S04^{\circ}53'39''W$ , A DISTANCE OF 175.01 FEET.

THENCE  $S04^{\circ}57'16''E$ , A DISTANCE OF 259.79 FEET.

THENCE  $N81^{\circ}10'03''W$ , A DISTANCE OF 82.37 FEET.

THENCE  $N04^{\circ}57'16''W$ , A DISTANCE OF 247.05 FEET.

THENCE  $N04^{\circ}53'39''E$ , A DISTANCE OF 191.46 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 1.5156 ACRES (66,020 SQUARE FEET).

EXHIBIT "A-2"  
(To the BUYERS DISCLOSURE OF BENEFICIAL INTEREST)

LEGEND

R/W = RIGHT OF WAY  
S.R. = STATE ROAD

POINT OF COMMENCEMENT



SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

EAST R/W LINE  
I-95 (S.R. 9)  
ROAD PLAT BOOK 1,  
PAGES 62-70

SOUTHWEST CORNER  
OF LOT 1, BLOCK 1,  
LAKE VIEW HAVEN,  
PLAT BOOK 32,  
PAGE 53

NORTH LINE OF THE  
SOUTH THREE-QUARTERS  
(S 3/4) OF THE SOUTH  
ONE-HALF (S 1/2) OF  
SECTION 5, TOWNSHIP 46  
SOUTH, RANGE 43 EAST

OFFICIAL RECORD BOOK  
1768, PAGE 405 SAID  
PUBLIC RECORDS

POINT OF  
BEGINNING

S89°58'35"E  
300.00'

SOUTH LINE  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTHWEST CORNER  
OFFICIAL RECORD BOOK  
1768, PAGE 405

SOUTH LINE SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

L-30 CANAL (200' R/W)  
OFFICIAL RECORD BOOK 2157, PAGE 370  
DEED BOOK 118, PAGE 518

SOUTHWEST QUARTER  
CORNER SECTION 5  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

NORTH LINE SECTION 8  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST

ATTACHMENT NO. 3

S89°58'35"E  
84.36'

80'

380.00'

N18°31'15"E

S18°31'15"W  
397.21'

LAKE IDA

80'

191.46'  
N04°53'39"E

175.01'  
S04°53'39"W

80'

247.05'  
N04°57'16"W

259.79'  
S04°57'16"E

82.37'  
N81°10'03"W

EXHIBIT "B"

(To the BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS)

SCHEDULE TO BENEFICIAL INTERESTS IN Buyer

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

NAME ADDRESS PERCENTAGE OF INTEREST

① GIRISH KALRA, 3842 S. LAKE DR. 49%  
BOYNTON BCH. FL.

② GORAV KALRA, 3842 S. LAKE DR., 49%  
BOYNTON BEACH, FL.

3) LAKHMICHAND KALRA, 3842 S. LAKE DR. 2%  
BOYNTON BEACH, FL.

ATTACHMENT NO. 3

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